

# San Diego Planning Commission Hearing

**PHONE-IN TESTIMONY PERIOD NOW OPEN FOR**

**PRJ-1076451: 12105 World Trade Drive**

**To call in and make your three minutes of public comment on this item:**

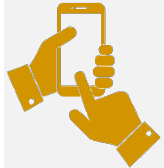
**Telephone** - Dial 669-254-5252 or (Toll Free) 833-568-8864

When prompted, input Webinar ID: **160 944 0367**

## **How to Speak to a Particular Item or During Non-Agenda Public Comment**

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**Development Services Department**

**12105 World Trade Drive  
PRJ-1076451**

**Item # 2**

**Planning Commission**

**August 14, 2025**

Address

12105 World Trade Drive

Community Plan

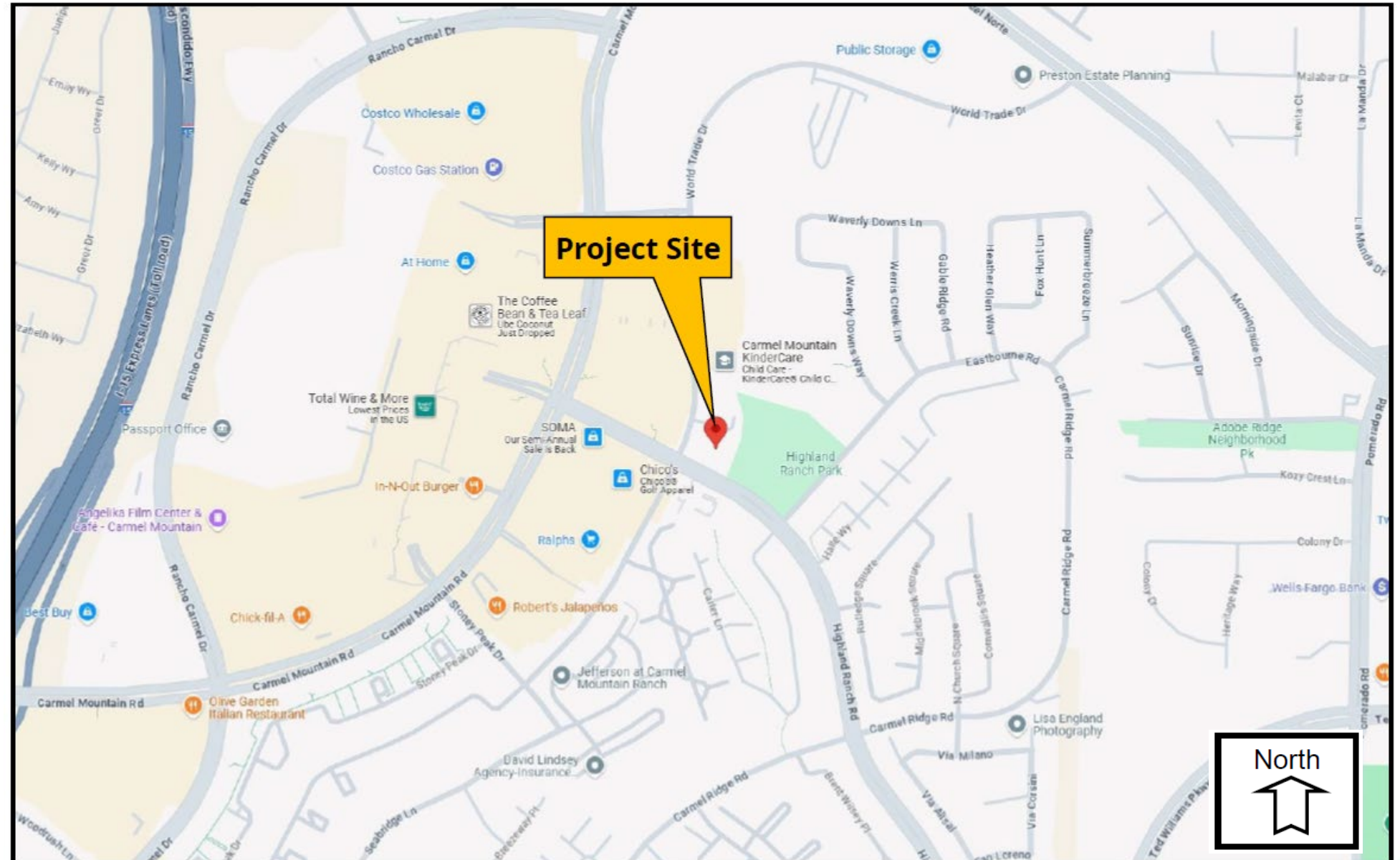
Carmel Mountain Ranch

Land Use

Community Commercial

Zone

CC-3-5 Zone





Project Area: 1.0-acres

Adjacent Uses:

North

Civic Uses,  
Neighborhood Park

West

Community Commercial

South

Library, Residential

East

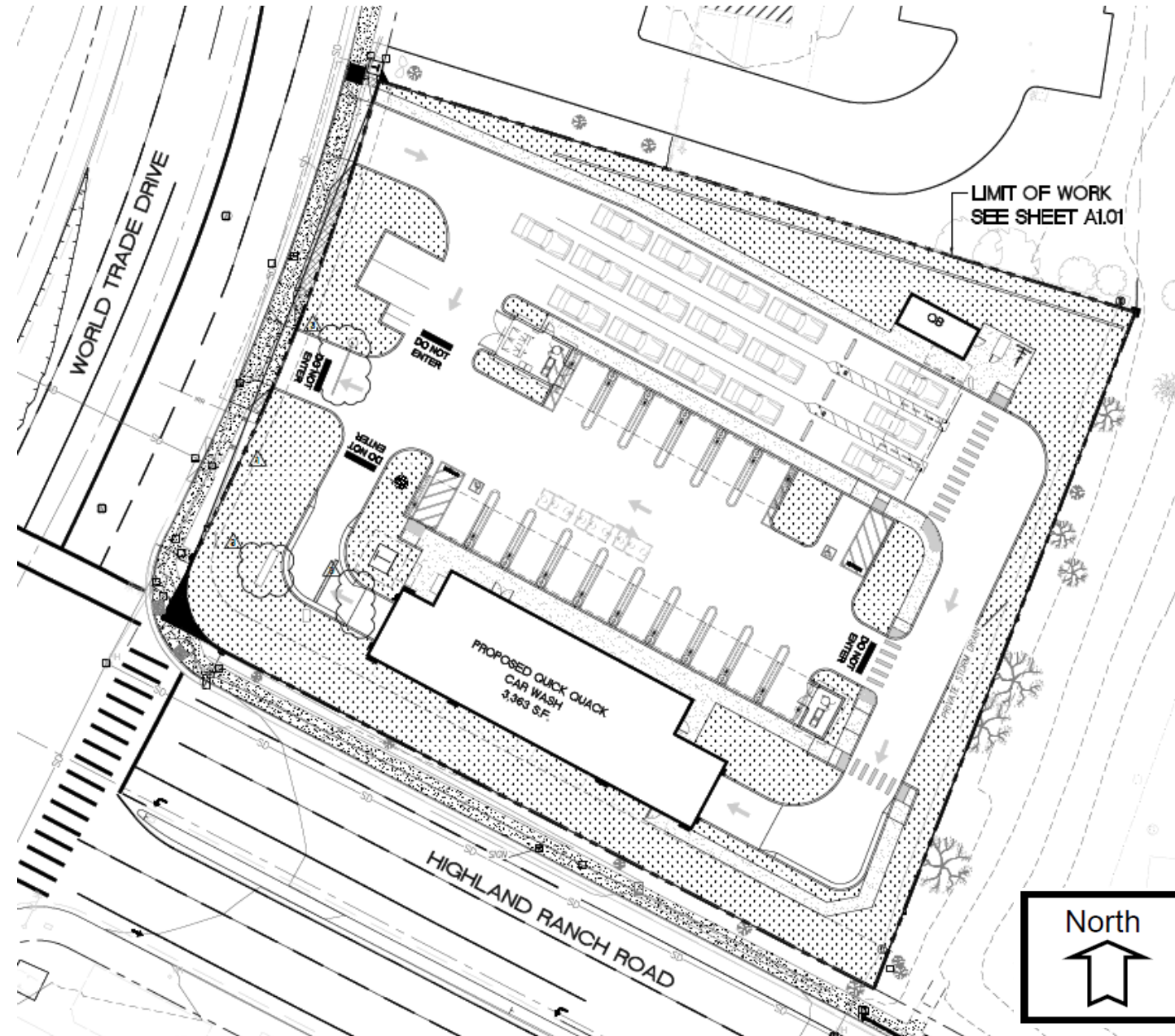
Neighborhood Park





## Project Features

- 3,363-square-foot car wash facility
- Associated site improvements



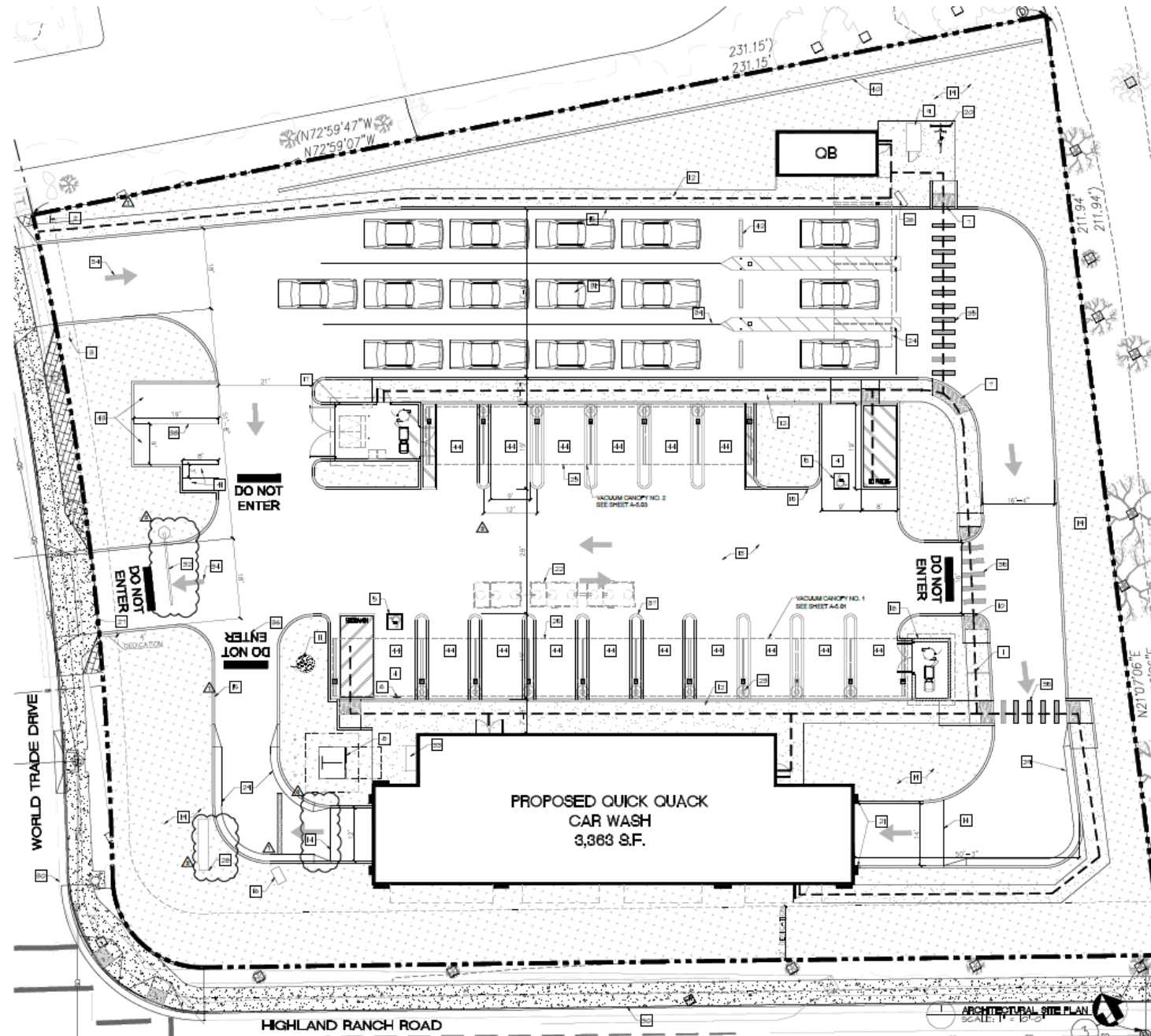
# Requested Deviations

CC-3-5 Zone Requirement	Required	Proposed
Maximum Front Setback	10 feet	Approximately 60 feet
Maximum Street Side Setback	10 feet	Approximately 15-20 feet
Minimum Lot Coverage	35%	Approximately 17%
Transparency	Minimum of 50% transparency of street wall area is required between 3 and 10 feet above the sidewalk.	Windows along Highland Ranch Road are not transparent to minimize visibility into the car wash tunnel.

## Maximum Front Setback Deviation

- **Maximum Front Setback Deviation:** To allow up for an approximately 60-foot front setback along World Trade Drive, where the zone requires a maximum 10-foot front setback.
- **Justification:** Necessary for the main building to be placed in a manner that facilitates internal circulation of vehicles from the car wash into the customer parking area.

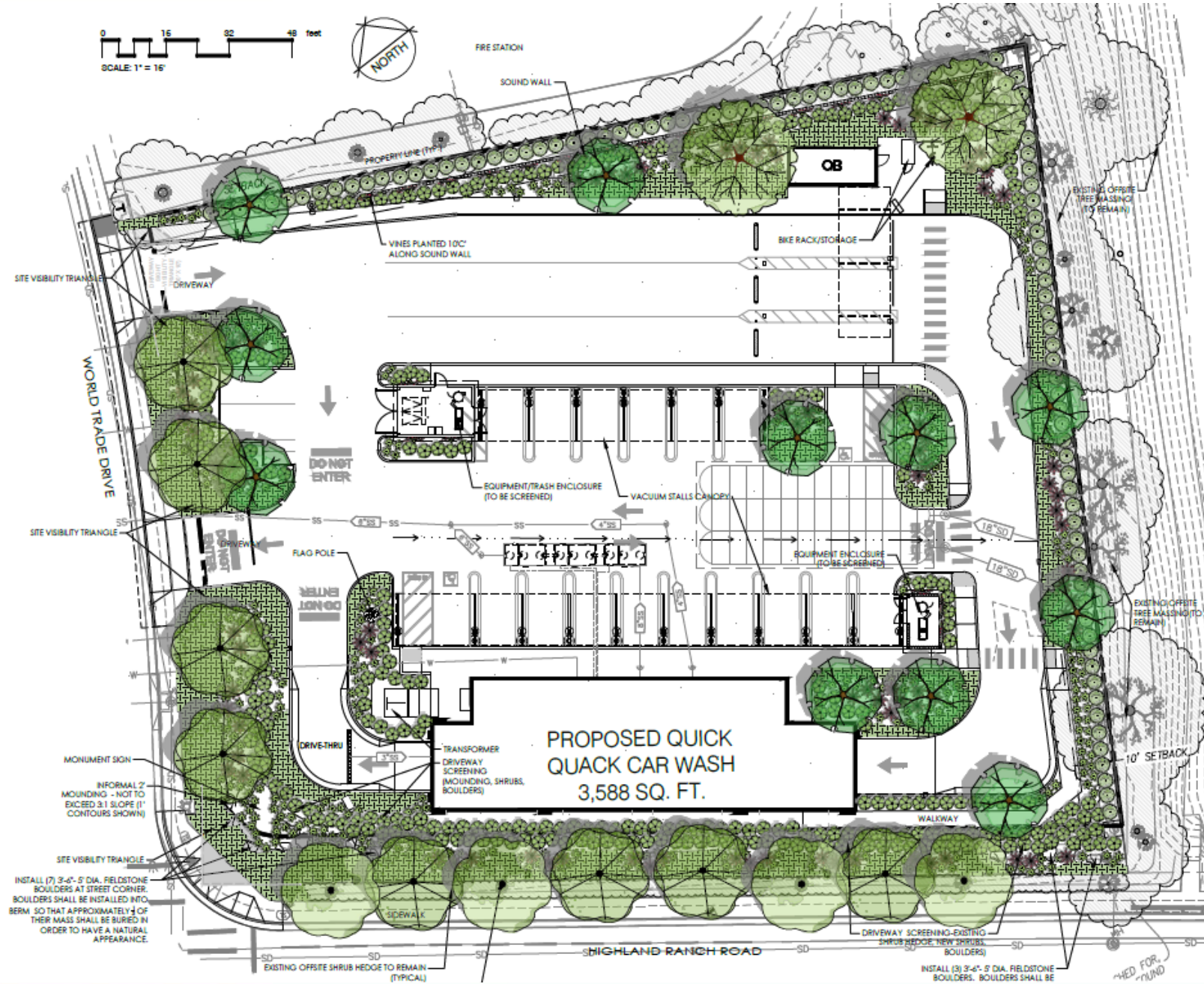
# Architectural Site Plan





## Maximum Side Setback Deviation

- **Maximum Side Setback Deviation:** To allow up to allow for an approximately 15 to 20-foot side setback along Highland Ranch Road, where the zone requires a 10-foot side setback.
- **Justification:** To provide an adequate landscape buffer for physical and visual separation from the car wash drive-through aisle and main building and enhanced public safety at a key intersection.



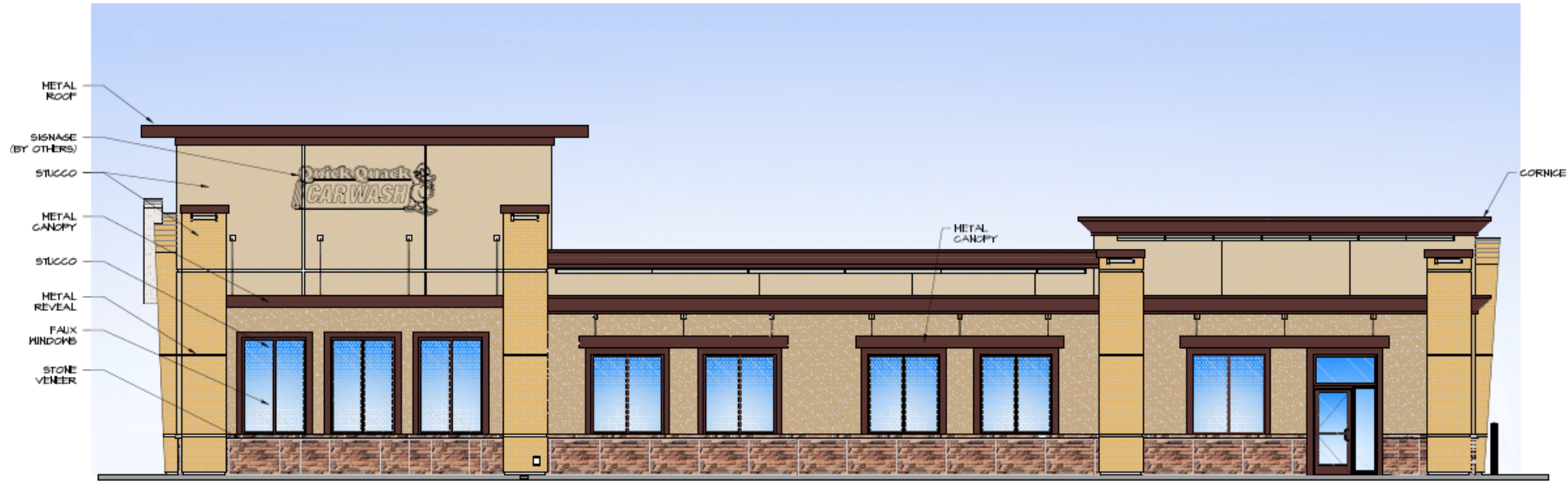
## Minimum Lot Coverage Deviation

- **Minimum Lot Coverage Deviation**: To allow up for a lot coverage of approximately 17%, where the zone requires a 35% minimum lot coverage.
- **Justification**: Necessary to provide a car wash facility that is designed to meet industry standards and operational requirements. Complies with parking and landscaping requirements and reduces vehicle queuing and stacking.



## Transparency Deviation

- **Transparency Deviation**: Waive transparency requirement, where the zone requires a minimum 50% of transparency of street wall area between 3 and 10 feet above the sidewalk.
- **Justification**: Reduces visibility into the car wash tunnel from the public right-of-way. Enhances the overall design of the project by creating a more visually appealing facility.



FINISHES	
SHERWIN WILLIAMS 6034 - "DARK ALBURN"	
SHERWIN WILLIAMS 6874 - "TORCHLIGHT"	
SHERWIN WILLIAMS 6120 - "BELIEVABLE BUFF"	
SHERWIN WILLIAMS 6122 - "CAMELBACK"	
SHERWIN WILLIAMS 7004 - "SNOWBOUND"	
DARK GRAY	
FINISH STUCCO	
STONE VENEER - CORONADO STONE W/ SILL CAP	

## Required Approvals

- Process 4 Planning Development Permit for requested deviations within the CC-3-5 Zone.
- Planning Commission decision, which is appealable to the City Council. \_\_\_\_



## Environmental Determination

- Exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15332 (In Fill Development Projects).

## Community Planning Group Recommendation

- On March 8, 2023, the Carmel Mountain Ranch Council voted 7-0-4 to recommend approval of the project.

## Staff Recommendation

- Approve Planned Development Permit No. PMT-3269467



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