



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: AUGUST 22, 2011

ITEM NUMBER:

VI.3

SUBJECT: PLANNING APPLICATION PA-11-07 FOR A CONDITIONAL USE PERMIT FOR A FULLY AUTOMATED CARWASH FACILITY AND SELF-SERVE VACUUM STALLS AT 2167 HARBOR BOULEVARD.

DATE: AUGUST 3, 2011

FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA SENIOR PLANNER
(714) 754-5610 (mashabi@ci.costa-mesa.ca.us)

DESCRIPTION

The applicant is requesting approval of a car wash facility in place of a used car auto dealership located at 2167 Harbor Boulevard. The site currently contains a small structure with a large canopy and a parking area for vehicle storage/display operated by Ultimate Autoline.

APPLICANT

The applicant is Raynold Yi, on behalf of the owners of the property.

RECOMMENDATIONS

Approve PA-11-07 for a Conditional Use Permit for a new 2,500 square-foot automated carwash buildings and self-serve vacuum stalls by adoption of Planning Commission resolution, subject to conditions.

PLANNING APPLICATION SUMMARY

Location: 2167 Harbor Blvd. Applications: PA-11-07

Request: Development of a new 2,500 square-foot automated car wash with self-serve vacuum stalls

SUBJECT PROPERTIES:

Zone: C2
 General Plan: GC
 Lot Dimensions: 115' x 214'
 Lot Area: 24,610 SF
 Existing Development: Used Auto sales

SURROUNDING PROPERTIES:

North: C2 Commercial
 South: C2 Commercial
 East: C2 Commercial
 West: R2-MD

DEVELOPMENT STANDARD COMPARISON

Development Standard	Code Requirement	Proposed/Provided
Lot Size:		
Lot Width	120 FT	115 FT (existing)
Lot Area	12,000 SF	24,610 SF- 0.56 acres
Floor Area Ratio		
	0.20	0.10
Building Height:		
	2 stories/ 30 feet	24 feet (max.) 26 feet at the tower xx feet away from rear PL
Setback		
Front	20 FT	50 FT (Main Building)* 18 FT (parking/drive aisles)
Side	15 on one side and 0 on the other side	15 feet (Canopy Area on the north side); 1 foot setback on the south
Rear	48 feet (Double the height of the proposed 24-high building)	48 feet
Landscape		
Interior Landscaping	25 SF per stall – 25 x 16 = 400 SF	2,760 SF
Perimeter Landscaping	20 FT (Harbor Blvd.)	28 FT (before dedication) and 18 FT. from ultimate right-of-way**
Parking		17 parking spaces***
Driveway Width:		
	11 FT – drive through lane	12 FT
NA = Not Applicable or No Requirement *10-foot wide dedication is required. 18-foot deep landscaped area along front PL. **Parking rate determined on a case-by-case basis for car wash uses ***Minor Modification required for 18-foot front landscaped setback after 10-foot required dedication		
CEQA Status	Exempt, Class 3 (New Construction)	
Final Action	Planning Commission	

BACKGROUND

Project Site

The 0.56-acre parcel is located north of Victoria Street on Harbor Boulevard. The site is currently occupied by a used car dealership with car storage throughout the site. There is one drive approach from Harbor Boulevard., and a bus stop along the frontage of the site that will be unaffected by the proposed design. The site is bounded by a commercial use and a mobile home park on the north, single family residential uses on the west, and a vacant commercial property on the south side.

ANALYSIS

Proposed Automated Carwash

The applicant is requesting approval of a Conditional Use Permit to establish an automated carwash and 13 self-serve vacuum stalls. The site plan is designed with a 12-foot wide drive through lane on the north side that loops into a carwash tunnel building where automated carwash and drying occurs. The building includes a small office space and restroom on the northwesterly corner and a storage room on the southeasterly corner. Vehicles will need to stop at the cashier stand entering the carwash tunnel after making a 90-degree turn on the main drive. Patrons have the option of proceeding to the vacuum areas before or after the carwash through a secondary driveway. There are 13 self-serve vacuum stalls (12' x 19') and four standard parking spaces including a disabled stall. All vacuum stalls are oversized to provide ample space around the parked vehicles.

The applicant has proposed that the car wash facility be operated by three employees with daily operational hours from 7:00 a.m. to 8:00 p.m.

The automated wash is not a traditional carwash tunnel; proposed is a state of the art facility with a continuous conveyor belt and traffic flow. The efficiency of the facility is anticipated to be at about one vehicle per minute. During the peak hour, the applicant is anticipating to serve a maximum of 40 cars per hour. There will be 2-3 staff on-site at all times, guiding the traffic, working at the cashier stand and making sure that the carwash equipment is functioning properly.

The proposed project is estimated to create 15-20 short-term construction jobs and 5-6 new jobs in the City. The new building construction and the overall site improvement have an estimated valuation of \$1.5 million.

Proposed Vacuum Stations

The proposed vacuum stations are connected to a centralized system that will only operate when the vacuum nozzles are in use and shuts down when not operating. This will achieve the minimum noise level for this type of use. The centralized vacuum filtration tank is located in the equipment room inside the tunnel. A four-inch underground piping system feeds the vacuum suction hoses at each of the vacuum stalls. It is different from the traditional noisy vacuum equipment installed at each of the vacuum stalls.

Signage within 200 feet of Residential

The site is less than 200 feet from residential properties. Code requires a maximum 7-foot tall illuminated monument sign. The applicant has not finalized the signage plans to date, but is considering illuminated signage that would comply with Code requirements. Otherwise, a Planned Signing Program will need to be reviewed and approved by the Zoning Administrator. At this time, the applicant is contemplating building mounted signs on the towers directed to northbound and southbound traffic that will not be facing the residential properties and therefore be obstructed by the car wash building. Eliminating the visibility of illuminated signs above 7 feet in height from nearby residential properties would comply with Code requirements.

Staff Justifications for Approval

Staff recommends approval of the CUP for the following reasons:

- *Contemporary architecture is a positive complement to the Harbor Boulevard streetscape.* The building is a modern design with integrated design elements that will significantly enhance the current appearance of the property on Harbor Boulevard frontage (Attachment 5). The proposed design for the carwash tunnel is a modern manufactured building with applied finishes (i.e., stucco, painted aluminum, etc.) and a curved glass roof. The front portion of the building mostly visible from Harbor Boulevard includes a curved tunnel at 24 feet high and two towers extending above the curved roof up to 26 feet. The applicant has submitted plans of their other facilities in Anaheim and Buena Park that are included as Attachment 4. This building will be the first manufactured building to be built by the applicant. The vacuum areas are proposed to be partially covered with a modern curved metal canopy that will match the building design.
- *Proposed parking complies with Code requirements.* Code does not specify minimum parking requirements for automated car washes. This is a large site with significant queuing area, and adequate employee and customer parking. Therefore, adequate on-site parking will be available.
- *Design of drive-through lane provides adequate vehicle queuing and circulation.* The main entrance to the drive-through lane site is provided from Harbor Boulevard with several vehicles queuing lane and an exit back on Harbor Boulevard. This length of the proposed driveway exceeds the minimum length of 160 feet and a minimum width of 11 feet as required by code.

Condition of approval No. 2 requires adequate staff directing traffic to address a high surge of customers if occurs during the Grand Opening or special promotions. This condition ensures that traffic flow is not interrupted and adequate stacking is available to customers during peak hour traffic.

- *Adequate front landscaping is provided in the 28-foot deep landscape area, to be reduced to 18-foot deep after dedication.* The Zoning Code requires a minimum 20-foot front landscaping on Harbor Boulevard, which will be measured from the

ultimate right-of-way. Extensive landscaping along the Harbor Boulevard frontage is proposed.

Condition of approval No. 1 requires the developer to provide at a minimum of five (5) 24-inch box trees in the front landscaped area and ten (10) 24-inch box trees on the westerly and northerly property lines.

- Noise impacts to residential uses will be minimized by new 8-foot high perimeter block walls. The site is located adjacent to residential properties on the west and a mobile home park on the north. The drying area is more than 120 feet from residential properties.

Gordon Bricken Associates conducted a noise study in May 2011 to evaluate the potential noise impacts to the single-family residential homes on Charle Drive (to the west) and the mobile home park to the north/northwest.

The acoustical analysis concluded that noise attenuation is required to address drying area within the carwash tunnel while exiting. This area is more than 120 feet from the nearest residential structure, which could will result in a noise level of less than 65 dBA. The analysis recommends installation of an 8-foot high block wall on the westerly side to mitigate the noise level to 54 dBs as required by the residential exterior noise standards. The study also recommended that facility be closed by 11 p.m.

The height and location of the block wall is depicted on the site plan (Attachment 4). Currently, the site is separated from the residential properties to the west by an approximately 6-foot wood fence. Code requires installation of a six to eight-foot high block wall between commercial and residential properties or higher if needed based on an acoustical study.

Installation of additional trees along the driveway as required by Condition No. 1 will also mitigate the appearance of the commercial building from the residential properties.

Condition of approval No. 17 requires 8-foot perimeter block walls (rear and side). In addition, the proposed hours of operation from 7:00 a.m. to 8:00 p.m. is not anticipated to have a significant noise impact on the residential community.

- Enhanced landscaping along the westerly and northwesterly property line shall provide a landscape buffer between the business and existing homes. While dense landscape areas typically are designed along the front setback visible from the street, staff believes it is important to also provide quality landscaping along the areas abutting residential uses.

Condition of approval No. 1 requires a minimum of 10, 24-inch box trees along the northerly and westerly property lines.

- The project incorporates green design features. The car wash building is a manufactured building with minimum on-site construction. In addition, the facility

and the vacuum system are state of the art with high efficiency of the automated washing system as well as water recycling and the centralized vacuum system that will distinguish this car wash from the standard car washes in the area.

- Lighting impacts are to be minimized. The building lighting will be minimized during night hours and the lighting under canopies are designed to be shielded from the residential properties on the west and north side.

Condition of approval No. 18 requires that light standards not exceed eight feet in height and shall contain glare shields. No lighting other than security lighting shall be powered after hours.

- A final water quality management plan is required to be approved prior to issuance of building permits. This is an automated car wash facility where the carwash areas and water discharge can be contained. A preliminary WQMP was submitted and reviewed by staff that will be finalized prior to issuance of the building permit. The project includes an approx. 200 gallon per minute water reclamation system to minimize the use of water during wash processes. Reclamation systems in automated-conveyor car washes reclaim an average of 48 percent of the total water used.

Wash water will be stored in a 1,500 gallon water storage tank, which will be filtered into three clarifiers prior to discharge into the sanitary sewer system. The expected average wastewater flow from the project site is 16,200 gallons per day.

Condition of approval No. 22 requires that the water quality management plan (WQMP) shall be submitted for review and approval before issuance of the grading plan. The WQMP shall incorporate all possible measures for filtering and recycling the water contained in the car wash tunnel and on-site infiltration.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve PA-11-07 to construct the new automated carwash with the recommended conditions of approval as discussed in this report.
2. Deny PA-11-07 to construct the proposed carwash. The applicant could not submit a similar application for six months.

ENVIRONMENTAL DETERMINATION

If approved, the project would be exempt from the provisions of the California Environmental Quality Act under Section 15303 for New Construction.

CONCLUSION

Development of the automated carwash, as conditioned, will comply with the Zoning Code requirements. Therefore, staff recommends approval of the project.


MINOO ASHABI, AIA
Senior Planner


CLAIRE FLYNN, AICP
Acting Asst. Development Services Director

- Attachments: 1. Draft Planning Commission Resolutions
2. Applicant's Project Description and Justification
3. Location Map
4. Submitted Photos
5. Submitted Plans

Distribution: Interim Development Services Director
Deputy City Attorney
City Engineer
Transportation Svs. Manager
Fire Protection Analyst
Staff (4)
File (2)

Mr. Raynold Yi
6281 Beach Boulevard, #156
Buena Park, CA 90621

Dominic Pak
Archidas Inc.
1520 Brookhollow Dr. #36
Santa Ana CA 92705

File:	Date:	Time:
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RESOLUTION NO. PC-10-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-11-07 FOR AN AUTOMATED CARWASH FACILITY AND SELF-SERVE VACUUM STALLS AT 2167 HARBOR BLVD.

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Raynold Yi on behalf of, owner of real property located at 2167 Harbor Blvd., requesting approval of a Conditional Use Permit for a 2,500 square foot automated carwash facility and self-serve vacuum stalls;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on August 22, 2011;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **APPROVES** PA-11-07 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-11-07 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B" as well as with compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 22nd day of August, 2011.

Colin McCarthy, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, CLAIRE FLYNN, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on August 22, 2011, by the following votes:

AYES: COMMISSIONERS
NOES: COMMISSIONERS
ABSENT: COMMISSIONERS
ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed use is compatible and harmonious with uses on surrounding properties.
 2. Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 3. The project, as conditioned, is consistent with the General Plan.
 4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed automated carwash with drive-through service and vacuum stalls is substantially compatible with developments in the same general area. Granting the conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity of the project. Specifically, the proposed project satisfies all applicable development standards including length and width of the drive through lane and on-site parking. Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan land use designation for the property.
- This design review includes site planning, building design landscaping, appearance, mass and scale of structures, roof forms and any other applicable design features. Substantial landscaping and the contemporary architecture will enhance the streetscape along Harbor Boulevard and the adjoining residential properties.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines; and the City environmental procedures, and has been found to be exempt from CEQA under Section 15303 for New Construction.
- D. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.
- E. The drying area of the carwash tunnel is located is more than 120 feet from residential properties and installation of the 8-foot perimeter block wall will minimize any noise impacts to the residential properties to the north and west of the proposed carwash. In addition, installation of additional trees along these property lines will further buffer the residential uses from the carwash.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng.
1. The applicant shall install five (5) 24-inch box trees within the landscaped setback area along Harbor Boulevard and ten (10) 24-inch box trees along the westerly and northerly property lines.
 2. The applicant shall provide adequate staff directing traffic to address a high surge of customers if occurs during the Grand Opening or special promotions. The applicant shall ensure that the traffic flow leading into the carwash tunnel is continuous and does not encroach into Harbor Boulevard.
 3. Operation hours of all vacuum stalls shall be consistent with the operation hours of the carwash from 7:00 a.m. to 8:00 p.m.
 4. The business shall be conducted at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. There shall be no loud speakers at cashier and the entire facility. The applicant shall ensure that the music from patron's vehicles and outdoor activities are not audible to residential properties. The Developer/business operator shall institute whatever security and operational measures are necessary to comply with this requirement.
 5. On-site trash receptacles visible from the public right-of-way shall be emptied and litter be removed on a regular basis.
 6. The conditions of approval for PA-11-07 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 7. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.
 8. Prior to issuance of grading or building permits, the applicant shall obtain approval of a hydrology and drainage study showing the method of disposal of storm water.
 9. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 10. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building

articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as a minor design review or a variance, or in the requirement to modify the construction to reflect the approved plans.

11. The carwash facility shall be limited to the operations described in the staff report. Any change in the operational characteristics including, but not limited to, hours of operation, sale of alcoholic beverages or provision of entertainment, will require approval of an amendment to the conditional use permit.
12. Any amendment to the conditions of approval shall be subject to the City's standard public notice procedures and be reviewed and approved by the Zoning Administrator.
13. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted.
14. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened upon view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
15. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
16. All wall mounted signs shall be directed away from the residential uses and in compliance with the requirements of Section 13-116 of the Zoning Code.
17. An 8-foot high decorative block wall (i.e., split face, slump stone, or stucco finish) shall be installed at the perimeter of the site adjoining the residential properties to the west and north for noise mitigation.
18. Canopy mounted lighting shall be shielded by the canopy or special shield to prevent light spillage to adjacent residential uses. Light standards not exceed eight feet in height and shall contain glare shields. No lighting other than security lighting shall be powered after hours. Any lighting shall be directed in such a manner so as not to unreasonably interfere with the quiet enjoyment of nearby residences.
19. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
20. Signs shall be prominently posted at the vacuum area and car wash entrance to inform patrons that audio equipment (including car radios) shall be turned off while on the car wash premises.

- Eng.
21. Dedicate a 10 foot street and highway easement behind existing right of way line on Harbor Boulevard.
 22. Submit legal description for new area of dedication, plat of new dedication area, both prepared by a registered Civil Engineer or Land Surveyor, and updated Title Report of subject property.
 23. A final water quality management plan (WQMP) shall be submitted for review and approval prior to issuance of the grading plan. The WQMP shall incorporate all possible measures for filtering and recycling the water operation contained in the car wash tunnel and on-site infiltration for the landscape and paved areas.

RESOLUTION NO. PC-10-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-11-07 FOR AN AUTOMATED CARWASH FACILITY AND SELF-SERVE VACUUM STALLS AT 2167 HARBOR BLVD.

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Raynold Yi on behalf of, owner of real property located at 2167 Harbor Blvd., requesting approval of a Conditional Use Permit for a 2,500 square foot automated carwash and self-serve vacuum areas;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on August 22, 2011;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A, the Planning Commission hereby **DENIES** Zoning Application PA-11-07 with respect to the property described above.

PASSED AND ADOPTED this 22nd day of August, 2011.

Colin McCarthy, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS – DENIAL (PA-11-07)

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
 - 2. The project is not compatible and harmonious with uses on surrounding properties.
 - 3. The project is not consistent with the General Plan.
 - 4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. Granting the conditional use permit will be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.
- C. The Costa Mesa Planning Commission has denied Planning Application PA-11-07 pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a), CEQA does not apply to this project because it has been rejected and will not be carried out.
- D. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

MAY 16 2011

OPERATION PLAN**FIVE STAR EXPRESS CAR WASH**

. 2167 HARBOR BOULEVARD, COSTA MESA, CA

Business: Five Star Express Car Wash is a fully automated full-service, one hundred foot conveyor tunnel car wash facility equipped with advanced technology wash and dryer equipment, automated pay stations and self service vacuum stations. Five Star Express Car Wash offers an affordable (low cost), convenient (drivers and passengers need not step out of the car), and fast (wash and dry within few minutes) with high quality car wash services to customers.

Open Hour:

Business opens at 7:00 AM and closes at 8:00 PM every day seven days a week unless it rains or otherwise prevented by act of God or Government.

On-site Personnel:

- Site Supervisor – oversees day-to-day business operations at the site and manages personnel. He/she opens and closes business, oversees and resolves security system, maintains proper operations of equipment, interacts with suppliers, resolves customer issues, maintains cash registry and daily sales records, deposits money, executes marketing plans, and manages daily business activities in compliance with the rules, regulations and law.
- Attendant #1 – assists customers to load their automobiles properly onto the conveyor belt, watches over smooth traffic flow through the tunnel, checks and refills chemical reservoir, maintains interior cleanliness, and reports any technical issues to the Manager.
- Attendant #2 – oversees automated pay stations, vacuum stations, and parking area, assists or instructs customers how to pay at the gate and how to operate vacuum hoses and vending machines, help maintain cash register, maintain exterior cleanliness, and directs traffic at or around the facility as needed.

Off-site Management Staff:

Business operations of Five Star Express Car Wash in Costa Mesa will be planned and directed by the staff members of Five Star Synergy, Inc. corporate headquarter located in Buena Park, CA. All accounting, marketing, legal, or other important matters will be managed by the staff members.

Security:

We will install three to four surveillance cameras recordable for a minimum of 24 hours at the site. We will also install professional security alarm system to the building, automated pay stations, and vacuum stations.

D 7

FIVE STAR EXPRESS CAR WASH

CONDITIONAL USE PERMIT:

How the proposed use is substantially compatible with uses permitted in the general area and how the proposed use would not be materially detrimental to other properties in the same area.

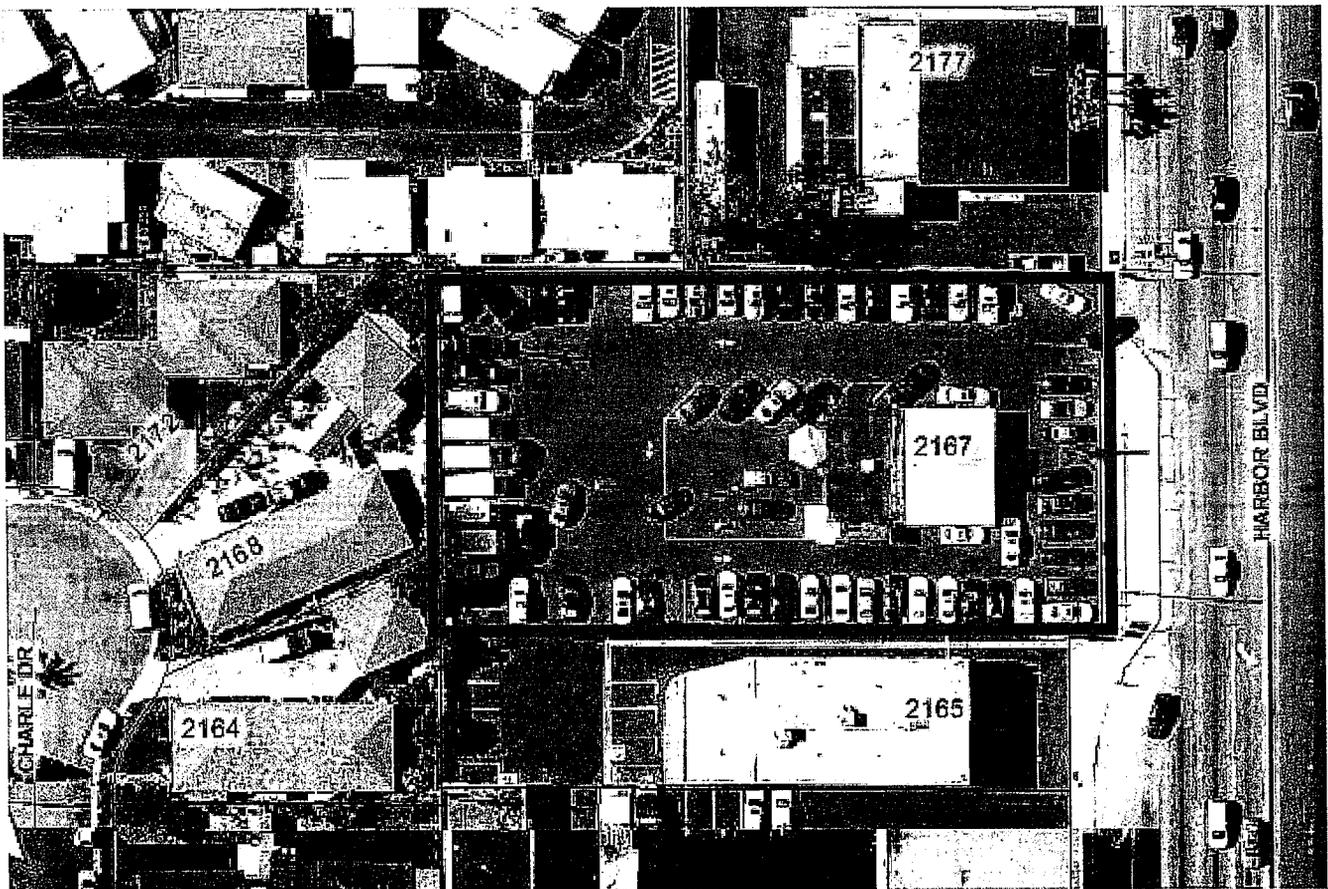
The general Plan promotes the provision of services throughout the city in locations that are convenient to the public yet do not impact nearby properties. The project is not will not adversely affect any element of the general plan. The proposed Project is in conformance with the general plan. It aims to improve subject property and its immediate area. . The subject request is in harmony with the various elements and objectives of the General Plan.

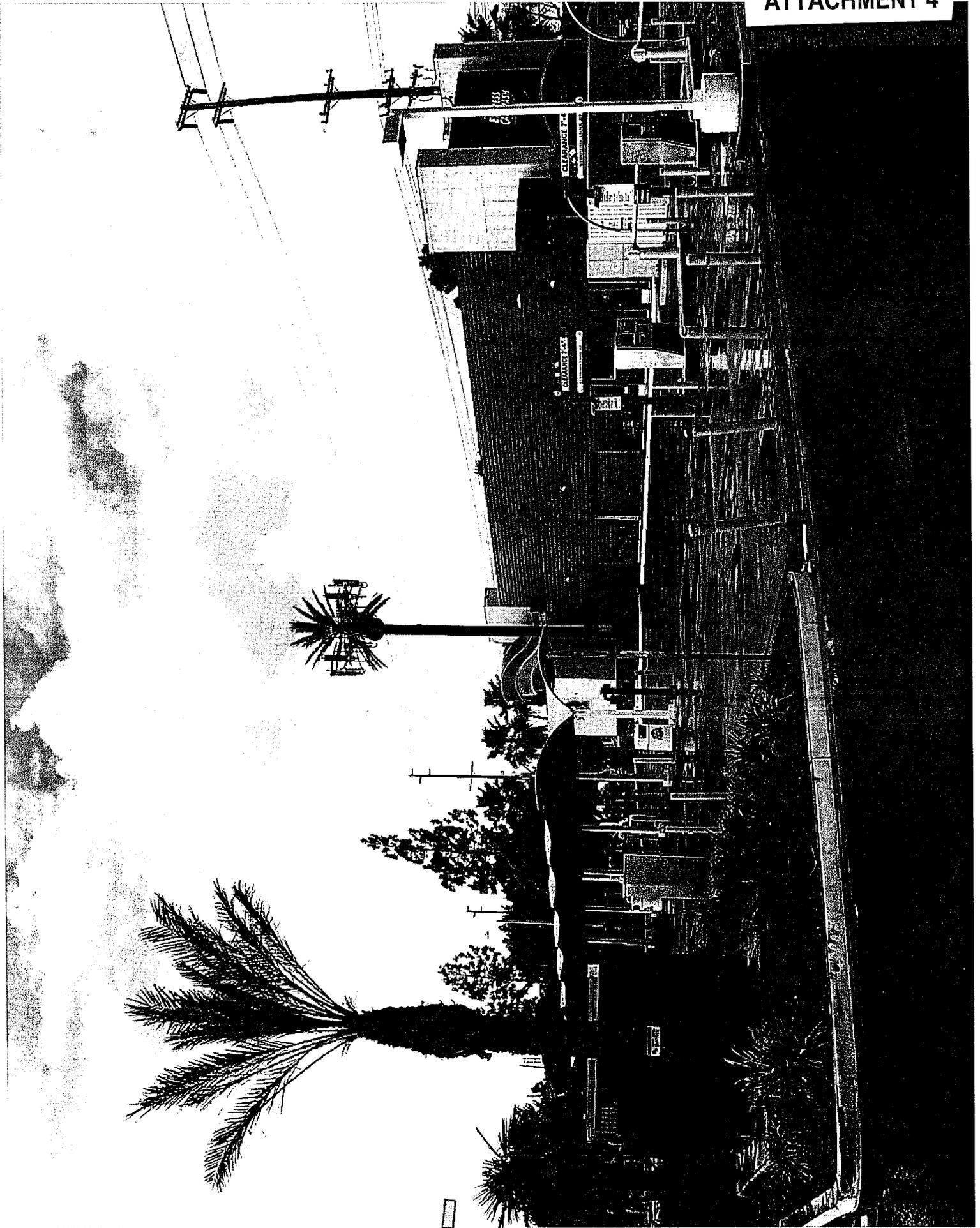
The proposed Plan will ensure development which is compatible to the existing uses in the surrounding neighborhood. Conditional Use is granted with specific conditions which seek to mitigate any potential adverse impacts on the character of development in the immediate neighborhood.

VICINITY MAP

2167 Harbor Blvd.

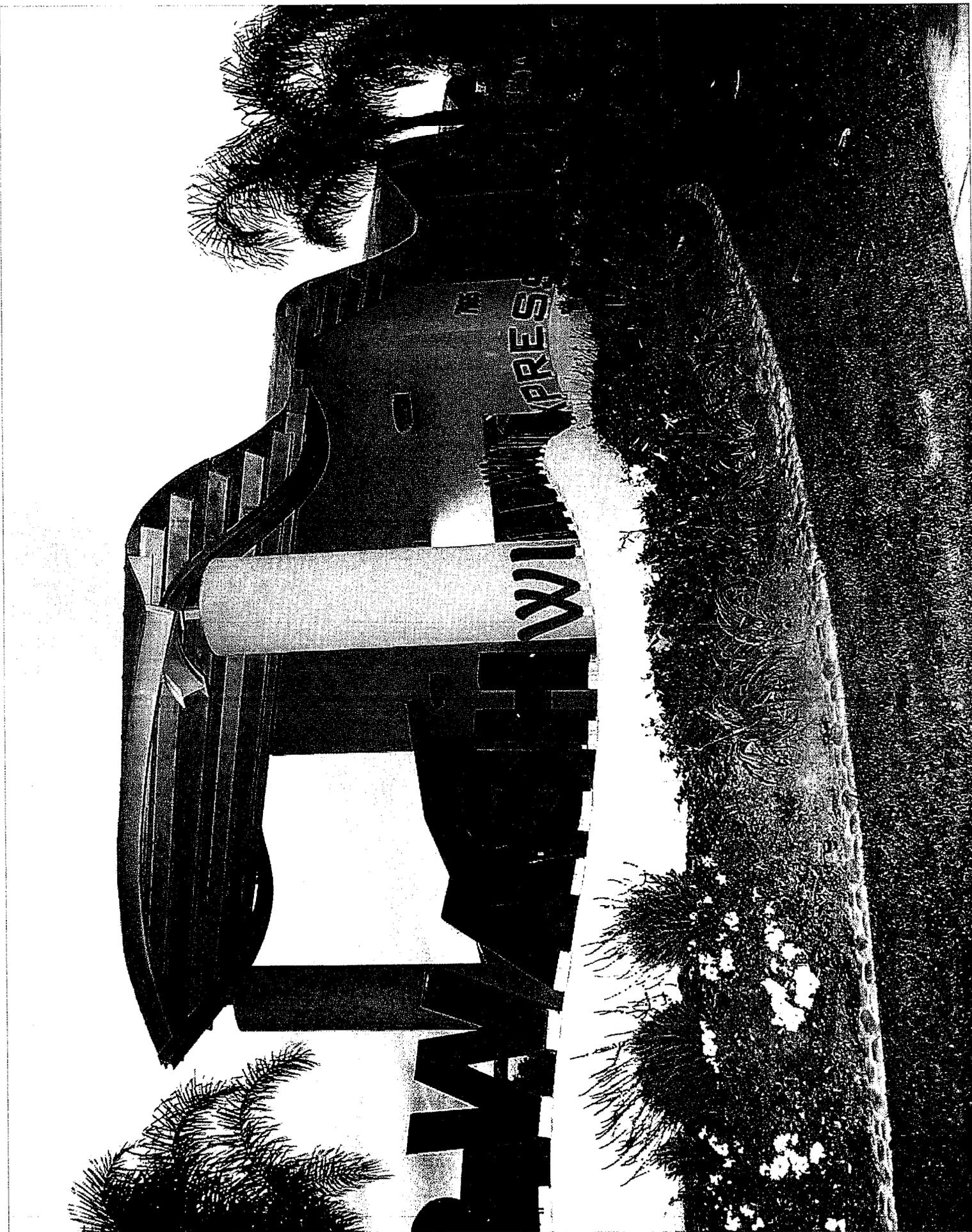
PA-11-07

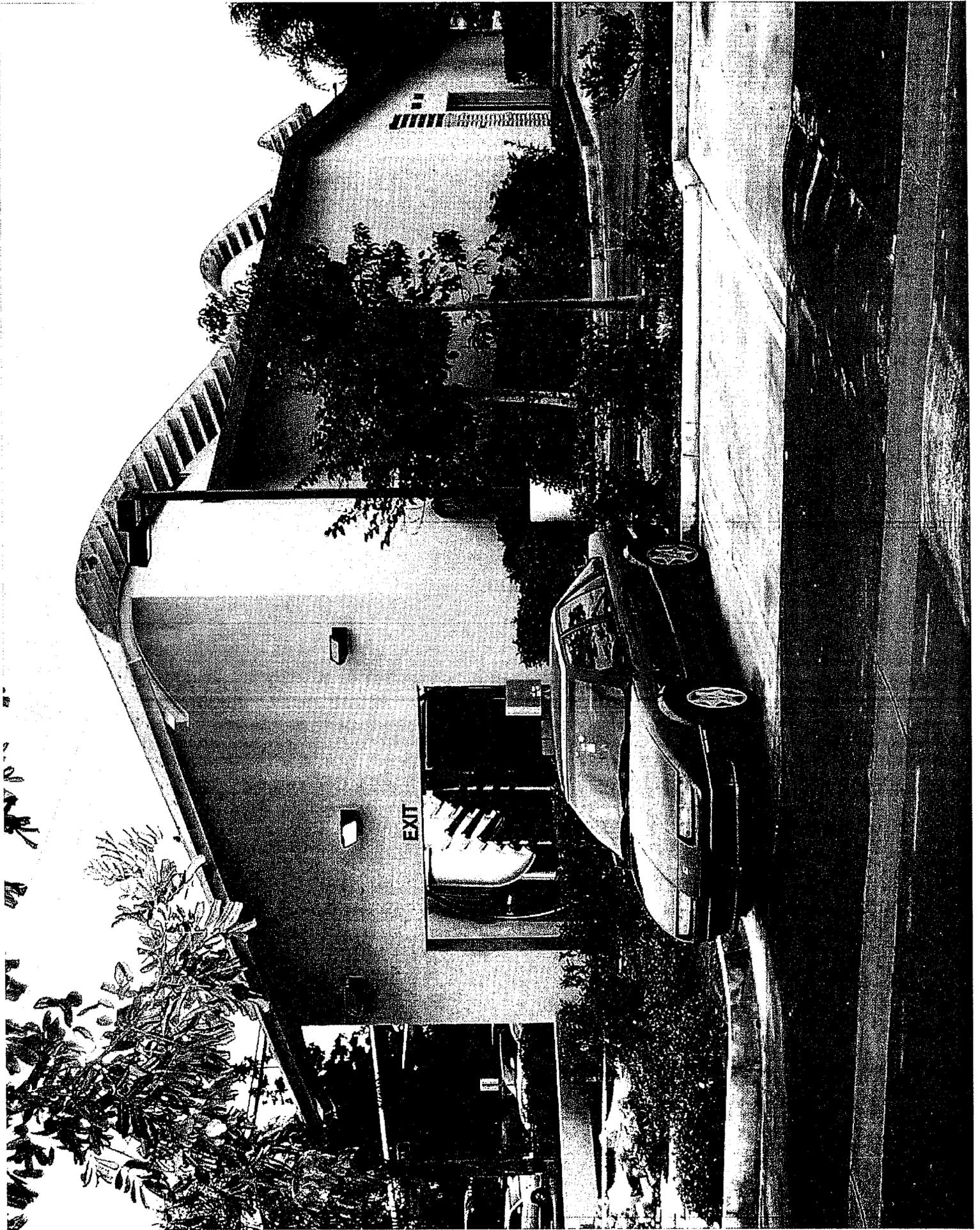


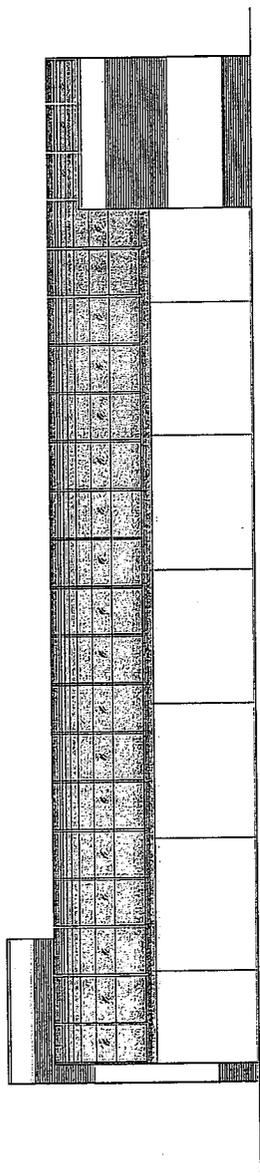




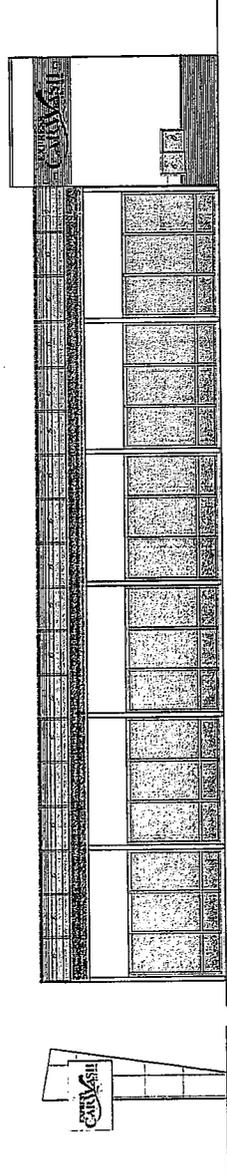




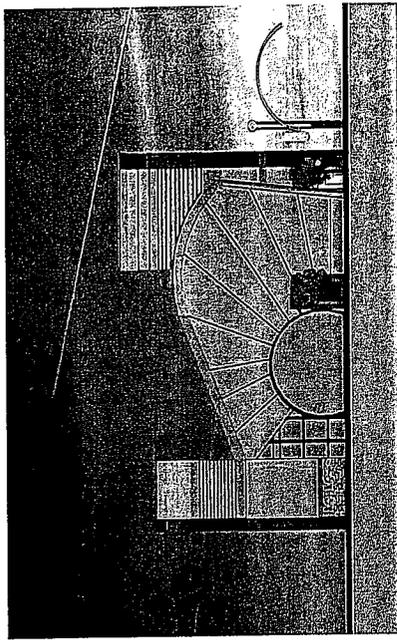




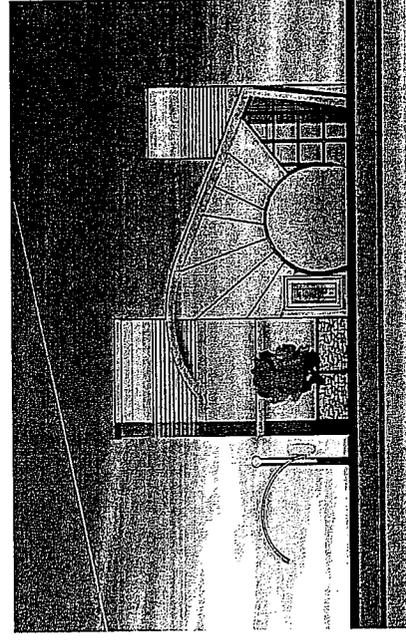
SOUTH ELEVATION VIEW



NORTH ELEVATION VIEW & POLE SIGN



FRONT ELEVATION VIEW



REAR ELEVATION VIEW

ARCHIDAS, INC.
FIVE STAR EXPRESS CAR WASH
 2167 HARBOR BLVD., COSTA MESA, CA 92627

New Construction
For Five Star Express Car Wash
 2167 Harbor Costa Mesa, CA 92627

North

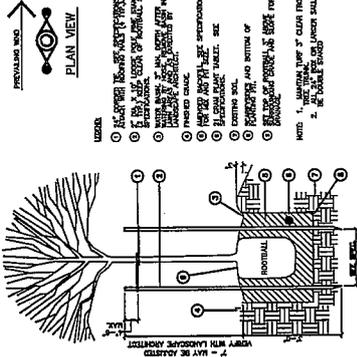
PLANTING DETAILS

Scale: 1/4" = 1'-0"

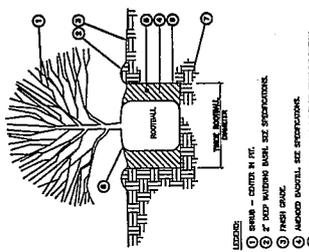
Sheet: LP-2

LANDSCAPE PLANTING NOTES

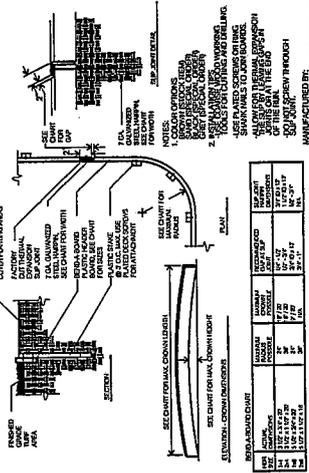
1. THE LANDSCAPE CONTRACTOR SHALL FURNISH LABOR, EQUIPMENT, MATERIALS AND SUPPLIES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE PLAN.
2. ANY DEVIATION FROM THE PLAN IS TO BE PRIOR WRITTEN APPROVAL BY THE ARCHITECT.
3. THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL WEEDS AND OR GRASSES INCLUDING THE ROOTS EXISTING IN THE PROPOSED GROUND COVER AREA.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANTS AND MATERIALS MANUFACTURERS' INSTRUCTIONS. APPLICATION OF HERBICIDE SHALL BE DONE BY PERSONNEL LICENSED TO HANDLE AGRICULTURAL CHEMICALS.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CONTRACTOR'S PLANTING AND MAINTENANCE. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MAINTENANCE SCHEDULE TO THE ARCHITECT AND GENERAL CONTRACTOR. THE MAINTENANCE SCHEDULE SHALL BE SUBMITTED TO THE ARCHITECT AND GENERAL CONTRACTOR FOR APPROVAL. THE MAINTENANCE SCHEDULE SHALL BE SUBMITTED TO THE ARCHITECT AND GENERAL CONTRACTOR FOR APPROVAL. THE MAINTENANCE SCHEDULE SHALL BE SUBMITTED TO THE ARCHITECT AND GENERAL CONTRACTOR FOR APPROVAL.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANTS AND MATERIALS MANUFACTURERS' INSTRUCTIONS. APPLICATION OF HERBICIDE SHALL BE DONE BY PERSONNEL LICENSED TO HANDLE AGRICULTURAL CHEMICALS.
7. ALL EXISTING UTILITIES SHALL BE IDENTIFIED BY THE OWNER PRIOR TO THE START OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IDENTIFICATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IDENTIFICATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
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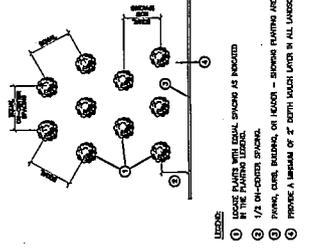
1 TREE PLANTING-DOUBLE STAKING
 SCALE: 1/4" = 1'-0"



2 SHRUBS PLANTING
 SCALE: 1/4" = 1'-0"



3 PLASTIC EDGING
 SCALE: 1/4" = 1'-0"



4 SHRUBS/ GROUND COVER PLANTING
 SCALE: 1/4" = 1'-0"