



RIVERSIDE EXPRESS CARWASH

P20-0476 (CONDITIONAL USE PERMIT) AND P20-0477 (DESIGN REVIEW)

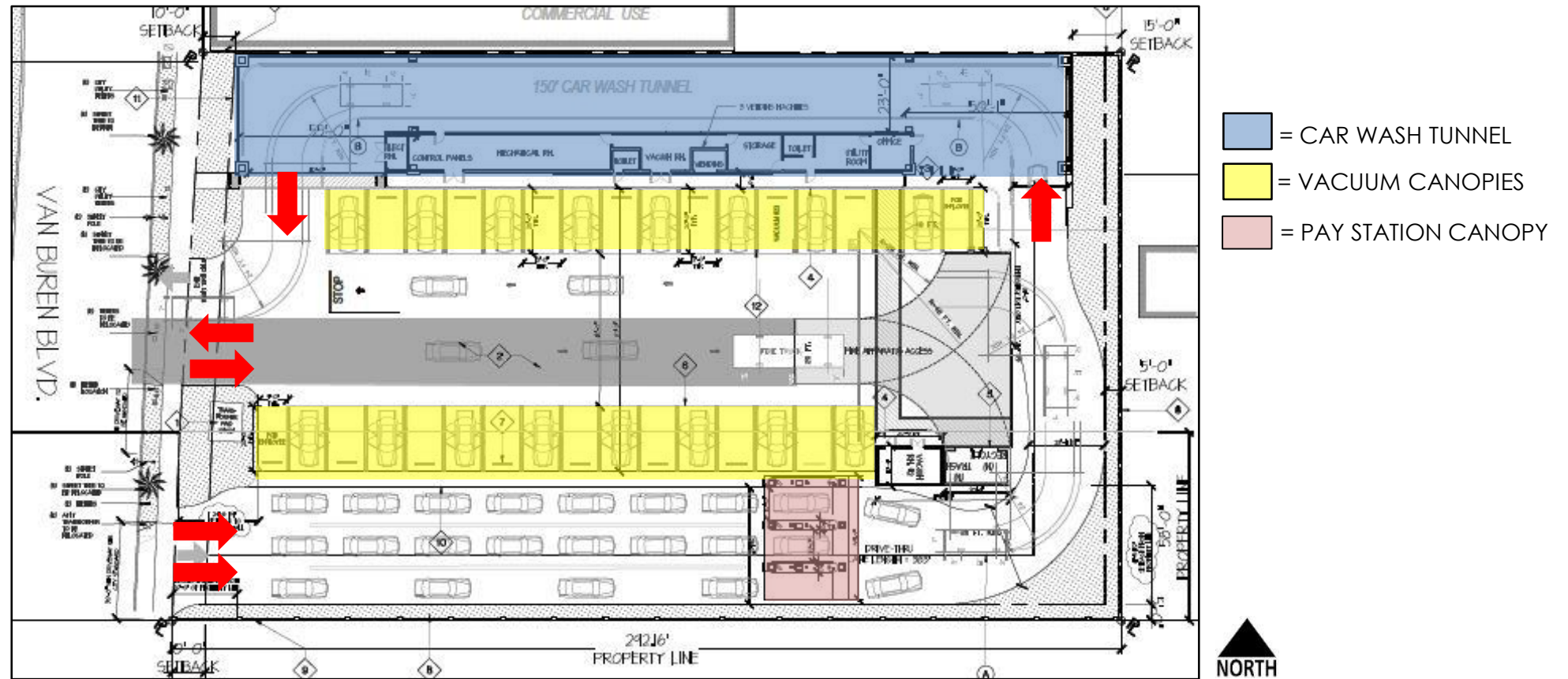
Community & Economic Development

City Council
September 21, 2021

LOCATION MAP



SITE PLAN



BACKGROUND

- On July 20, 2021, the City Council considered an appeal of the denial by the City Planning Commission for a Conditional Use Permit and Design Review to facilitate the construction of an automated vehicle wash facility.
- By a vote of 7 ayes and 0 noes, the City Council continued the project for 60 days to allow time for community outreach.

COMMUNITY OUTREACH

OPEN HOUSE

*Come learn about this exciting new project
coming to our neighborhood!*

- ✚ State of the Art Automated Express Carwash
- ✚ Contemporary Spanish Architectural Design to Ensure Compatibility With Historic Arlington Aesthetic
- ✚ 3 Queuing Lanes and 30 Shaded Vacuum Stations for Fast and Convenient Service
- ✚ Independently Owned and Operated Small Business



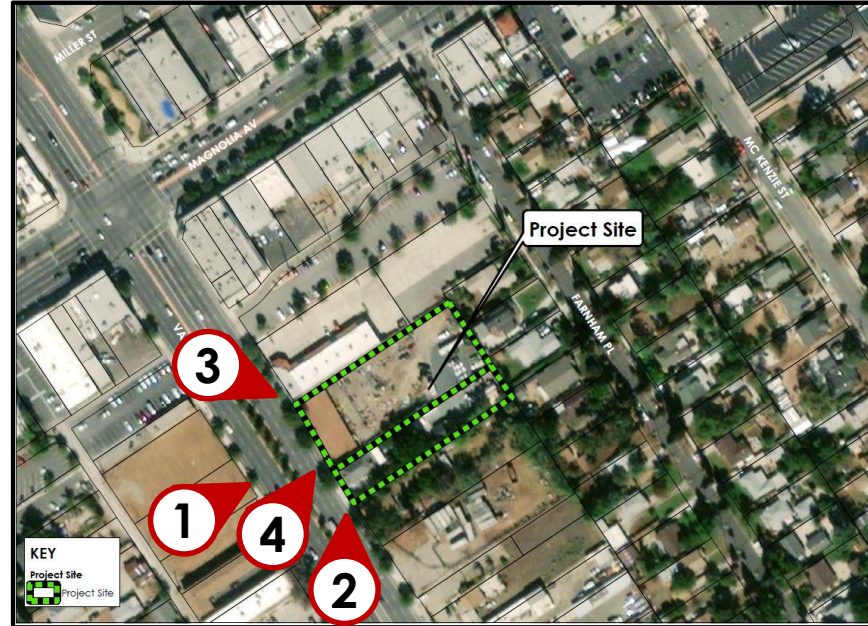
RECOMMENDATIONS

That the City Council:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **UPHOLD** the appeal and APPROVE Planning Cases P20-0476 Conditional Use Permit and P20-0477 Design Review based on the findings outlined in the staff report and subject to the recommended conditions of approval.

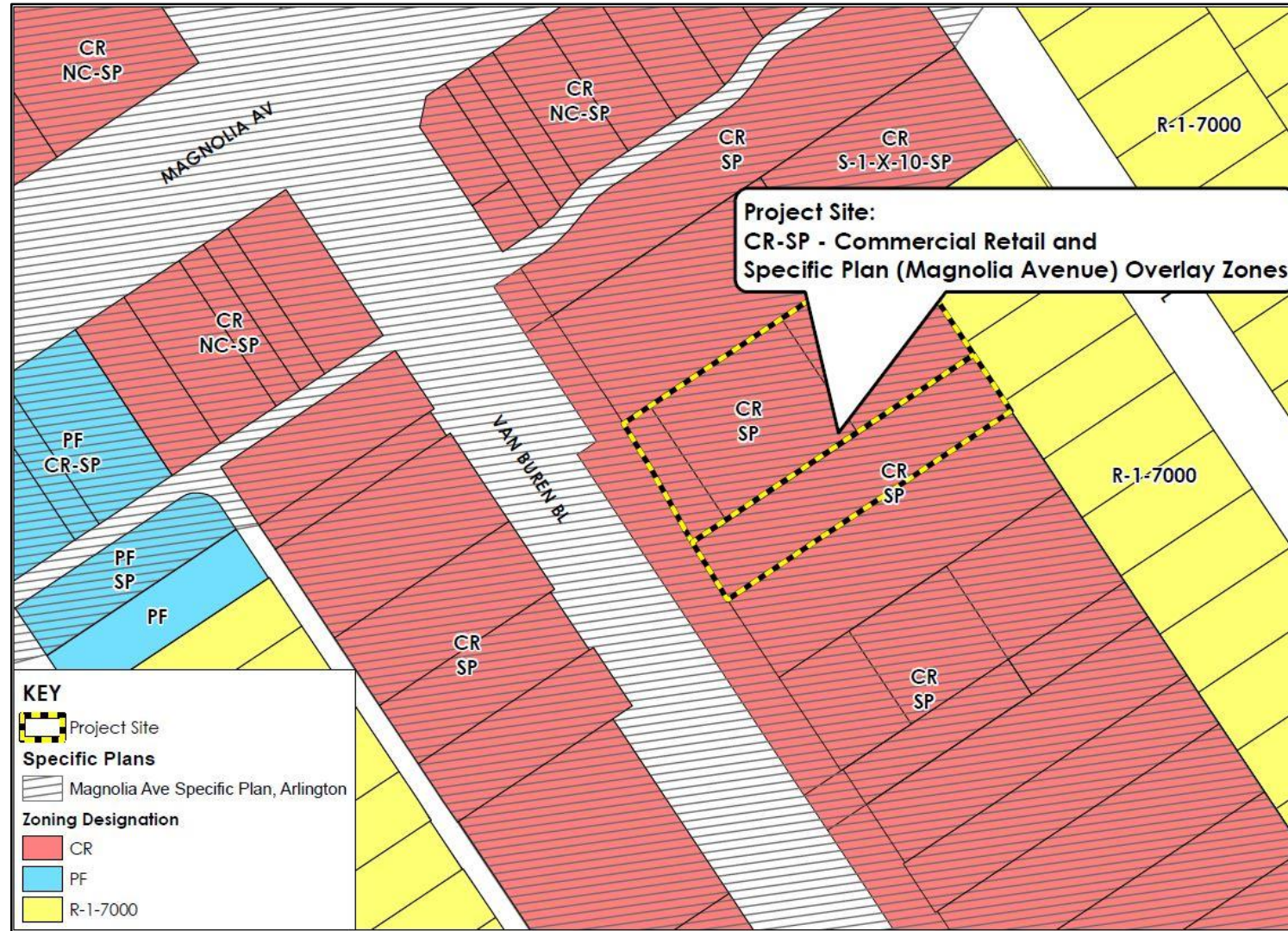
EXISTING SITE PHOTOS

(REFERENCE ONLY)



ZONING AND SPECIFIC PLAN MAP

(REFERENCE ONLY)

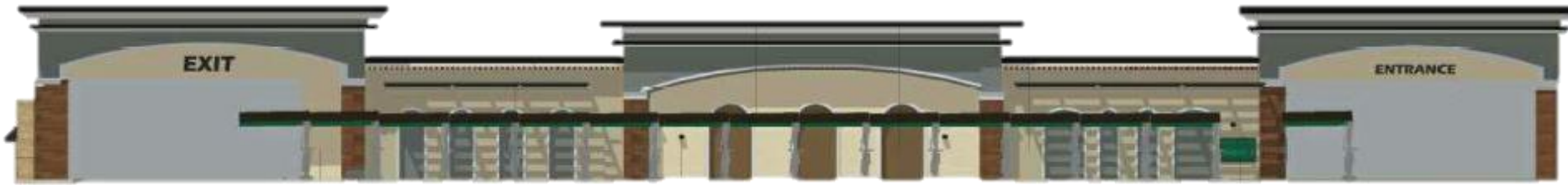


BUILDING ELEVATIONS

(REFERENCE ONLY)



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION (VAN BUREN BOULEVARD)

PLANNING COMMISSION DETERMINATION

(REFERENCE ONLY)

On May 13, 2021, the Planning Commission denied the Project, by a vote of 6 ayes, 1 noes, and 0 abstentions based on the following:

1. The Magnolia Avenue/Van Buren Boulevard intersection is an activity node, a pedestrian scale project that complements the historic charm of the area should be developed;
2. The Project does not meet the Arlington District objectives of the Magnolia Avenue Specific Plan;
3. The 1910 residential structure should not be demolished;
4. There are other car wash facilities in the immediate area to serve the community; and
5. The Project does not meet the Objectives LU-35, LU-36, LU-37, and Policy LU-37.4 of the General Plan.



STAFF RECOMMENDED CONSISTENCY DETERMINATION

(REFERENCE ONLY)

- Proposed use is permitted with a Conditional Use Permit;
- Project site is not located at the Magnolia Avenue/ Van Buren Boulevard intersection;
- Future street improvements to enhance pedestrian crossing and connections at the Magnolia Avenue/ Van Buren Boulevard intersection will not be hindered by this Project;
- The existing residence is not eligible for historic designation. Demolition will have no impacts to cultural resources in the District;
- Project design will screen the wash tunnel from public view and complement the character defining elements of the Arlington District; and
- Landscaping throughout the project site will enhance the appearance of the public realm.



CONSISTENCY WITH GENERAL PLAN 2025

OBJECTIVES AND POLICIES

(REFERENCE ONLY)

1. **Objective LU-35:** Maintain Arlington's sense of community through careful and coordinated planning that builds upon the neighborhood's key assets and reinforces its historic development patterns.
2. **Objective LU-36:** Restore, strengthen and maintain the unique community character and identity of the Arlington Neighborhood.
3. **Objective LU-37:** Spur the economic revitalization of the Arlington Neighborhood.
4. **Policy LU-37.4:** Support and encourage the redevelopment of the Magnolia Avenue corridor with mixed use development as shown on LU-10, Land Use Policy Map.

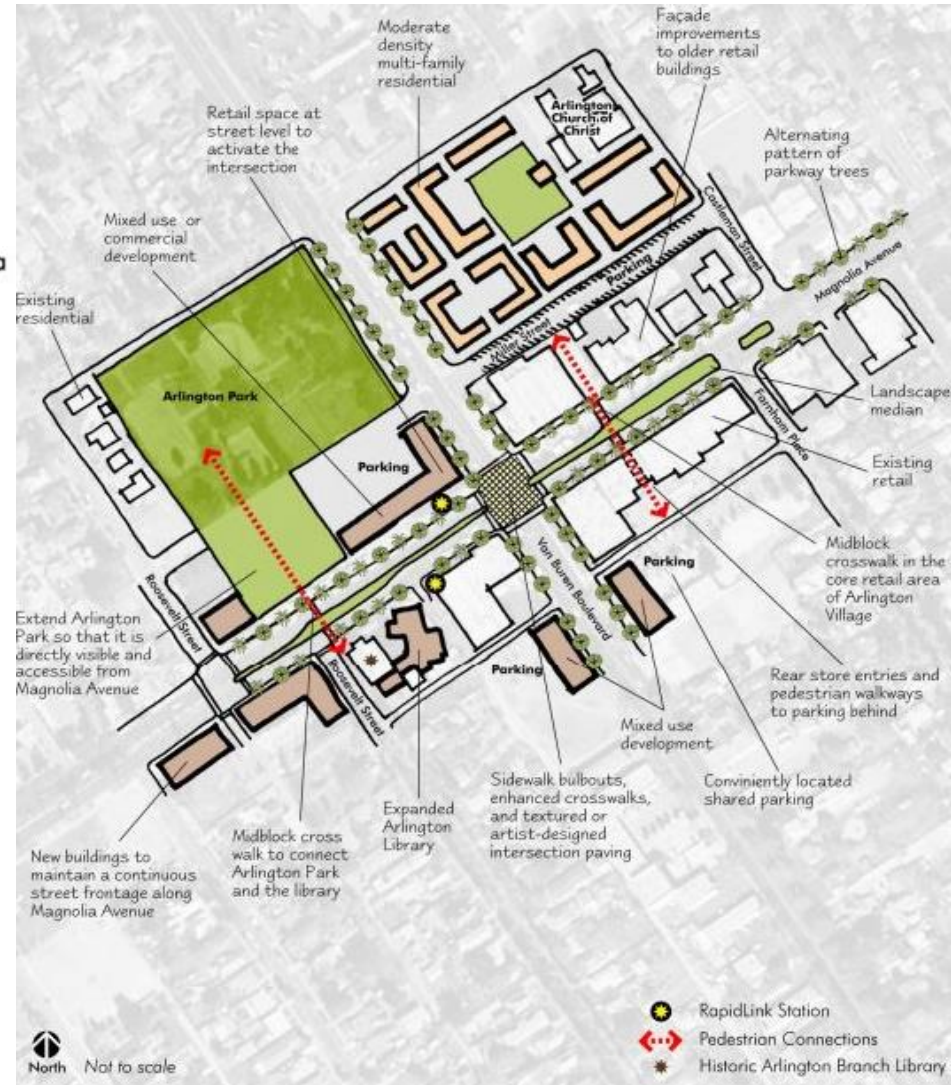


FIGURE 3.6 MAGNOLIA AVENUE SPECIFIC PLAN

(REFERENCE ONLY)

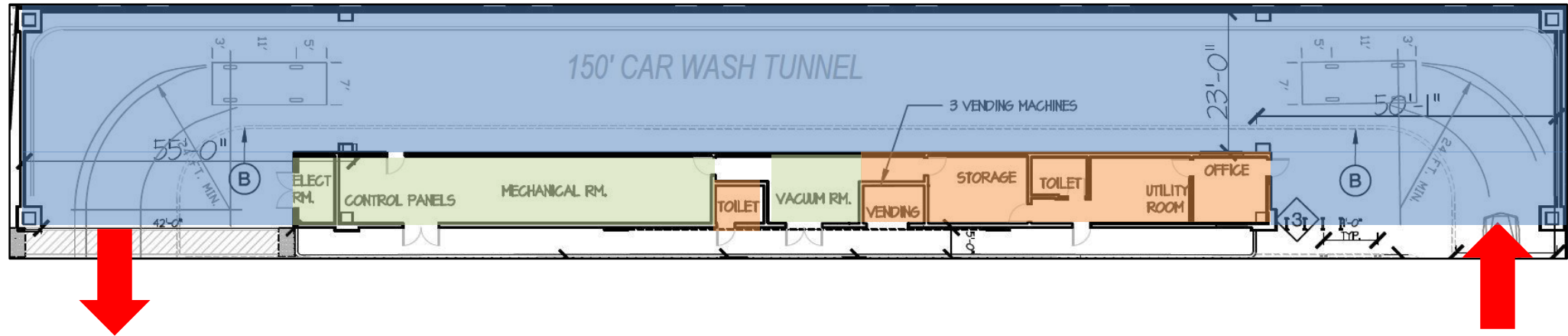
Figure 3.6: Conceptual Plan for the Magnolia Avenue/Van Buren Boulevard Intersection Area

Note: This drawing is conceptual and shows one way this area could be developed per Mixed Use-Village Zoning. It is not intended to illustrate the exact layout nor the replacement of specific buildings.



FLOOR PLAN

(REFERENCE ONLY)

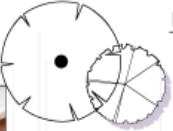
















- = CAR WASH TUNNEL
- = RESTROOM, OFFICE, VENDING NICHE, UTILITY, AND STORAGE
- = EQUIPMENT ROOMS



CONCEPTUAL LANDSCAPE PLAN

(REFERENCE ONLY)

	PLANT PALETTE	WUCOLS	SIZE	CONT.
	EXISTING STREET TREE - Protect in place			
	PODOCARPUS henkelii	Mod.	25'-35' TALL & WIDE	24" Box
	LONG LEAFED YELLOWWOOD		Evergreen	
	LEUCOPHYLLUM frutescens 'Compacta'	Low	3'-4' TALL & WIDE	5 Gallon
	Compact Texas Sage			
	HESPERALOE parviflora	V. Low	3'-4' TALL & WIDE	1 Gallon
	RED YUCCA			
	ALOE striata	V. Low	2'-3' TALL, 1'-2' WIDE	1 Gallon
	CORAL ALOE			
	PHORMIUM tenax 'Autropurpureum'	Low	7'-8' TALL & WIDE	5 Gallon
	BRONZE NEW ZEALAND FLAX			
	GAZANIA rigens	Low	0.5'-1' TALL & WIDE	1 Gallon
	TREASURE FLOWER			
	LANTANA montevidensis	Low	1'-2' TALL, 3'-5' WIDE	1 Gallon
	TRAILING LANTANA			

