



Canyon Springs Carwash

P19-0332 (Conditional Use Permit) and P19-0333 (Design Review)

Community & Economic Development Department

Planning Commission

Agenda Item: 3

December 12, 2019

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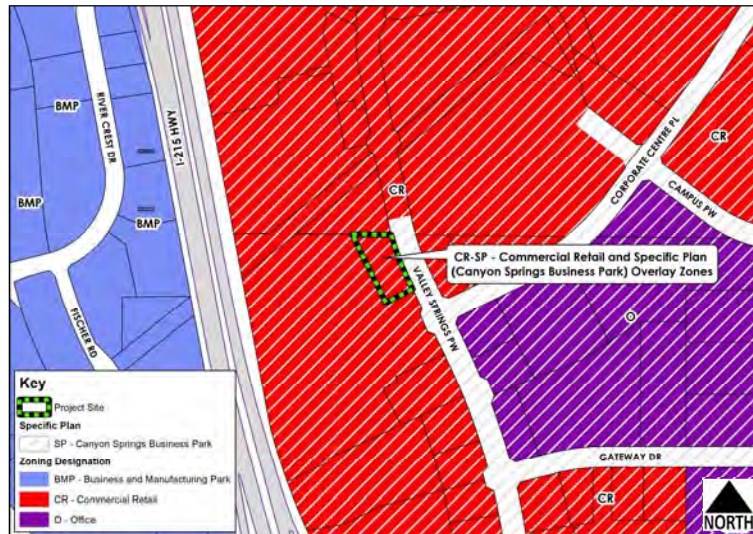
LOCATION MAP



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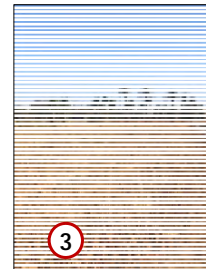
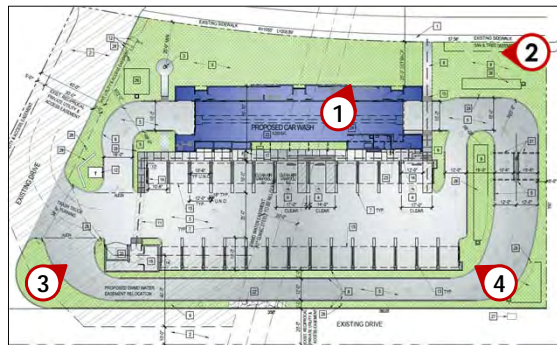
ZONING AND SPECIFIC PLAN MAP



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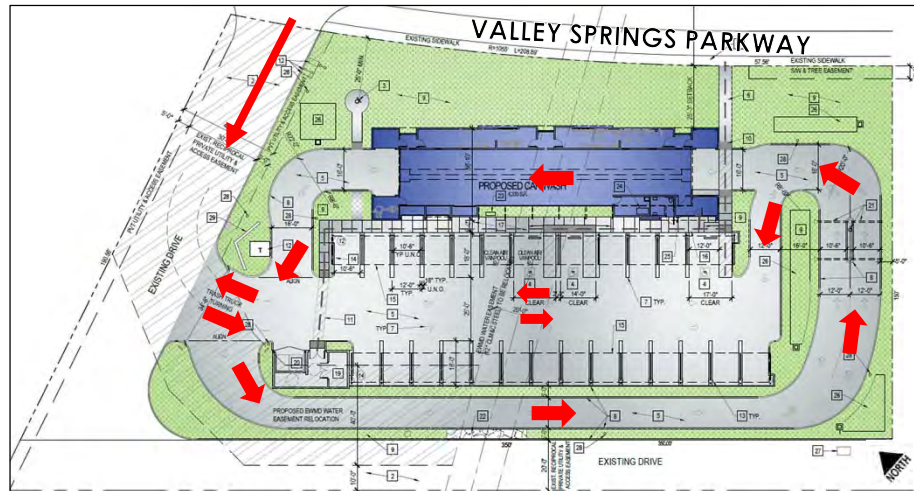
EXISTING SITE PHOTOS



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SITE PLAN



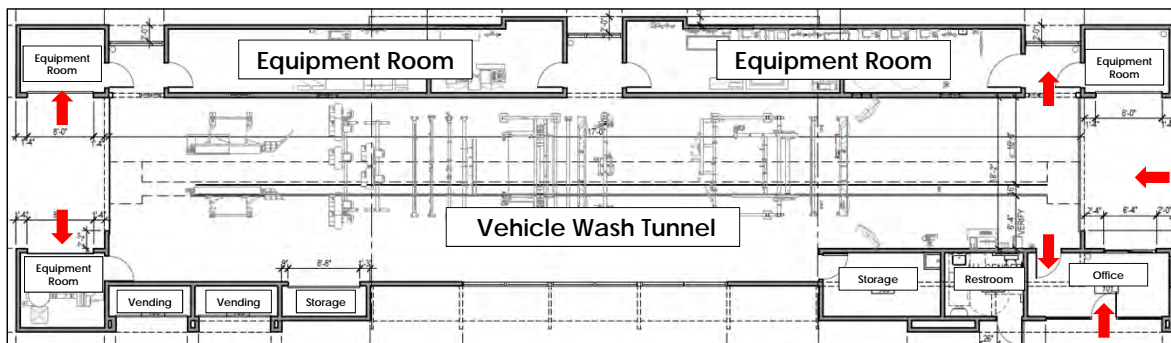
CORPORATE CENTER PLACE



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FLOOR PLAN



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ELEVATIONS



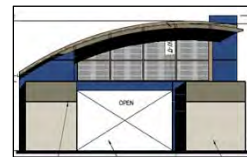
South Elevation (Valley Springs Parkway)



East Elevation



North Elevation (Site Interior)



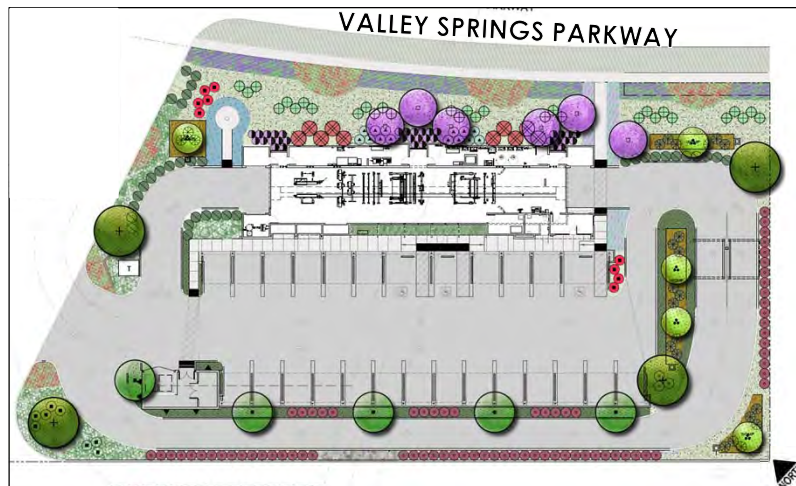
West Elevation



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CONCEPTUAL LANDSCAPE PLAN



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RECOMMENDATIONS

That the Planning Commission:

- **DETERMINE** this project is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15332 (In-Fill Development Projects) as this project will not have a significant effect on the environment; and
- **APPROVE** Planning Cases P19-0332 (Conditional Use Permit) and P19-0333 (Design Review), based on the findings and subject to the recommended conditions included in the staff report.



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GENERAL PLAN

(FOR REFERENCE ONLY)



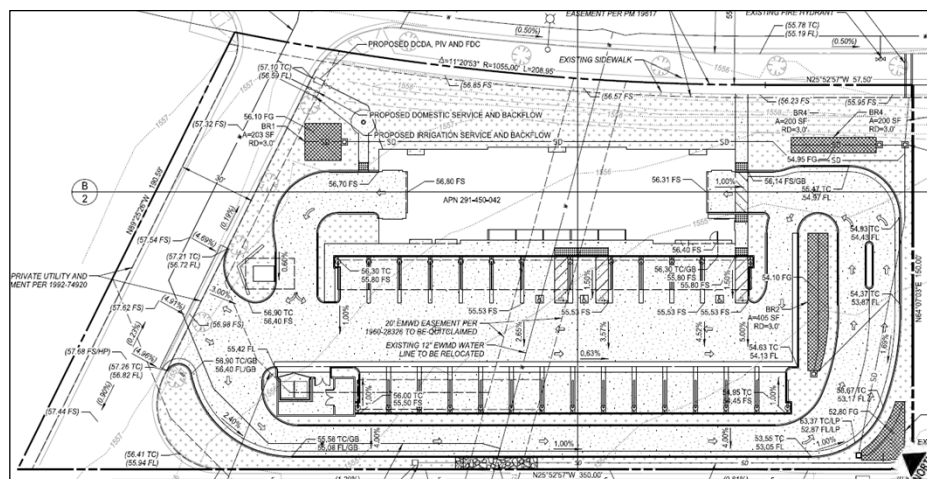
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GRADING PLAN

(FOR REFERENCE ONLY)



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