



City of Rohnert Park Planning Commission Report

DATE: September 14, 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

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.

Table 1 – Surrounding Land Uses

Use	Pr
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Figure 2 – Site Plan, Lighting and Vacuum Details

[illegible]

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

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

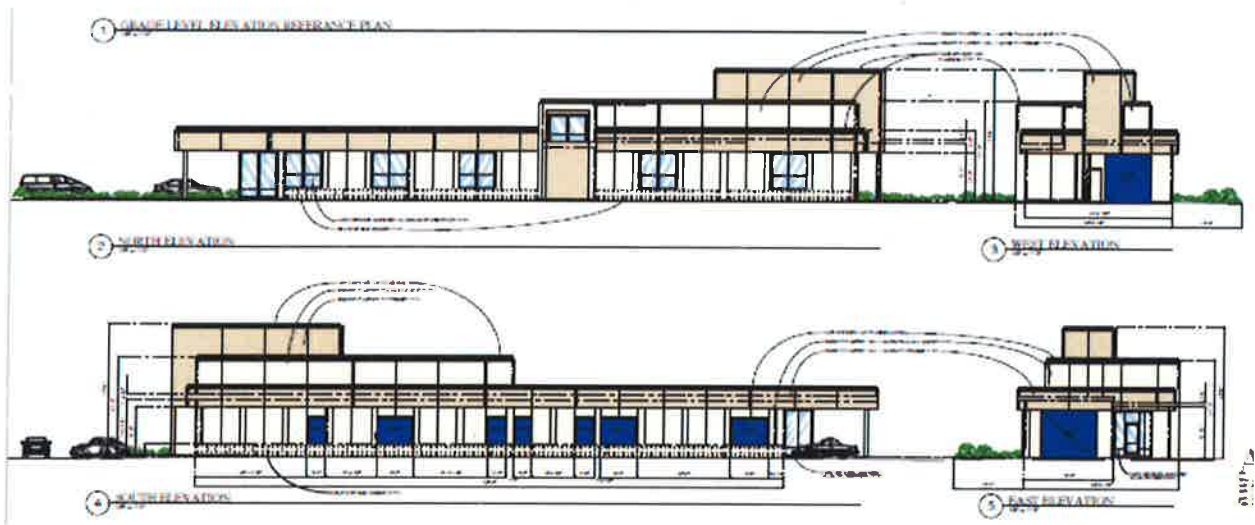
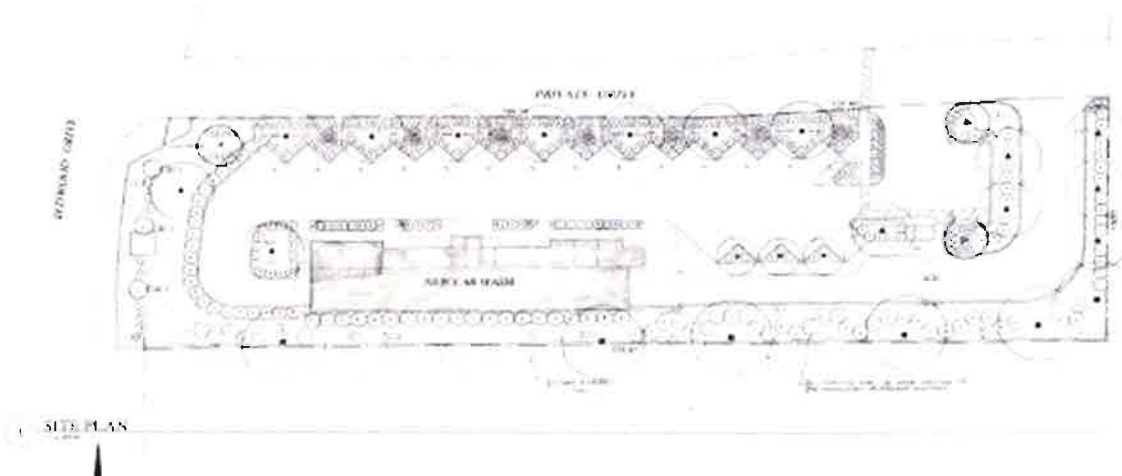


Figure 4 – Landscape Plan



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

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

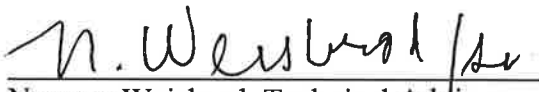
ENVIRONMENTAL DETERMINATION

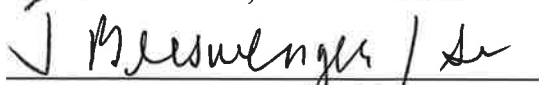
The environmental review of this facility has not been completed. The primary impacts that are being reviewed are air quality, greenhouse gas impacts, noise and traffic.

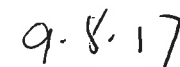
Attachments:

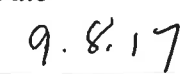
- Applicant's Supporting Statement
- Exhibit A - Site Plan and Lighting Details
- Exhibit B - Floor Plan and Building Elevations
- Exhibit C - Interior Equipment Details, Refuse Enclosure Details and Bike Parking Facility
- Exhibit D - Landscape Plan

APPROVALS:


Norman Weisbrod, Technical Advisor


Jeff Beiswenger, Planning Manager


Date


Date

RECEIVED
FEB 21 2017
CITY OF ROHNERT PARK



DESIGN CONCEPT NARRATIVE



FUTURE EXPRESS CAR WASH

SITE ADDRESS 6258 REDWOOD DRIVE

ROHNERT PARK CALIFORNIA

2/17/2017

PROPOSED LAND USE AND BACKGROUND

The Proposed Car Wash will be located on a site within the boundaries of the City of Rohnert Park. The parcel of land (APN 143-391-091) was developed under a Subdivision Map application now identified as PARCEL MAP 176. By Adobe Associates Inc. February 2006 (see attached). Subject Parcel 2, a bare piece of land consisting of .89 acres having certain easements on the south, west and north boundary's. The neighbors are, Hampton Inn to the east (back) and American Tire to the North, Both are part of Parcel Map 176.

USE PROPOSED

The Use requested is a Self Serve Express Car Wash by definition.

A fully automated conveyor wash system having wash capabilities not requiring labor intense prewash efforts, implementing water conservation efforts and providing Vacuum stations for the customers use.

OBJECTIVE

This plan provides a Wash Tunnel and Vacuum service stations for customers use. The Equipment for the wash and Vacuum systems are the state of the art wash technology's using the Patented Belanger Spin Lite Slow turn wash bay equipment with integrated ECO friendly computer controllers monitoring and managing motor operations, chemistry applications, water consumption controls. TUNNEL VISION a certified Bay Area Green Business, engineers each and every site to the site specific challenges addressing water reuse, chemistry reuse, air recapture and reuse. Every site being developed

receives a comprehensive Sound Study both Anticipated pre construction analysis as well as an operations analysis, meeting and exceeding minimum / maximum tolerances. The anticipated average number of employees on site will average Three. Hours of operation will flex between seasons with peak hours at 7am to 9pm

Building:

The proposed building as the preliminary design depicts will have a lower split face 40" block stem wall transitioning to Wood Frame, Composite siding structure. The Floor Plan consists of the Wash Bay Tunnel installed with the State of the Art Slow Turn Spin Lite Belanger Wash Equipment Package. Adjacent the wash bay layout is the proposed equipment room which neither wash bay or equipment room require climate control. The design provides for employee wash rooms facilities only as the wash process as proposed is by parameter Self Serve in category. All constructions practice shall meet or exceed the TITLE 24 and Green Build Conditions

SITE:

The site will be Landscaped with trees and plants that are durable and drought resistant which are consistent with the climate. The Site has the Non Potable Water service ready to use for the landscaping requirements.

The 16 concrete paving Vacuum stations are designed for easy access having vacuum hoses for both passenger and driver side service. The Arches will display SunBrella architectural shade coverings over each service station. The SMART IQ Central Vacuum Producers will be installed in the building equipment room.

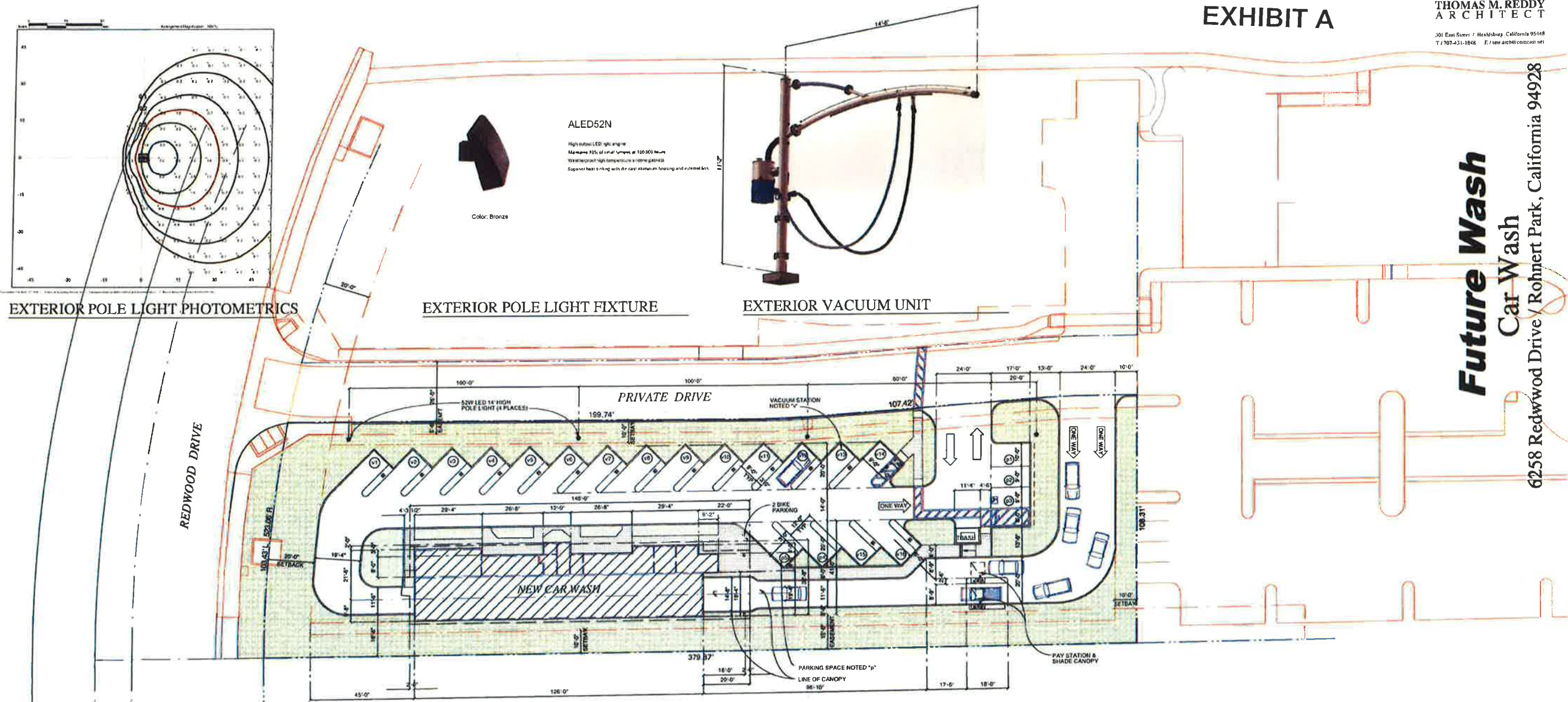
Portions of the paving surfaces will use the Permeable Materials to assist in reducing the storm drainage loads.

EXHIBIT A

THOMAS M. REDDY
ARCHITECT

301 East Street / Healdsburg, California 95448
T / 707-431-1848 F / 707-338-5619

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



1 SITE PLAN
1" = 20'-0"

PROJECT DATA

A.P. NO.:	143-391-012-000
ZONING:	I
OCCUPANCY:	B
TYPE CONSTR.:	II-B & V-B
PARCEL AREA:	0.89 ACRES ± / 0.76 ACRES ± NET
BUILDING AREA:	RECEPTION & OFFICE (CONDITIONED) 311.0± SQ. FT.
CAR WASH (UNCONDITIONED)	
GRADE LEVEL	3,411.0± SQ. FT.
ATTIC / MECHANICAL & STORAGE	631.1± SQ. FT.
CANOPIES	
ENTRANCE	605.8± SQ. FT.
EXIT	73.2± SQ. FT.
VENDING	74.6± SQ. FT.
PARKING & VACUUM:	VACUUM STATIONS: 16 SPACES
	STANDARD 15 ACCESSIBLE 1
	PARKING: 5 SPACES
	STANDARD 4 ACCESSIBLE 1

PROJECT TEAM

OWNER:	RP EXPRESS, LLC 1973 GARDENVIEW DRIVE SANTA ROSA, CALIFORNIA 95403	E / uwtools@yahoo.com T / 619-806-0798 C / 619-806-0798
CIVIL ENGINEER:	ADOBE ASSOCIATES, INC. 1220 N. DUTTON AVENUE SANTA ROSA, CALIFORNIA 95401	E / dbrown@adobeinc.com T / 707-541-2300 F / 707-541-2301
STRUCTURAL ENGINEER:	TBD XXX SANTA ROSA, CALIFORNIA 954	E / xx@xx T / 707-xx F / 707-xx
TITLE 24 COMPLIANCE:	SOL DATA ENERGY CONSULTING 2235 CHALLENGER WAY, SUITE 103 SANTA ROSA, CALIFORNIA 95407	E / shawnc@soldata.com T / 707-545-4440 F / 707-545-4447
LANDSCAPE ARCHITECT:	PHIL MANOUKIAN 3725 DRY CREEK ROAD HEALDSBURG, CALIFORNIA 95448	E / armaniac@sonic.net T / 707-433-1112
ARCHITECT:	THOMAS M. REDDY ARCHITECT 301 EAST STREET HEALDSBURG, CALIFORNIA 95448	E / tmr-arch@comcast.net T / 707-431-1848 C / 707-338-5619

A 1.0

Nov. 28 / 16
Dec. 7 / 16
Jan. 6 / 17
Jan. 10 / 17
Feb. 13 / 17
April 3 / 17
April 12 / 17
May 24 / 17
June 23 / 17

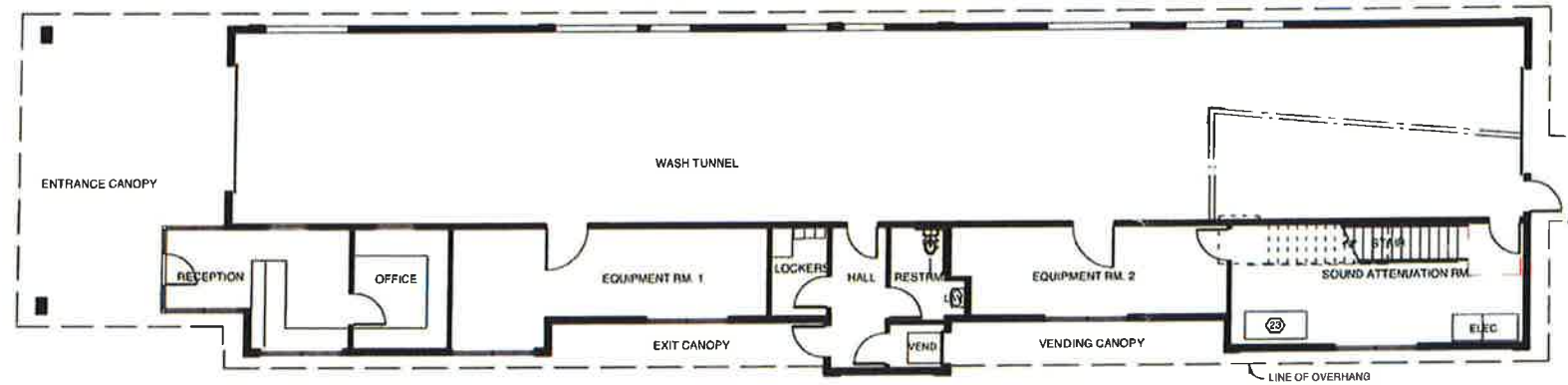
EXHIBIT B

THOMAS M. REDDY
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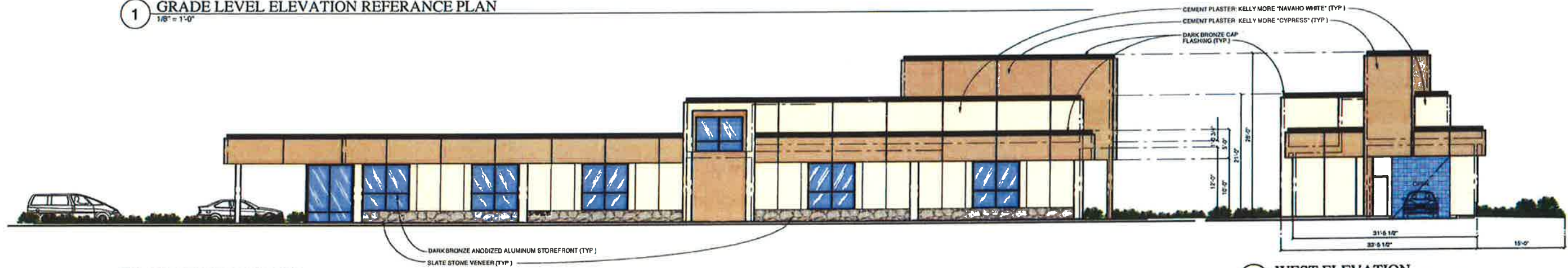
6258 Redwood Drive / Rohnert Park, California 94928

Future Wash Car Wash



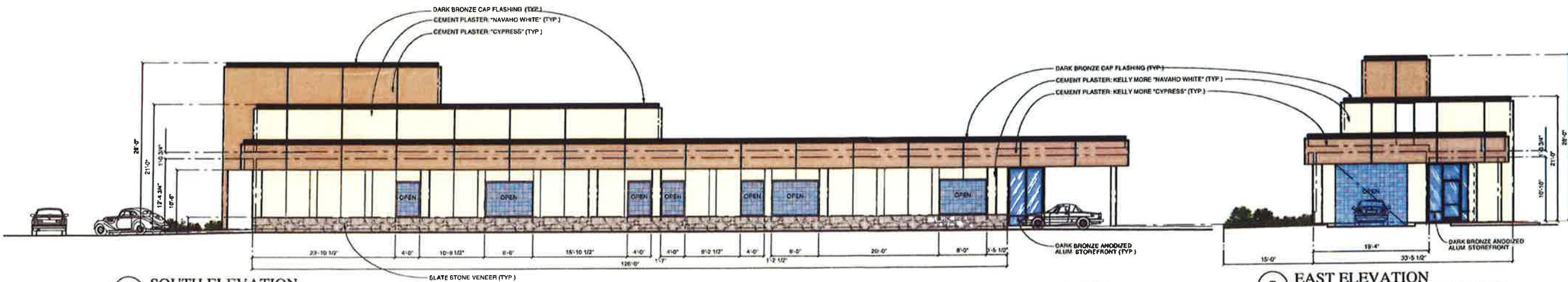
6 PAY STATION CANOPY
PAY STATION CANOPY COLOR TO BE "CREAM"
SHOWN BLACK FOR CLARITY

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"

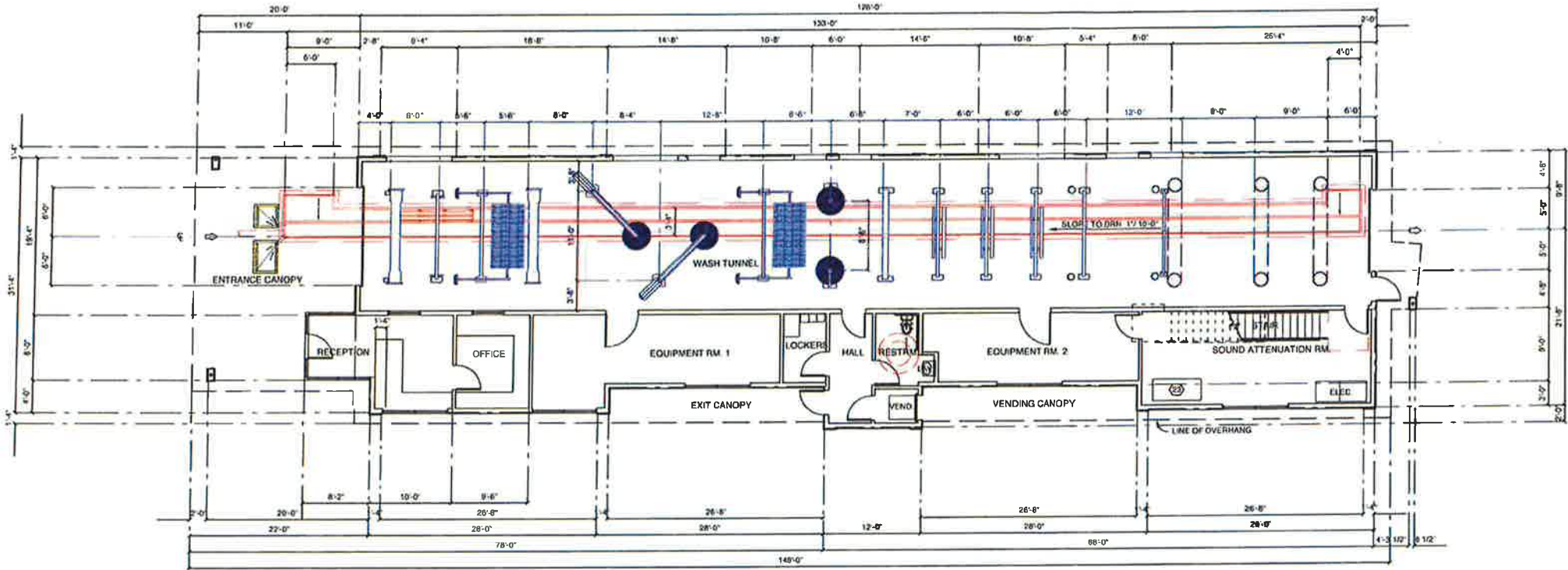
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Feb. 13 / 17
April 3 / 17
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June 23 / 17
June 28 / 17

EXHIBIT C

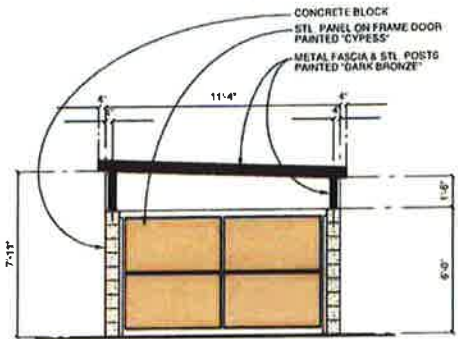
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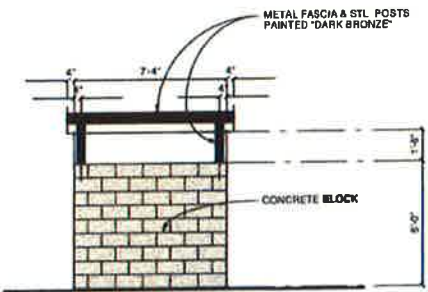
Future Wash
Car Wash
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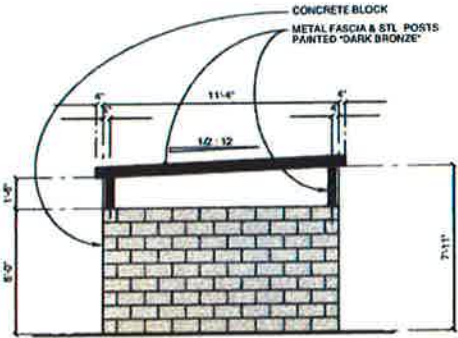
1 GRADE LEVEL PLAN
1/8" = 1'-0"



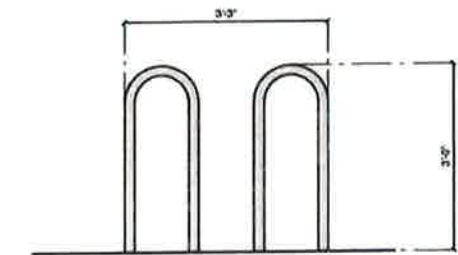
3 TRASH ENCLOSURE
NORTH ELEVATION
1/8" = 1'-0"



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



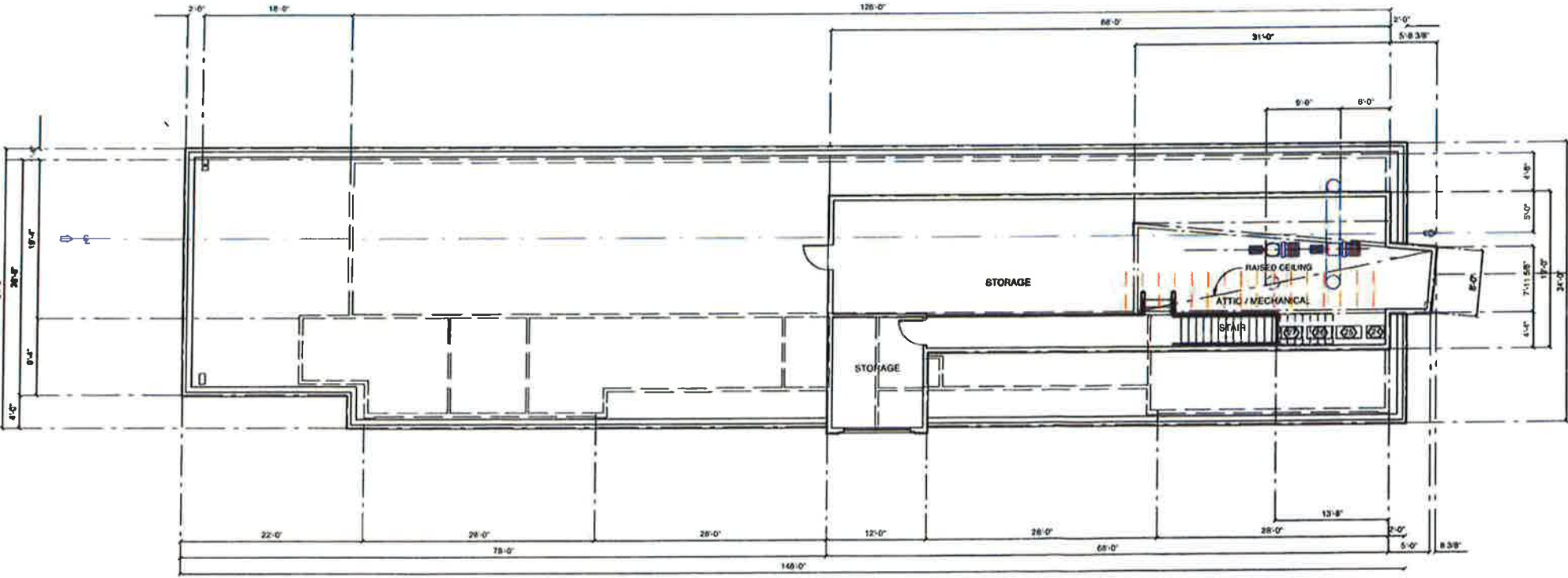
5 TRASH ENCLOSURE
SOUTH ELEVATION
1/8" = 1'-0"



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

A 2.0

Nov. 28 / 16 Feb. 13 / 17
Jan. 9 / 17 April 3 / 17
Jan. 11 / 17 April 12 / 17
Jan. 30 / 17 June 23 / 17
Feb. 2 / 17 June 26 / 17

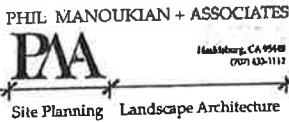


2 ROOF / ATTIC MECHANICAL PLAN
1/8" = 1'-0"

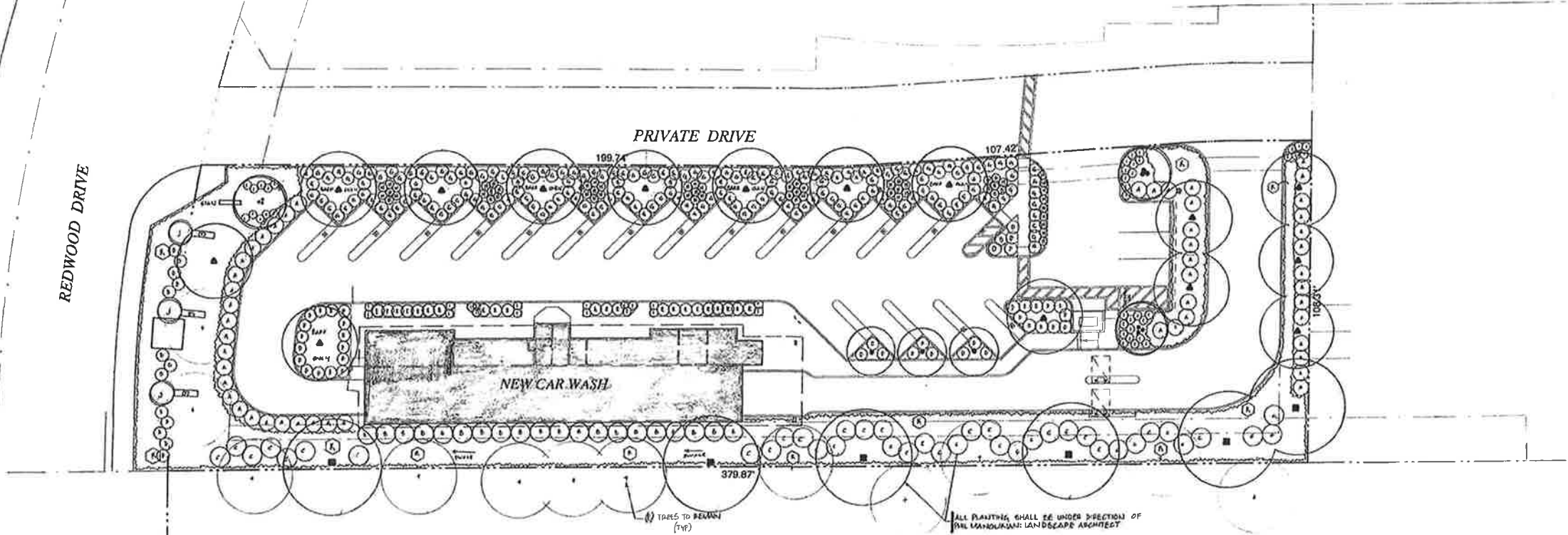
LEGEND

▲	#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 subrica	Red Twig Dogwood	#5
D		Rosa spp.	Carpet Rose	#5 red
E		Pittosporum tobira - WHEELER'S DWARF	Tobira DWARF TOBIRA	#5
F		Eunonymus 'Silver Queen'	Variegated Eunonymus	#5
G		Carex tuminicola	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.



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



1 SITE PLAN
1"=20'-0"
N

PRELIMINARY PLANTING PLAN
FUTURE WASH
CONDITIONAL USE PERMIT & SITE
PLAN AND ARCHITECTURAL REVIEW
6258 Redwood Dr
Rohnert Park, California