

Super Star Car Wash

6270 Miramar Rd., San Diego

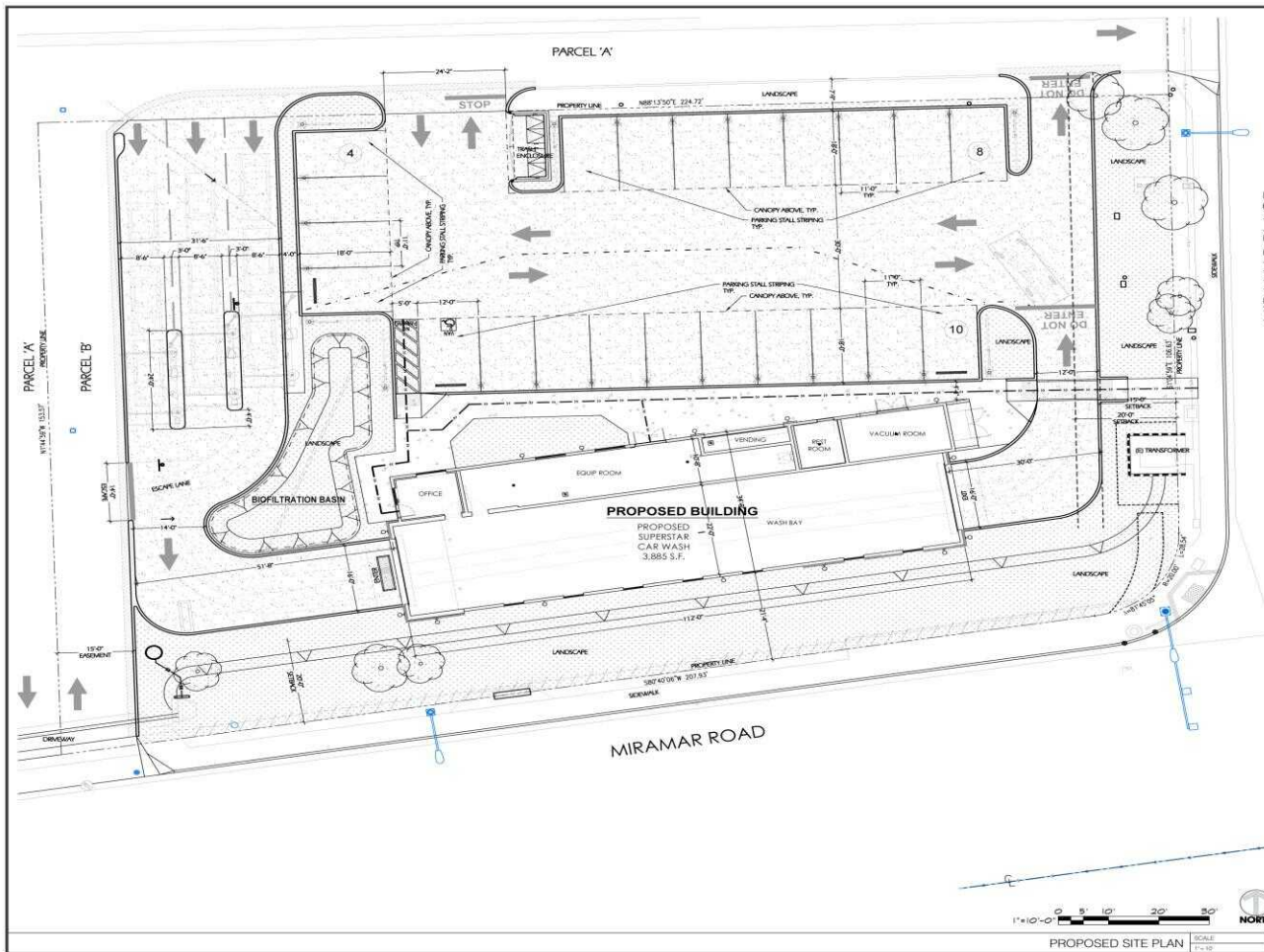
OnPoint Development

Jeff Wright - 317.313.4678

Project Description

- 0.71 acre property
- IL-2-1 Zone, CPIOZ-B, Airport Safety Zone
- Zoning allows for commercial and personal vehicle repair & maintenance (car wash included)
- Demolish existing used automobile building
- Construct new state-of-the-art express car wash
- Install car vacuum stalls

Site Plan



SITE DATA:

CLIENT:	SUPERSTAR CAR WASH 14425 W. McDOWELL RD. #F-108 GOODYEAR, AZ 85339
PROJECT ADDRESS:	SUPERSTAR CAR WASH 6270 MIRAMAR RD. SAN DIEGO, CA 92121
JURISDICTION:	CITY OF SAN DIEGO
A.P.N. No.:	343-252-34-00
LEGAL DESCRIPTION:	SEE CIVIL
ZONING:	IL-2-1 (INDUSTRIAL)
SITE AREA, ALLOWABLE AREA/ BLDG. LOT COVERAGE F.A.R.	431,000 S.F. / 471 ACRES N/A - EXISTING TO REMAIN N/A - EXISTING SITE 7.98
LANDSCAPE COVERAGE:	+8,500 S.F.
SETBACKS:	
* FRONT:	20'
* SIDE:	10'
* REAR:	15'
PARCEL A: SHARED ACCESS EASEMENT	
PARCEL B: ACCESS EASEMENT	

BUILDING DATA:

BUILDING AREA:	±3,885 S.F.
STORIES:	(1)
BUILDING HEIGHT:	20'-0" (20' MAX. ALLOWED)
OCCUPANCY:	B - BUSINESS
CONST. TYPE:	V-B

PARKING CALCS:

BUILDING AREA :	
TOTAL:	3,885 S.F.

OCCUPANCY	S.F.	FACTOR	TOTAL
B-CAR WASH	3.885	X/XXX	XX

<u>PARKING PROVIDED:</u>	
<u>TOTAL REGULAR VACUUM BAYS:</u>	22 STALLS
<u>QUEUE LINE AT PAYPOINT</u>	
MIN REQ'D	XX CARS
PROVIDED	XX CARS

LEGEND:

 PROPERTY LINE
 EASEMENT / SETBACK LINE
 ACCESSIBLE PATH OF TRAVEL

- 48" MIN. CLEAR WIDTH
- PATH OF TRAVEL
- 5% MAX. SLOPE
- 2% MAX CROSS SLOPE

 ACCESSIBLE
PARKING

☐ LANDSCAPE ☐ HARDSCAPE



38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614
PROJECT CONTACT: JEFF LIEBERMANN
PHONE: (949) 450-7051
EMAIL: jliebermann@mycivic.com
JEFF LIEBERMANN, ARCHITECT



CONSULTANTS



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

DATE	DESCRIPTION
1/1/2010	...
1/2/2010	...
1/3/2010	...
1/4/2010	...
1/5/2010	...
1/6/2010	...
1/7/2010	...
1/8/2010	...
1/9/2010	...
1/10/2010	...
1/11/2010	...
1/12/2010	...
1/13/2010	...
1/14/2010	...
1/15/2010	...
1/16/2010	...
1/17/2010	...
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5/26/2010	

Year	Number of cases	Number of deaths
1990	100	10
1991	110	11
1992	120	12
1993	130	13
1994	140	14
1995	150	15
1996	160	16
1997	170	17
1998	180	18
1999	190	19
2000	200	20
2001	210	21
2002	220	22
2003	230	23
2004	240	24
2005	250	25
2006	260	26
2007	270	27
2008	280	28
2009	290	29
2010	300	30
2011	310	31
2012	320	32
2013	330	33
2014	340	34
2015	350	35
2016	360	36
2017	370	37
2018	380	38
2019	390	39
2020	400	40

DRAWN BY:

INDEXED BY:

SSX/19005.0

SHEET NAME: _____

PROPOSED

PROPOSED
SITE PLAN

SALE

SHEET NUMBER: 430

PLANNING SUBMITTAL 09-02-20

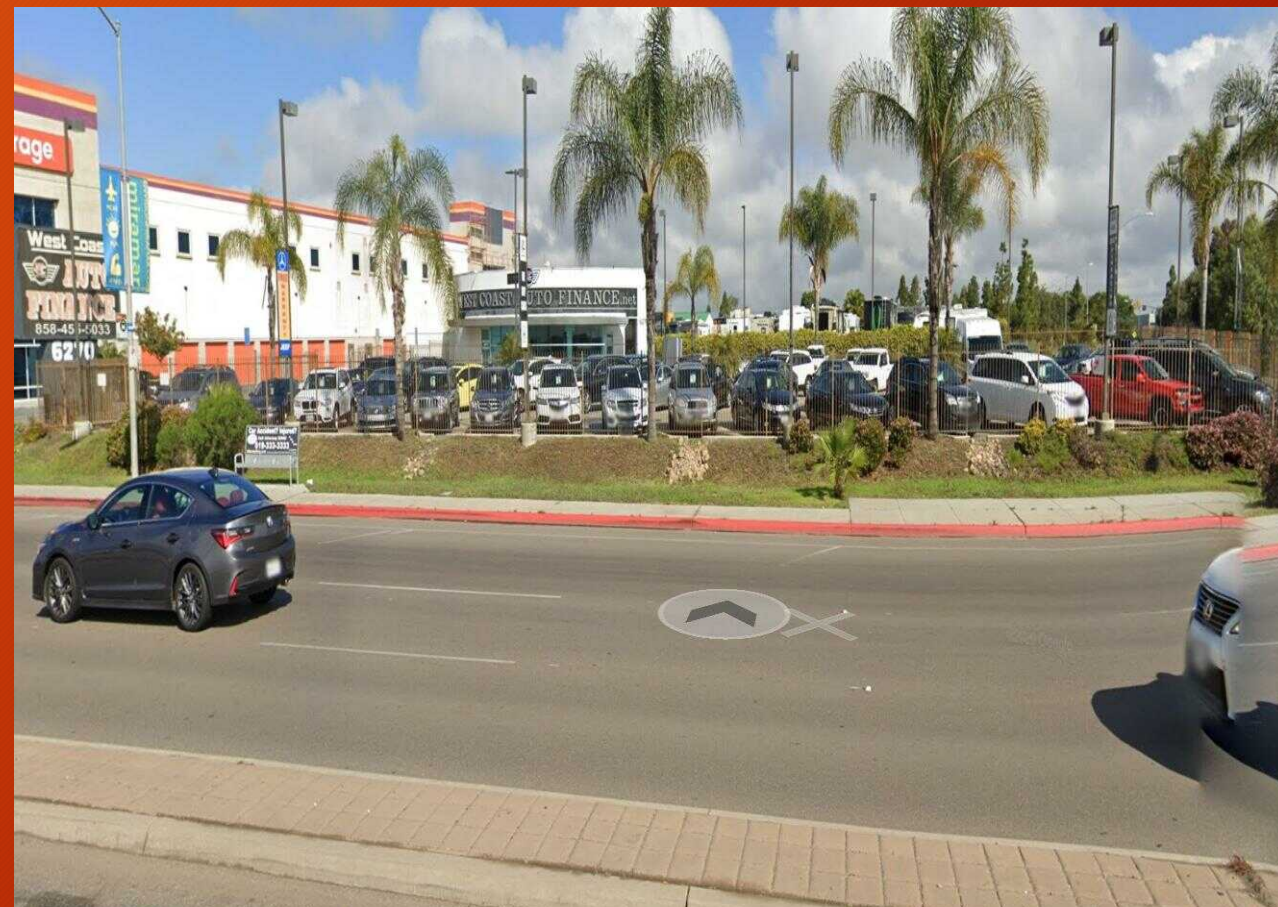
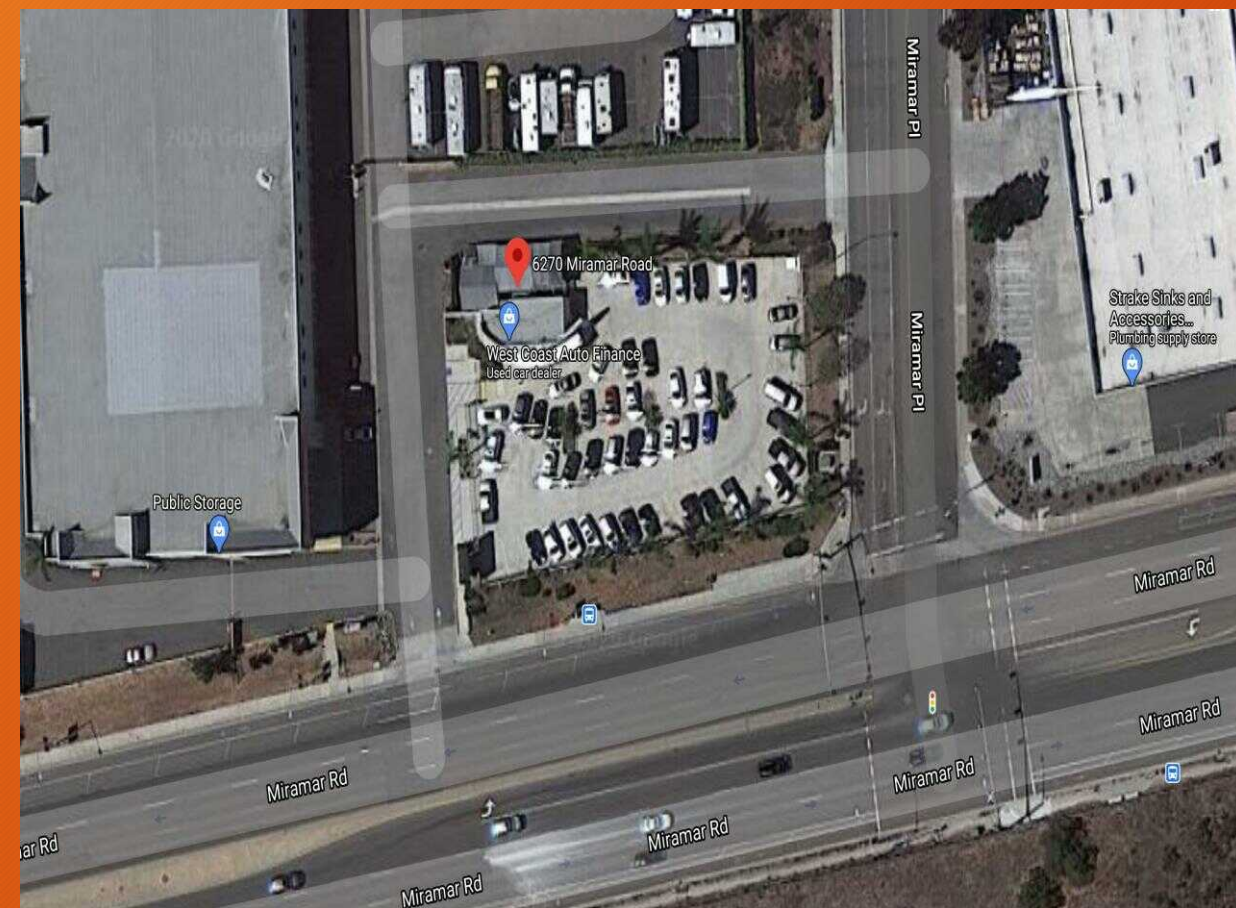
Site Plan Comments

- Maintains existing ingress/egress access
- Car wash tunnel building is 3,885sf
- 22 car vacuum bays
- Landscape coverage: +/-8,500sf
- Building height: 20'-0"
- New biofiltration basin
- Per Partner Engineering, the site is suitable for its intended use and the future building is expected to be safe for occupancy with respect to geological hazards

Process 5 Site Development Permit

- Zoning overlays include Airport Land Use Compatibility Overlay Zone, Airport Influence Area (MCAS Miramar), Airport Safety Zone and FAA Part 77 Notification Area
- Per the City, the project must deviate away from the compatibility requirements in SDMC 132.1505
- Property falls within CPIOZ-B so a Process 3 Site Development Permit would be required in accordance with Table 132-14B
- Per Airport Land Use Compatibility Overlay Zone the use not permitted per Table 132-15D which requires Process 5
- Community Plan Implementation Overlay Zone designates use as permitted

Existing Site - Used Car Sales



Car Wash Industry

- Modern design conforming to today's retail marketplace
- 77% of North American consumers most frequently have their car washed at a professional car wash
- Car wash service market growing annually at 3.1%
- Over 8 million cars washed daily in the US
- Typical professional car washes involved with community and charity
- Sanitization procedures to reduce spread of disease

Super Star Car Wash



- Strong retailer with long operating history
- 28 locations currently open
- Currently operating in AZ & CA

Thank you



Locally based development in San Diego