

B. Proposal:

The applicant proposes to enlarge the existing car wash by increasing the size of the wash tunnel and adding an equipment room, restrooms, employee room, office and customer waiting room. Other on-site improvements include the addition of a trash enclosure, two trellises and landscape planters.

The existing car wash is a twenty year old metal frame building. Although structurally sound, this structure will require some minor repairs and will need to be painted. The applicant proposes to repair and paint this structure.

Other on-site changes proposed include removing some existing A.C. paving, patio, and some masonry walls. See existing site plan. The existing metal shade structure located over the existing concrete gas islands would be relocated 16.5 feet to the north. This will provide shade for cars waiting to use the vacuum station. The gas islands will be retained and new gas pumps will be installed for each gas island.

Elevations submitted indicate the proposed building materials used will be metal, cement, plaster and wood trim. A metal rolling service door is proposed for the north and south elevations. A metal grill in a metal frame is proposed along the west and east elevations.

C. Parking:

The applicant proposes to stripe the existing paved area located in the front setback and provide eight parking spaces, four more than is required. The applicant indicates there will be a total of ten to twelve employees. According to the applicant, eight parking spaces should be adequate based on their experience with other similar car washes. Staff has no problem with the number of parking spaces proposed.

D. Trash Container

The proposed trash enclosure will be located approximately fifty feet from the front property line and within the sixty foot front setback. Staff recommends this trash container be relocated ten feet to the north so that it is outside the sixty foot front setback.

The applicant proposes a trash enclosure constructed of wood. However, staff recommends the trash enclosure be constructed of solid masonry block because it is a more durable building material than wood. Staff also recommends the trash enclosure be constructed in conformance with the following guidelines:

1. The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible brick or tile veneer exterior finish should be avoided.
2. The trash enclosure structure shall have decorative heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position.
3. The trash enclosure facility shall be designed to allow walk-in access by employees without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height.

E. Signage:

The applicant proposes to locate a detached pole sign where the existing sign footing is located in the front setback. See existing site plan. No plans have been submitted. Any plans submitted must conform to the sign ordinance and will require a sign permit.

A three foot diameter attached neon sign is also proposed. See south elevation. This proposed neon sign will require a sign permit. Staff has no problem with the neon sign as proposed.

F. Interdepartmental Review:

The project was reviewed by the City Departments of Traffic Engineering, Engineering, Fire Department and Building Inspections and the following comments were received:

Traffic Engineering: Reduce west driveway to twenty feet in width and designate one way exit only with monument signs.

Engineering: Require on-site drainage.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15061 (b)(1)).

RECOMMENDATION: Staff recommends the following actions.
Approval of the Plan Review, subject to conditions and based upon Findings of Fact which follow;

Conditions - Plan Review:

1. The proposed trash enclosure shall comply with the following:
 - a. The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main structure. Split face concrete block finish is recommended. Brick or tile veneer exterior finish should be avoided.
 - b. The trash enclosure structure shall have decorative heavy gauge metal gates and be designed with can bolts on the doors to secure the gates when in the open position.
 - c. The trash enclosure facility shall be designed to allow walk-in-access by employees without having to open the main enclosure gates.
 - d. The walls shall be a minimum six feet in height.
 - e. Locate trash container behind the required sixty foot front setback.
2. Reduce ~~west~~ driveway ^{widths} to ~~twenty feet in width~~ and designate one-way exit only with monument signs ~~as required by~~ ^{to satisfaction of} the City Traffic Engineer. (CPC amended)
3. Require on-site drainage to the satisfaction of the City Public Works Department.
4. All proposed signs shall require a sign permit.

Findings of Fact - Plan Review:

1. The Plan Review, as conditioned, is based upon sound principles of land use in that:
 - a. The project is compatible with surrounding land uses which consist of single family residential, and commercial uses;
 - b. adequate off-street parking and landscaping are provided.

2. The Plan Review, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. adequate setbacks are proposed;
 - b. the design of the proposed building will be compatible with the surrounding neighborhood.
3. The Plan Review, as conditioned, is consistent with the City's Discretionary Land Use Policy in that the site is designated for commercial use by the 1984 Airport Meadowview Community Plan and the proposed car wash conforms with the plan designation.

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>Classic Car Wash, 871 E. Hamilton Ave., Campbell, CA 95008</u>	
OWNER <u>Premier Auto Wash, 340 E. Hamilton Ave., Campbell, CA 95008</u>	
PLANS BY <u>Laurence Cook, 20091 Old Santa Cruz Hwy., Los Gatos, CA 95030</u>	
FILING DATE <u>12/23/86</u>	ENVIR. DET. <u>EX15061 (b)(1)</u> REPORT BY <u>Cv/kr</u>
ASSESSOR'S-PCL. NO. <u>41-086-2300</u>	

APPLICATION: R-Review to allow a car wash in the C-2-R zone.

LOCATION: 2813 Florin Road, Sacramento, California.

PROPOSAL: The applicant is requesting the necessary entitlements to renovate and expand an existing car wash.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial
 1984 Airport - Meadow Community Plan Designation: Commercial
 Existing Zoning of Site: C-2-R
 Existing Land Use of Site: Car Wash

Surrounding Land Use and Zoning:

North: Vacant;
 South: Nursery, tire company, vacant;
 East: Restaurant;
 West: Used car lot;

Setbacks:	Required	Provided
Front:	60'	63'
Side(Int):	0'	16'+
Rear:	15'	57'+

Parking Required: 4 spaces
 Parking Provided: 8 spaces
 Property Dimenstions: 117'+ X 268'+
 Property Area: 0.7+ acres
 Square Footage of Building: 1,957 sq. ft.
 Height of Building: One story
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: Cement plaster, wood trim, metal.
 Color: Gray, white-pastel

PROJECT EVALUATION: Staff has the following comments.

A. Land Use/Zoning:

The subject site is zoned General Commercial Review (C-2-R) and is developed with a car wash. Surrounding land uses include vacant to the north, restaurant to the east, used car lot to the west, vacant tire company and nursery to the south.

B. Proposal:

The applicant proposes to enlarge the existing car wash by increasing the size of the wash tunnel and adding an equipment room, restrooms, employee room, office and customer waiting room. Other on-site improvements include the addition of a trash enclosure, two trellises and landscape planters.

The existing car wash is a twenty year old metal frame building. Although structurally sound, this structure will require some minor repairs and will need to be painted. The applicant proposes to repair and paint this structure.

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D. Trash Container

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A three foot diameter attached neon sign is also proposed. See south elevation. This proposed neon sign will require a sign permit. Staff has no problem with the neon sign as proposed.

F. Interdepartmental Review:

The project was reviewed by the City Departments of Traffic Engineering, Engineering, Fire Department and Building Inspections and the following comments were received:

Traffic Engineering: Reduce west driveway to twenty feet in width and designate one way exit only with monument signs.

Engineering: Require on-site drainage.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15061 (b)(1)).

RECOMMENDATION: Staff recommends the following actions.
Approval of the Plan Review, subject to conditions and based upon Findings of Fact which follow;

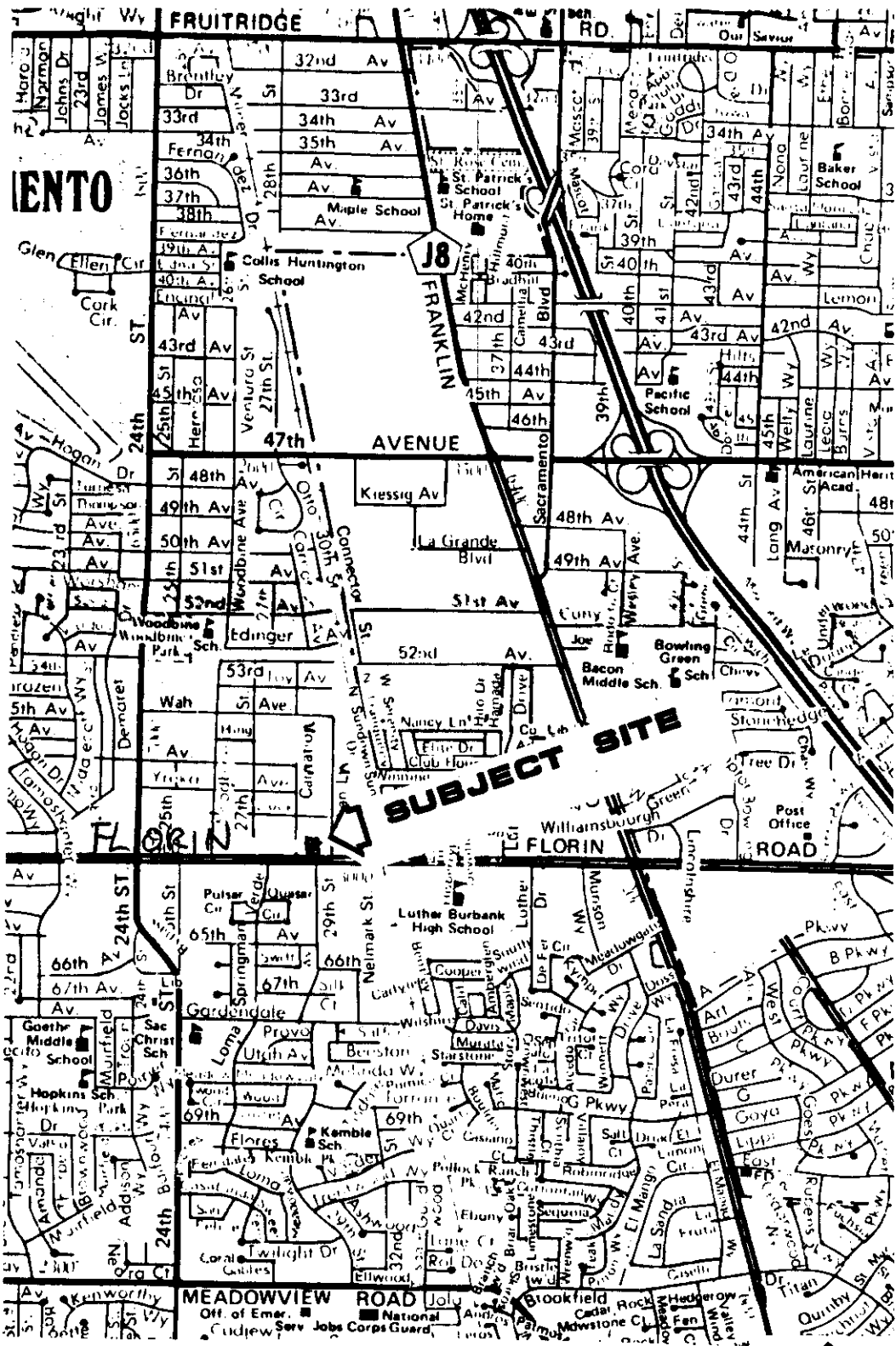
Conditions - Plan Review:

1. The proposed trash enclosure shall comply with the following:
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 - c. The trash enclosure facility shall be designed to allow walk-in-access by employees without having to open the main enclosure gates.
 - d. The walls shall be a minimum six feet in height.
 - e. Locate trash container behind the required sixty foot front setback.
2. Reduce west driveway to twenty feet in width and designate one-way exit only with monument signs as required by the City Traffic Engineer.
3. Require on-site drainage to the satisfaction of the City Public Works Department.
4. All proposed signs shall require a sign permit.

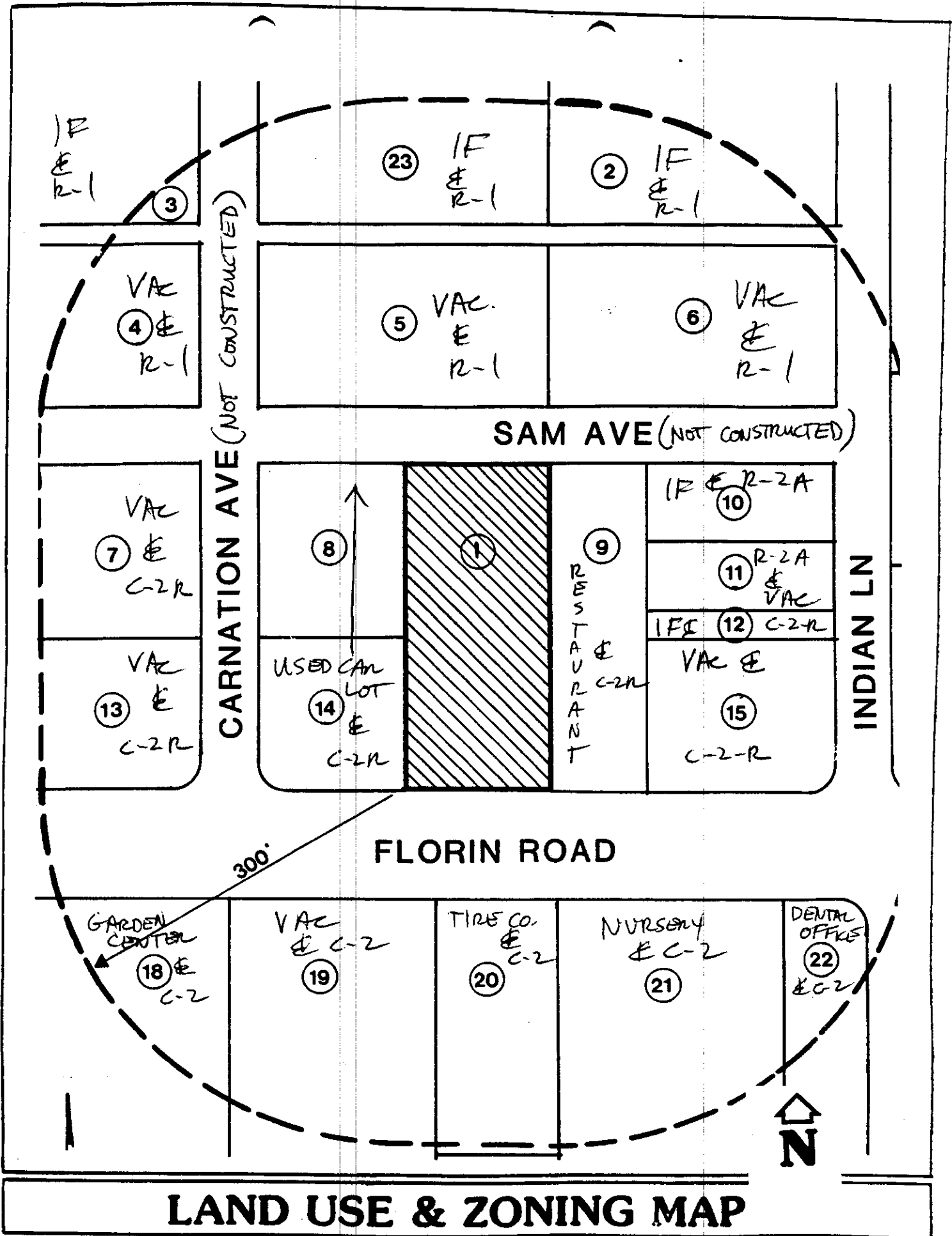
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 - a. adequate setbacks are proposed;
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3. The Plan Review, as conditioned, is consistent with the City's Discretionary Land Use Policy in that the site is designated for commercial use by the 1984 Airport Meadowview Community Plan and the proposed car wash conforms with the plan designation.



VICINITY MAP



PROPOSED

FLOOR PLANS

CLASSIC CAR WASH
2813 FLORIN ROAD REMODEL
SACRAMENTO, CALIFORNIA



A2

NO.	DESCRIPTION
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1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS THEREOF.

2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER.

4. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES.

5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

8. ALL MATERIALS SHALL BE STORED PROPERLY ON THE JOB SITE.

9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.

10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

12. ALL MATERIALS SHALL BE STORED PROPERLY ON THE JOB SITE.

13. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.

14. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

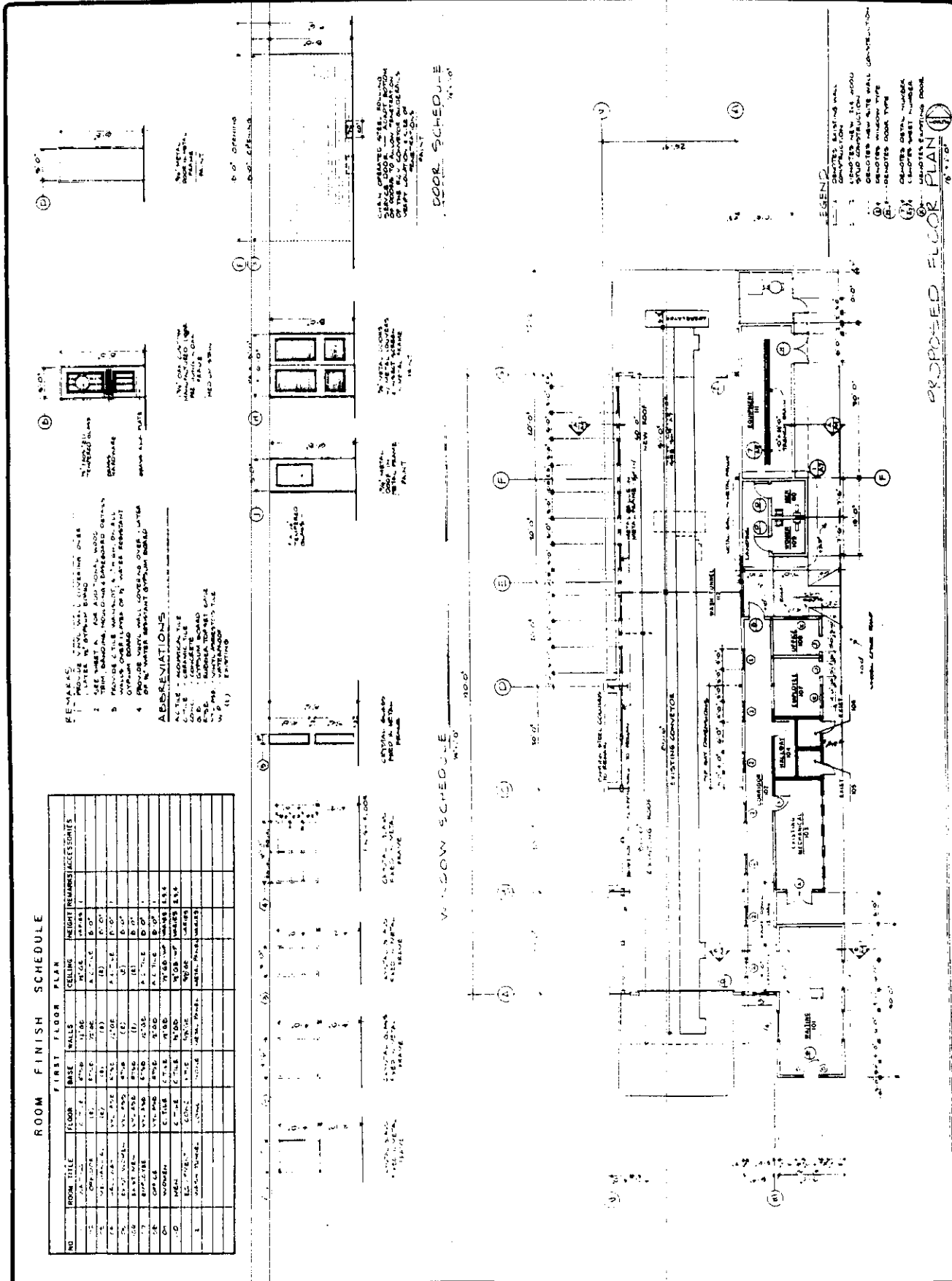
16. ALL MATERIALS SHALL BE STORED PROPERLY ON THE JOB SITE.

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18. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

20. ALL MATERIALS SHALL BE STORED PROPERLY ON THE JOB SITE.



ROOM FINISH SCHEDULE

NO.	ROOM TITLE	FLOOR	BASE	WALLS	CEILING	HEIGHT	FINISHES/ACCESSORIES
1	RESTROOM	1ST	1/2" GYP	1/2" GYP	1/2" GYP	8'-0"	1/2" GYP, 1/2" GYP, 1/2" GYP
2	RESTROOM	1ST	1/2" GYP	1/2" GYP	1/2" GYP	8'-0"	1/2" GYP, 1/2" GYP, 1/2" GYP
3	RESTROOM	1ST	1/2" GYP	1/2" GYP	1/2" GYP	8'-0"	1/2" GYP, 1/2" GYP, 1/2" GYP
4	RESTROOM	1ST	1/2" GYP	1/2" GYP	1/2" GYP	8'-0"	1/2" GYP, 1/2" GYP, 1/2" GYP
5	RESTROOM	1ST	1/2" GYP	1/2" GYP	1/2" GYP	8'-0"	1/2" GYP, 1/2" GYP, 1/2" GYP
6	RESTROOM	1ST	1/2" GYP	1/2" GYP	1/2" GYP	8'-0"	1/2" GYP, 1/2" GYP, 1/2" GYP
7	RESTROOM	1ST	1/2" GYP	1/2" GYP	1/2" GYP	8'-0"	1/2" GYP, 1/2" GYP, 1/2" GYP
8	RESTROOM	1ST	1/2" GYP	1/2" GYP	1/2" GYP	8'-0"	1/2" GYP, 1/2" GYP, 1/2" GYP
9	RESTROOM	1ST	1/2" GYP	1/2" GYP	1/2" GYP	8'-0"	1/2" GYP, 1/2" GYP, 1/2" GYP
10	RESTROOM	1ST	1/2" GYP	1/2" GYP	1/2" GYP	8'-0"	1/2" GYP, 1/2" GYP, 1/2" GYP
11	RESTROOM	1ST	1/2" GYP	1/2" GYP	1/2" GYP	8'-0"	1/2" GYP, 1/2" GYP, 1/2" GYP
12	RESTROOM	1ST	1/2" GYP	1/2" GYP	1/2" GYP	8'-0"	1/2" GYP, 1/2" GYP, 1/2" GYP
13	RESTROOM	1ST	1/2" GYP	1/2" GYP	1/2" GYP	8'-0"	1/2" GYP, 1/2" GYP, 1/2" GYP
14	RESTROOM	1ST	1/2" GYP	1/2" GYP	1/2" GYP	8'-0"	1/2" GYP, 1/2" GYP, 1/2" GYP
15	RESTROOM	1ST	1/2" GYP	1/2" GYP	1/2" GYP	8'-0"	1/2" GYP, 1/2" GYP, 1/2" GYP
16	RESTROOM	1ST	1/2" GYP	1/2" GYP	1/2" GYP	8'-0"	1/2" GYP, 1/2" GYP, 1/2" GYP
17	RESTROOM	1ST	1/2" GYP	1/2" GYP	1/2" GYP	8'-0"	1/2" GYP, 1/2" GYP, 1/2" GYP
18	RESTROOM	1ST	1/2" GYP	1/2" GYP	1/2" GYP	8'-0"	1/2" GYP, 1/2" GYP, 1/2" GYP
19	RESTROOM	1ST	1/2" GYP	1/2" GYP	1/2" GYP	8'-0"	1/2" GYP, 1/2" GYP, 1/2" GYP
20	RESTROOM	1ST	1/2" GYP	1/2" GYP	1/2" GYP	8'-0"	1/2" GYP, 1/2" GYP, 1/2" GYP

WINDOW SCHEDULE

NO.	DESCRIPTION	SIZE	TYPE	FINISH
1	WINDOW	30" x 40"	DOUBLE GLAZED	WOOD GRASS
2	WINDOW	30" x 40"	DOUBLE GLAZED	WOOD GRASS
3	WINDOW	30" x 40"	DOUBLE GLAZED	WOOD GRASS
4	WINDOW	30" x 40"	DOUBLE GLAZED	WOOD GRASS
5	WINDOW	30" x 40"	DOUBLE GLAZED	WOOD GRASS
6	WINDOW	30" x 40"	DOUBLE GLAZED	WOOD GRASS
7	WINDOW	30" x 40"	DOUBLE GLAZED	WOOD GRASS
8	WINDOW	30" x 40"	DOUBLE GLAZED	WOOD GRASS
9	WINDOW	30" x 40"	DOUBLE GLAZED	WOOD GRASS
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13	WINDOW	30" x 40"	DOUBLE GLAZED	WOOD GRASS
14	WINDOW	30" x 40"	DOUBLE GLAZED	WOOD GRASS
15	WINDOW	30" x 40"	DOUBLE GLAZED	WOOD GRASS
16	WINDOW	30" x 40"	DOUBLE GLAZED	WOOD GRASS
17	WINDOW	30" x 40"	DOUBLE GLAZED	WOOD GRASS
18	WINDOW	30" x 40"	DOUBLE GLAZED	WOOD GRASS
19	WINDOW	30" x 40"	DOUBLE GLAZED	WOOD GRASS
20	WINDOW	30" x 40"	DOUBLE GLAZED	WOOD GRASS

DOOR SCHEDULE

NO.	DESCRIPTION	TYPE	FINISH
1	DOOR	SWING	WOOD GRASS
2	DOOR	SLIDING	WOOD GRASS
3	DOOR	SWING	WOOD GRASS
4	DOOR	SWING	WOOD GRASS
5	DOOR	SWING	WOOD GRASS
6	DOOR	SWING	WOOD GRASS
7	DOOR	SWING	WOOD GRASS
8	DOOR	SWING	WOOD GRASS
9	DOOR	SWING	WOOD GRASS
10	DOOR	SWING	WOOD GRASS
11	DOOR	SWING	WOOD GRASS
12	DOOR	SWING	WOOD GRASS
13	DOOR	SWING	WOOD GRASS
14	DOOR	SWING	WOOD GRASS
15	DOOR	SWING	WOOD GRASS
16	DOOR	SWING	WOOD GRASS
17	DOOR	SWING	WOOD GRASS
18	DOOR	SWING	WOOD GRASS
19	DOOR	SWING	WOOD GRASS
20	DOOR	SWING	WOOD GRASS

LEGEND

1. CHANGES TO EXISTING WALL

2. CHANGES TO EXISTING FLOOR

3. CHANGES TO EXISTING CEILING

4. CHANGES TO EXISTING ROOF

5. CHANGES TO EXISTING UTILITIES

6. CHANGES TO EXISTING STRUCTURE

7. CHANGES TO EXISTING FINISHES

8. CHANGES TO EXISTING EQUIPMENT

9. CHANGES TO EXISTING MECHANICAL

10. CHANGES TO EXISTING ELECTRICAL

11. CHANGES TO EXISTING PIPING

12. CHANGES TO EXISTING PAINT

13. CHANGES TO EXISTING GLASS

14. CHANGES TO EXISTING METAL

15. CHANGES TO EXISTING WOOD

16. CHANGES TO EXISTING CONCRETE

17. CHANGES TO EXISTING MASONRY

18. CHANGES TO EXISTING STEEL

19. CHANGES TO EXISTING CEMENT

20. CHANGES TO EXISTING GROUT

PROPOSED FLOOR PLAN

PROPOSED ELEVATIONS

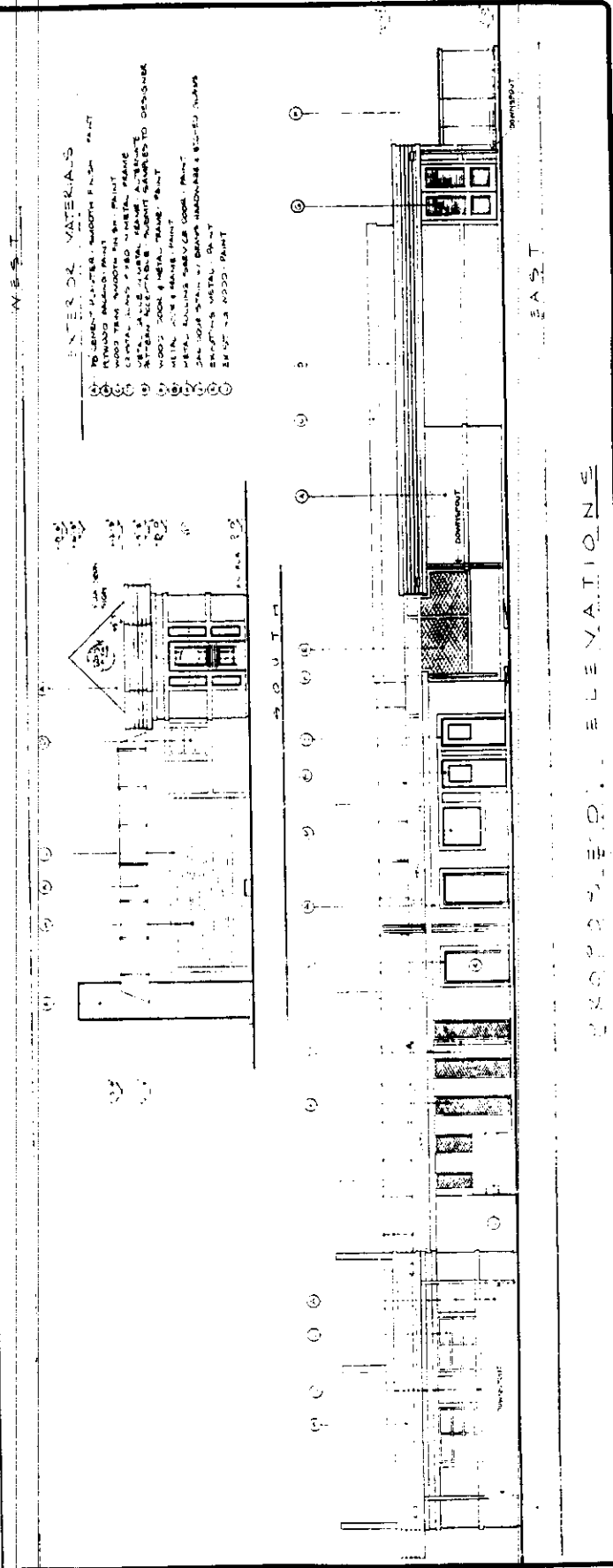
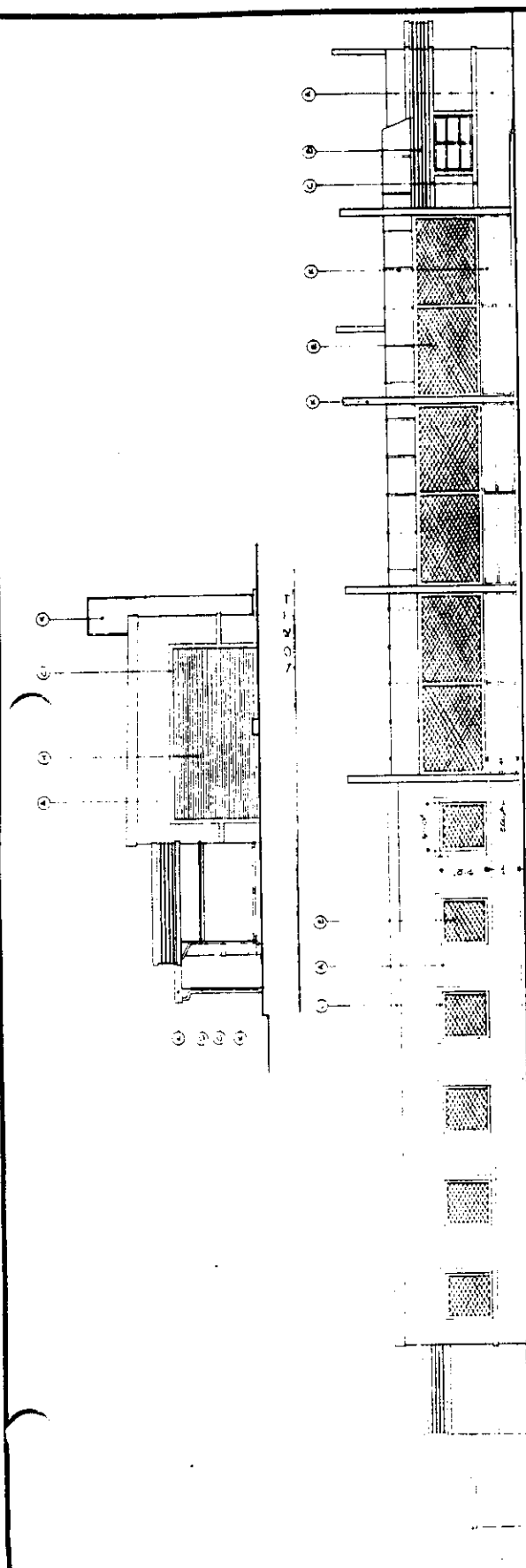
CLASSIC CAR WASH
 2813 FLORIN ROAD REMODEL
 SACRAMENTO, CALIFORNIA



NOTES:
 1. ALL WORK TO BE ACCORDING TO THE CITY OF SACRAMENTO SPECIFICATIONS.
 2. ALL MATERIALS TO BE APPROVED BY THE CITY OF SACRAMENTO.
 3. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 4. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED BUDGET.
 5. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED PERMITTING REQUIREMENTS.
 6. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED SAFETY REQUIREMENTS.
 7. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL REQUIREMENTS.
 8. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED COMMUNITY REQUIREMENTS.
 9. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED HISTORIC REQUIREMENTS.
 10. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED ARCHITECTURAL REQUIREMENTS.

DATE	10/10/87
BY	J. W. [Signature]
CHECKED BY	[Signature]
SCALE	AS SHOWN
PROJECT NO.	P-87-028
DATE	10/22/87
BY	J. W. [Signature]
CHECKED BY	[Signature]
SCALE	AS SHOWN
PROJECT NO.	P-87-028

A3



INTERIOR MATERIALS
 TO BE FINISHED WITH SMOOTH FINISH PAINT
 ALL WALLS TO BE FINISHED WITH SMOOTH FINISH PAINT
 ALL FLOORS TO BE FINISHED WITH SMOOTH FINISH PAINT
 ALL CEILING TO BE FINISHED WITH SMOOTH FINISH PAINT
 ALL TRIM TO BE FINISHED WITH SMOOTH FINISH PAINT
 ALL DOORS TO BE FINISHED WITH SMOOTH FINISH PAINT
 ALL WINDOWS TO BE FINISHED WITH SMOOTH FINISH PAINT
 ALL LIGHT FIXTURES TO BE FINISHED WITH SMOOTH FINISH PAINT
 ALL ELECTRICAL TO BE FINISHED WITH SMOOTH FINISH PAINT
 ALL MECHANICAL TO BE FINISHED WITH SMOOTH FINISH PAINT
 ALL PLUMBING TO BE FINISHED WITH SMOOTH FINISH PAINT
 ALL ROOFING TO BE FINISHED WITH SMOOTH FINISH PAINT
 ALL EXTERIOR TO BE FINISHED WITH SMOOTH FINISH PAINT

