



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 8, 2021 REPORT NO. PC-21-026
HEARING DATE: July 15, 2021
SUBJECT: EXPRESS CAR WASH SDP, Process Five Decision
PROJECT NUMBER: [658226](#)
OWNER/APPLICANT: Nika Enterprises, Inc, Owner and Tim Varley, Applicant

SUMMARY

Issue(s): Should the Planning Commission recommend to the City Council approval of a Site Development Permit that would allow for the demolition of an existing automobile sales building and parking lot, and construction of a new car wash building with 22 exterior vacuum station stalls and landscaping on a 0.71-acre site located at 6270 Miramar Road in the University Community Plan area?

Staff Recommendation(s):

1. Recommend the City Council [ADOPT Addendum No. 658226 to Environmental Impact Report No. 88-0612 \(SCH No. 90010972\)](#); and
2. Recommend the City Council APPROVE Site Development Permit No. 2406911.

Community Planning Group Recommendation: On January 12, 2021, the University Community Planning Group voted 13-1-4 to recommend approval of the project as proposed, with a recommendation that the project's landscaping has at least 50% native San Diego plants in the landscaping plan.

Environmental Review: Addendum No. 658226 to Environmental Impact Report (EIR) No. 88-0612 (SCH No. 90010972) has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. There are no new impacts or an increase in severity of impacts that were analyzed in the EIR, therefore, an Addendum was prepared.

Fiscal Impact Statement: None. All costs related to processing this project are covered by a deposit account maintained by the applicant.

Code Enforcement Impact: None

Housing Impact Statement: The project site is designated Industrial by the University Community Plan, and residential uses are prohibited in this land use designation. Since residential is not allowed under the land use designation and there is no existent residential on the site, the project has a neutral impact on housing.

BACKGROUND

The project site is located at 6270 Miramar Road at the northwest intersection of Miramar Road and Miramar Place within the University Community Plan area (Attachments 1 and 2). The project site is 0.71-acres (31,008 square feet) and currently contains an approximately 800 square-foot automobile sales building on the northwest corner and a parking lot with landscaping. The property is within the (Industrial Light) IL-2-1 Zone, Community Plan Implementation Overlay Zone – B (CPIOZ-B), Airport Land Use Compatibility Overlay Zone, Airport Influence Area (MCAS Miramar), Airport Safety Zone (Accident Potential Zone 1 - MCAS Miramar), Fire Brush Zones, High Fire Severity Zone, Prime Industrial Lands, and FAA Part 77 Notification Area. The project site is designated Restricted Industrial by the University Community Plan and identified as Prime Industrial Lands in the General Plan Economic Prosperity Element.

The CPIOZ-B identifies sites where the application of standard development regulations of the existing zone are not adequate to ensure that new development is consistent with the goals, objectives, and proposals of the University Community Plan or compatible with surrounding development. Without the applications of CPIOZ-B, development in these areas may be subject to ministerial review only. The purpose of the Airport Land Use Compatibility Overlay Zone is to provide supplemental regulations for property surrounding MCAS Miramar. The project is located within the Accident Potential Zone 1 (APZ 1) and the purpose of the zone is to achieve the greatest degree of safety which can be reasonably attained through compatible land use and density controls to minimize the potential accident exposure in areas near MCAS Miramar.

The site is located within Geologic Hazard Category 51, representative of level mesas, underlain by terrace deposits and bedrock, with a nominal risk. No faults are known to exist on or near the project site. The project site is not within or adjacent to the Multiple Species Conservation Program (MSCP), or the Multiple Habitat Planning Area (MHPA), and does not contain any other type of Environmentally Sensitive Lands (ESL) as defined in SDMC section [113.0103](#).

The project site was reviewed under three prior discretionary actions. The first discretionary action was for the Miramar Road Auto Center project for a Tentative Map (TM), Planned Industrial Permit (PID), and Resource Protection Ordinance (RPO) permit for the development of a 15.0-acre automobile sales and service center. An Environmental Impact Report ([EIR No. 88-0612/SCH No. 90010972](#)) was certified by the San Diego City Council on March 26, 1991 (Resolution No. R-277586) and identified mitigatable impacts for sensitive biological resources, traffic, and air quality. The second discretionary action was for the Miramar Self Storage project for a Planned Development Permit, Site Development Permit, and Tentative Map to create two parcels from one 4.73-acre site to construct a 129,165 square-foot self-storage building. A Negative Declaration (ND

No. 10242) was prepared in 2004, and no new impacts and no new mitigation was required beyond EIR-88-0612. The third discretionary action was for the Miramar Auto project for a Site Development Permit to construct a two-story 1,937 square-foot automobile sales building on the 0.71-acre site. [Addendum No. 101847](#) to EIR No. 88-0612 was prepared in 2007 and is developed under this entitlement today.

DISCUSSION

Project Description:

The project entails the demolition of an existing car dealership, including an approximately 800-square foot building and a parking lot with landscaping, and construction of a new 3,885 square-foot automated car wash with drive isles, 22 vacuum station stalls, and landscaping.

The subject property is located within the 70+ CNEL noise contour and the project requests a deviation through a Process 5 Site Development Permit to allow the car wash use within the noise contour identified in the Airport Land Use Compatibility Overlay Zone. The car wash is categorized as a Personal Vehicle Repair and Maintenance Use permitted in the IL-2-1 Zone. However, since the property is within the Airport Land Use Compatibility Overlay Zone with a Noise Contours of 75+ CNEL, the use is not be permitted per Land Development Noise Compatibility Criteria Table [132-15D](#) and the development is proposing to deviate from this Division through a Process 5 Site Development Permit, in accordance with LDC Table [132-15B](#), to allow for the use within the overlay zone. MCAS Miramar reviewed the project and determined it to be consistent with the MCAS Miramar 2020 Air Installations Compatible Use Zones (AICUZ) noise and safety criteria and that the project also complies with the restrictions of the federally-owned easement located on the parcel.

The project site is in University Community Plan's Community Plan Implementation Overlay Zone (CPIOZ) Type B which requires a Process 3 discretionary review to assure the project's design consistency with the University Community Plan's Urban Design Element, but a Process 5 is required due to the deviation. The Urban Design Element has recommendations regarding architecture, grading, lot coverage, height, bulk and orientation of buildings to be compatible with surrounding development. The building height is 20 feet and will comply with the zone's maximum allowable height. The project site is designated Restricted Industrial by the University Community Plan and identified as Prime Industrial Lands in the General Plan Economic Prosperity Element. The project design is consistent with the Community Plan's Restricted Industrial Land Use designation and will not adversely affect the goals and objectives of the University Community Plan.

The proposed car wash was found in conformance with the IL-2-1 Zone, Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Safety Zone (APZ1), and Community Plan Implementation Overlay Zone - Type B (CPIOZ-B). The proposed development will comply with the regulations of the Land Development Code including any allowable deviation pursuant to the Land Development Code.

Community Plan Analysis:

The project site is located within University Community Plan area and is located on a parcel that is designated for industrial land uses, as illustrated (on Figure 4, page 20). It is also located in a Community Plan Implementation Overlay Zone (CPIOZ) Type B, as noted (on Figure 27, page 177). Because the site is in a CPIOZ Type B area, the site requires a discretionary review to assure the project's design consistency with the University Community Plan's Urban Design Element. The Element includes recommendations that address architecture, grading, lot coverage, height, bulk and orientation of buildings so that projects are compatible with surrounding development. The building height is 20 feet and will comply with the zone's maximum allowable height. The project includes mechanical equipment and outdoor storage, and landscaping along the exterior of the site to buffer the activities. The project site is also designated for Restricted Industrial by the University Community Plan (on figure 26, page 165), and is also identified as Prime Industrial Lands in the General Plan Economic Prosperity Element (on Figure EP-1). The project design is consistent with the Community Plan's Restricted Industrial Land Use designation and will not adversely affect the goals and objectives of the University Community Plan.

Environmental Analysis:

The project site is located in a fully developed area of the City. City staff analysis of the project identified the potential for the project to have a number of potentially significant impacts, with significant impacts requiring project specific mitigation be implemented, as indicated in the [EIR No. 88-0612/SCH No. 90010972](#) related to sensitive biological resources and traffic.

The proposed project would not result in any additional significant impacts nor would it result in an increase in the severity of impacts from that analyzed and identified in the previously certified EIR.

Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. With the approval of the deviation, the project meets all applicable regulations and policy documents, and staff supports the determination that the project is consistent with the recommended land use plan, design guidelines, and development standards in effect for this site per the SDMC, the University Community Plan, and the General Plan. Thus, staff recommends the Planning Commission recommend to City Council approve the project as proposed.

ALTERNATIVES

1. Recommend the City Council ADOPT Addendum to Environmental Impact Report No. 88-0612 (SCH No. 90010972) and APPROVE Site Development Permit No. 2392192 (SDP), with modifications.
2. Recommend the City Council NOT ADOPT Addendum to Environmental Impact Report No. 88-0612 (SCH No. 90010972) and DENY Site Development Permit No. 2392192 (SDP), if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



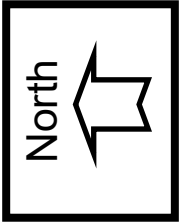
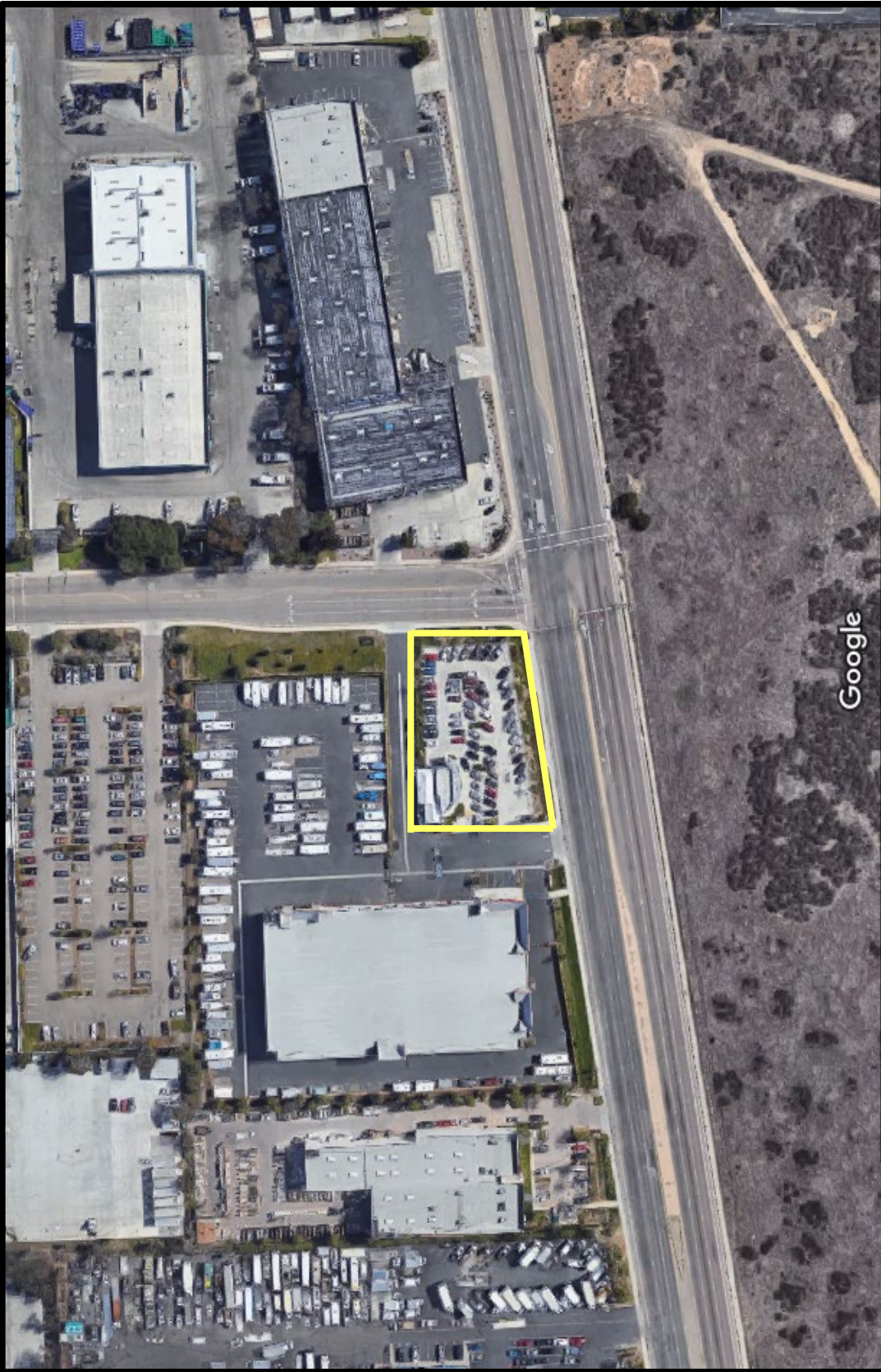
Tim Daly
Assistant Deputy Director
Development Services Department



Benjamin Hafertepe
Development Project Manager
Development Services Department

Attachments:

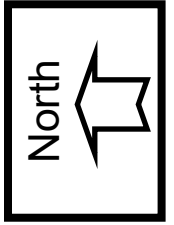
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Environmental Resolution (Addendum)
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Development Plans



Aerial Photograph

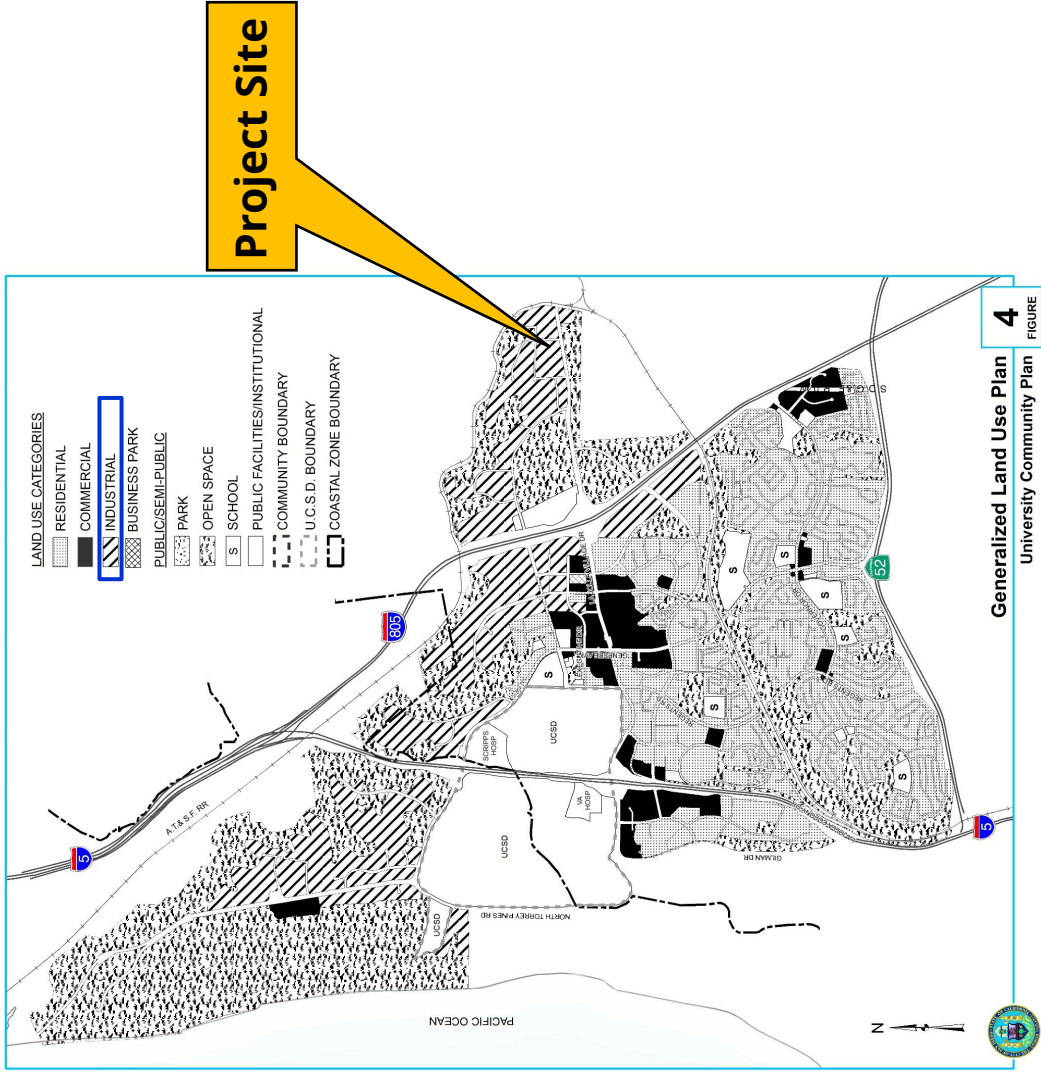
Express Car Wash SDP
Project No. 658226 - 6270 Miramar Road

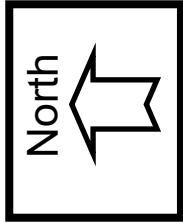
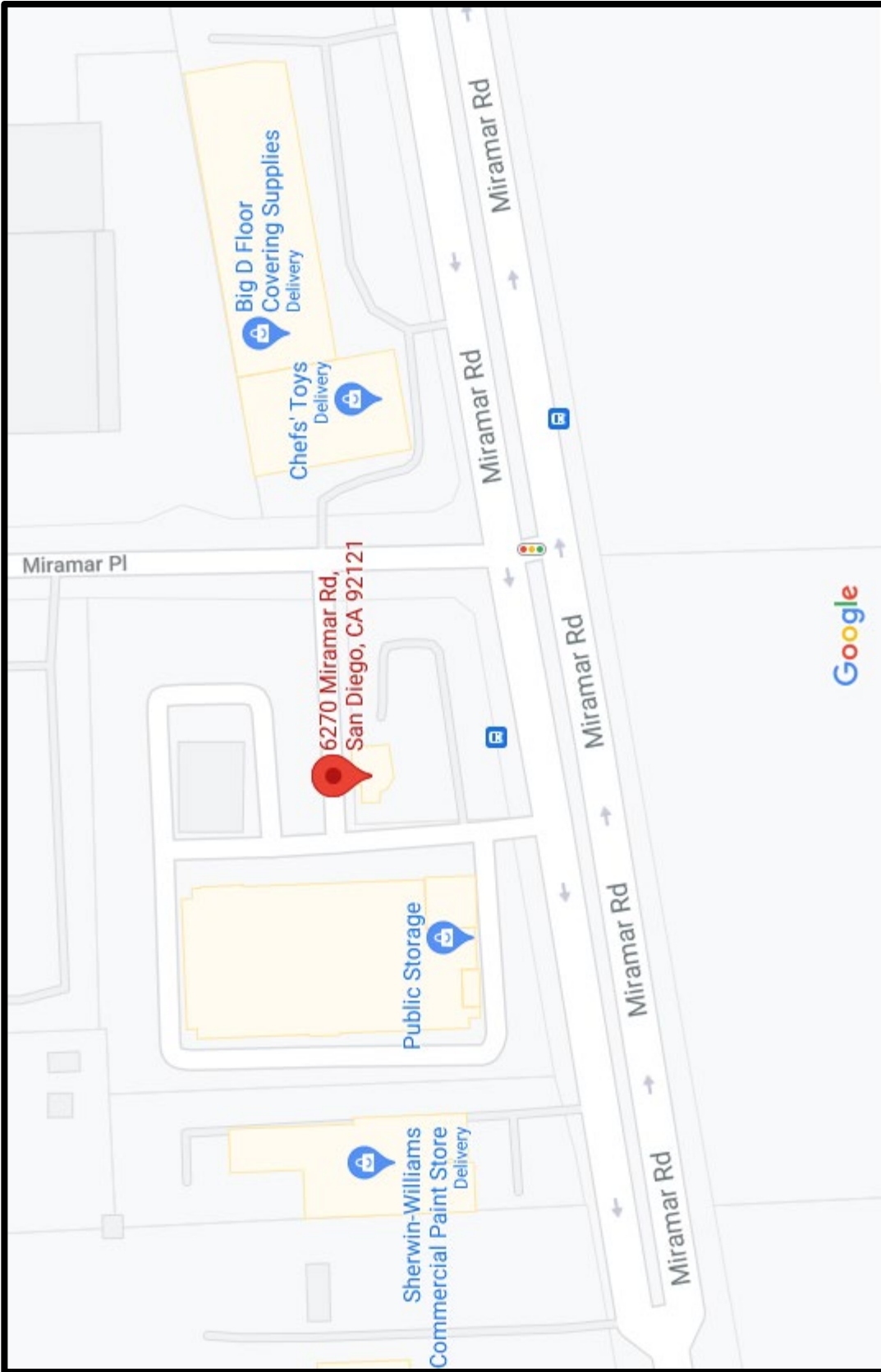




Land Use Map

Express Car Wash SDP
 Project No. 658226 – 6270 Miramar Road





Project Location Map

Express Car Wash SDP
Project No. 658226 – 6270 Miramar Road



CITY COUNCIL RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 2406911
EXPRESS CAR WASH SDP - PROJECT NO. 658336

WHEREAS, Nika Enterprises, Inc, a California corporation, Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit (SDP) to demolish an existing automobile sales building and parking lot, and to construct a new car wash building with exterior parking vacuum stalls known as the Express Car Wash SDP project, located at 6270 Miramar Road, and legally described as: Lot 1 of Miramar Self Storage, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1502, filed in the Office of the County Recorder of San Diego County on June 1, 2005 within the University Community Plan area, in the IL-2-1 Zone, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (MCAS Miramar), Airport Influence Area (MCAS Miramar), Airport Safety Zone (Accident Potential Zone 1 - MCAS Miramar), Community Plan Implementation Overlay Zone - B, Fire Brush Zones, High Fire Severity Zone, Prime Industrial Lands, and FAA Part 77 Notification Area; and

WHEREAS, on July 15, 2021, the Planning Commission of the City of San Diego considered Site Development Permit (SDP) Permit No. 2406911, and pursuant to Resolution No.

[INSERT Planning Commission Resolution Number] -PC voted to recommend City council approval of the Permit; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on _____, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2406911:

A. SITE DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) section 125.0505]

1. Findings for all Site Development Permits:

a. The proposed development will not adversely affect the applicable land use plan.

The project proposes to demolish an existing automobile sales building and parking lot and to construct a new 3,885 square-foot car wash building with 22 exterior vacuum stalls on a 0.71-acre site.

The project is located within the Airport Land Use Compatibility Overlay Zone, Airport Influence Area (MCAS Miramar), and Airport Safety Zone (APZ1). The subject property is located within the 70+ CNEL noise contour and the project requests a deviation to allow the car wash use within the noise contour identified in the Airport Land Use Compatibility Overlay Zone. The car wash is categorized as a Personal Vehicle Repair and Maintenance Use permitted in the (Industrial Light) IL-2-1 Zone. However, since the property is within the Airport Land Use Compatibility Overlay Zone with a Noise Contours of 75+ CNEL, the use is not be permitted per Land Development Noise Compatibility Criteria Table 132-15D and the development is proposing to deviate from this Division through a Process 5 Site Development Permit, in accordance with Land Development Code (LDC) Table 132-15B, to allow for the use within the overlay zone. MCAS Miramar reviewed the project and determined it to be consistent with the MCAS Miramar 2020 Air Installations Compatible Use Zones (AICUZ) noise and safety criteria and that the project also complies with the restrictions of the federally-owned easement located on the parcel.

The project site is in University Community Plan's Community Plan Implementation Overlay Zone (CPIOZ) Type B which requires discretionary review to assure the project's design consistency with the University Community Plan's Urban Design Element. This element has recommendations regarding architecture, grading, lot coverage, height, bulk and orientation of buildings to be compatible with surrounding development. The proposed use of the Car Wash Facility is categorized as Personal Vehicle Repair & Maintenance and is permitted in the IL-2-1 Zone. Surrounding uses include Moving & Storage Facilities, Warehouses, and Wholesale Distribution, therefore the Car Wash Facility is compatible to the surrounding development. The project site is designated Restricted Industrial by the University Community Plan and identified as Prime Industrial Lands in the General Plan Economic Prosperity Element. The design location is consistent with the

Community Plan's Restricted Industrial Land Use designation and will not adversely affect the goals and objectives of the University Community Plan.

The proposed car wash was found in conformance with the MCAS Miramar Airport Land Use Compatibility Plan and the University Community Plan's Community Plan Implementation Overlay Zone – Type B (CPIOZ-B). Therefore, the proposed development will not adversely affect the applicable land use plan.

b. The proposed development will not be detrimental to the public health, safety, and welfare.

The project proposes to demolish an existing automobile sales building and parking lot and to construct a new 3,885 square-foot car wash building with 22 exterior vacuum stalls on a 0.71-acre site. A Deviation is proposed to allow Personal Vehicle Repair and Maintenance Use on a site within the MCAS Miramar Airport Land Use Compatibility Plan which contains an Aircraft Noise Exposure level greater than 75 decibels.

The car wash has been designed to comply with all of the applicable development regulations, including those of the IL-2-1 Zone, Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Safety Zone (APZ1), and Community Plan Implementation Overlay Zone - Type B (CPIOZ-B). The project was reviewed by the Environmental Analysis Section (EAS) and determined the project site was previously reviewed under three discretionary actions (Miramar Road Auto Center EIR, Miramar Self Storage Negative Declaration, and Miramar Auto Addendum to EIR). An Environmental Impact Report (EIR No. 88-0612/SCH No. 90010972) was certified by the San Diego City Council on March 26, 1991 (Resolution No. R-277586) for the Miramar Road Auto Center project and identified significant but mitigated impacts for Biological Resources, Traffic, and Air Quality. EAS has prepared Addendum No. 658226 to EIR No. 88-0612 in accordance with section 15164 of the CEQA State Guidelines. Their analysis evaluates the adequacy of the Miramar Road Auto Center EIR relative to the project. EAS has determined the proposed development would not cause new or more severe significant impacts than those identified in the previously certified EIR, Negative Declaration, and Addendum to EIR.

The environmental analysis did not find any significant impacts to public health and safety. The project will not have any impact on the provision of essential public services. The project will not be detrimental to public health, safety and welfare in that the permit controlling the development and continued use of the proposed project contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to health, safety, and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine the construction of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the project will not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The project proposes to demolish an existing automobile sales building and parking lot and to construct a new 3,885 square-foot car wash building with 22 exterior vacuum stalls on a 0.71-acre site. A Deviation is proposed to allow Personal Vehicle Repair and Maintenance Use on a site within the MCAS Miramar Airport Land Use Compatibility Plan which contains an Aircraft Noise Exposure level greater than 75 decibels.

The project is located within the Airport Land Use Compatibility Overlay Zone, Airport Influence Area (MCAS Miramar), and Airport Safety Zone (APZ1). The subject property is located within the 70+ CNEL noise contour and the Project requests a deviation through a Process 5 Site Development Permit to allow the car wash use within the noise contour identified in the Airport Land Use Compatibility Overlay Zone. The car wash is categorized as a Personal Vehicle Repair and Maintenance Use permitted in the IL-2-1 Zone. However, since the property is within the Airport Land Use Compatibility Overlay Zone with a Noise Contours of 75+ CNEL, the use is not be permitted per Land Development Noise Compatibility Criteria Table 132-15D and the development is proposing to deviate from this Division through a Process 5 Site Development Permit, in accordance with LDC Table 132-15B, to allow for the use within the overlay zone. MCAS Miramar reviewed the project and determined it to be consistent with the MCAS Miramar 2020 Air Installations Compatible Use Zones (AICUZ) noise and safety criteria and that the project also complies with the restrictions of the federally-owned easement located on the parcel.

The car wash also complies with the applicable regulations of the IL-2-1 Zone, Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Safety Zone (APZ1), and Community Plan Implementation Overlay Zone - Type B (CPIOZ-B). Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED, that Site Development Permit No. 2406911 is granted to Nika Enterprises, Inc, a California corporation, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
CITY CLERK
MAIL STATION 2A

INTERNAL ORDER NUMBER: 24008536

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2406911
EXPRESS CAR WASH SDP PROJECT NO. 658226
CITY COUNCIL

This Site Development Permit is granted by the City Council of the City of San Diego to Nika Enterprises, Inc, a California corporation Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0505. The 0.71-acre site is located at 6270 Miramar Road in the IL-2-1 Zone, Community Plan Implementation Overlay Zone - B, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (MCAS Miramar), Airport Safety Zone (Accident Potential Zone 1 - MCAS Miramar), Fire Brush Zones, High Fire Severity Zone, Prime Industrial Lands, and FAA Part 77 Notification Area within the University Community Plan area. The project site is legally described as: Lot 1 of Miramar Self Storage, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1502, filed in the Office of the County Recorder of San Diego County on June 1, 2005.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing automobile sales building and parking lot, and to construct a new car wash building with exterior parking vacuum stalls described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date], on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing automobile sales building and parking lot;
- b. Construction of a new 3,885 square-foot car wash building with 22 exterior vacuum stalls on the 0.71-acre site (31,008 square feet);
- c. Deviation to allow Personal Vehicle Repair and Maintenance Use on a site within the MCAS Miramar Airport Land Use Compatibility Plan which contains an Aircraft Noise Exposure level greater than 75 decibels.
- d. Landscaping (planting, irrigation and landscape related improvements);

- e. Off-street parking;
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **[ENTER DATE typically 3 years, including the appeal time]**.
2. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
3. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
6. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
7. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
8. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

9. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

CLIMATE ACTION PLAN REQUIREMENTS:

10. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

11. Prior to the issuance of any construction permit for a building, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the landscape and irrigation located within the City's right-of-way, satisfactory to the City Engineer.

12. Prior to the issuance of any construction permit for a building, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.

13. Prior to the issuance of any construction permit for a building, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.

14. Prior to the issuance of any construction permit for a building, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.

15. Prior to the issuance of any construction permit for a building, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

16. Prior to issuance of any construction permit for a building, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

17. Prior to issuance of any construction permit for a building, the Owner/Permittee shall include at least 50% native San Diego plants in the landscaping plan.

18. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

19. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A" Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6.

20. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

21. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

22. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

23. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

24. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

25. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

26. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

27. Prior to issuance of any construction permit for a building, the Owner/Permittee shall provide a 14-foot wide Irrevocable Offer of Dedication (IOD) for a future 22-foot parkway along the Miramar Road frontage, satisfactory to the City Engineer.

28. Prior to issuance of any construction permit for a building, the Owner/Permittee shall provide a 2-foot wide IOD for a future 12-foot parkway along the Miramar Place frontage, satisfactory to the City Engineer.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

29. Prior to the issuance of any construction permit for a building, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside

of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

30. Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

31. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

32. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on [INSERT Approval Date] and [Approved Resolution Number].

ATTACHMENT 5

Site Development Permit No. 2406911
Date of Approval: XX

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Benjamin Hafertepe
Development Project Manager

NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

NIKA ENTERPRISES, INC, A CALIFORNIA CORPORATION
Owner/Permittee

By _____
NAME
TITLE

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO
CERTIFYING ENVIRONMENTAL IMPACT REPORT ADDENDUM
NO. 658226 TO ENVIRONMENTAL IMPACT REPORT NO. 88-
0612/SCH NO. 90010972 FOR THE EXPRESS CAR WASH SDP
PROJECT NO. 658226.

WHEREAS, on March 26, 1991, Bob Baker Enterprises, Inc., submitted an application to Development Services Department for a Vested Tentative Map, Planned Industrial Development and Resource Protection Permit No. 88-0612 for the Miramar Road Auto Center (Project); and

WHEREAS, on March 26, 1991, the City Council certified Environmental Impact Report No. 88-0612 (RR-277584), a copy of which is on file in the Development Services Department in accordance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.); and

WHEREAS, on May 4, 2020, Super Star Car Wash submitted an application to the Development Services Department for approval of minor technical changes or additions to the Project; and

WHEREAS, State CEQA Guidelines section 15164(a) allows a lead agency to prepare an Addendum to a final Environmental Impact Report if such Addendum meets the requirements of CEQA; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego as follows:

1. That the information contained in the Final Environmental Impact Report No. 88-0612 / SCH No. 90010972 along with the Addendum has been reviewed and considered by the City Council prior to making a decision on the Project.
2. That there are no substantial changes proposed to the Project and no substantial changes with respect to the circumstances under which the Project is to be undertaken that would require major revisions in the Environmental Impact Report for the Project.

ATTACHMENT 6

3. That no new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the Environmental Impact Report or that any significant effects previously examined will be substantially more severe than shown in Environmental Impact Report.

4. That no new information of substantial importance has become available showing that mitigation measures or alternatives previously found not to be feasible are in fact feasible which would substantially reduce any significant effects, but that the Project proponents decline to adopt, or that there are any considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.

5. That pursuant to State CEQA Guidelines section 15164, only minor technical changes or additions are necessary, and therefore, the City Council adopts Addendum to Environmental Impact Report No. 88-0612 / SCH No. 90010972, a copy of which is on file in the office of the Development Service Department.

That the City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED: [XXXX, CITY ATTORNEY or DEVELOPMENT PROJECT MANAGER]

By: _____
[NAME], [DEPUTY CITY ATTORNEY or DEVELOPMENT PROJECT MANAGER]

January 14, 2021

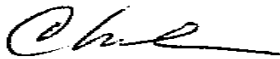
Benjamin Hafertepe
Development Services Department
Bhafertepe@sandiego.gov
(619)446-5086

Dear Ben,

This is to notify you that on January 12, 2021, the University Community Planning Group recommended approval of Project 658226, Express Car Wash, as presented with an agreement by the applicant to include at least 50% native San Diego plants in the landscaping plan. The vote to approve was 13 Yes, 1 No, with 4 Abstentions and no Recusals.

The motion reads: "The UCPG recommends approval of project 658226 as presented. The UCPG also recommends that project landscaping has at least a 50% native San Diego plants in the landscaping plan."

Best regards,



Chris Nielsen
UCPG Chair
cn@adsc-xray.com
858-663-0186



**City of San Diego
Development Services**
1222 First Ave., MS 302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

**FORM
DS-318**

October 2017

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: Super Star Car Wash **Project No. For City Use Only:** 658226

Project Address: 6270 Miramar Road, San Diego, CA, 92121

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? CA Corporate Identification No. C2297532

Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: Nika Enterprises, Inc. Owner Tenant/Lessee Successor Agency

Street Address: 17735 Vineyard Lane

City: Poway State: CA Zip: 92064

Phone No.: 858-312-1149 Fax No.: _____ Email: toysautoclub@gmail.com

Signature: _____ Date: 1/29/2020

Additional pages Attached: Yes No

Applicant

Name of Individual: OnPoint Development, LLC Owner Tenant/Lessee Successor Agency

Street Address: 7514 Girard Avenue, Suite 1515

City: La Jolla State: CA Zip: 92037

Phone No.: 317-313-4678 Fax No.: _____ Email: jeff@onpointdev.com

Signature: *Jeff J...* Date: 1/29/2020

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

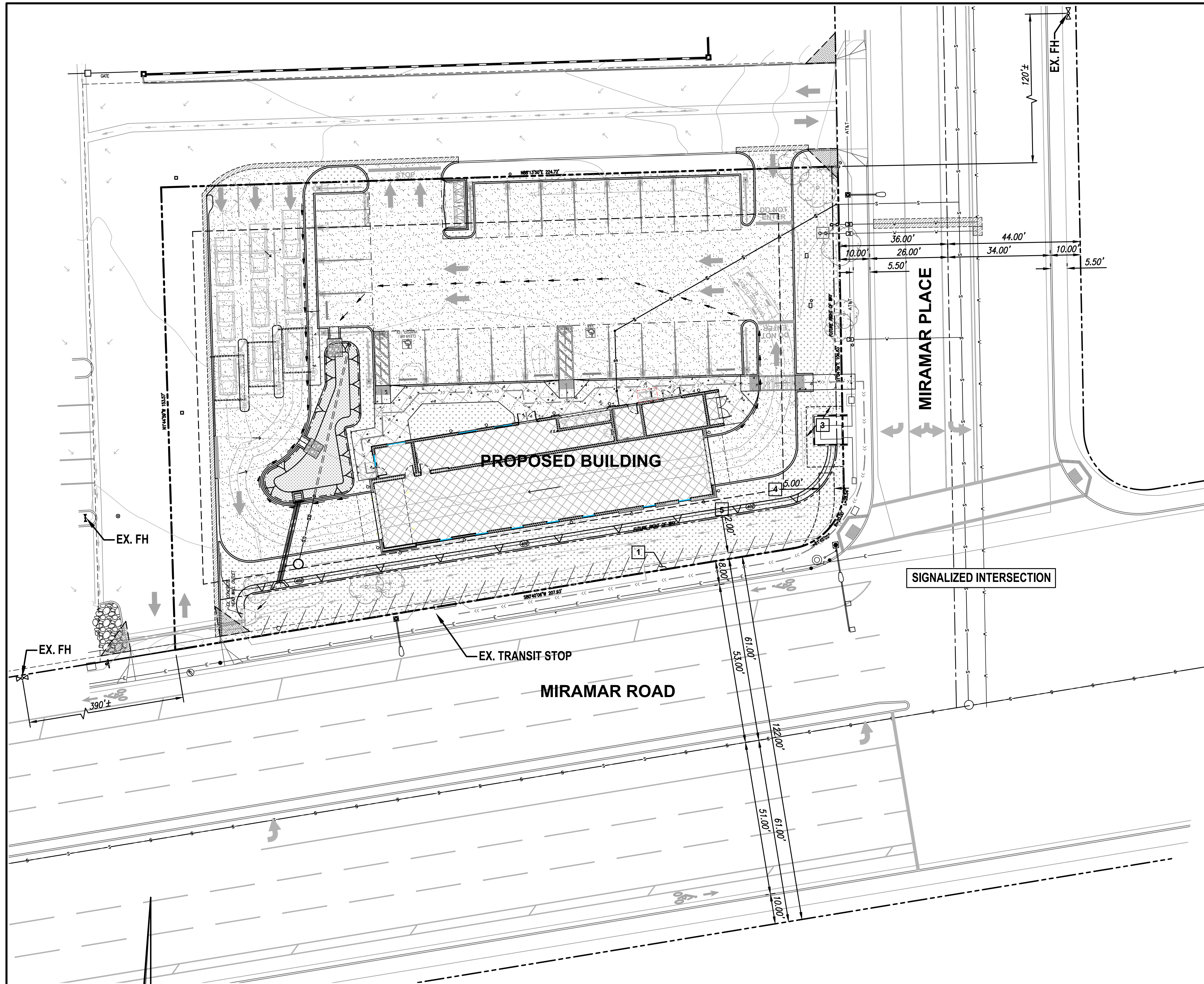
City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.



- EASEMENT NOTES:**
- THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID MAP/PLAN. AFFECTS: MIRAMAR ROAD, EXCEPT 48.00' OPENING. SAID LAND, HOWEVER, ABUTS ON A PUBLIC THOROUGHFARE, OTHER THAN THE ONE REFERRED TO ABOVE, OVER WHICH THE RIGHTS OF VEHICULAR ACCESS HAVE NOT BEEN RELINQUISHED.
 - (NOT SHOWN) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 0612 RESOURCE PROTECTION ORDINANCE PERMIT, RECORDED DECEMBER 5, 1991 AS DOC. NO. 1991-0628356 OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 - AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF PACIFIC BELL TELEPHONE COMPANY RECORDED JULY 07, 2000 AS DOC NO. 2000-0358397 OF OFFICIAL RECORDS.
 - AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND RIGHTS INCIDENTAL THERETO IN FAVOR OF PACIFIC BELL TELEPHONE COMPANY RECORDED MARCH 6, 2001 AS DOC NO. 2001-0125925 OF OFFICIAL RECORDS.
 - A GENERAL UTILITY EASEMENT AND RIGHTS INCIDENTAL THERETO AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP NO. 15025.

PATH OF TRAVEL NOTE:
 ALL BUILDING'S EXTERIOR DOORS SHALL HAVE A LEVEL LANDING (2.0% MAX. SLOPE) THAT EXTENDS 60" FROM THE DOOR OPENING AND 24" PASS THE STRIKE EDGE OF THE DOOR.
 PATH OF TRAVEL SHALL NOT EXCEED 5.0% IN THE DIRECTION OF TRAVEL & SHALL NOT HAVE MORE THAN 2.0% CROSS SLOPE.
 PATH OF TRAVEL DENOTED ON PLANS BY SYMBOL BELOW:

DEVELOPMENT SUMMARY:
 PROJECT SEEKS A **SITE DEVELOPMENT PERMIT** TO DEMOLISH EXISTING AUTO SALES FACILITY; BUILDING AND PARKING LOT TO CONSTRUCT A PROPOSED EXPRESS CARWASH FACILITY WITH EXTERIOR VACUUM STALLS.

PROJECT TEAM:
ARCHITECT: PM DESIGN GROUP
 38 EXECUTIVE PARK, SUITE 310
 IRVINE, CA 92614
 ATTENTION: ROGER KRAUSE
 PHONE: (949) 743-5426
 EMAIL: rkrause@pmdginc.com

CIVIL: SPEAR & ASSOCIATES, INC.
 475 PRODUCTION STREET
 SAN MARCOS, CA 92078
 ATTENTION: JOSH ZEIGLER
 PHONE: (760) 736-2040 EXT. 105
 EMAIL: josh@spearinc.net

LANDSCAPE: HOWARD & ASSOCIATES
 2442 SECOND AVENUE
 SAN DIEGO, CA 92101
 ATTENTION: JULIE HOWARD
 PHONE: (619) 718-9660
 EMAIL: julie@howardassoc.com

SHEET INDEX:
 CIVIL SITE PLAN C-1
 CIVIL DEMO PLAN C-2
 CIVIL PRELIMINARY GRADING PLAN C-3
 ARCHITECTURAL SITE PLAN A-1.0
 ARCHITECTURAL FLOOR & ROOF PLAN A-2.0
 ARCHITECTURAL BUILDING ELEVATIONS A-3.0
 LANDSCAPE CONCEPT PLAN L-1
 LANDSCAPE CONCEPT PLAN DETAILS L-2

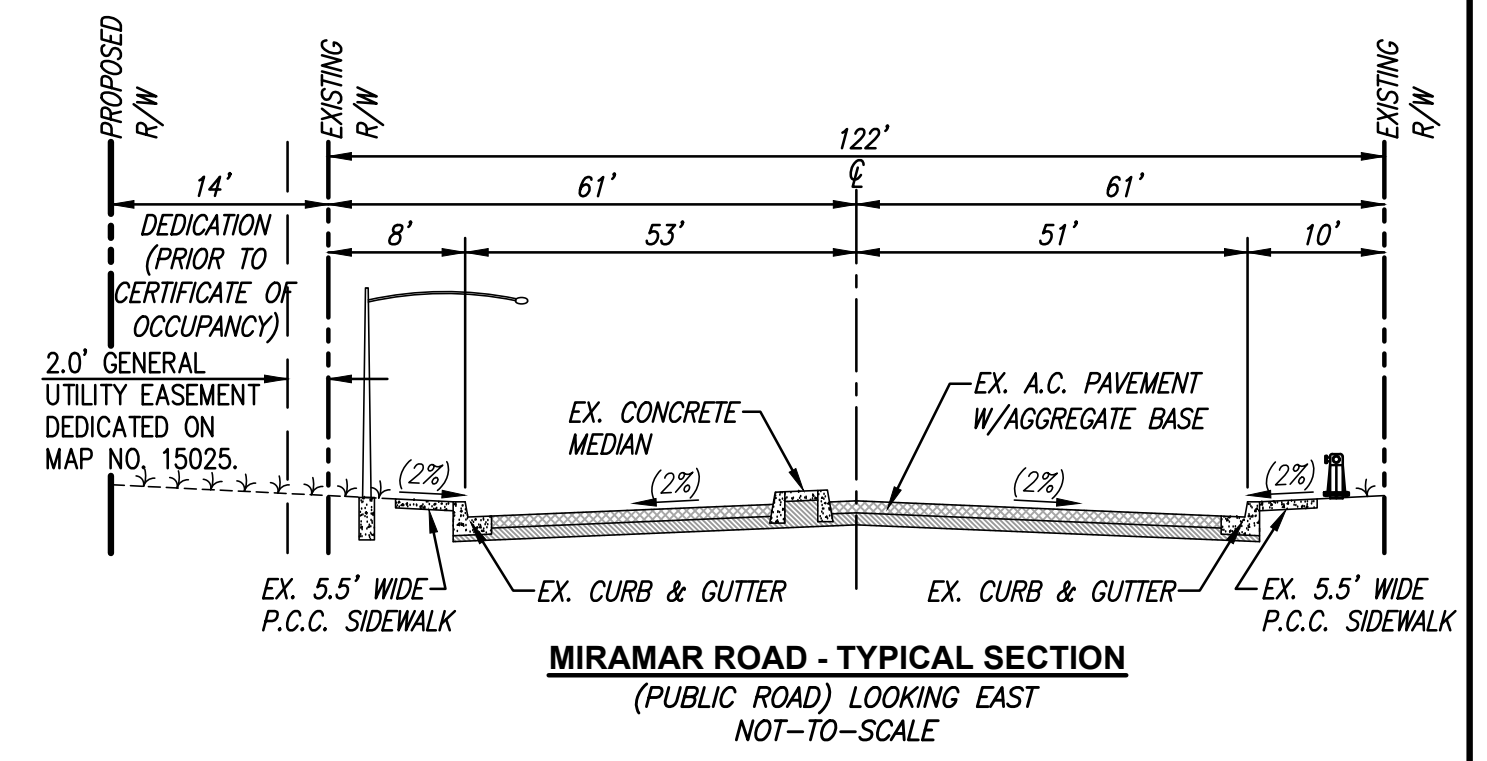
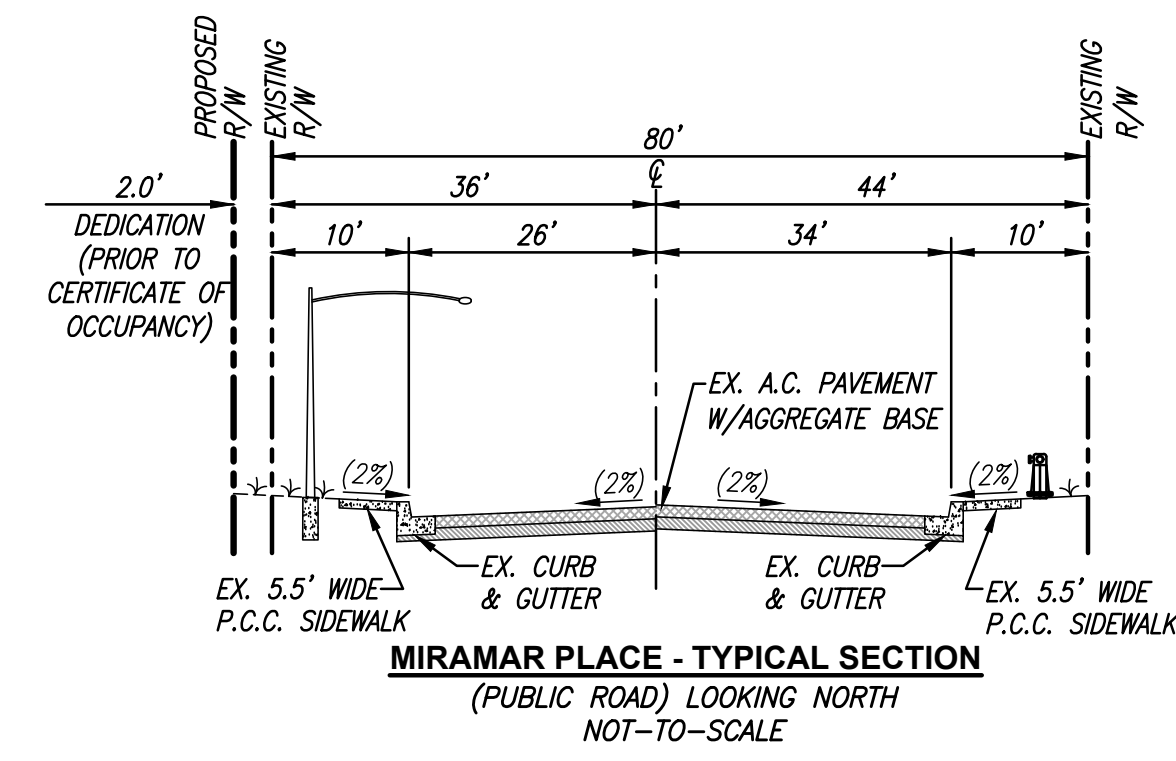
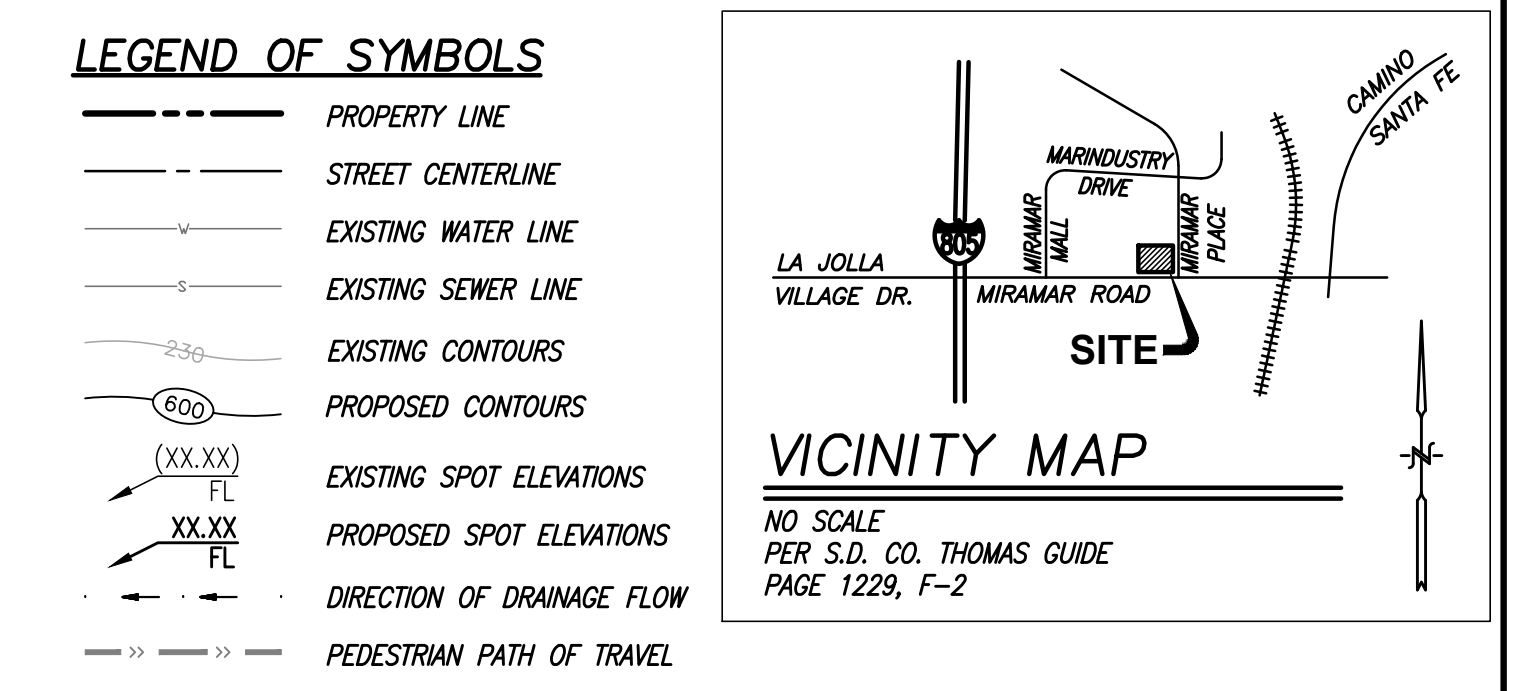
GEOLOGICAL HAZARD CATEGORY:
 S1, LEVEL MEASAS - UNDERLAIN BY TERRACE DEPOSITS AND BEDROCK, NOMINAL RISK.

***GRADING QUANTITIES**

GRADED AREA	0.62 [ACRES]	MAX. CUT DEPTH	5.0 [FT]
CUT QUANTITIES	1,500 [CYD]	MAX CUT SLOPE RATIO	2:1 [MAX]
FILL QUANTITIES	1,500 [CYD]	MAX. FILL DEPTH	3.0 [FT]
EXPORT	0 [CYD]	MAX FILL SLOPE RATIO	2:1 [MAX]

THIS PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

*THE QUANTITIES OF CUT AND FILL SHOWN HEREON WERE CALCULATED USING REASONABLE ENGINEERING METHODS. THE QUANTITIES ARE FOR USE IN CALCULATING THE FEES AND BONDS REQUIRED BY THE PUBLIC AGENCY; THEY ARE NOT TO BE USED FOR JOB BIDDING PURPOSES. ACTUAL QUANTITIES MAY VARY DUE TO FACTORS SUCH AS SHRINKAGE OR SWELL, RETAINING WALL BACKCUT REQUIREMENTS AND THE RECOMMENDATIONS OF THE SITE SOILS REPORT.



BIOFILTRATION BASIN MEDIA

AMENDED SOIL LAYER
 COMPOSITION AND TEXTURE:
 65% SAND, 20% SANDY LOAM, & 15% COMPOST (FROM VEGETATION-BASED FEEDSTOCK). ANIMAL WASTES OR BY-PRODUCTS SHOULD NOT BE APPLIED.
 AMENDED SOIL LAYER DEPTH 18"

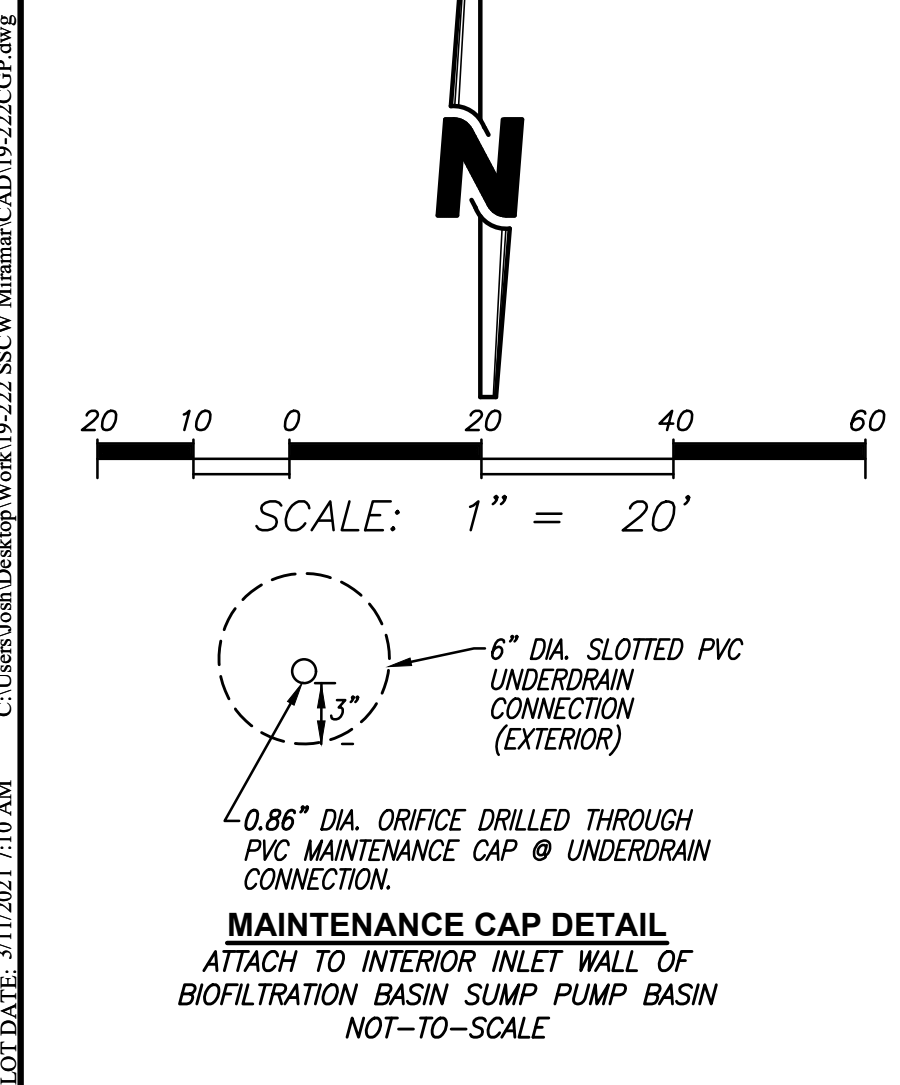
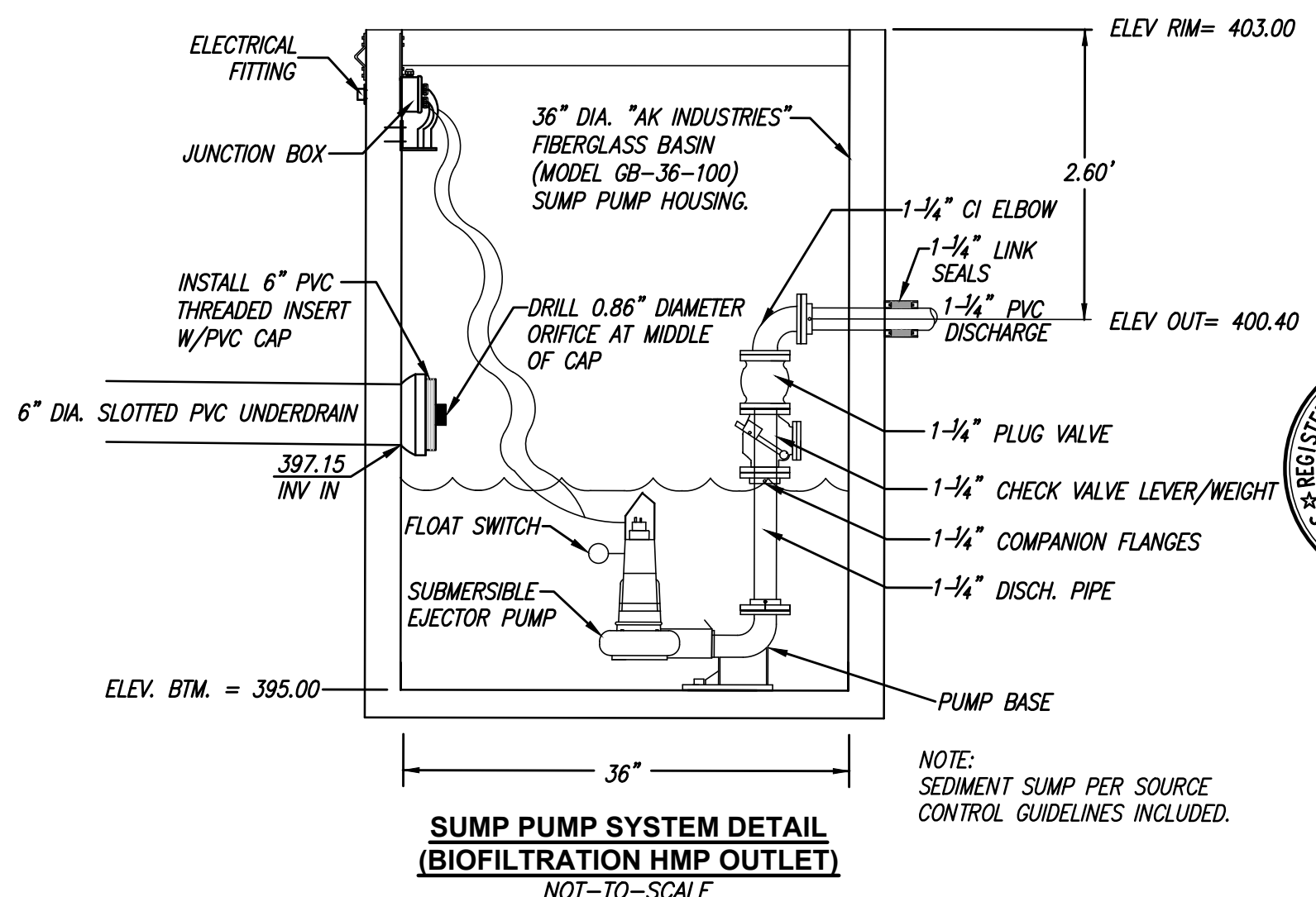
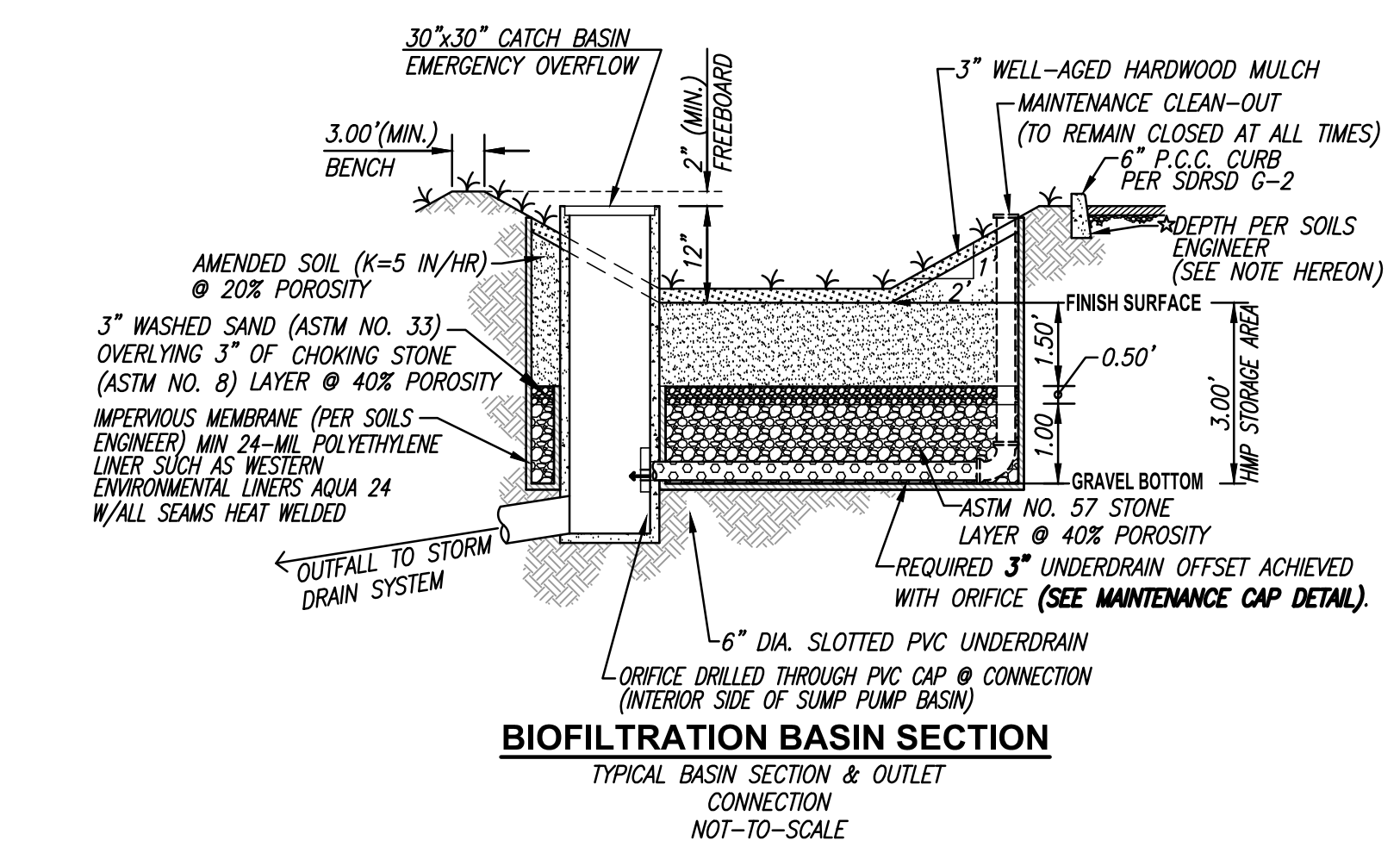
PERMEABILITY:
 5 IN/HR INFILTRATION RATE FOR THE FLOW-BASED SUSMP METHOD
 (1-6IN/HR FOR ALTERNATIVE DESIGNS, AS APPROVED BY LOCAL JURISDICTION).

CHEMICAL COMPOSITION: TOTAL PHOSPHORUS < 15 PARTS PER MILLION (PPM);
 PH 6-8; CATION EXCHANGE CAPACITY > 5 MILLIEQUIVALENTS PER 100 GRAMS (MEQ/100 G) OF SOIL; ORGANIC MATTER CONTENT < 5 PERCENT BY WEIGHT.

DRAINAGE LAYER
 SEPARATE SOIL MEDIA FROM UNDERDRAIN LAYER WITH 3 INCHES OF WASHED SAND, FOLLOWED BY 3 INCHES OF CHOKING STONE (ASTM NO. 8) OVER A 1.00-FOOT ENVELOPE OF ASTM NO. 57 STONE. TOTAL COMBINED DRAINAGE LAYER 18".

SURFACE VEGETATION
 AS SPECIFIED BY THE LANDSCAPE ARCHITECT PLANS.

NOTE:
 SOIL MIX WILL BE TESTED IN FIELD TO MEET REQUIRED INFILTRATION RATE.



ASSESSOR'S PARCEL No.
 343-252-34-00

STREET ADDRESS:
 6270 MIRAMAR ROAD,
 SAN DIEGO, CA 92121

LEGAL DESCRIPTION:
 LOT 1 OF MIRAMAR SELF STORAGE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15025, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 1, 2005.

ENGINEER OF WORK
 JOSHUA R. ZEIGLER R.C.E. NO. 85413 EXP. 9/30/20 DATE _____
 PLANS PREPARED BY:
SPEAR & ASSOCIATES, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 475 PRODUCTION STREET, SAN MARCOS, CA 92078
 PHONE (760) 736-2040 FAX (760) 736-4866
 WWW.SPEARINC.NET

SITE PRELIMINARY GRADING PLAN FOR:
6270 MIRAMAR ROAD

INDEXING INFORMATION
 CITY OF SAN DIEGO, CALIFORNIA
 DEVELOPMENT SERVICES DEPARTMENT
 SHEET 1 OF 3 SHEETS

C-1

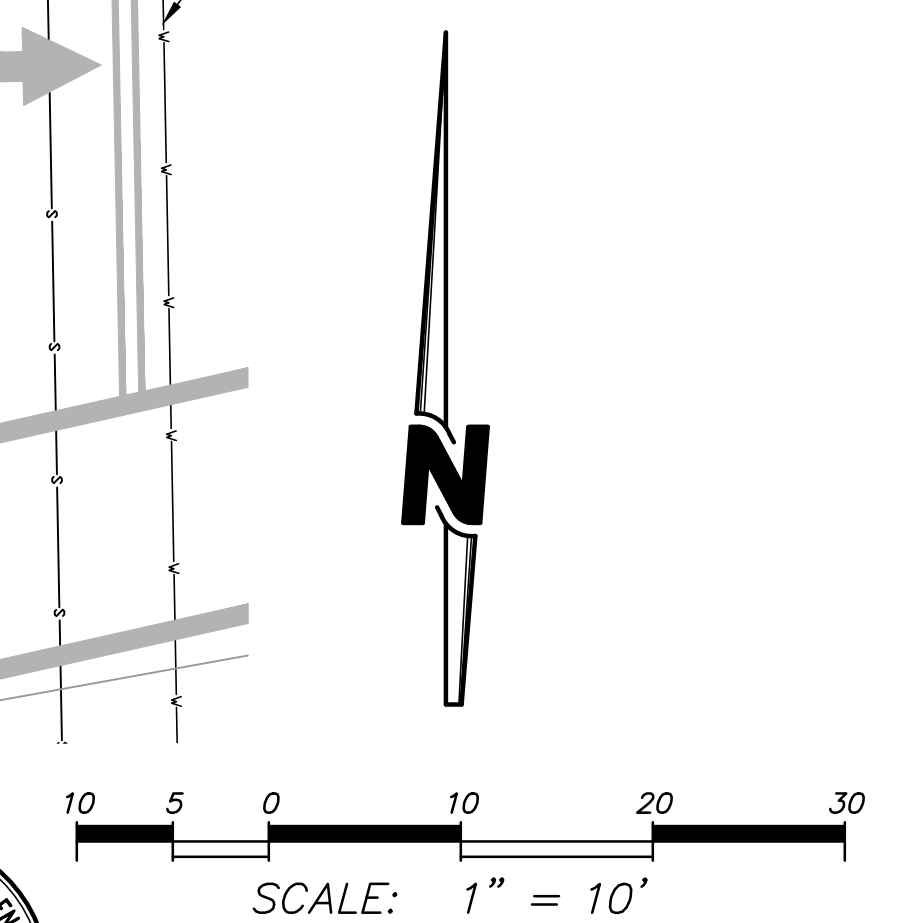
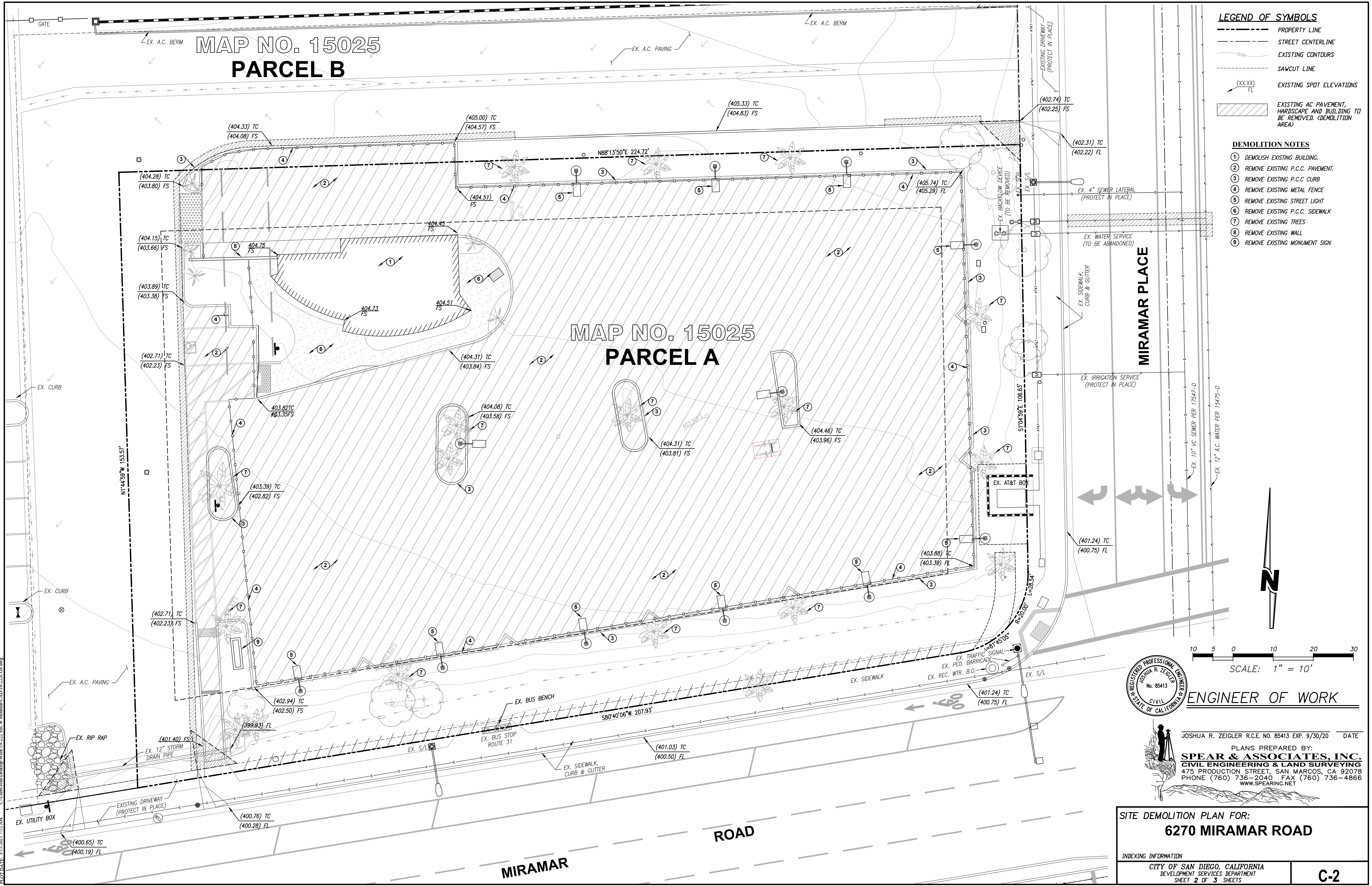
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MAP NO. 15025 PARCEL B

MAP NO. 15025 PARCEL A

- LEGEND OF SYMBOLS**
- PROPERTY LINE
 - STREET CENTERLINE
 - EXISTING CONTOURS
 - SAWCUT LINE
 - EXISTING SPOT ELEVATIONS
 - EXISTING AC PAVEMENT, HARDSCAPE AND BUILDING TO BE REMOVED. (DEMOLITION AREA)

- DEMOLITION NOTES**
- 1 DEMOLISH EXISTING BUILDING.
 - 2 REMOVE EXISTING P.C.C. PAVEMENT.
 - 3 REMOVE EXISTING P.C.C. CURB
 - 4 REMOVE EXISTING METAL FENCE
 - 5 REMOVE EXISTING STREET LIGHT
 - 6 REMOVE EXISTING P.C.C. SIDEWALK
 - 7 REMOVE EXISTING TREES
 - 8 REMOVE EXISTING WALL
 - 9 REMOVE EXISTING MONUMENT SIGN



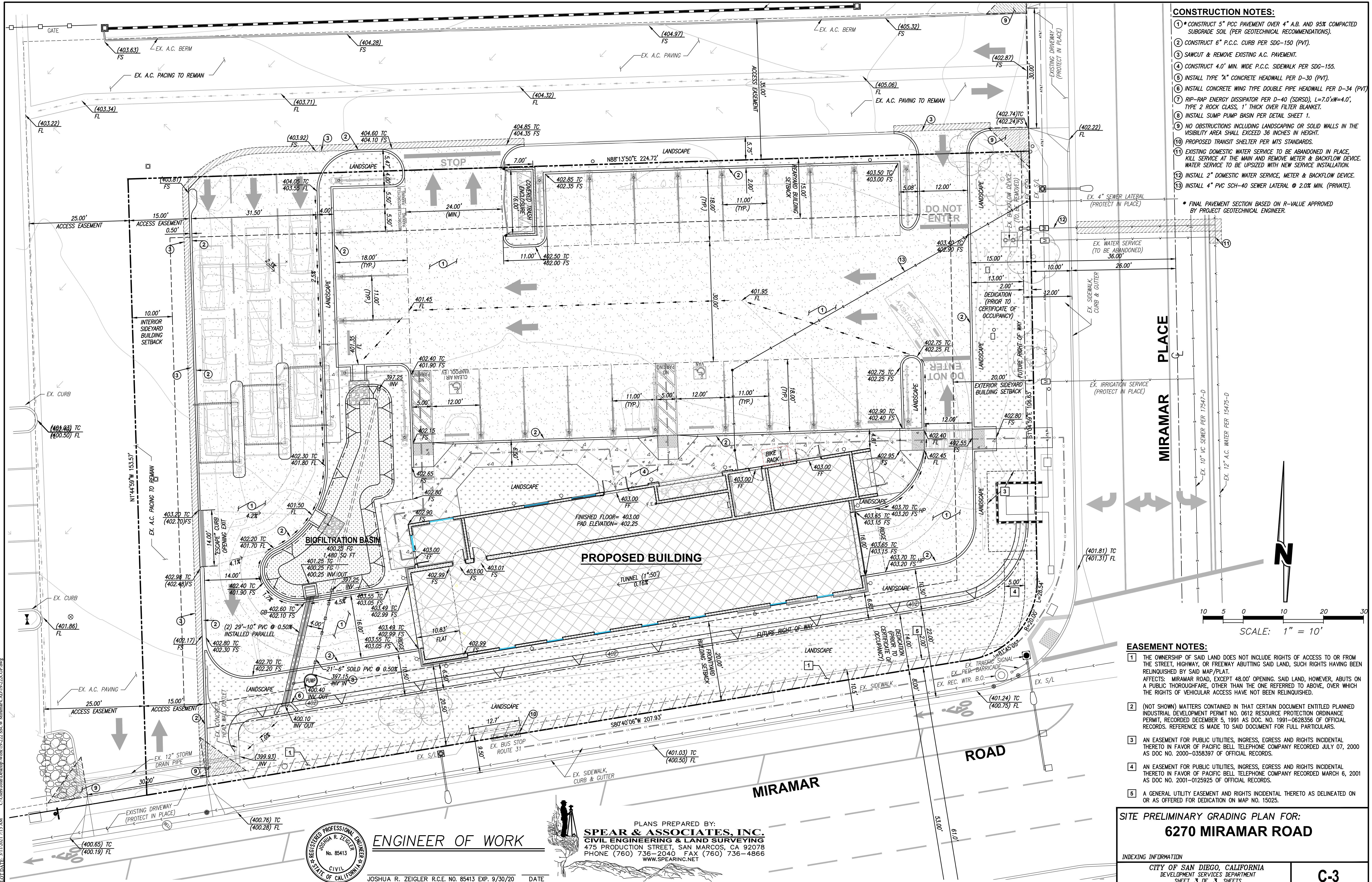
ENGINEER OF WORK

JOSHUA R. ZEIGLER R.C.E. NO. 85413 EXP. 9/30/20 DATE
 PLANS PREPARED BY:
SPEAR & ASSOCIATES, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 475 PRODUCTION STREET, SAN MARCOS, CA 92078
 PHONE (760) 736-2040 FAX (760) 736-4866
 WWW.SPEARINC.NET

**SITE DEMOLITION PLAN FOR:
6270 MIRAMAR ROAD**

INDEXING INFORMATION
 CITY OF SAN DIEGO, CALIFORNIA
 DEVELOPMENT SERVICES DEPARTMENT
 SHEET 2 OF 3 SHEETS

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 PLOT DATE: 3/11/2021 7:12 AM



- CONSTRUCTION NOTES:**
1. CONSTRUCT 5" PCC PAVEMENT OVER 4" A.B. AND 95% COMPACTED SUBGRADE SOIL (PER GEOTECHNICAL RECOMMENDATIONS).
 2. CONSTRUCT 6" P.C.C. CURB PER SDG-150 (PVT).
 3. SAWCUT & REMOVE EXISTING A.C. PAVEMENT.
 4. CONSTRUCT 4.0' MIN. WIDE P.C.C. SIDEWALK PER SDG-155.
 5. INSTALL TYPE "A" CONCRETE HEADWALL PER D-30 (PVT).
 6. INSTALL CONCRETE WING TYPE DOUBLE PIPE HEADWALL PER D-34 (PVT).
 7. RIP-RAP ENERGY DISSIPATOR PER D-40 (SDRSD), L=7.0'xW=4.0', TYPE 2 ROCK CLASS, 1" THICK OVER FILTER BLANKET.
 8. INSTALL SUMP PUMP BASIN PER DETAIL SHEET 1.
 9. NO OBSTRUCTIONS INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 36 INCHES IN HEIGHT.
 10. PROPOSED TRANSIT SHELTER PER MTS STANDARDS.
 11. EXISTING DOMESTIC WATER SERVICE TO BE ABANDONED IN PLACE, KILL SERVICE AT THE MAIN AND REMOVE METER & BACKFLOW DEVICE. WATER SERVICE TO BE UPSIZED WITH NEW SERVICE INSTALLATION.
 12. INSTALL 2" DOMESTIC WATER SERVICE, METER & BACKFLOW DEVICE.
 13. INSTALL 4" PVC SCH-40 SEWER LATERAL @ 2.0% MIN. (PRIVATE).
- * FINAL PAVEMENT SECTION BASED ON R-VALUE APPROVED BY PROJECT GEOTECHNICAL ENGINEER.

- EASEMENT NOTES:**
1. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID MAP/PLAT.
AFFECTS: MIRAMAR ROAD, EXCEPT 48.00' OPENING. SAID LAND, HOWEVER, ABUTS ON A PUBLIC THOROUGHFARE, OTHER THAN THE ONE REFERRED TO ABOVE, OVER WHICH THE RIGHTS OF VEHICULAR ACCESS HAVE NOT BEEN RELINQUISHED.
 2. (NOT SHOWN) MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED PLANNED INDUSTRIAL DEVELOPMENT PERMIT NO. 0612 RESOURCE PROTECTION ORDINANCE PERMIT, RECORDED DECEMBER 5, 1991 AS DOC. NO. 1991-0628356 OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
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 5. A GENERAL UTILITY EASEMENT AND RIGHTS INCIDENTAL THERETO AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP NO. 15025.

ENGINEER OF WORK
 JOSHUA R. ZEIGLER
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 No. 85413
 JOSHUA R. ZEIGLER R.C.E. NO. 85413 EXP. 9/30/20 DATE

PLANS PREPARED BY:
SPEAR & ASSOCIATES, INC.
 CIVIL ENGINEERING & LAND SURVEYING
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SITE PRELIMINARY GRADING PLAN FOR:
6270 MIRAMAR ROAD

INDEXING INFORMATION
 CITY OF SAN DIEGO, CALIFORNIA
 DEVELOPMENT SERVICES DEPARTMENT
 SHEET 3 OF 3 SHEETS

C-3

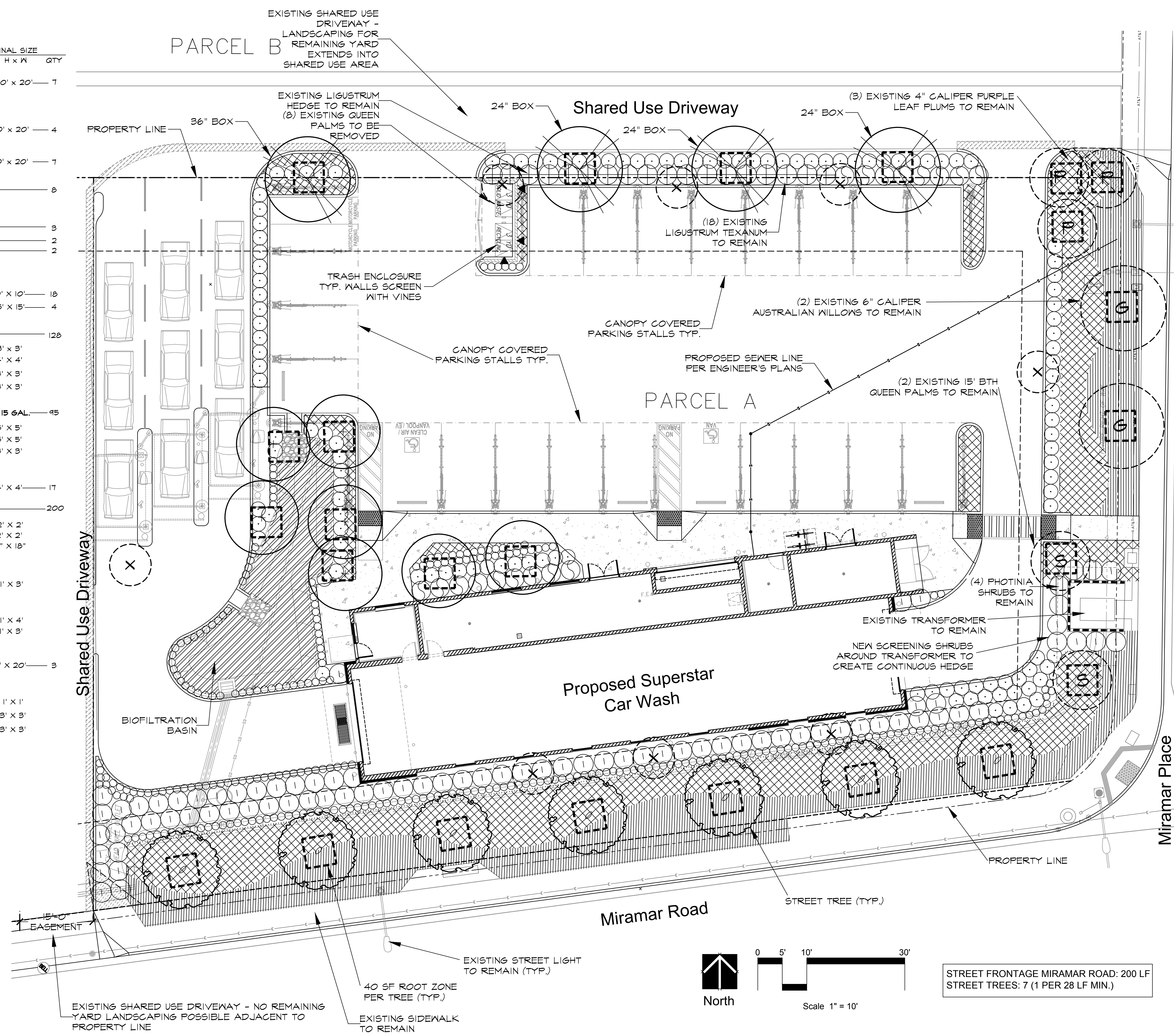
Plot Date: 3/11/2021 7:13 AM
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Landscape Concept Plan:

Plant Legend

SYMBOL	BOTANICAL NAME	COMMON NAME	MUCOLS FINAL SIZE	ZONE	H x W	QTY
MIRAMAR ROAD STREET TREE-						
○	PINUS CANARIENSIS-	100% 24" BOX CANARY ISLAND PINE	L 60' x 20'	7		
THEME TREES						
⊗	*CERCIS OCCIDENTALIS-	75% 24" BOX WESTERN RED BUD	L 20' x 20'	4		
+	SYAGRUS ROMANZOFFIANA-	100% 20' BTH QUEEN PALM	M 50' x 20'	7		
x	EXISTING TREES TO BE REMOVED					
P	EXISTING TREES TO REMAIN					
S	FRUNUS SPP.	PURPLE LEAF PLUM (4" CAL.)		3		
G	SYAGRUS ROMANZOFFIANA	QUEEN PALM (15' BTH)		2		
	GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW (6" CAL.)		2		
EXISTING SHRUBS TO REMAIN						
⊕	LIGUSTRUM TEXANUM	MAX LEAF PRIVET	M 10' x 10'	18		
⊖	PHOTINIA FRASERI	RED TIP PHOTINIA	M 15' x 15'	4		
NATIVE MASSING SHRUBS - 100% 5 GAL.						
	*BACCHARIS 'CENTENNIAL'	COYOTE BRUSH	L 3' x 3'	128		
	*VIGUIERA LACINIATA	SAN DIEGO SUNFLOWER	L 4' x 4'			
	*VERBENA DE LA MINA	ISLAND VERBENA	L 3' x 3'			
	*ZAUSCHNERIA CALIFORNICA	COMMON CALI. FUCHSIA	L 3' x 3'			
NATIVE EVERGREEN SCREENING SHRUBS - 75% 5 GAL., 25% 15 GAL.						
	*CEANOTHUS CYANEUS	SAN DIEGO MTL. LILAC	L 5' x 5'	95		
	*RHUS INTEGRIFOLIA	LEMONADE BERRY	L 5' x 5'			
	*SALVIA 'POZO BLUE'	GREY MUSK SAGE	L 3' x 3'			
NON-NATIVE SCREEN SHRUBS - 100% 5 GAL.						
	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	L 4' x 4'	17		
SMALL ACCENT SHRUBS - 100% 1 GAL.						
	DIANELLA SPP.	FLAX LILY	L 2' x 2'	200		
	DIETES BICOLOR	AFRICAN IRIS	L 2' x 2'			
	*SALVIA SPATHACEA	HUMMINGBIRD SAGE	L 18" x 18"			
NATIVE GROUNDCOVER - 100% 1 GAL. @ 24" O.C.						
	*BACCHARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	L 1' x 3'			
NON-NATIVE GROUNDCOVER - 100% 1 GAL. @ 24" O.C.						
	MYOPORUM 'PUTAH CREEK'	MYOPORUM	L 1' x 4'			
	ROSMARINUS 'HUNTINGTON CARPET'	CARPET ROSEMARY	L 1' x 3'			
VINE - 100% 5 GAL.						
	DISTICTIS BUCCINATORIA	RED TRUMPET VINE	M 1' x 20'	3		
BASIN - 100% 1 GAL. @ 12" O.C.						
	*CAREX SPISSA	SD FIELD SEDGE	L 1' x 1'			
	*ELYMUS 'CANYON PRINCE'	CANYON PRINCE RYE	L 3' x 3'			
	*JUNCUS PATENS	COMMON RUSH	L 3' x 3'			

(* INDICATES SAN DIEGO NATIVE PLANT)



HOWARD ASSOCIATES
 ARCHITECTS
 2442 Second Avenue
 San Diego CA 92101 619 718 9660

REGISTERED LANDSCAPE ARCHITECT
 STATE OF CALIFORNIA
 SIGNATURE: [Signature]
 DATE: 2/18/2021
 EXP. DATE: 2/18/21

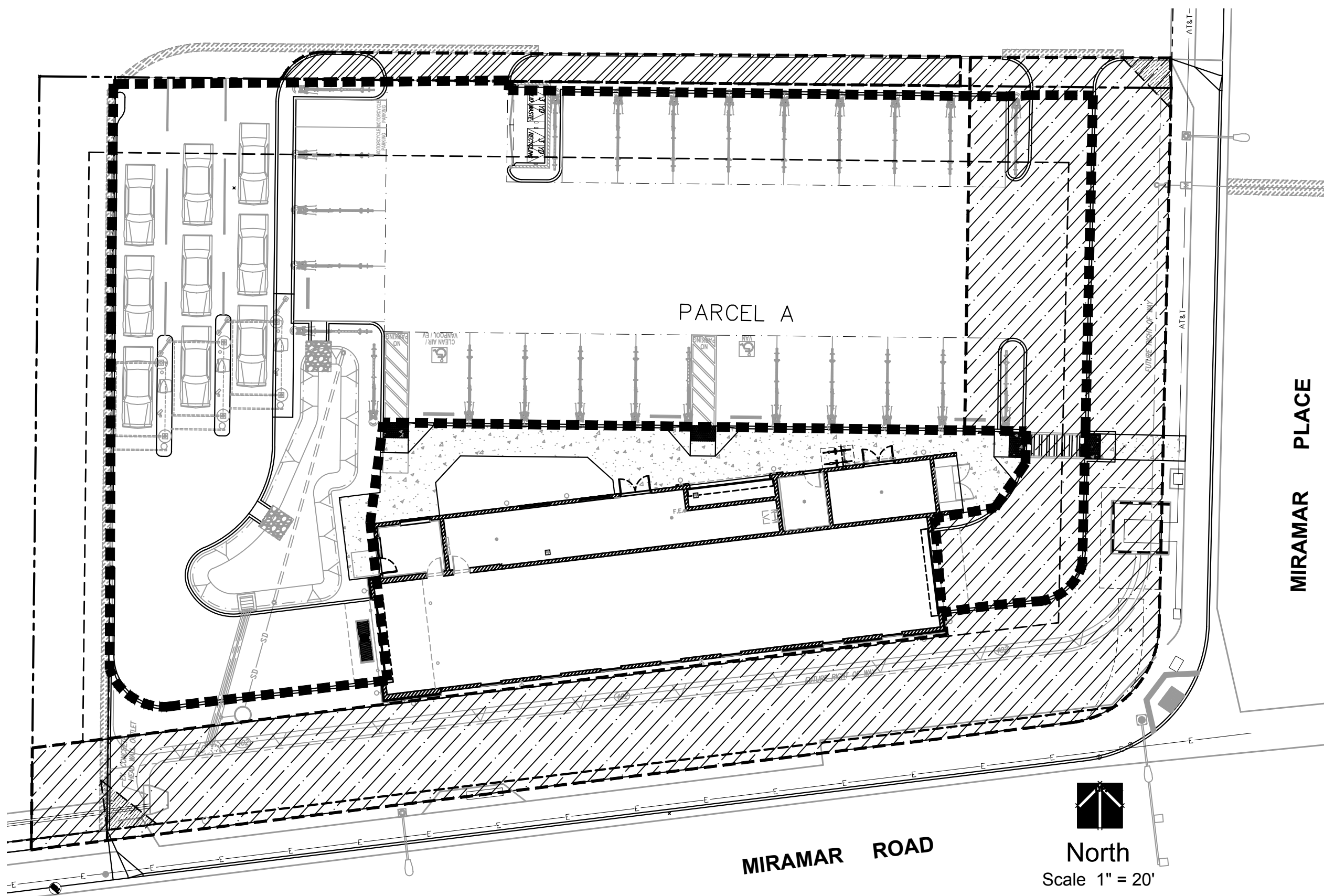
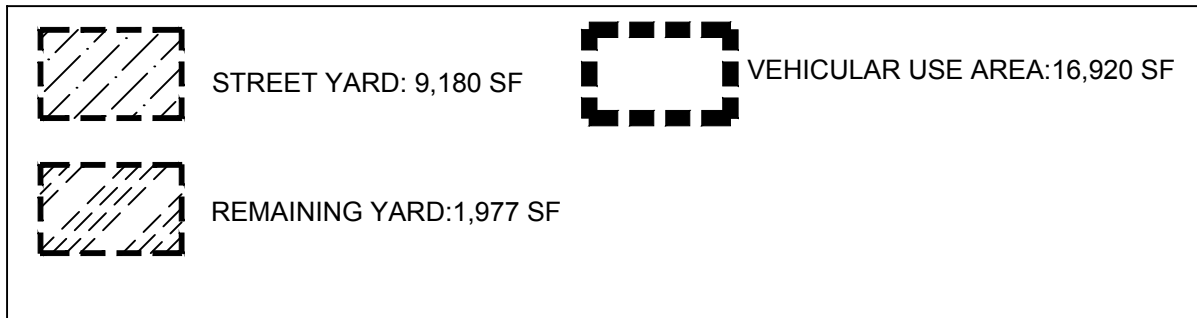
CONSULTANT:

SuperStar CAR WASH
 SUPER STAR CAR WASH
 STORE NO. #XXXXX
 MIRAMAR RD. & MIRAMAR PL.
 SAN DIEGO, CA

REV	DATE	DESCRIPTION

DRAWN BY:
 CHECKED BY:
 ARCH. PROJECT NO.: SSW19005.0
 SHEET NAME: Landscape Concept Plan
 SHEET NUMBER: L-1

Code Compliance Diagram:



City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101		Landscape Calculations Worksheet Commercial Development in All Zones Industrial Development in RM and C Zones Commercial Components of Mixed-Use Development		FORM DS-4 August 2020
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.				
<ul style="list-style-type: none"> At least one-half of the required planting points shall be achieved with trees. If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met. 				
STREET YARD [§142.0404 - §142.0405] Industrial and Commercial Development (except Auto Service Stations—see below)				
Planting Area Required	Planting Area Provided	Excess Area Provided		
Total Area <u>9180</u> sq. ft. x 25% = <u>2295</u> sq. ft.	<u>2853</u> sq. ft.	<u>558</u> sq. ft.		
Plant Points Required	Plant Points Provided	Excess Points Provided		
Total Area <u>9180</u> sq. ft. x 0.05* = <u>459</u> points	<u>577</u> points	<u>118</u> points		
Plant Points Achieved with Trees (50%)		577 points		
Auto Service Stations Only				
Planting Area Required [§142.0405(c)(2)]	Planting Area Provided	Excess Area Provided		
Total Area _____ sq. ft. x 15% = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.		
Plant Points Required	Plant Points Provided	Excess Points Provided		
Total Area _____ sq. ft. x 0.03 = _____ points	_____ points	_____ points		
Plant Points Achieved with Trees (50%)		_____ points		
REMAINING YARD [§142.0404 - §142.0405]				
Planting Area Required	Planting Area Provided	Excess Area Provided		
Total Area <u>1977</u> sq. ft. x 30% = <u>593</u> sq. ft.	<u>1854</u> sq. ft.	<u>1261</u> sq. ft.		
Plant Points Required	Plant Points Provided	Excess Points Provided		
Total Area <u>1977</u> sq. ft. x 0.05 = <u>99</u> points	<u>149</u> points	<u>50</u> points		
Plant Points Achieved with Trees (50%)		60 points		

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DS-4 (08-20)

City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101		Landscape Calculations Worksheet Vehicular Use Area (VUA)		FORM DS-5 August 2020
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.				
<ul style="list-style-type: none"> At least one-half of the required planting points shall be achieved with trees. If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met. 				
VEHICULAR USE AREA (<6,000 sf) [§142.0406 - §142.0407]				
Planting Area Required	Planting Area Provided		Excess Area Provided	
40 sq. ft. per tree.	_____ sq. ft.		_____ sq. ft.	
Plant Points Required	Plant Points Provided	Excess Points Provided		
Total Area _____ sq. ft. x 0.05 = _____ points	_____ points	_____ points		
Plant Points Achieved with Trees (50%)		_____ points		
VEHICULAR USE AREA (≥6,000 sf) [§142.0406 - §142.0407]				
Planting Area Required	Planting Area Provided	Excess Area Provided		
VUA inside Street Yard <u>2000</u> sq. ft. x 0.05 = <u>100</u> sq. ft.	<u>230</u> sq. ft.	<u>130</u> sq. ft.		
VUA outside Street Yard <u>14920</u> sq. ft. x 0.03 = <u>448</u> sq. ft.	<u>1805</u> sq. ft.	<u>1357</u> sq. ft.		
Plant Points Required	Plant Points Provided	Excess Points Provided		
VUA inside Street Yard <u>2000</u> sq. ft. x 0.05 = <u>100</u> points	<u>100</u> points	<u>0</u> points		
Plant Points Achieved with Trees (50%)		50 points		
VUA outside Street Yard <u>14920</u> sq. ft. x 0.03 = <u>448</u> sq. ft.	<u>448</u> points	<u>0</u> points		
Plant Points Achieved with Trees (50%)		250 points		
TEMPORARY VEHICULAR USE AREA [§142.0408] (a specified time limit of less than 5 years from the date of construction permit issuance.)				
Planting Area Required	Planting Area Provided	Excess Area Provided		
Length of Public ROW adjacent to VUA _____ ft. x 3 ft. = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.		

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DS-5 (08-20)

Landscape Concept Statement:

The landscape design has been developed to enhance the streetscape of Miramar Road as well as screen the commercial use of the site. This design utilizes low maintenance, low water use planting.

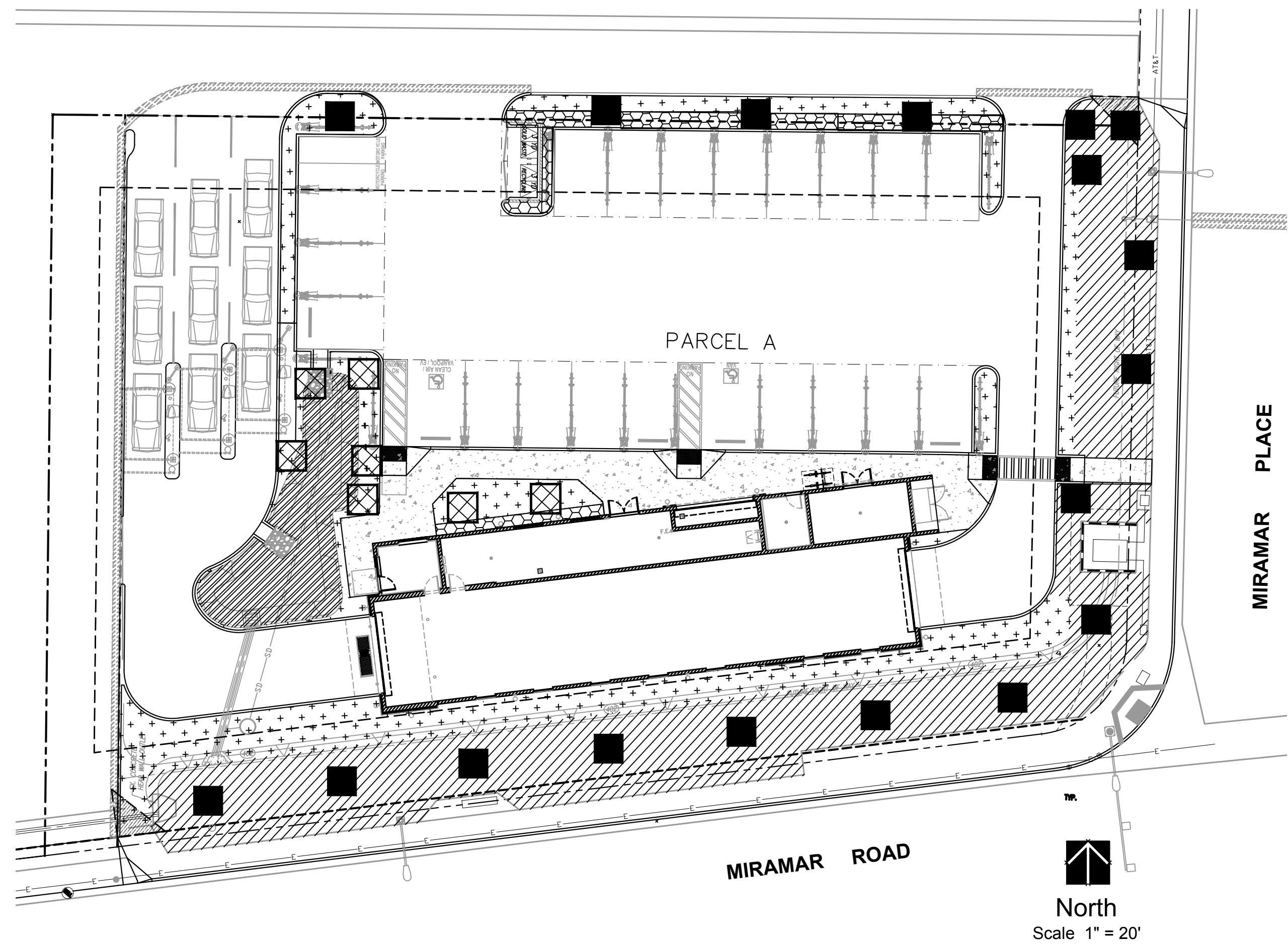
Standard Landscape Notes:

- All landscape and irrigation shall conform to the standards of the county-wide landscape regulations and the 'City of San Diego Land Development Manual Landscape Standards', and all other landscape related City and regional standards.
- The irrigation system will be designed to afford optimum coverage for the support of plant growth. The coverage will meet the water requirements for the selected plant material and within the given planting areas. The design will take into consideration the type of exposure the system will have. The irrigation system will be designed with respect to water conservation. Irrigation heads shall be chosen for maximum coverage with low-gallage and precipitation qualities. The irrigation system shall be a fully automatic system and as maintenance-free as possible. The materials for the system will be of an extremely durable nature, and will have been selected for wear resistance and long life. The overall system shall be designed for ease of maintenance.
- Maintenance: All required landscape areas, including in the right-of-way shall be maintained by Owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition consistent with the City of San Diego Landscape Regulations and Standards. If any required landscape indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.
- Tree root barriers shall be installed where trees are placed within 5 feet of improvements including walls, walks, curbs, or street pavement. Root barriers will not be wrapped around the root ball.
- All trees within public right of way shall be provided with 40 sq. ft. root zone and planted in an air and water permeable landscape area. The minimum dimension (width) of this area shall be 5 feet, measured from the inside face of curb.
- Street trees shall be maintained so that all branches over pedestrian walkway are 6' above walkway and branches over vehicular travel ways are 16' above the grade of the travel way per the San Diego m.c. section 142.0403 (b) (10).
- All landscape areas shall be irrigated with a permanent subsurface automatic irrigation system utilizing drip irrigation and a weather based smart controller.
- All planting areas shall receive a 3" layer of bark mulch.

Minimum Street Tree Separation Distance

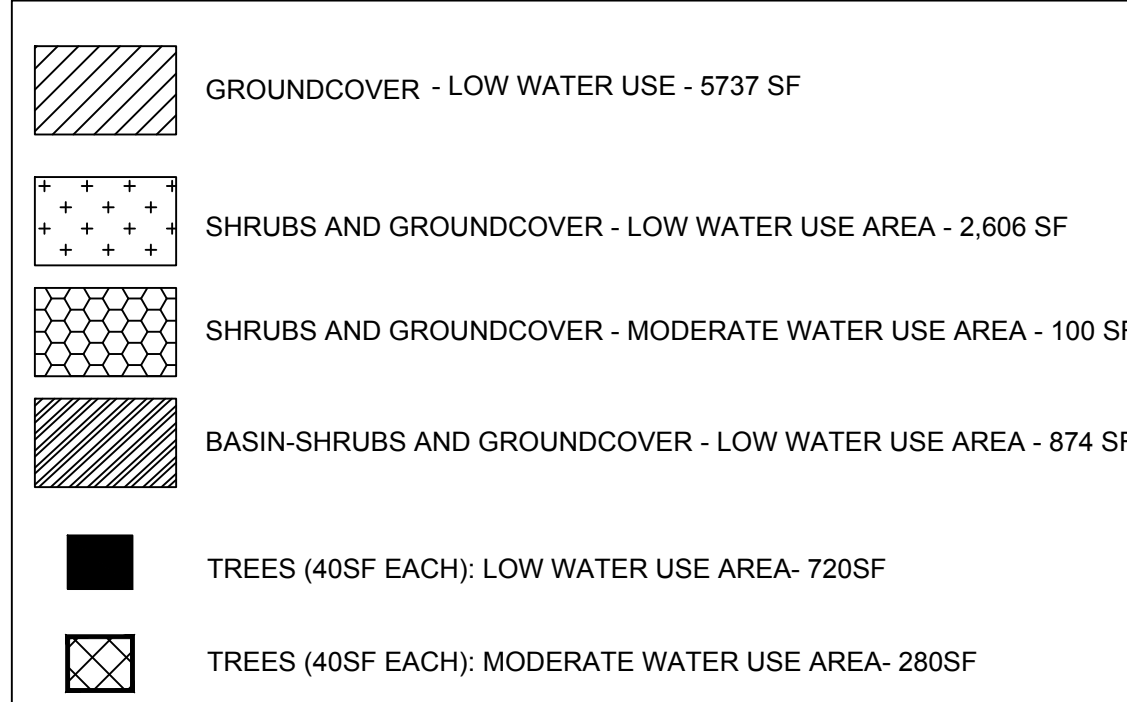
IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS AND STOP SIGNS	20'
UNDERGROUND UTILITY LINES	5'
SEWER LINES	10'
ABOVEGROUND UTILITY STRUCTURES	10'
DRIVEWAY ENTRIES	10'
INTERSECTIONS	25'

Hydrozone Map:

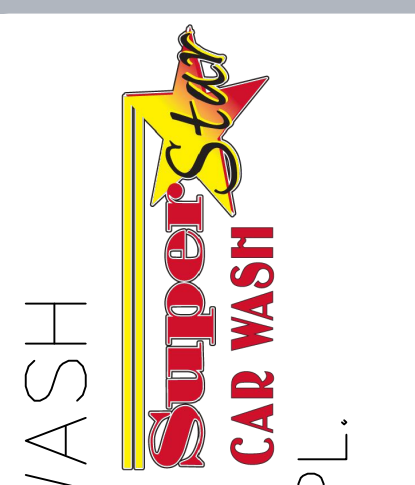


City of San Diego Water Efficient Landscape Worksheet										
Evapotranspiration Rate										
ET ₀	[in]									
Yearly	47.00									
Maximum Applied Water Budget										
LA (Total Landscape Area) =	9,973									
SLA (Special Landscape Area) =										
Maximum Applied Gallons / Year = Eto(0.62) [(0.7)(LA) + (0.3)(SLA)]										
Maximum Applied Gallons / Year =	203,429									
Design Case Table										
A	B	C	F	G	E	H	D	I	J	K
Cont-roller #	Hydrozone #	Valve Circuit #	Hydrozone Area (HA) [SF]	% of Total Landscaped Area	Plant Factor (PF) (WUCCOLS)	HA x PF	Irrigation Method	IE	PFXHAI E	ETWU (Eto)(.62)(PFx HA/IE)
Existing groundcover - low			5,496	55.3%	low 0.3	1,649	Bubbler	0.60	2,748	80,077
Drip- Shrubs and groundcover low			2,463	24.8%	Low 0.3	739	Drip	0.80	924	26,914
Drip- Shrubs and groundcover mod			100	1.0%	mod 0.5	50	Drip	0.80	63	1,821
Rotor- Basin shrubs and groundcover low			874	8.8%	Low 0.3	262	rotor	0.70	375	10,915
Bubbler- Trees low			720	7.2%	Low 0.3	216	Bubbler	0.71	304	8,865
Bubbler- Trees mod			280	2.8%	mod 0.5	140	Bubbler	0.71	197	5,746
Total:			9,933				Total Estimated Water Use (ETWU):		134,338	

Hydrozone Legend:



CONSULTANT:



SUPER STAR CAR WASH
STORE NO. #XXXXX
MIRAMAR RD. & MIRAMAR PL.
SAN DIEGO, CA

REV	DATE	DESCRIPTION

DRAWN BY:
CHECKED BY:
ARCH. PROJECT NO.: SSW19005.0
SHEET NAME: Landscape Concept Plan
SHEET NUMBER: L-2