COUNCILMEMBERS
Melissa Hernandez, Mayor
Jean Josey, Vice Mayor
Shawn Kumagai, Councilmember
Dr. Sherry Hu, Councilmember
Michael McCorriston, Councilmember

Regional Meeting Room
Civic Center
100 Civic Plaza
Dublin, CA 94568

Special Meeting of the

DUBLIN CITY COUNCIL

Tuesday, May 17, 2022

Location: Regional Meeting Room
Civic Center
100 Civic Plaza
Dublin, CA 94568

Special Meeting 6:00 PM

Notice is hereby given that a Special Meeting of the City of Dublin City Council will be held on Tuesday, May 17, 2022, at 6:00 PM in the Regional Meeting Room, Civic Center, 100 Civic Plaza, Dublin, CA.

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. PUBLIC COMMENT

3. STUDY SESSION

3.1 Study Session: Nissan Commercial Car Wash (PLPA-2022-00003)

The Applicant, Dosanjh Real Estate, LLC, has submitted an application for a proposed commercial self-service car wash consisting of a 3,574 -square- foot building housing a drive-thru automatic car wash tunnel, a parking area with 18 vacuum stations servicing 16 parking spaces plus four additional parking spaces, and related site improvements. The City Council will hold a Study Session to receive a presentation regarding the proposed project.

STAFF RECOMMENDATION:

Receive a presentation on the proposed project and provide direction regarding processing this application and feedback regarding the design.

Staff Report
Attachment 1 - Project Plans
Attachment 2 - Example of Typical Vacuum Stations and Proposed Vacuum Station
Attachment 3 - Photo Simulations
Item 3.1 - PowerPoint Presentation

4. ADJOURNMENT

Upcoming City Council Schedule: Regular City Council Meeting, May 17, 2022

This AGENDA is posted in accordance with Government Code Section 54954.2(a)

If requested, pursuant to Government Code Section 54953.2, this agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation, please contact the City Clerk's Office (925) 833-6650 at least 24 hours in advance of the meeting.

AFFIDAVIT OF NOTICING AND POSTING:
I, Marsha Moore, City Clerk for the City of Dublin, declare that a copy of this agenda / notice was posted in the kiosk in front of the Civic Center and that the City of Dublin City Councilmembers and the Media were provided notice on Wednesday, May 11, 2022.

ATTEST:

Marsha Moore

_____
Marsha Moore, City Clerk

Agenda Item 3.1

STAFF REPORT
CITY COUNCIL

DATE: May 17, 2022

TO: Honorable Mayor and City Councilmembers

FROM: Linda Smith, City Manager

SUBJECT: Study Session: Nissan Commercial Car Wash (PLPA-2022- 00003)
Prepared by: Amy Million, Principal Planner

EXECUTIVE SUMMARY:

The Applicant, Dosanjh Real Estate, LLC, has submitted an application for a proposed commercial self-service car wash consisting of a 3,574-square-foot building housing a drive-thru automatic car wash tunnel, a parking area with 18 vacuum stations servicing 16 parking spaces plus four additional parking spaces, and related site improvements. The City Council will hold a Study Session to receive a presentation regarding the proposed project.

STAFF RECOMMENDATION:

Receive a presentation on the proposed project and provide direction regarding processing this application and feedback regarding the design.

FINANCIAL IMPACT:

All costs associated with processing the Planning Applications are borne by the Applicant.

DESCRIPTION:

Background

The City Council approved the Kaiser Medical Center project in 2016. The approvals included a General Plan and Eastern Dublin Specific Plan Amendment (Resolution No. 151-16), Planned Development (PD) Rezone with a Stage 1 Development Plan for the entire project site and a Stage 2 Development Plan for the first phase (Phase 1A) of the Kaiser facilities (Ordinance No. 07-16), and a Development Agreement (Ordinance No. 08-16).

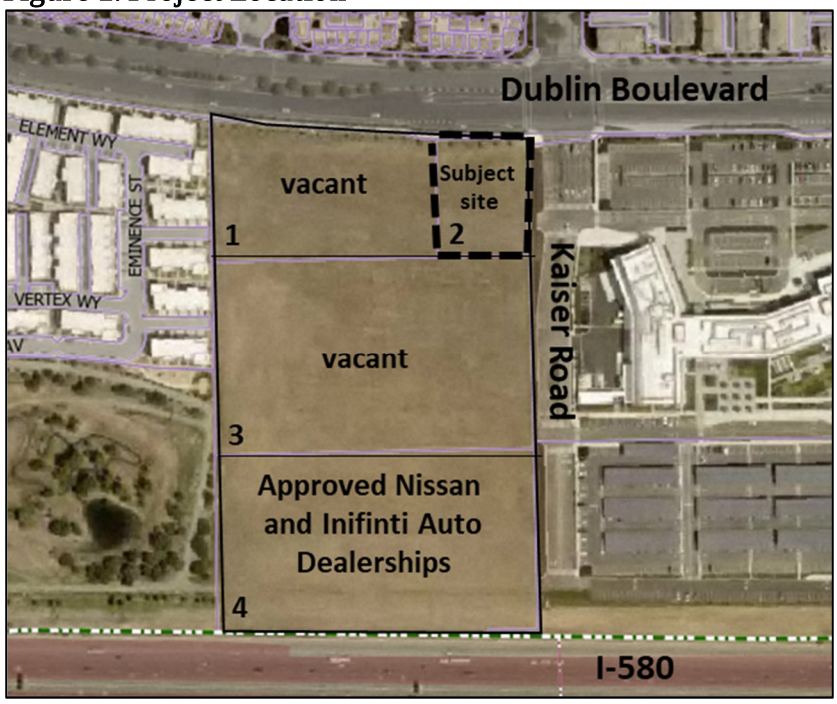
The General Plan and Eastern Dublin Specific Plan Amendment established two land use designations, Medical Campus on approximately 36 acres for up to 950,000 square feet of medical campus uses and Medical Campus/Commercial on approximately 22 acres for up to 250,000 square feet of commercial uses (referred to as Phase 1B). The Medical Campus land use

designation is intended to provide an attractive, campus-like setting for medical offices, hospitals, and other non-retail commercial uses. The Medical Campus/Commercial land use designation accommodates a range of commercial uses including regional- and community-serving retail uses, professional and administrative offices, hotel, entertainment, automotive sales, and eating and drinking establishments. Development on the Medical Campus/Commercial site is the subject of this Staff Report.

The PD zoning Stage 1 Development Plan for the commercial site focuses on uses that will generate revenue to the City. The focus on revenue generating uses is unique to this PD and stemmed from the loss of tax revenue as a result of the uses allowed by the General Plan land use change to Medical Campus to accommodate the Kaiser medical facility. The City included a provision in the Kaiser Development Agreement that required Kaiser to actively market the commercial site and imposed financial consequences on Kaiser if it had not sold the site. The commercial site was sold to an entity controlled by Inder Dosanjh in 2018 thereby satisfying that portion of the Development Agreement.

In February 2019, the new property owner subdivided the site into four parcels as shown in Figure 1 below. In addition, in April 2019, the City Council approved a PD Rezone with a Stage 2 Development Plan for all four parcels of the commercial site (Ordinance No. 03-19). Parcels 1-3 are currently vacant. Nissan and Infiniti Dealerships have been approved on Parcel 4; the building permit for the Nissan Dealership has been issued and the building is currently under construction. A building permit application for the Infiniti Dealership has been submitted.

Figure 1. Project Location



Current Request

The property owner proposes to construct a commercial car wash that would be open to the public on Parcel 2. The proposed project includes construction of a self-service car wash consisting of a 3,574-square-foot building housing a drive-thru automatic car wash tunnel, a

parking area with 18 vacuum stations servicing 16 parking spaces plus four additional parking spaces, and related site improvements. The proposed project is not allowed under the PD zoning and requires amendments to the PD in addition to other Planning entitlements which typically would include a Conditional Use Permit and Site Development Review Permit.

Analysis

Location
The project site is prominently located at the southwest corner of Dublin Boulevard and Kaiser Road. The project site is surrounded by residential and commercial uses as shown in Table 1 below. The site is located on a hard corner with high visibility from Dublin Boulevard and The Terraces condominium community to the north and future commercial uses immediately to the west on Parcel 1.

Table 2: Surrounding Land Uses

Location	Zoning	General Plan Land Use	Current Use of the Property
North	PD (Planned Development) Ordinance No. 06-00	High Density Residential	Multi-Family Residential (The Terraces)
South	PD (Planned Development) Ordinance No. 03-19	Medical Campus / Commercial	Vacant / Nissan and Infiniti Auto Dealerships (planned)
East	PD (Planned Development) Ordinance No. 07-16	Medical Campus	Kaiser Medical Center
West	PD (Planned Development) Ordinance No. 03-19	Medical Campus / Commercial	Vacant

General Plan/Eastern Dublin Specific Plan Compatibility
The subject property is located within the Medical Campus/Commercial land use designation. This designation accommodates a range of commercial uses including regional- and community-serving retail uses, professional and administrative offices, hotel, entertainment, limited automotive sales and eating and drinking establishments.

The subject property is also located within the Tassajara Gateway subarea of the Eastern Dublin Specific Plan. The emphasis of this area is to create a "gateway" into eastern Dublin that establishes a positive impression to the travelers that pass through this area. The Specific Plan seeks to achieve this through siting and design of high-profile commercial uses (hotel, conference center, campus office, restaurant) recommended for this area to contribute to the creation of a distinctive "gateway" image.
Planned Development Zoning Compatibility
The Planned Development zoning district for the subject site includes a list of permitted and conditionally permitted uses, with a focus on uses which generate revenue to the City. The following is the list of permitted and conditionally permitted uses:

Permitted Uses:
- Hotel/Motel

- Eating and Drinking Establishments[1]
- Entertainment (including movie theater, performance venue, or similar)
- Automotive/Vehicle Sales and Service (outdoor display/storage area limited to 20% of the subject parcel)
- The following Retail uses:
  - Home Furnishings
  - Clothing/Fashion
  - Office Supplies
  - Home Appliance/Electronics
  - Hardware
  - Jewelry
  - Bookstore
  - Sporting Goods
  - Grocery[2]
  - Other retail establishments determined by the Community Development Director to be similar (in terms of City revenue generation and use type) to the foregoing[3]

Conditionally Permitted Uses

- Membership-based warehouse retail store[4]
- Professional and Administrative Offices
- Research and Development Laboratory
- Automotive/Vehicle Sales and Service (outdoor display/storage area more than 20% of the subject parcel)
- Fitness/Health Club[2]

Notes:

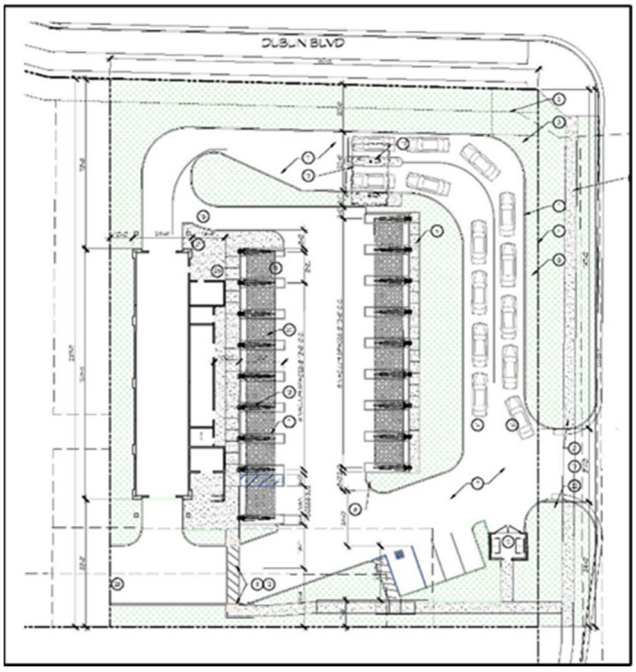
1. Up to a maximum of 20% of the total building square footage. Drive-through or traditional fast-food chain restaurants shall not be permitted.
2. Up to a maximum of 30% of the total building square footage
3. Tobacco Retail uses shall not be permitted.
4. CUP analysis will require a trip generation assessment/site plan review and potentially a supplemental analysis to determine if the use generates traffic more than what was assumed in the EIR

As previously stated, the allowed uses, which focus on revenue generating uses in a PD zoning district, is unique to this PD. In evaluating revenues from the other car washes in the City, the revenue generated from car washes are minimal. A car wash facility would, thus, not be consistent with the PD zoning as the highest and best use for this location on Dublin Boulevard. An amendment to the PD would be required to allow a car wash at this location.

Additionally, when a car wash is allowed in a zoning district, it is typically a conditionally permitted use. The requirement for a Conditional Use Permit provides a tool to help ensure that the operation and use of the car wash is compatible with surrounding commercial and residential uses.

Site Design

Figure 2. Site Plan



The proposed car wash tunnel is located on the west side of the property, perpendicular to Dublin Boulevard. The car wash tunnel and outdoor vacuum stations would be visible from Dublin Boulevard. This placement also results in some units at The Terraces having direct visual access into the car wash tunnel and vacuum stations.

The project site is accessed on the east side of the property from an existing driveway off Kaiser Road as shown in Figure 2. The intersection of Kaiser Road and Dublin Boulevard is a shared intersection for access to both the Kaiser Dublin Medical Center and the commercial site.

Once on-site, two vehicle lanes are provided for queuing to the pay station and entry from the north end into the car wash tunnel. The lanes merge back into one lane for access to the car wash tunnel. Upon exiting the tunnel on the south end, a vehicle can proceed to either exit the site or park at one of the 16 vacuum parking spaces where 18 individual vacuum stations are located. Prior to entering the car wash tunnel an escape lane leading directly to the vacuum stations is also available.

The Applicant proposes to provide 16 vacuum parking spaces with 18 individual vacuum stations. The Applicant has provided an image of the proposed vacuum stations. The vacuum stations tend to be highly visible unless integrated into features, such as a trellis to camouflage them. Staff has included additional examples of typical vacuum stations that are provided at similar self-service car wash facilities for reference. Examples of a typical vacuum station and the proposed vacuum station are included as Attachment 2.

An additional four parking spaces are provided on the south side of the property adjacent to the proposed trash enclosure. Landscaping is proposed around the perimeter of property and between the car wash tunnel queue lanes and the vacuum stations.

An on-site circulation analysis to confirm that queuing for the pay stations and car wash tunnel will not extend onto Kaiser Road will be prepared as part of the project review.

Architecture

The proposed building is long and narrow reflective of its intended use as a car wash tunnel. It is approximately 40 feet wide, 109 feet long and 30 feet tall. The architecture is contemporary with a lower middle section and taller elements at both ends. The building's roof is a combination of a flat roof in the middle section and decorative shed roofs at both ends highlighting the taller portions of the building. The building is clad with metal siding painted blue and gray tones. Windows are provided on the upper half of the taller portions of the building and for a small office on the

ground floor. The building's elevation as well as color and materials are shown in the Project Plans on Sheet A301 in Attachment 1. The Applicant provided photo simulations of the proposed project as seen from Dublin Boulevard and Keegan Street included as Attachment 3.

Noise

The Applicant submitted a Noise Assessment Study (NAS) as part of their application materials, which analyzed the noise impacts of the proposed car wash including a 15-bay vacuum area (not 18 vacuum stations as shown on the project plans). The NAS evaluated noise exposure from the property line of the residential buildings across Dublin Boulevard.

The NAS results were provided in reference to the Noise Element of the Dublin General Plan. The Noise Element uses the Community Noise Equivalent Level (CNEL), which is a time-weighted 24-hour average noise descriptor commonly used to describe community noise environments. Noise levels averaged over 24 hours are often termed "noise exposure." The normally acceptable noise exposure limit for residential land uses is 60 decibels (dB) CNEL. As the City does not have noise standards for car wash noise impacts to residential areas, a limit of 60 dB CNEL was used in the study as the limit for project-generated noise at the nearest and most impacted residences across Dublin Boulevard from the site.

The NAS concluded that car wash operational noise would exceed the City's noise limits. The noise level would increase by 1 or 2 decibels over existing noise levels due to the dryer blowers and would exceed the normally acceptable 60 dB CNEL limit of the Dublin Noise Element standards for residential land uses. Therefore, the NAS recommended noise mitigation measures including a shield on the interior of the car wash tunnel to limit the noise level for the surrounding residential uses.

The noise level from 15 vacuum stations would be 3 dB lower than the normally acceptable 60 dB at the residential building and, therefore, no mitigation is proposed.

The City engaged the services of First Carbon Solutions (FCS), an acoustical engineer, to peer review the NAS. According to FCS, the NAS clearly identified the proposed project's stationary operational noise levels and their potential to result in a substantial permanent increase in ambient noise levels in the project vicinity in excess of standards established in the General Plan. The operational noise level calculations are verifiable and accurately calculated as measured at the nearest sensitive receptor land use. However, the NAS does not provide a technical analysis to substantiate the decibel reduction resulting from implementation of the recommended mitigation measures. Therefore, if the project were to move forward, the NAS would need to be updated to analyze 18 vacuum stations and provide a technical analysis confirming the adequacy of the proposed mitigation measures.

<u>Conclusion</u>

Staff is seeking direction from the City Council on whether to proceed with reviewing this application and amendments to the PD zoning to allow such a use. If the project application is to move forward, Staff is also seeking feedback regarding the design of the proposed project.

ENVIRONMENTAL DETERMINATION:

The City Council is holding a Study Session on the proposed Nissan Commercial Car Wash project and no formal action will be taken at this time. The Study Session is not subject to the requirements of the California Environmental Quality Act (CEQA) as it does not have the potential to result in a direct physical change in the environment or a reasonably foreseeable indirect change in the environment and, thus, does not meet the definition of a project under CEQA Guidelines Section 15378.

STRATEGIC PLAN INITIATIVE:

None.

NOTICING REQUIREMENTS/PUBLIC OUTREACH:

Although a public notice is not required for a Study Session, a public notice was mailed to all property owners and occupants within 300 feet of the proposed project. A public notice was also published in the *East Bay Times* and posted at several locations throughout the City. A Planning Application sign was posted on the project site and the project was also included on the City's development activity webpage. A copy of this Staff Report has been provided to the Applicant.

ATTACHMENTS:

1) Project Plans
2) Examples of Typical Vacuum Stations and Proposed Vacuum Station
3) Photo Simulations

KAISER COMMERCIAL CAR WASH

Site Development Review

February 17, 2022

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C.1 SITE PLAN
C.2 FIRE ACCESS PLAN
C.3 TRASH PICK UP PLAN
C.4 PRELIMINARY UTILITY PLAN
C.5 PRELIMINARY GRADING PLAN
C.6 PRELIMINARY CROSS SECTIONS
C.7 PRELIMINARY STORMWATER MANAGEMENT PLAN
L.1 CONCEPTUAL LANDSCAPE PLAN
A101 ARCHITECTURE SITE PLAN
A201 FLOOR PLAN
A301 ELEVATIONS
A401 ELEVATIONS

Prepared By:
K-12 Architects
New Leaf Landscape Architects
MacKay & Somps

Prepared For:
Dosanjh Real Estate LLC

DUBLIN BLVD

NON-ACCESS EASEMENT

PROJECT BOUNDARY

11'

8'

3'

10' PUE

ROW

PSE

SIGN EASEMENT

R20.5'

10.5'

R10'

11'

25.5'

PAY STATIONS

R20.5'

PAE

SDE

R25'

14'

R12'

10'

6'

R7'

3'

4'

17'

34.8'

11'

24'

4'

4'

VACUUM STALLS

26'

11'

5'

9'

25' UTILITY ESMT

9.5'

9.5'

112'

119'

19'

19'

R15'

R14'

R12'

34'

30'

EXISTING ENTRY TO BE IMPROVED AND USED FOR ACCESS

R8'

25'

R17'

5'

12'

9'

44'

19'

17'

12'

PROPOSED SIDEWALK PARALLEL TO KAISER ROAD (PRIVATE) TO BE COORDINATED WITH ADJACENT KAISER MEDICAL DEVELOPMENT

FUTURE ACCESS ONTO ADJACENT PARCEL

10'

6'

5'

4'

SDE

25' UTILITY ESMT

FUTURE HOTEL & COMMERCIAL USE PARCEL
APN# 985-0027-027-00

FUTURE HOTEL & COMMERCIAL USE PARCEL
APN# 985-0027-025-00

CAR WASH BUILDING

108'

10'

10.5'

6'

19'

15'

5'

12.5'

14'

17'

R8'

R8'

5'

25'

25'

KAISER ROAD

SITE SUMMARY

BUILDING AREA: 3574± SF
TOTAL CAR WASH SITE AREA: 43563± SF
FLOOR AREA RATIO (FAR): 0.08±

NOTE:
1. ALL DIMENSIONS ARE SHOWN INDICATIVELY AND ARE TO BE ADJUSTED DURING FINAL DESIGN

0 30 60
SCALE: 1"=30'

ISSUE DATE: FEBRUARY 7, 2022
DRAWN BY: NT
PROJECT NO. 19945.00

DIMENSIONED SITE PLAN

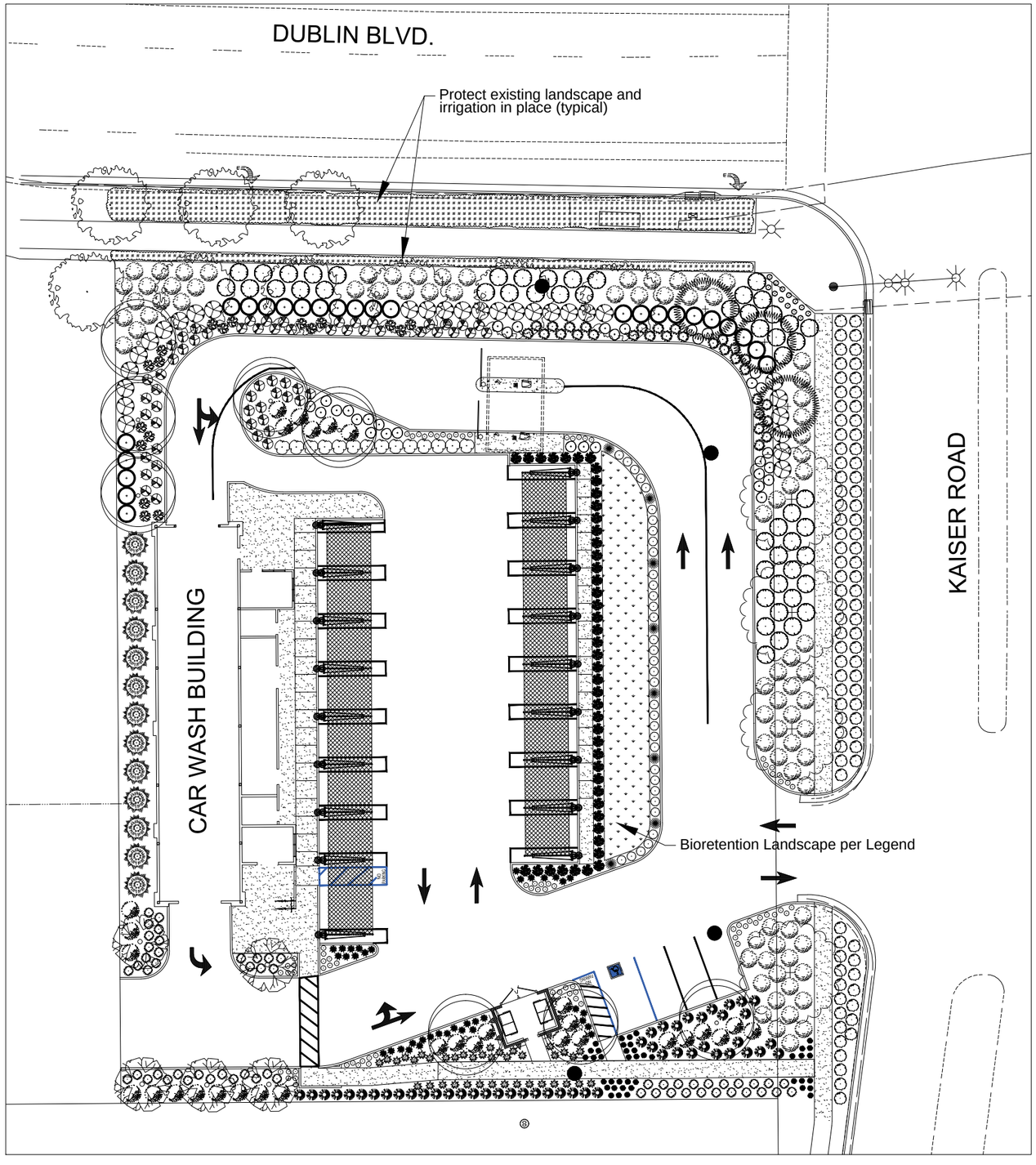
SITE DEVELOPMENT REVIEW

KAISER COMMERCIAL CAR WASH

KAISER ROAD, DUBLIN, CA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
PLEASANTON, CA (925)225-0690

SHEET NO. C.1
OF: 7 SHEETS



CONCEPTUAL LANDSCAPE PLAN

CONCEPTUAL PLANT PALLETTE

SYMBOL	BOTANICAL NAME / COMMON NAME	PLANT QTY.	PLANT SIZE	WATER REQ.'S	SPACING ON-CENTER
TREES					
	ACER R. 'SCARLET SENTINEL' / COLUMNAR RED MAPLE	4	24" BOX	MODERATE	+/- 30'
	CERCIS OCCIDENTALIS / WESTERN REDBUD	5	24" BOX	LOW	+/- 17'
	LAGERSTROEMIA I. 'WATERMELON RED' / CRAPE MYRTLE	3	24" BOX	LOW	+/- 18'
	LAURUS N. 'SARATOGA' / SWEETBAY	8	24" BOX	LOW	+/- 22'
	EXISTING TREE TO REMAIN	9	EXISTING	LOW	N/A

SYMBOL	BOTANICAL NAME / COMMON NAME	PLANT QTY.	PLANT SIZE	WATER REQ.'S	SPACING ON-CENTER
SHRUBS/VINES					
	ACHILLEA MILLEFOLIUM / COMMON YARROW	80	1 GAL	LOW	18"
	ARCTOSTAPHYLOS D. 'HOWARD MCMINN' / MANZANITA	28	5 GAL	LOW	60"
	ARCTOSTAPHYLOS E. 'LITTLE SUR' / LITTLE SUR MANZANITA	35	1 GAL	LOW	36"
	CEANOTHUS G. 'ANCHOR BAY' / POINT REYES CEANOTHUS	83	5 GAL	LOW	72"
	CISTUS X 'PURPUREUS' / ORCHID ROCKROSE	14	5 GAL	LOW	48"
	CISTUS X 'SUNSET' / ROCKROSE	52	5 GAL	LOW	72"
	COPROSMA KIRKII / MIRRORPLANT	85	1 GAL	LOW	48"
	DODONAEA V. 'PURPUREA' / PURPLE HOPSEED BUSH	13	5 GAL	LOW	96"
	GREVILLEA 'NOELII' / NOEL GREVILLEA	31	5 GAL	LOW	60"
	KNIPHOFIA UVARIA / RED-HOT POKER	41	1 GAL	LOW	24"
	LAVANDULA S. 'OTTO QUAST' /SPANISH LAVENDER	49	1 GAL	LOW	42"
	MYOPORUM PARVIFOLIUM / MYOPORUM	30	1 GAL	LOW	36"
	MYRTUS C. 'COMPACTA' / DWARF MYRTLE	46	5 GAL	LOW	42"
	NANDINA D. 'GULF STREAM' / HEAVENLY BAMBOO	18	1 GAL	LOW	36"
	PARTHENOCISSUS TRICUSPIDATA / BOSTON IVY - VINE	6	5 GAL	LOW	60"
	PHORMIUM 'BRONZE BABY' / NEW ZEALAND FLAX	8	5 GAL	LOW	N/A
	PHORMIUM 'TOM THUMB' / DWARF NEW ZEALAND FLAX	38	1 GAL	LOW	36"
	RHAMNUS C. 'EVE CASE' / COFFEEBERRY	25	5 GAL	LOW	60"
	RHAPHIOLEPIS I. 'BALLERINA' / INDIAN HAWTHORNE	33	1 GAL	LOW	36"
	ROSMARINUS O. 'HUNTINGTON CARPET' / DWARF ROSEMARY	60	1 GAL	LOW	36"
	SALVIA GREGGII / AUTUMN SAGE	56	1 GAL	LOW	42"
	TEUCRIUM CHAMAEDRYS / GERMANDER	37	1 GAL	LOW	24"
	TULBAGHIA VIOLACEA / SOCIETY GARLIC	13	1 GAL	LOW	30"
GROUND COVERS					
	BIO-RETENTION PLANTING TO BE A MIX OF DESCHAMPSIA CESPITOSA (TUFTED HAIRGRASS), CAREX DIVULSA (BERKELEY SEDGE), JUNCUS PATENS (CALIFORNIA GRAY RUSH) AND CHONDROPETALUM TECTORUM (SMALL CAPE RUSH).	1,380 SF	1 GAL	LOW	24"
	EXISTING LANDSCAPE TO BE PROTECTED IN PLACE AND REMAIN	1,650 SF	EXISTING	N/A	N/A

NOTES

1. PLANT PALETTE IS INTENDED AS A REPRESENTATIVE GUIDE OF THE PLANT MATERIAL TO BE USED, ACTUAL PLANT MATERIAL USED IN THE CONSTRUCTION DOCUMENTS MAY VARY.
2. WATER USE REQUIREMENTS FOR PLANTS (PLANT FACTORS) ARE BASED ON RECOMMENDATIONS FROM THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS IV 2014) PUBLISHED BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, JANUARY 2014.
3. CONSTRUCTION DOCUMENTS WILL BE PREPARED IN COMPLIANCE WITH THE CITY OF DUBLIN LANDSCAPE REQUIREMENTS AND THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) REQUIREMENTS.
4. BACKFLOW PREVENTER AND ELECTRICAL FOR IRRIGATION CONTROLLER WILL BE DETERMINED WHEN CONSTRUCTION DOCUMENTS ARE COMPLETED FOR THE PROJECT.
5. BIO-RETENTION AREA WILL BE IRRIGATED BY EITHER HIGH EFFICIENCY OVERHEAD IRRIGATION OR SUBSURFACE DRIP IRRIGATION AS APPROPRIATE.
6. ALL TREES, SHRUBS AND GROUNDCOVER WILL BE IRRIGATED BY EITHER BUBBLERS OR DRIP IRRIGATION AS APPROPRIATE.

SCALE: 1/16"=1'-0"

ISSUE DATE: FEBRUARY 16, 2022
DRAWN BY: NGH
PROJECT NO. 19945.00

KAISER COMMERCIAL CAR WASH
KAISER ROAD, DUBLIN, CA

CONCEPTUAL LANDSCAPE PLAN
SITE DEVELOPMENT REVIEW

NEWLEAF
Landscape Architecture
814 W. 5th Street, Ripon, CA 95366
209-640-3710

SHEET NO. L1
OF: 1 SHEETS

PROJECT DATA

ASSESSOR'S PARCEL NUMBER(S): 985-27-26

ZONING: PD- PLANNED DEVELOPMENT

PROJECT SITE AREA (GROSS): (1 ACRE) 43,564 S.F.

BUILDING DATA:

STRUCTURE	CBC OCCUP.	TYPE OF CONST.	AREA
CAR WASH	B	V B	3,574 S.F.

FLOOR TO AREA RATIO:

TOTAL AREA OF SITE: 43,564 S.F.
TOTAL AREA OF BLDGS: (8.2%) 3,574 S.F.

PARKING DATA:

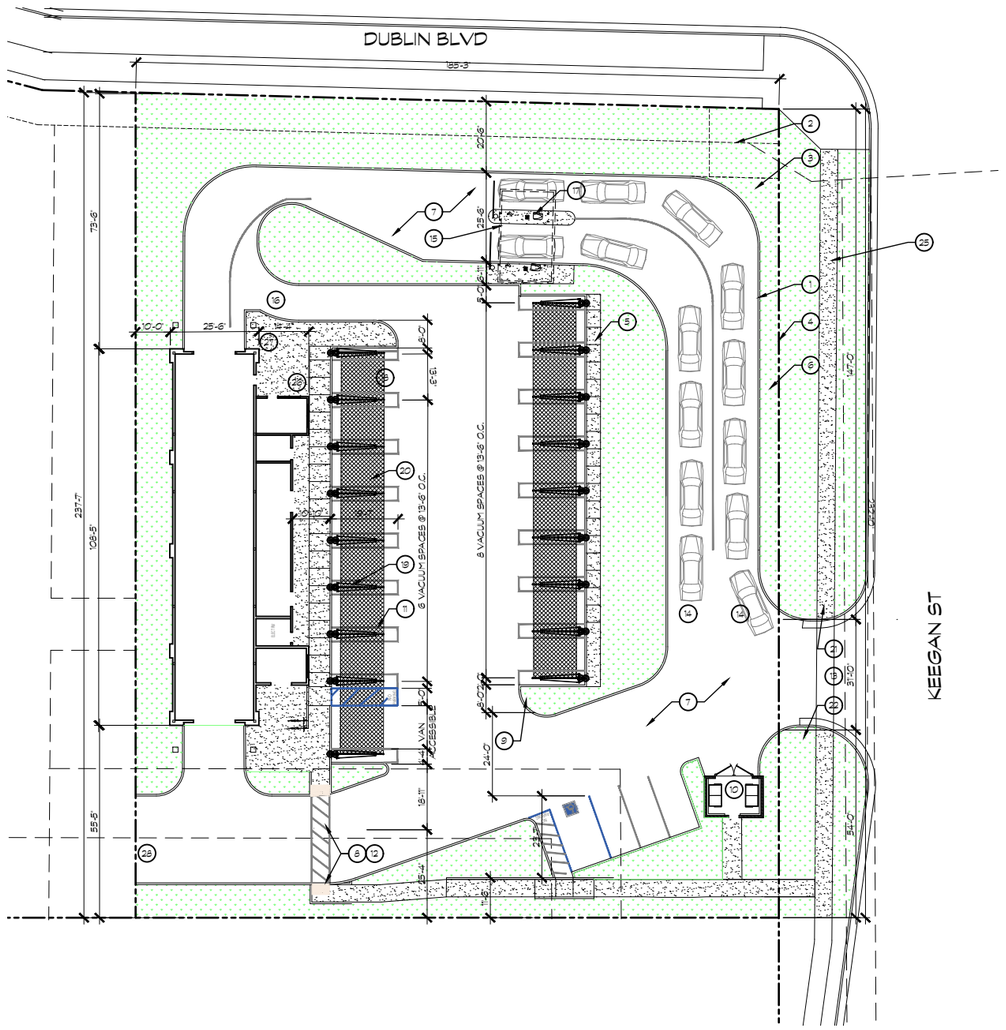
BUILDING AREA	PARKING RATIO	REQ'D.
CAR WASH	(10 SPACES + 100LF STACKING)	= 10
	TOTAL REQ'D PARKING =	10
BICYCLE	SHORT TERM (5% OF REQ. PARKING)	= 1
	LONG TERM (5% OF REQ. PARKING)	= 1

PARKING PROVIDED

VACUUM SPACES	= 15
VAN ACCESSIBLE SPACES	= 1
TOTAL =	16
BICYCLE SHORT TERM=	1
LONG TERM=	1

SCOPE OF WORK

THE PROJECT ENTAILS NEW SITE DEVELOPMENT CONSISTING OF A NEW PROPOSED 105'-0" TUNNEL CAR WASH INCLUDING STRUCTURAL, FENESTRATION, ROOFING, ELECTRICAL WITH EXTERIOR LIGHTING, PLUMBING. THE SITE IMPROVEMENTS WILL INCLUDE GRADING, DRAINAGE, UTILITIES, LANDSCAPE, SITE LIGHTING AND SITE ACCESSIBILITY.



20 SITE PLAN

SCALE: 1"= 20'-0"

SITE PLAN KEYNOTES

1. PROPERTY LINE
2. SETBACK
3. MONUMENT SIGN. BY OWNER
4. 6" HIGH CONCRETE CURB.
5. 4' THICK CONCRETE WALK. SEE LEGEND THIS SHEET
6. LANDSCAPING. SEE LEGEND THIS SHEET
7. A/C PAVING.
8. ACCESSIBLE CURB RAMP
9. SITE YARD LIGHT. WITH CONCRETE BASE SHALL HAVE A DRY SACK FINISH. TYPICAL.
10. TRASH ENCLOSURE AND CONC. APPROACH APRON
11. 4" WIDE PAINT STRIPING, WHITE, UNLESS NOTED OTHERWISE
12. DETECTABLE WARNING SURFACE
13. NEW DRIVEWAY - SEE CIVIL DWGS
14. ± 144'-0" LF OF VEHICLE STACKING ('144 / 20' = 7.2 VEHICLES)
15. PAY STATION OVERHEAD
16. ESCAPE LANE/ TURN AROUND
17. CASHIER PAY STATION
18. CAR WASH VACUUM STATION
19. VACUUM STANCHION WITH METAL ROOF
20. CAR WASH VACUUM OVERHEAD
21. CAR WASH ENTRY SIGN
22. ACCESSIBLE POLE MOUNTED SITE SIGN
23. ACCESSIBLE VAN PARKING STALL
24. ACCESSIBLE VACUUM PARKING STALL
25. PUBLIC RIGHT AWAY SIDEWALK
26. CLASS I RACK FOR 2 BICYCLES. INSTALL PER MFR. SPECIFICATIONS
27. LONG TERM BICYCLE LOCKER. INSTALL PER MFR. SPECIFICATIONS
28. REQUIRED ACCESS TO NEIGHBORS PROPERTY

SITE LEGEND

AC PAVING/EXISTING PUBLIC RIGHTAWAY SIDEWALK

LANDSCAPING

CONCRETE WALKWAY

ALL WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL (1) ARE CONTINUOUSLY ACCESSIBLE, (2) HAVE A MAXIMUM 1/2" CHANGE IN ELEVATION, (3) ARE MINIMUM 48" IN WIDTH, (4) HAVE A MAXIMUM 2% CROSS SLOPE, AND (5) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (E. 1:20) SHALL HAVE RAMPS COMPLYING WITH 2013 CBC, SECTION 11B-405 OR 11B406 AS APPROPRIATE. WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE, COMPLYING 2013 CBC, SECTION 11B-705.1.2.5.

PATH OF TRAVEL

K12 Architects, Inc
3090 Fite Circle, #104
Sacramento, CA 95827
PH:(916) 455-6500 FAX:(916) 455-8100

CONSULTANTS:

CONTRACTOR:

PROJECT:

DUBLIN CAR WASH

KASIER DRIVE
DUBLIN, CA 94568

DEVELOPER:

Inder Dosanjh
4200 John Monego Ct
Dublin, CA 94568

REVISIONS:

PROFESSIONAL SEALS:

LICENSED ARCHITECT KURT WAGENKNECHT C-14729 NOV/ 2021 RENEWAL DATE STATE OF CALIFORNIA

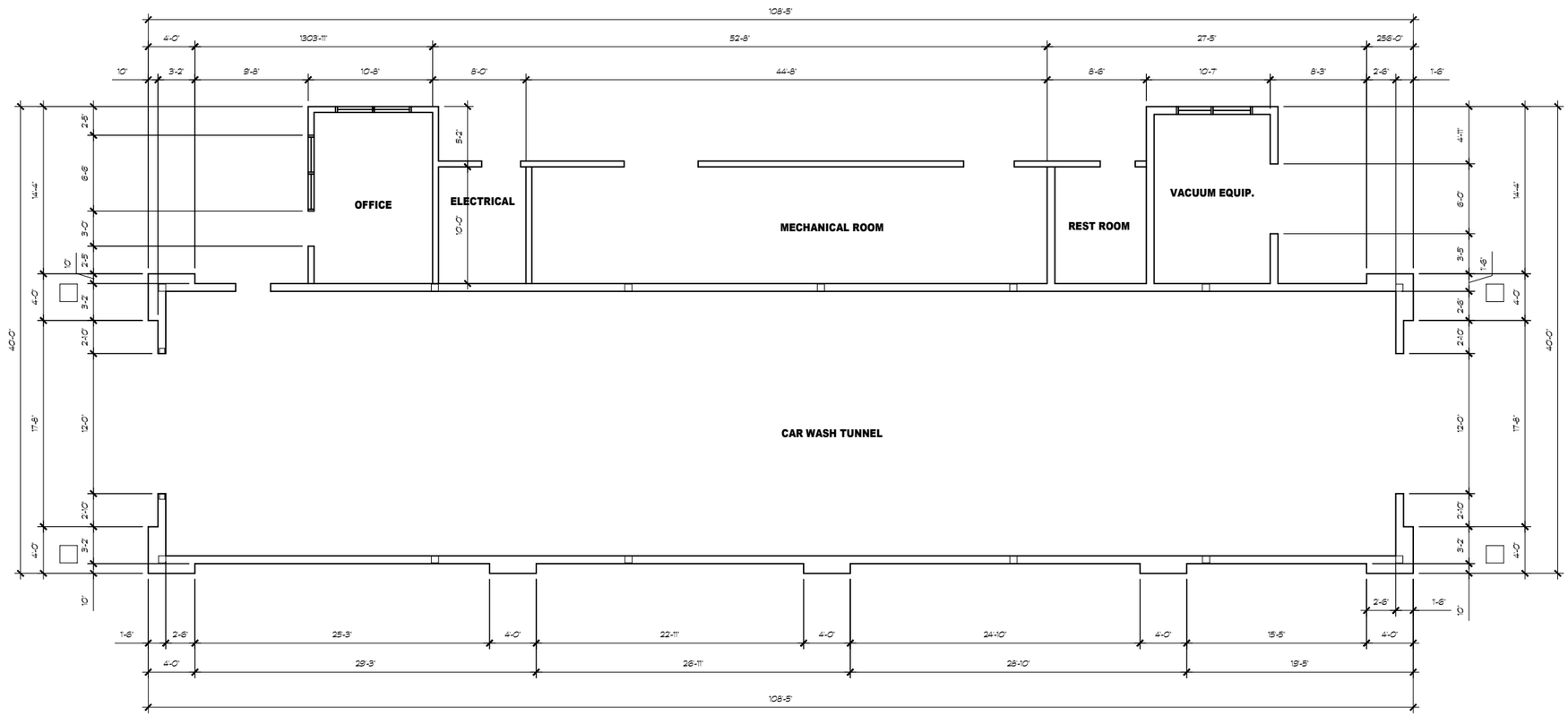
PROJECT NUMBER: 21-023
PROJECT DATE: 2-16-22

SHEET CONTENTS:

SITE PLAN

SHEET NUMBER:

A101



20 **CAR WASH FLOOR PLAN**

SCALE: 1/8"= 1'-0"

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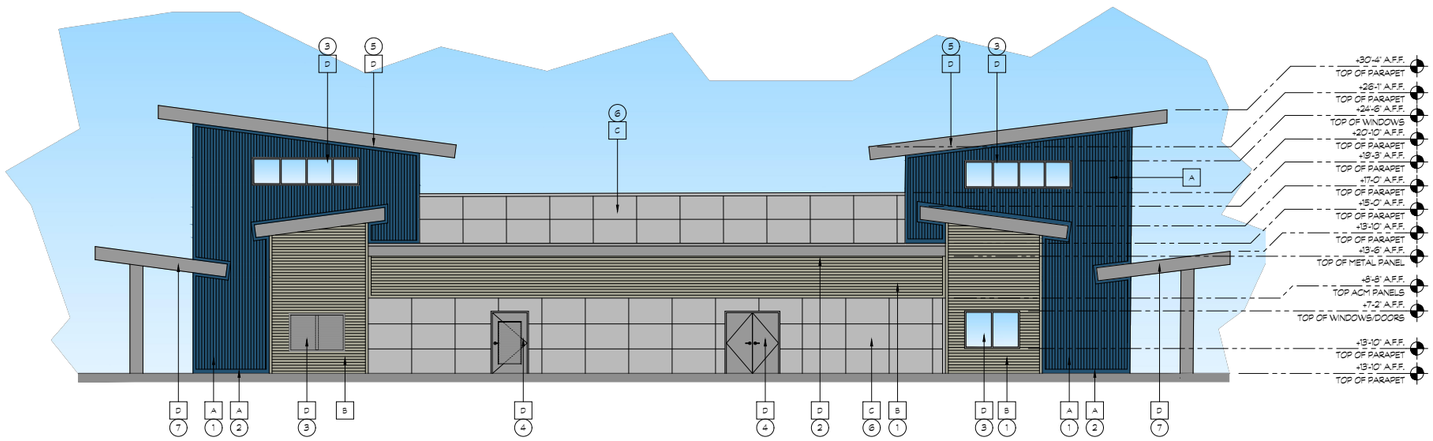
PROJECT NUMBER: **21-023** | PROJECT DATE: **2-16-22**

SHEET CONTENTS:

FLOOR PLAN

SHEET NUMBER:

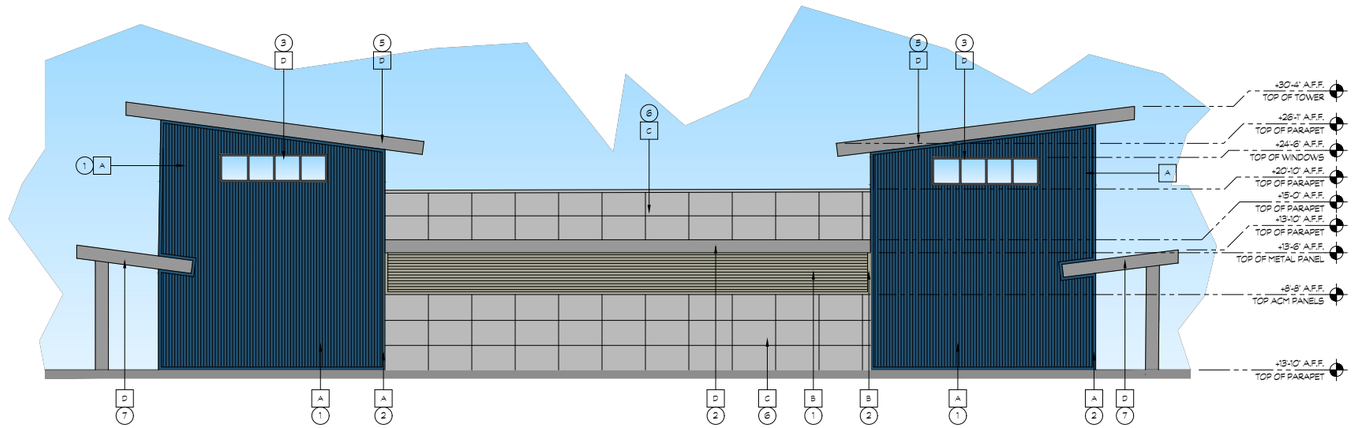
A201



EAST ELEVATION



NORTH ELEVATION (SOUTH ELEVATION SIMILAR)



WEST ELEVATION

SCALE: 1/8" = 1'-0"

KEY NOTES

1. METAL WALL PANEL- PAINTED
2. METAL TRIM
3. STOREFRONT WINDOW SYSTEM; DARK BRONZE ANODIZED, 2'x4.5' CENTER GLAZING SYSTEM; WITH 1" CLEAR DUAL GLAZING
4. HOLLOW CORE METAL DOOR
5. STANDING SEAM METAL ROOFING
6. ALPOLIC ACM PANEL
7. METAL CANOPY
8. ROOF LINE AND WALL BEYOND
9. STREET ADDRESS, 12" HIGH LETTERS, 1 1/2" STROKE, BLACK, BACKGROUND COLOR TO MATCH TRIM COLOR, WALL WASH ILLUMINATION
10. METAL FLASHING - PAINT TO MATCH DAL TILE OR CEMENT PLASTER
11. METAL WALL PANEL- PAINTED
12. STANDING SEAM METAL ROOFING
13. METAL TRIM- PAINTED

COLOR LEGEND

- A — AEP SPAN METAL SIDING- "TAHOE BLUE"
- B — AEP SPAN METAL SIDING- "PARCHMENT"
- C — ALPOLIC ACM PANELS- SILVER
- D — AEP SPAN METALS- "SILVERSMITH"

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LICENSED ARCHITECT — KURT WAGENKNECHT — C-14729 — NOV. 2021 — STATE OF CALIFORNIA

PROJECT NUMBER: **21-023**
PROJECT DATE: **2-16-22**

SHEET CONTENTS:

FLOOR PLAN

SHEET NUMBER:

A301

Examples of Typical Vacuum Stations and Proposed Vacuum Station

Typical Vacuum Stations









Proposed Vacuum Station







EXISTING CONDITIONS



PROPOSED CONDITIONS

All images are a combination of photography and artist renderings, and are provided for illustrative purposes only. Actual may vary. Photos are taken with a “normal” lens which has approximately 40 degrees field of view (50mm digital equivalent). These photos are considered a close approximation of the typical human eye. In some cases, photos on the left and right are taken to create a panorama for a better representation of context. These side photos do not have the full 40 degrees due to some overlap. A virtual camera is created with a linear (3 point) perspective that matches the field of view within 0.1 degrees field of view. Due to inaccuracies in the linear perspective method, some distortion will occur increasing away from center. Digital models of the existing site are created from site data and then used to place the virtual cameras at the accurate height and position via gps data. Camera direction was then adjusted using reference points from both Civil CAD and Google Earth satellite data. Accuracy is dependent on the amount and quality of references points available and will decrease when there are a limited number. Proposed buildings and landscaping are created and overlaid with the existing model to align with their real world location. Some photo-editing is necessary to omit trees, landscaping, and other site elements that will be removed with the current design. Some balancing in light exposure is also necessary to create a more clear image or maintain consistency between photos when used in a panorama. These images are provided without any warranty of any kind, either expressed or implied.

View 1 Photo Simulation

DUBLIN CAR WASH

INDER DOSANJH

DAHLIN

DATE 05-04-2022
JOB NO. 1623.002

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200







EXISTING CONDITIONS









PROPOSED CONDITIONS

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View 2 Photo Simulation

DUBLIN CAR WASH **INDER DOSANJH**

DAHLIN

DATE 05-04-2022
JOB NO. 1623.002

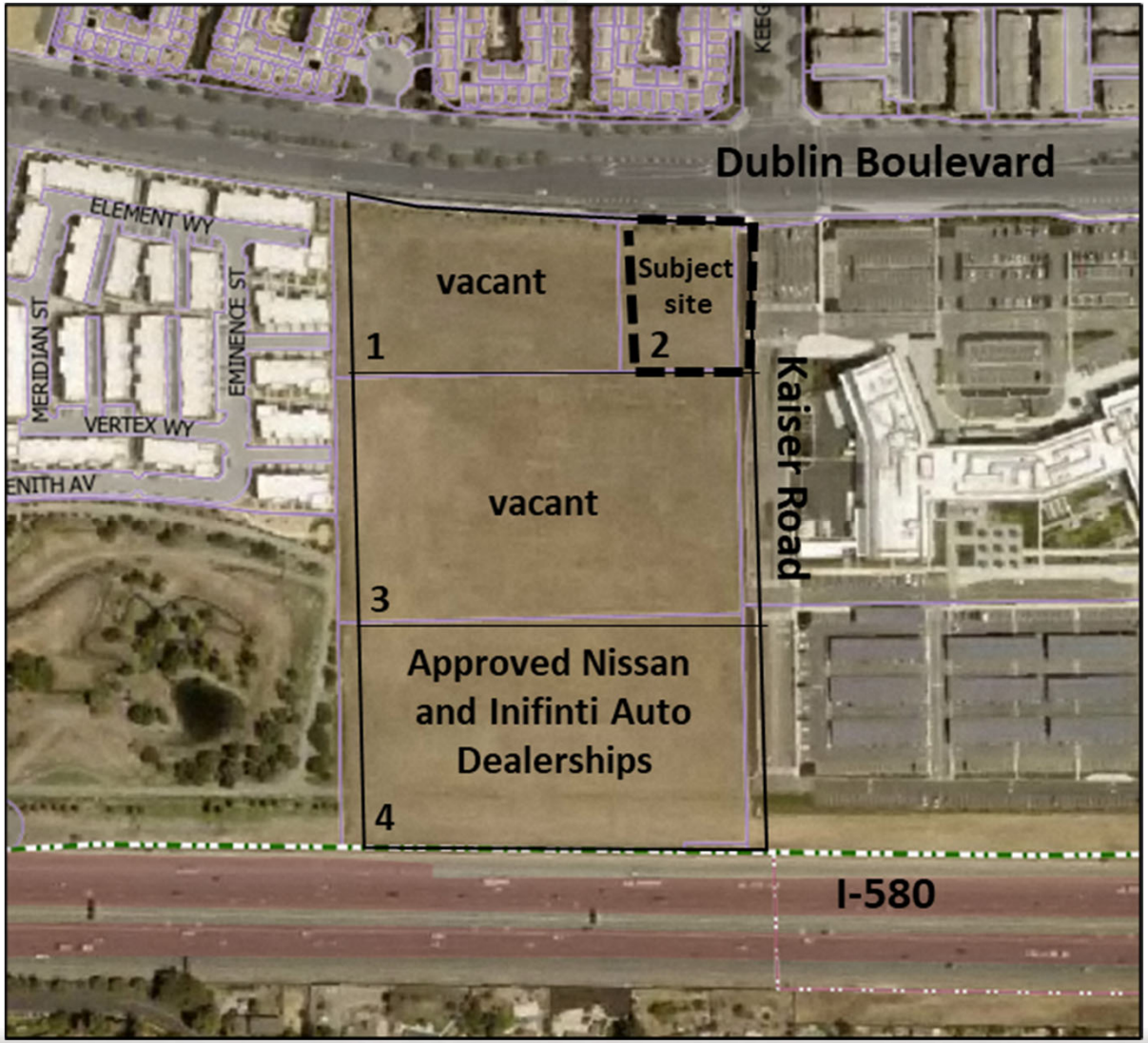
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

DUBLIN
CALIFORNIA

Nissan Commercial Car Wash
Study Session

City Council
May 17, 2022

Project Location



DUBLIN

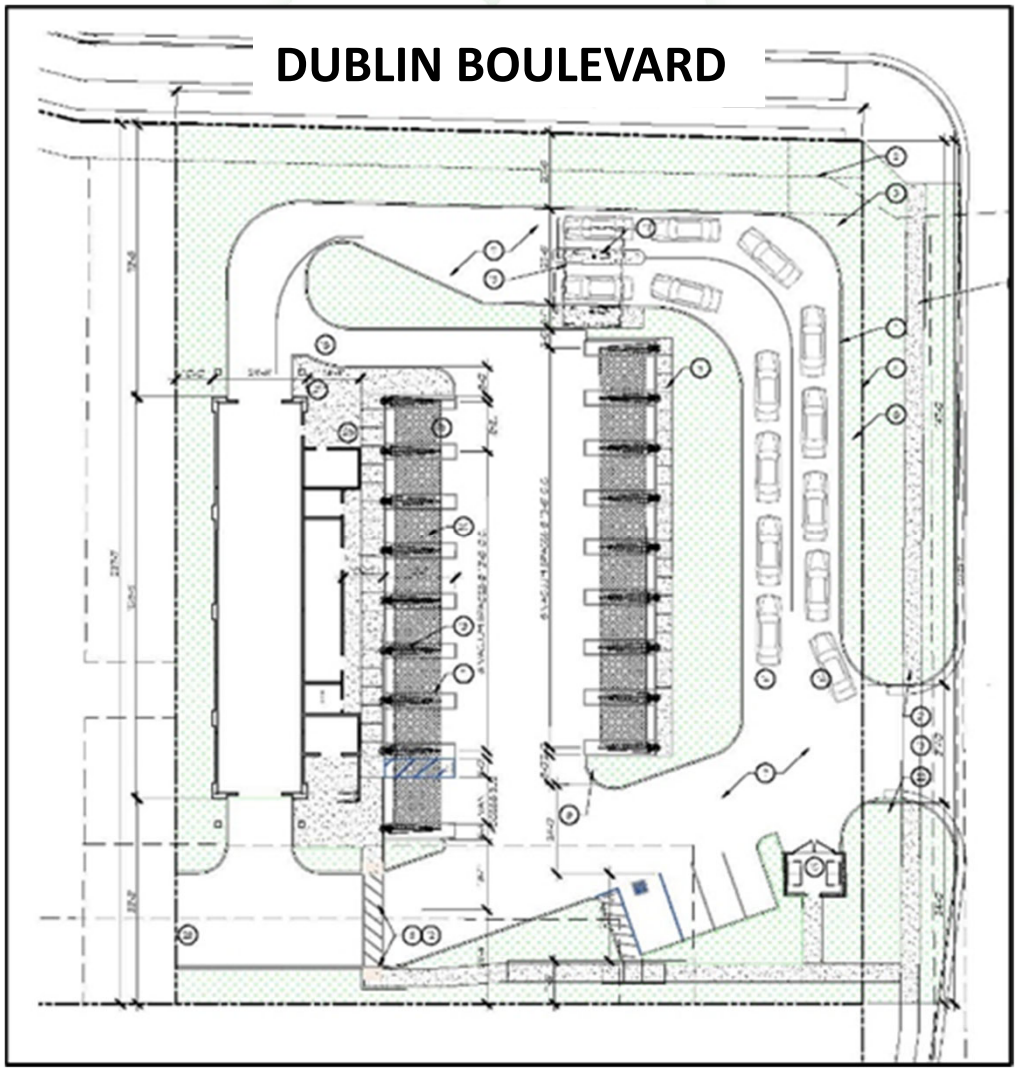
Land Use & Zoning

- General Plan/Eastern Dublin Specific Plan
  - Medical Campus Commercial
  - Retail uses, offices, hotel, entertainment, automotive sales, and restaurants
- Planned Development Ordinance No. 03-19
  - Ordinance No. 08-16 (Stage 1 Development Plan)
  - Focuses on commercial uses that will generate revenue to the City

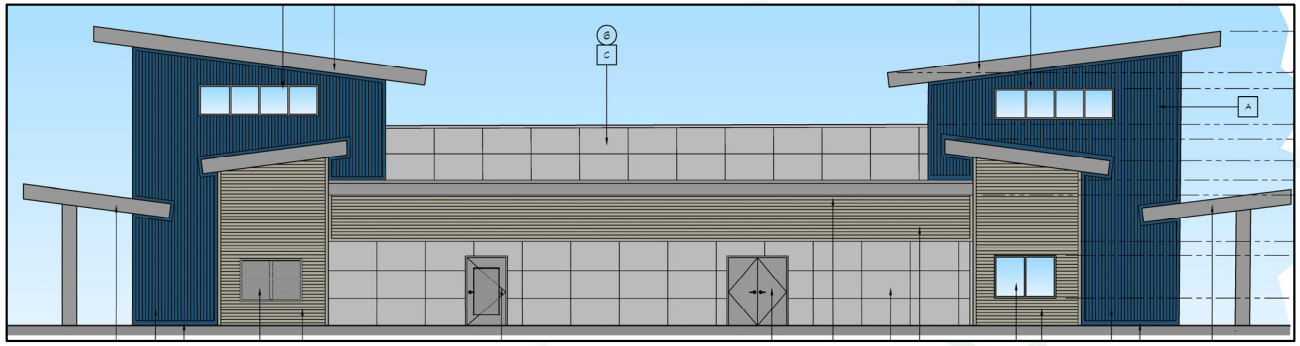
Proposed Project

- Self-Service Car Wash
  - 3,574 sf car wash tunnel
  - 18 vacuum stations
- Requested Approvals
  - Site Development Review Permit
  - Planned Development Amendment Stage 1 & 2
  - Conditional Use Permit

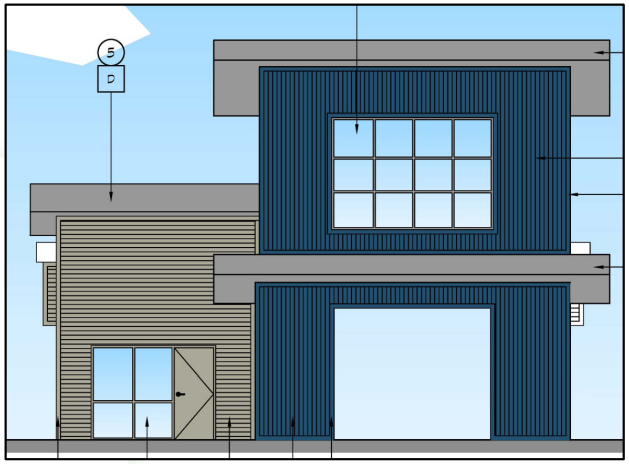
Site Plan



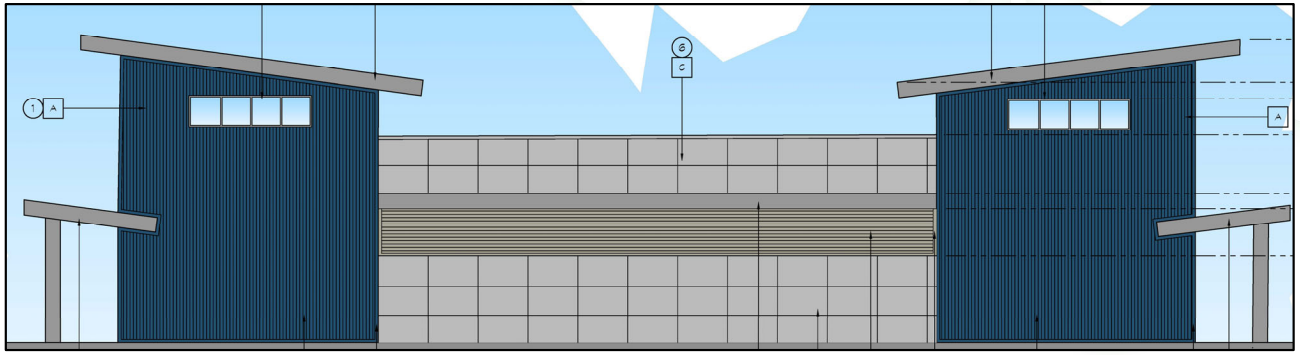
Elevations



East Elevation



North Elevation



West Elevation



Vacuum Station

Photo Simulations



View from Dublin Boulevard



View from Keegan Street

Next Steps

- City Council input
- If project moves forward:
  - Applicant respond to Staff comments and update Noise Assessment Study
  - Complete project review