



Splash Car Wash

PR-2020-000427 (Conditional Use Permit, Design Review)

Community & Economic
Development Department

Planning Commission
Agenda Item: 3
May 13, 2021

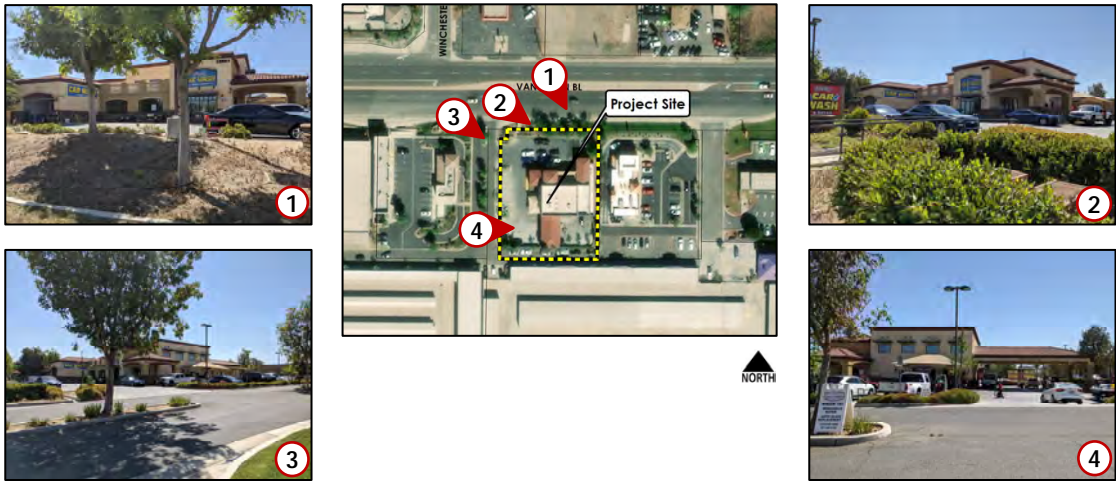
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LOCATION MAP



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EXISTING SITE PHOTOS

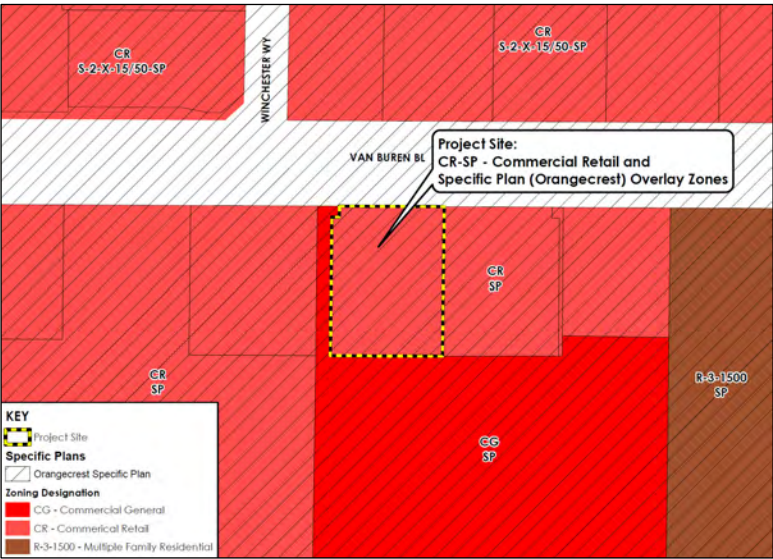


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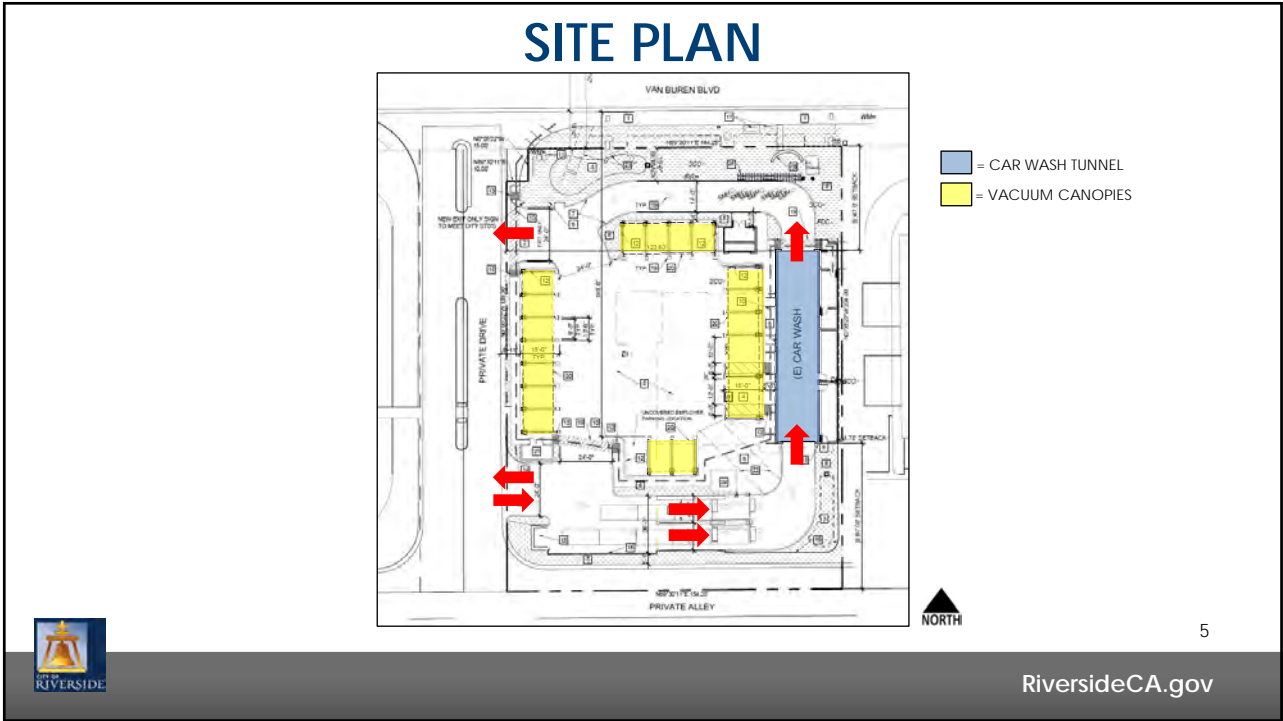
ZONING AND SPECIFIC PLAN MAP



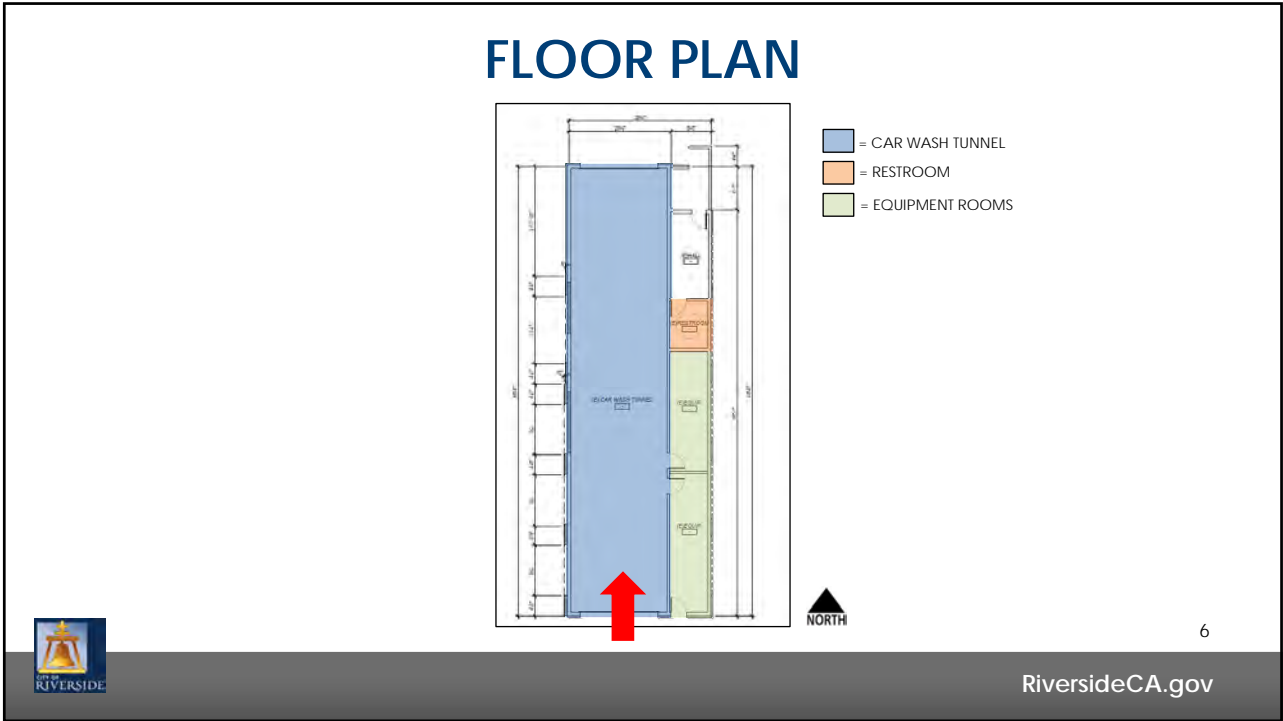
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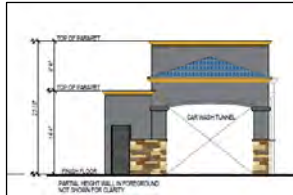


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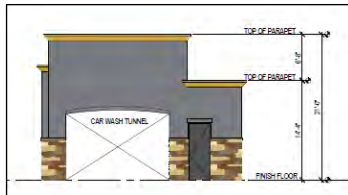


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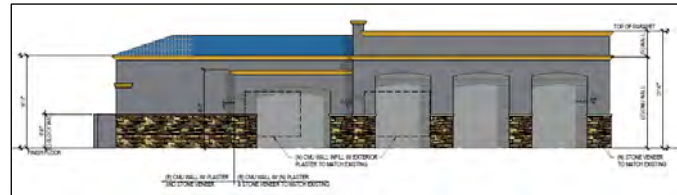
BUILDING ELEVATIONS



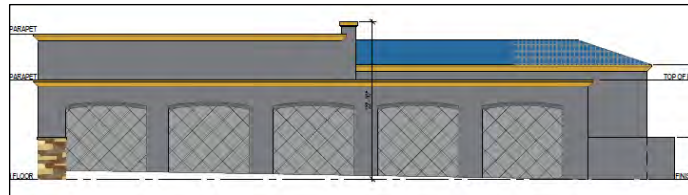
NORTH ELEVATION (VAN BUREN BOULEVARD)



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



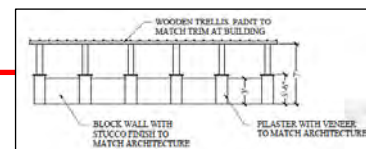
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CONCEPTUAL LANDSCAPE PLAN

PLANT PALETTE				
	INITIAL NAME	CURRENT NAME	SIZE	WOOD
	<i>Arbutus menziesii</i> 'Marine'	Marine Strawberry Tree	15 Gal	Med
	<i>Lupinusinus canadensis</i>	Bushy Bean	15 Gal	Med
	<i>Euonymus alatus</i>	Chinese Flame Tree	24" Box	Low
SHRUB / GROUND COVER				
	<i>Agave americana</i> 'Magnifica'	Strawberry Agave	15 Gal	Low
	<i>Agave americana</i> 'Green'	Agave	15 Gal	Low
	<i>Agave americana</i> 'Vulcan'	Agave	15 Gal	Low
	<i>Calliandra lutea</i>	Yellow Calliandra	15 Gal	Low
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RECOMMENDATIONS

That the Planning Commission:

- 1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
- 2. **APPROVE** PR-2020-000427 (Conditional Use Permit and Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

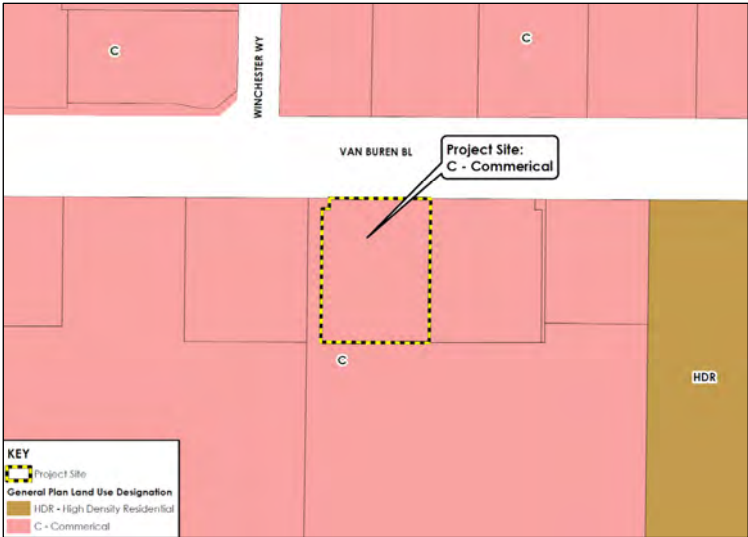


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GENERAL PLAN MAP

REFERENCE ONLY



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