



## City of Rohnert Park Planning Commission Report

**DATE:** August 24, 2017

**ITEM NO:** 8.1

**SUBJECT:** PLSU17-0001 Study Session for Conditional Use Permit and Site Plan and Architectural Review for an Express Car Wash

**LOCATION:** 6258 Redwood Drive APN 143-391-091

**GP/ZONING:** Regional Commercial/C-R Regional Commercial

**APPLICANT:** Edwin Blair/Tunnel Vision

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### **RECOMMENDATION**

Staff recommends that the Planning Commission conduct a study session for the car wash project. The goal is to provide the Commission with an overview of the project and to discuss any potential issues related to the project's Conditional Use Permit and Site Plan and Architecture. Environmental studies are underway and when completed the project can be advertised for consideration at a public hearing by the Commission.

### **SUMMARY**

When the Hampton Inn and Suites was constructed the access driveway from Redwood Drive split an existing parcel into two long and narrow lots. Recently, the northern parcel developed with America's Tire store. The applicant, Tunnel Vision, proposes developing the southern parcel with an automated express car wash. The property is designated in the General Plan as Regional Commercial and is zoned C-R Regional Commercial in conformance with the General Plan designation.

### **BACKGROUND**

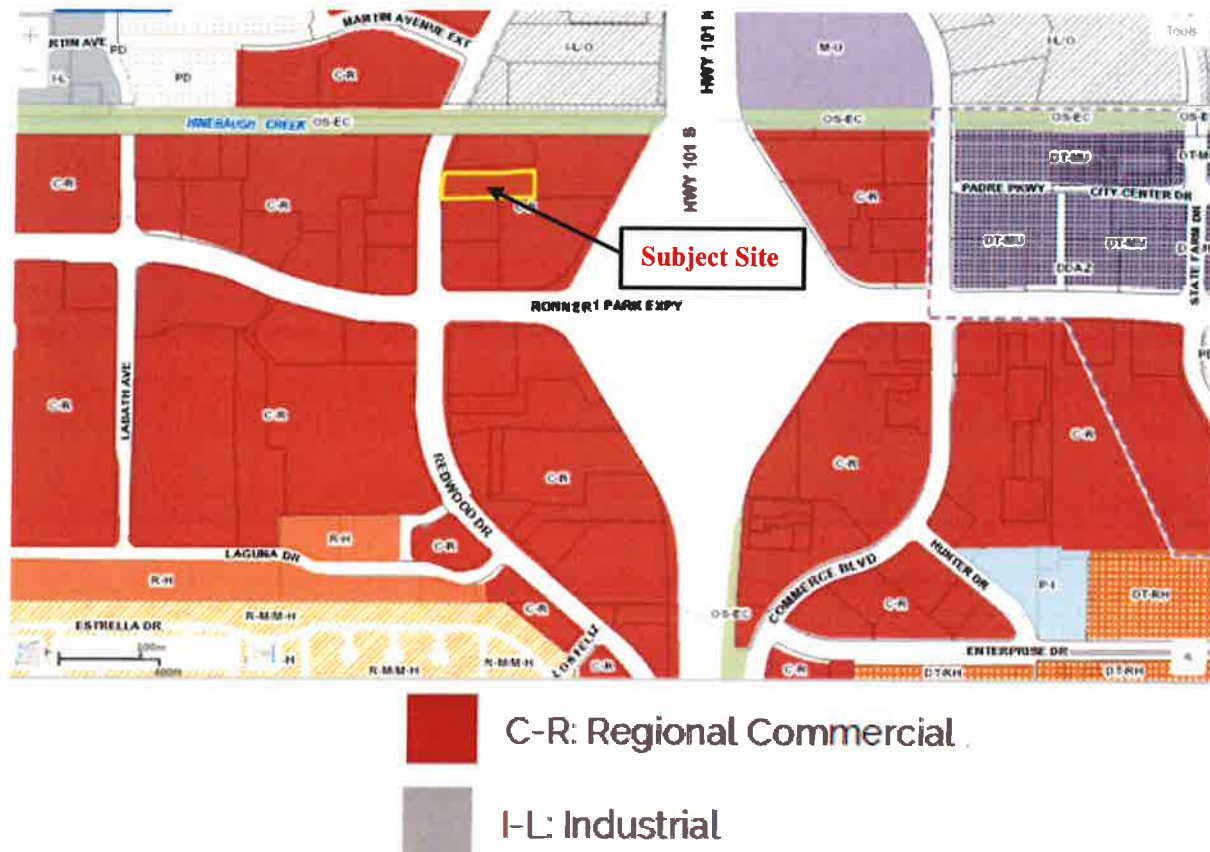
**Surrounding Land Uses-** The subject property is located on the west side of Redwood Drive just southerly of Hinebaugh Creek. Property to the north is the recently completed America's Tire.

To the east is the Hampton Inn and Suites. The car wash shares a common driveway with the access road to the Hampton Inn and Suites. To the south is the Boathouse Sushi restaurant which recently moved to the Graton Casino and the building is unoccupied. To the west across Redwood Drive is a small shopping center with a mattress store and Hooter's Restaurant.

Table 1 – Surrounding Land Uses

	Existing Land Use	Proposed	GP/Zoning Designation
<b>Subject Site</b>	Vacant	Car Wash	Regional Commercial
<b>North</b>	America's Tire Store	n/a	Regional Commercial
<b>East</b>	Hampton Inn and Suites	n/a	Regional Commercial
<b>South</b>	Former Boathouse Sushi Now Vacant	n/a	Regional Commercial
<b>West</b>	Small Shopping Center with Hooter's Restaurant and Mattress store	n/a	Regional Commercial

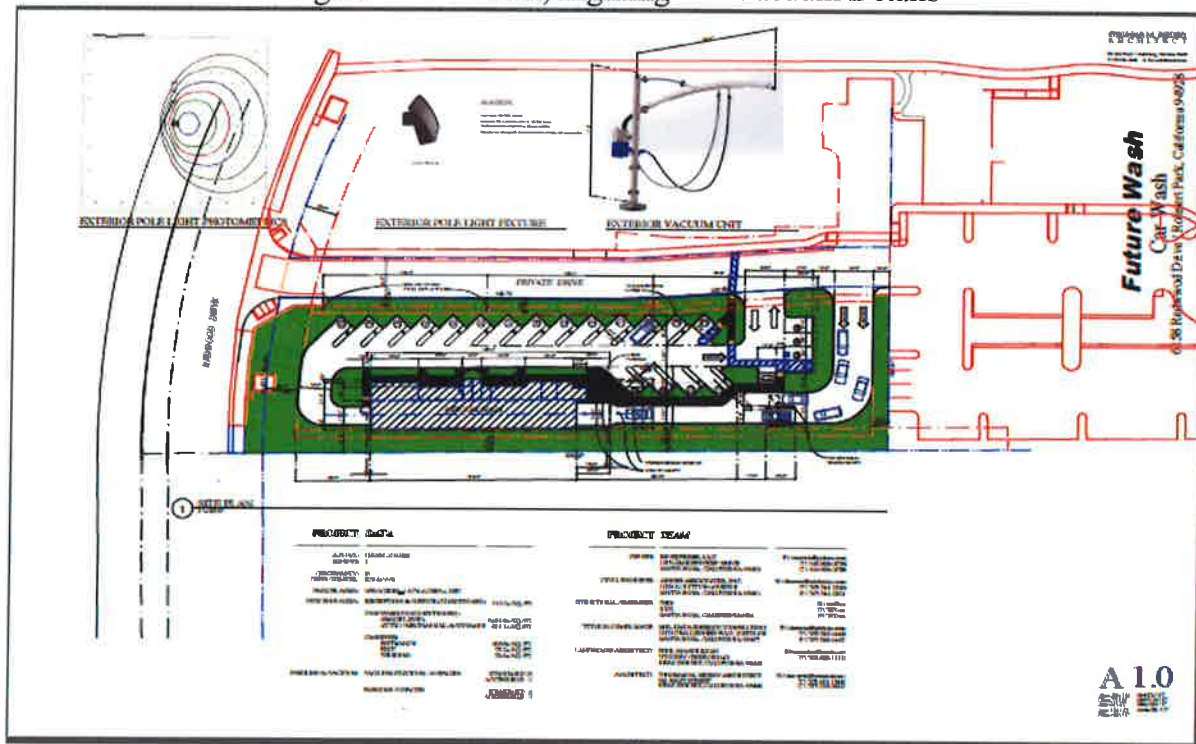
Figure 1 – Zoning Designation



**Location and Access-** Primary access to the car wash is from Redwood Drive using the access road constructed for the Hampton Inn and Suites hotel. When the hotel was constructed, the access road bisected the front parcel creating two narrow and long parcels. Both of those parcels, including the subject property, have access from this access road and not directly from Redwood Drive. The access road provides good emergency vehicle access to the entire northern

side of the property. There is also emergency vehicle access to the property from the parking lot of the adjacent commercial property formerly Boathouse Sushi.

Figure 2 – Site Plan, Lighting and Vacuum Details



**Site Plan-** The applicant's proposal is to develop the 40,946 square foot parcel with an automated express car wash consisting of a single building and a row of vacuum stations. The subject property is a long narrow parcel with 103 feet of frontage on Redwood Drive and a depth of approximately 380 feet. The property frontage along Redwood Drive is currently landscaped and no direct access is provided from the street frontage. The proposed building is located along the southern portion of the site. Vehicles enter the site via a two way driveway near the rear property line and proceed to the pay station. Vehicles then proceed single-file into the carwash building. After exiting the carwash vehicles can proceed to one of 14 self-serve vacuum stations or skip this service and leave the property. One of the vacuum stations is handicap accessible. Upon exiting the site they can then proceed via the private driveway to Redwood Drive. The development complies with the setback requirements for the C-R Regional Commercial District as follows:

- Front Setback 20 feet
- Side Yard Setback 10 feet
- Rear Setback 10 feet

All of the setback areas are landscaped.

**Floor Plan-** When customers enter the carwash building, they are automatically hooked up to a conveyor belt system that transports the vehicle through the carwash. It automatically disconnects at the exit and the vehicle proceeds under its own power. In addition to the

mechanical equipment, the building also contains an office, reception, lockers for employees and restroom facilities. The building has a partial second level containing some mechanical equipment. Adjacent to the parking area is a refuse enclosure.

**Building Elevations-** The building is primarily single-story except for the rear portion that has a second level that houses some of the carwash equipment. Maximum height of the building is 28 feet which is under the 35 foot height limit in the C-R District. The building exterior is stucco with slate stone veneer base. Colors are in the beige and white tones. There are windows along the north side of the building and the south side has openings covered with metal screens to allow for air circulation. The two ends of the building have metal roll-up doors which are closed when the carwash is not in operation. The pay station consists of a curved metal roof supported by two metal column poles. The refuse enclosure consists of concrete block walls with a sloping metal roof and solid metal gates. The enclosure will be painted to match the building colors.

Figure 3 - Building Elevations

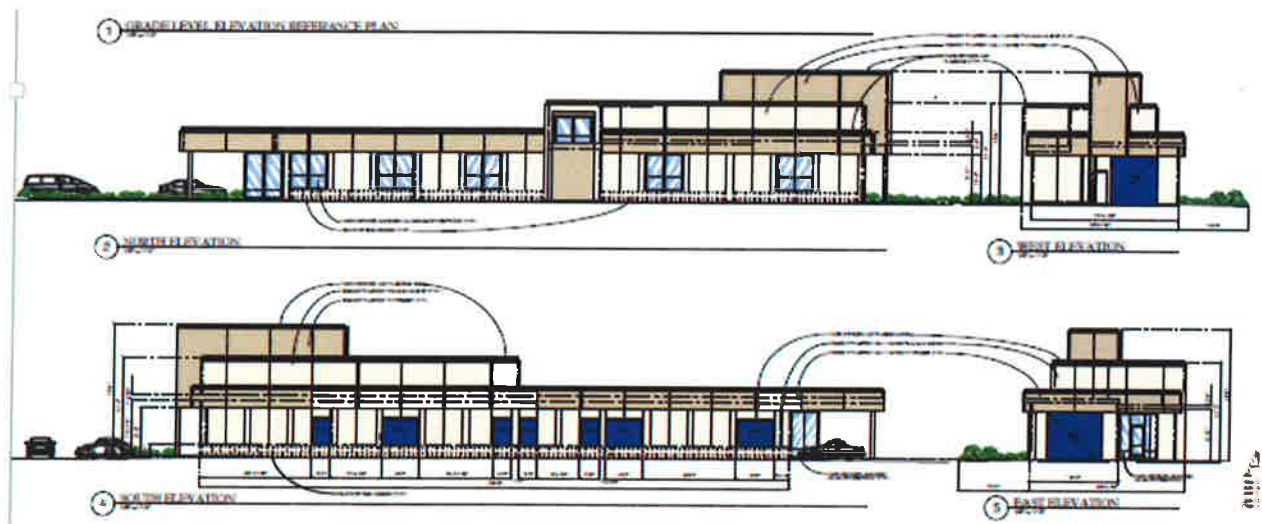
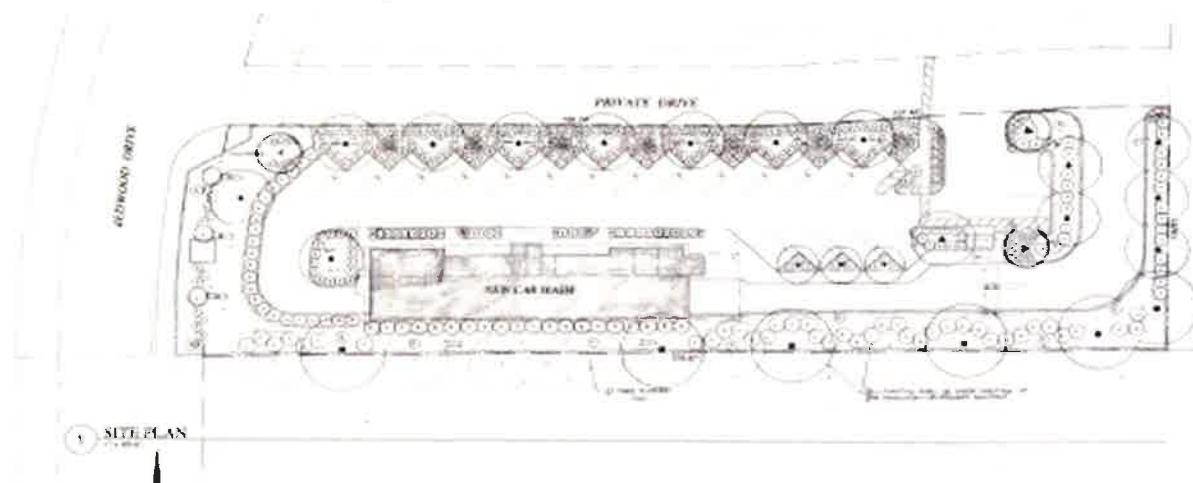


Figure 4 – Landscape Plan



Landscaping- A conceptual landscape plan has been submitted. The plan consists of a variety of trees, shrubs and groundcover. Tree sizes range from 15 gallon to 24 inch box trees including native oak trees. There is existing landscaping along the Redwood Drive frontage of the property that will remain. A portion of the landscape setback along the south property line will consist of a drainage swale.

Parking- There are seven (7) parking spaces including a handicap stall on the site for employees and customers. During peak hours there are three (3) employees on-site. They will also be providing two (2) bike parking facilities for employees.

Signage- No wall signage is indicated on the building. The site plan shows the location of a monument sign on the Redwood Drive frontage but no details on the actual sign design.

Lighting- Fourteen foot high LED pole lights will be located along the north side of the property adjacent to the private driveway. They will illuminate the ingress aisles and the area between the north side of the building and the private drive.

## **ANALYSIS**

### **Development Standards**

The development standards for this project are those that are applicable in the C-R Regional Commercial District. The proposed car wash complies with all of the standards.

Table 2 – Applicable Development Standards

	<b>Proposed</b>	<b>Requirement</b>	<b>Description</b>
<b>Height</b>	28 feet	65 feet max.	A small portion of building at 28 feet. Primary height is 15 feet.
<b>Setbacks</b>			
<b>Front</b>	20 feet	15 feet	
<b>Side</b>	15 on south side and 54 on the north side	10 feet	
<b>Rear</b>	176 feet	10 feet	
<b>Parking</b>	21 spaces including vacuum stations	7 spaces	Includes handicap spaces. Two bike spaces provided.
<b>Landscaping</b>	27 trees	5 trees	Exceeds required 1 tree for every 4 parking spaces.
<b>Lot Coverage</b>	10 percent	60 percent	
<b>Floor Area Ratio</b>	0.88	1.5	

## Design Guidelines

Staff has reviewed the project according to the City's Design Guidelines and have the following comments:

- *Façade materials should be consistent throughout the building.*

All four (4) building walls consist of stucco wall with a bronze cap and a stone veneer base.

- *Flat roofs should vary in height and use caps, shaped parapets, barrel tiles or cornice treatment to create an interesting skyline.*

The roof of the building varies in height from fifteen (15) feet on the lower portion to a maximum of 28 feet on the higher portion.

- *Window materials and type should maintain a consistent design vocabulary and quality throughout the building.*

The window treatment is consistent along the north building wall. The single upper story window is consistent in style with those on the ground floor.

- *The finish, material and style of garage doors should be compatible with the main building to create a coherent design composition.*

The garage doors at each end of the building are a metal mesh to conform to the screened windows on the south side of the building.

- *Building colors should be selected to complement the architectural style and be compatible with adjacent buildings.*

Building colors are white and beige with a bronze cap. They are compatible with the slate stone veneer. The colors are arranged to enhance the appearance of the building. The colors are compatible with the adjacent America's Tire Store and the Hampton Inn and Suites. The colors of the pay station canopy match the bronze color on the main building cap. The refuse enclosure is in a location to minimize visibility from the street. The design of the refuse enclosure is compatible with the design of the building.

- *Parking lots should be well landscaped to reduce the impact of large asphalt areas.*

The Zoning Ordinance requires one (1) tree for every four (4) parking spaces. This project substantially exceeds that requirement by providing one (1) tree for each parking spaces including the vacuum area. All of the building setbacks will be well landscaped including planters in front of the north side of the building along the access walkway.

Because of its long and narrow shape this is a challenging parcel to develop and the proposed site plan shows this. If someone enters the site and proceeds to the pay area and then decides

they do not want to proceed, there is no escape route. The alternative would be to try and back out of the access drive.

The architect has designed a one-way circulation plan that works well for such a narrow parcel. There is room for approximately eight (8) vehicles behind the pay station without blocking the private drive. There is also adequate driveway width for vehicles to proceed behind those parking in the vacuum areas. With a maximum of three (3) employees, the seven (7) parking spaces should prove to be adequate. It would be unusual for someone to visit the site unless they were interested in having their vehicle washed.

Staff has worked with the applicant to come up with an attractive design for the carwash building. The proposed structure with a combination of stucco and decorative stone is compatible architecturally with the adjacent America's Tire. The Commission is encouraged to provide comments on the site plan, architectural elements and landscaping and request changes that would improve the design and operation of the facility.

### **NOTIFICATION**

A study session for a SPAR application does not require a public hearing, so newspaper publication and mailing of the notice to surrounding property owners was not provided. The Agenda was posted as required and the meeting materials have been posted to the web site and have been made available to the public.

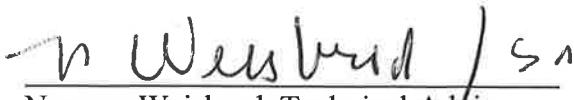
### **ENVIRONMENTAL DETERMINATION**

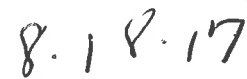
The environmental review of this facility has not been completed. The primary impacts that are being reviewed are air quality, greenhouse gas impacts, noise and traffic.

#### **Attachments:**

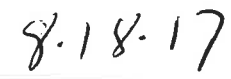
- Applicant's Supporting Statement
- Exhibit A - Site Plan and Lighting Details
- Exhibit B - Floor Plan and Building Elevations
- Exhibit C - Interior Equipment Details, Refuse Enclosure Details and Bike Parking Facility
- Exhibit D - Landscape Plan

#### **APPROVALS:**

  
Norman Weisbrod, Technical Advisor

  
Date

  
Jeff Beiswenger, Planning Manager

  
Date

**Future Wash**  
Car Wash  
6258 Redwood Drive / Rohnert Park, California 94928



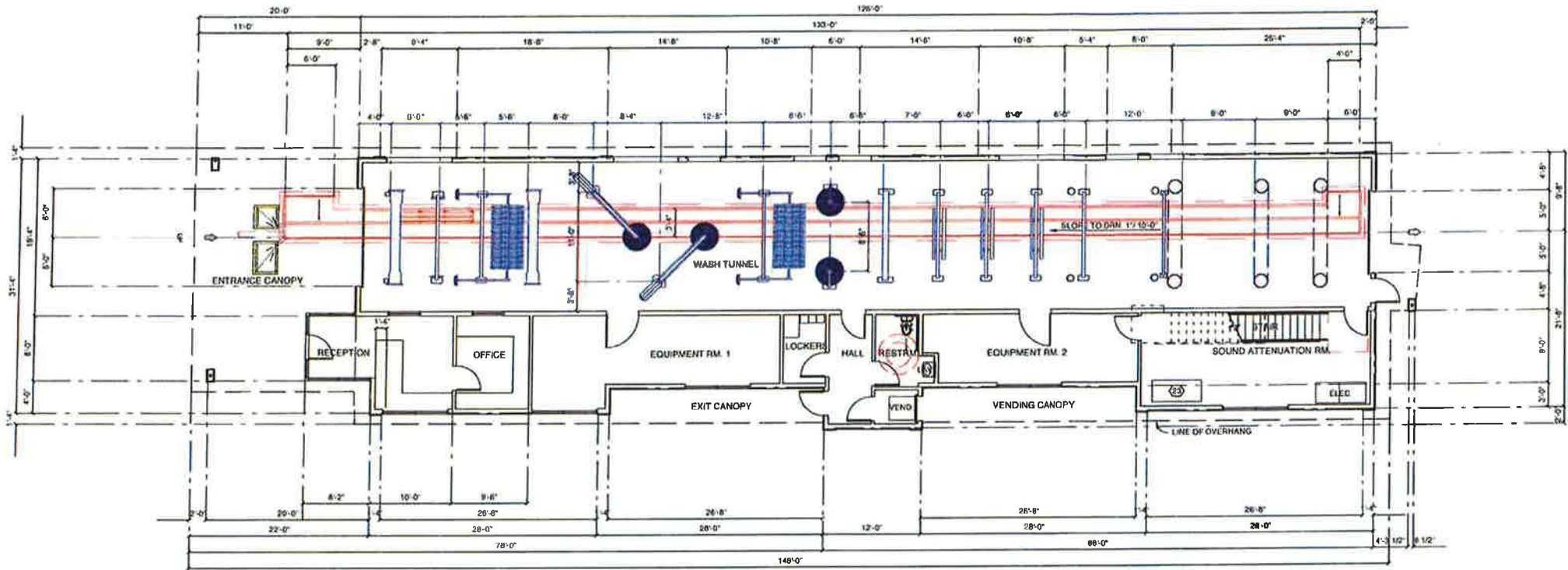
## PROJECT TEAM

OWNER:	<b>RP EXPRESS, LLC</b> 1973 GARDENVIEW DRIVE SANTA ROSA, CALIFORNIA 95403	E / uwwools@yahoo.com T / 619-806-0798 C / 619-806-0798
CIVIL ENGINEER:	<b>ADOBE ASSOCIATES, INC.</b> 1220 N. DUTTON AVENUE SANTA ROSA, CALIFORNIA 95401	E / dbrown@adobeinc.com T / 707-541-2300 F / 707-541-2301
STRUCTURAL ENGINEER:	<b>TBD</b> XXX SANTA ROSA, CALIFORNIA 954	E / xx@xx T / 707-xx F / 707-xx
TITLE 24 COMPLIANCE:	<b>SOL DATA ENERGY CONSULTING</b> 2025 CHALLENGER WAY, SUITE 103 SANTA ROSA, CALIFORNIA 95407	E / shawnc@soldata.com T / 707-545-4440 F / 707-545-4447
LANDSCAPE ARCHITECT:	<b>PHIL MANOUKIAN</b> 3725 DRY CREEK ROAD HEALDSBURG, CALIFORNIA 95448	E / armaniac@sonic.net T / 707-433-1112
ARCHITECT:	<b>THOMAS M. REDDY ARCHITECT</b> 301 EAST STREET HEALDSBURG, CALIFORNIA 95448	E / tmr-arch@comcast.net T / 707-431-1848 C / 707-338-5619

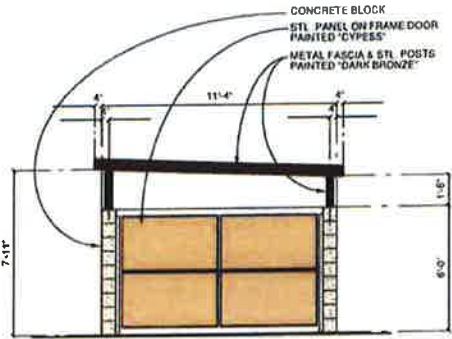
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Dec. 7 / 16	April 12 / 17
Jan. 9 / 17	May 24 / 17
Jan. 10 / 17	June 23 / 17
Feb. 13 / 17	

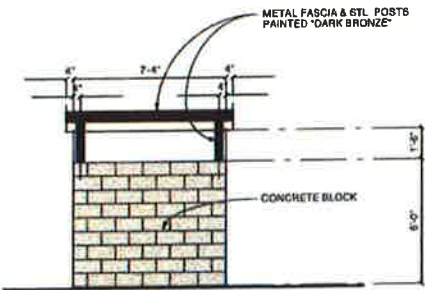
**Future Wash**  
Car Wash  
6258 Redwood Drive / Rohnert Park, California 94928



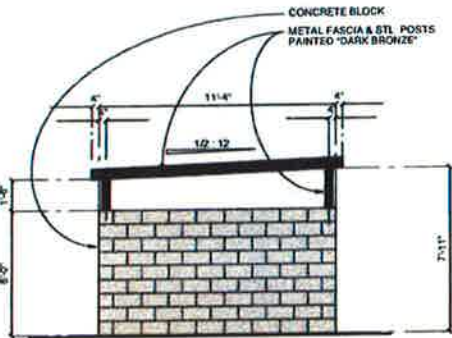
1 GRADE LEVEL PLAN  
1/8" = 1'-0"



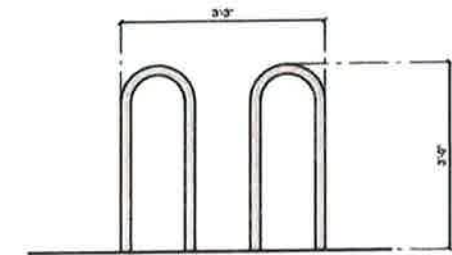
3 TRASH ENCLOSURE  
NORTH ELEVATION  
1/8" = 1'-0"



4 TRASH ENCLOSURE  
EAST/WEST ELEVATION  
1/8" = 1'-0"



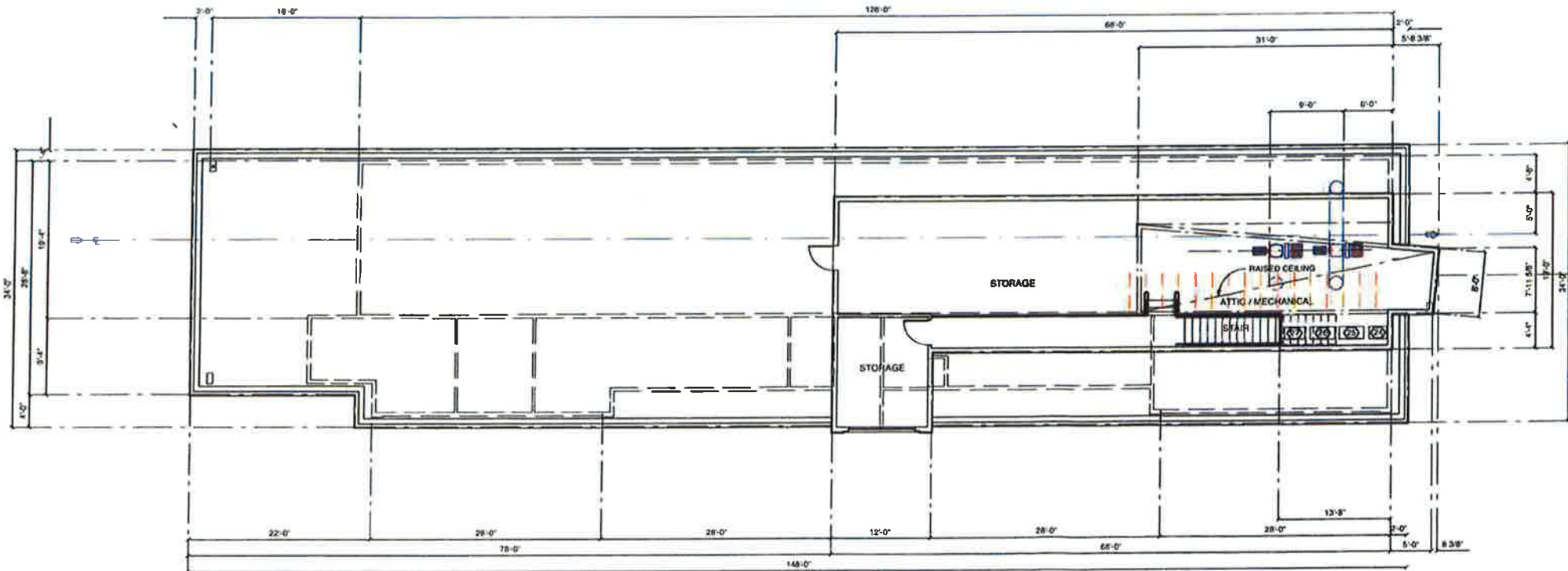
5 TRASH ENCLOSURE  
SOUTH ELEVATION  
1/8" = 1'-0"



3 BIKE 5 SPACE PARKING  
3/4" = 1'-0"

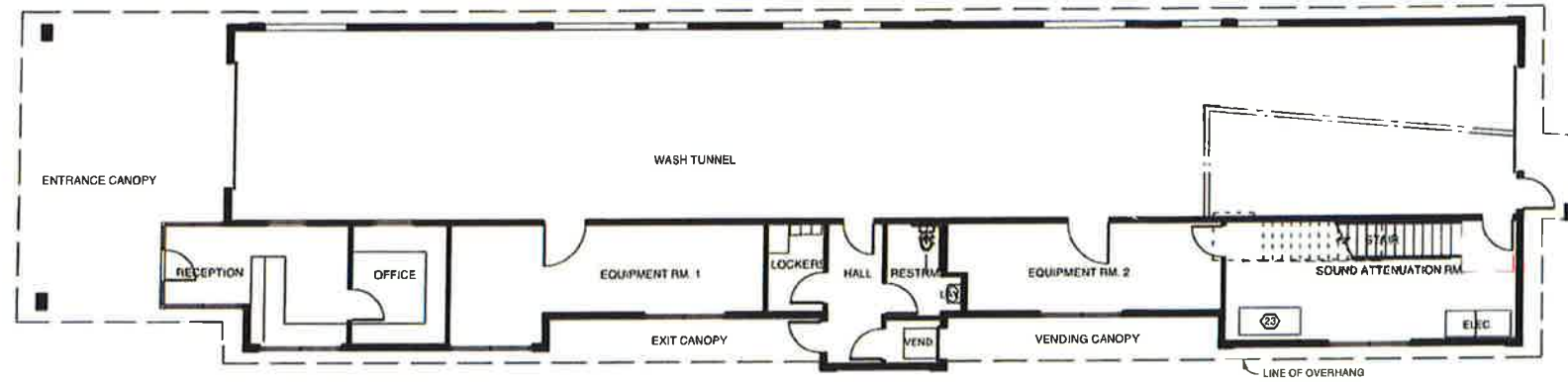
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Jan. 9 / 17 April 3 / 17  
Jan. 11 / 17 April 12 / 17  
Jan. 30 / 17 June 23 / 17  
Feb. 2 / 17 June 26 / 17



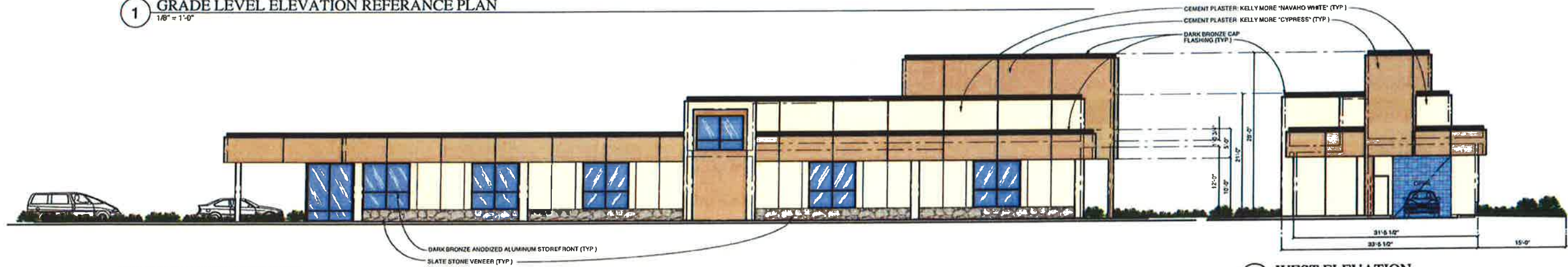
2 ROOF / ATTIC MECHANICAL PLAN  
1/8" = 1'-0"

# Future Wash Car Wash



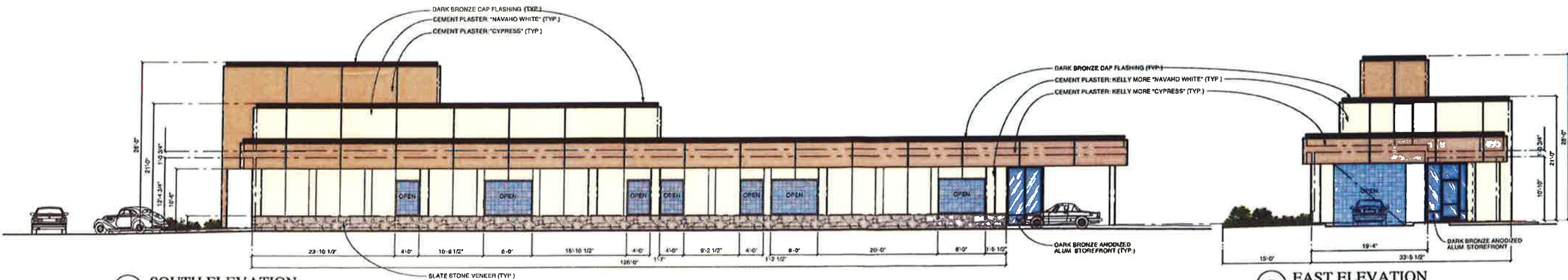
6 PAY STATION CANOPY  
PAY STATION CANOPY COLOR TO BE "CREAM"  
SHOWN BLACK FOR CLARITY

1 GRADE LEVEL ELEVATION REFERENCE PLAN  
1/8" = 1'-0"



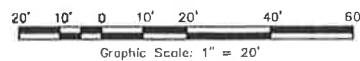
2 NORTH ELEVATION  
1/8" = 1'-0"

3 WEST ELEVATION  
1/8" = 1'-0"



4 SOUTH ELEVATION  
1/8" = 1'-0"

5 EAST ELEVATION  
1/8" = 1'-0"



**FUTURE WASH  
NIAL USE PERMIT  
RCHITECTURAL**  
6258 Redwood Dr  
Rohnert Park, California  
APN 143-391-091

Sheet  
C1.0  
1 of 1 Sheets  
Job 16322

**adobe associates, inc.**  
civil engineering / land surveying / wastewater  
370 N. Dutton Ave., Santa Rosa, CA 95401  
P. (707) 541-2300 F. (707) 541-2301  
WebSite: [www.adobeinc.com](http://www.adobeinc.com)

Timothy L. Schram, RCE 67890  
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LEGEND

•	#1	Olea 'Swan Hill'	Swan Hill Olive	#24 multi
▲	#2	Acer 'October Glory'	Red Maple	#15
■	#3	Quercus lobata	Valley Oak	#15
+		Existing site trees, (mostly Live Oak)		
•		Pyrus 'Capital'	Flowering Pear	#15
A		Escallonia 'Fradesi'	Escallonia	#5
B		Arbutus uhedo	Strawberry	#5
C		Cornus subirica	Red Twig Dogwood	#5
D		Rosa spp.	Carpet Rose	#5 red
E		Pittosporum tobira	Pittosporum Dwarf Tobira	#5
F		Eunonymus 'Silver Queen'	Variegated Eunonymus	#5
G		Carex tumicola	Sedge	#1
H		Juncus 'Elk Blue'	Elk Blue Rush	#1
I		Agapanthus africanus	Lily-of-the-Nile	#1
J		Phormium 'Yellow Wave'	Dwarf Yellow Stripe Flax-#5	
K		Cotoneaster 'Lowfast'	Creeping Cotoneaster	#1 @5' o/c

This PRELIMINARY PLANTING PLAN is to show design intent. A full set of Landscape Plans, (Planting, Irrigation, details, specifications, water use calculations/WUCOLS, shall be provided upon acceptance of this plan.

PHIL MANOUKIAN + ASSOCIATES

PMA

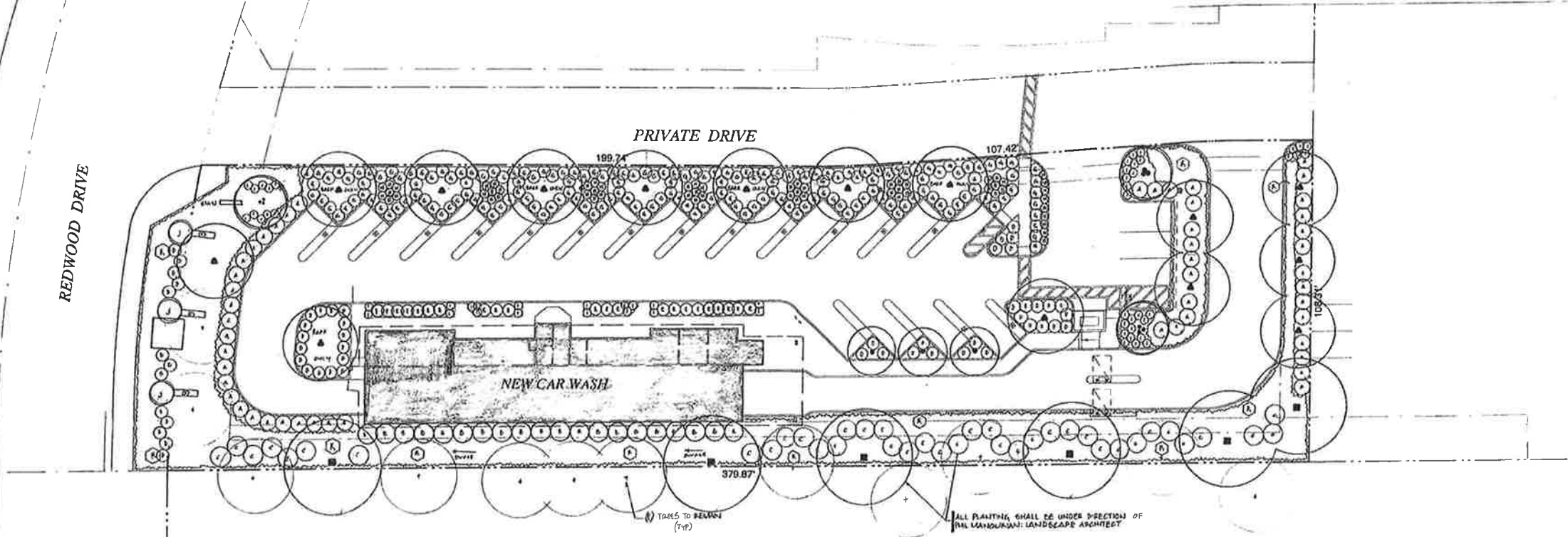
San Jose, CA 95128  
(408) 433-1112

Site Planning Landscape Architecture

Future Wash

Car Wash

6258 Redwood Drive / Rohnert Park, California



1 SITE PLAN  
1" = 20'-0"

PRELIMINARY PLANTING PLAN

FUTURE WASH

CONDITIONAL USE PERMIT & SITE  
PLAN AND ARCHITECTURAL REVIEW

6258 Redwood Dr  
Rohnert Park, California

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April 3 / 17  
April 12 / 17  
May 24 / 17  
June 6 / 17



200' 100' 0 100' 200' 400' 600'  
Graphic Scale: 1" = 200'



# LEGEND:

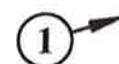


PHOTO NUMBER, APPROXIMATE  
LOCATION MARKER AND DIRECTION  
WHERE PHOTO WAS TAKEN

## NEIGHBORHOOD CONTEXT MAP

Future Wash  
6258 Redwood Dr, Rohnert Park CA  
APN: 143-391-091

**adobe associates, inc.**  
civil engineering | land surveying | wastewater  
1220 N. Dutton Ave., Santa Rosa, CA 95401  
P. (707) 541-2300 F. (707) 541-2301  
Website: www.adobeinc.com  
"A Service You Can Count On!"

January 30, 2017