

Super Star Car Wash

6270 Miramar Rd., San Diego

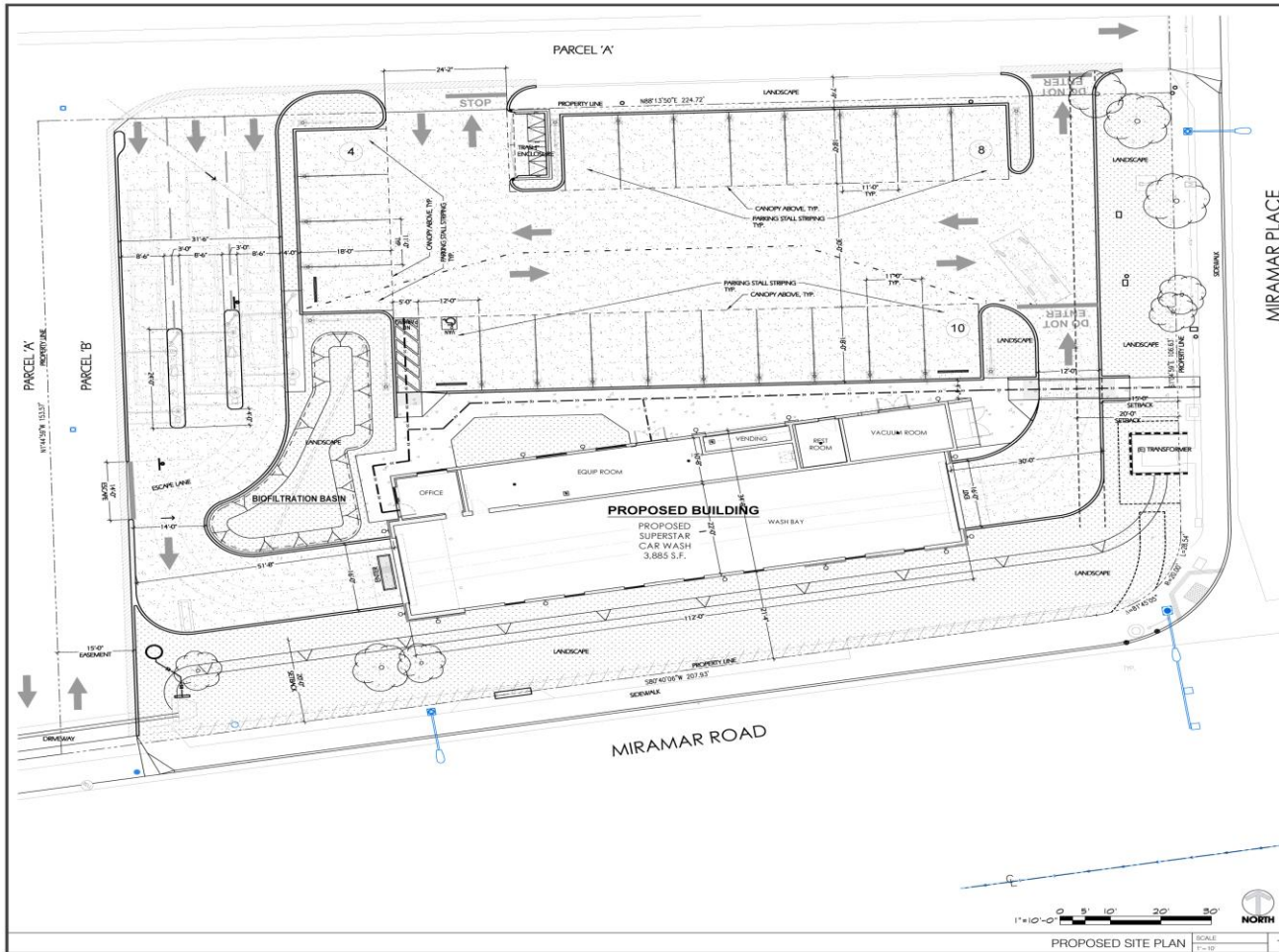
OnPoint Development

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 85395

PROJECT ADDRESS: SUPERSTAR CAR WASH
670 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: #31,008 S.F. / #71 ACRES
ALLOWABLE AREA: N/A - EXISTING TO REMAIN
BLDG. LOT COVERAGE: N/A - EXISTING SITE
F.A.R.: 7.98

LANDSCAPE COVERAGE: #8,900 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.

REQUIRED PARKING:

OCCUPANCY	S.F.	FACTOR	TOTAL
B-CAR WASH	3,885	X/XXX	XX

PARKING PROVIDED:

TOTAL REGULAR VACUUM BAYS: 22 STALLS

QUEUE LINE AT PAYPOINT:
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

PM DESIGN
ARCHITECTS
Solutions Group

38 DECLIVE PARK
SUITE 110
IRVINE, CA 92614
PHONE: (949) 447-8888
WWW.PMDESIGN.COM
JEFF LEEDERMAN, ARCHITECT
LEAD

PROPOSED SITE PLAN

PROPOSED SITE PLAN
A1.0

PLANNING SUBMITTAL 09-02-20

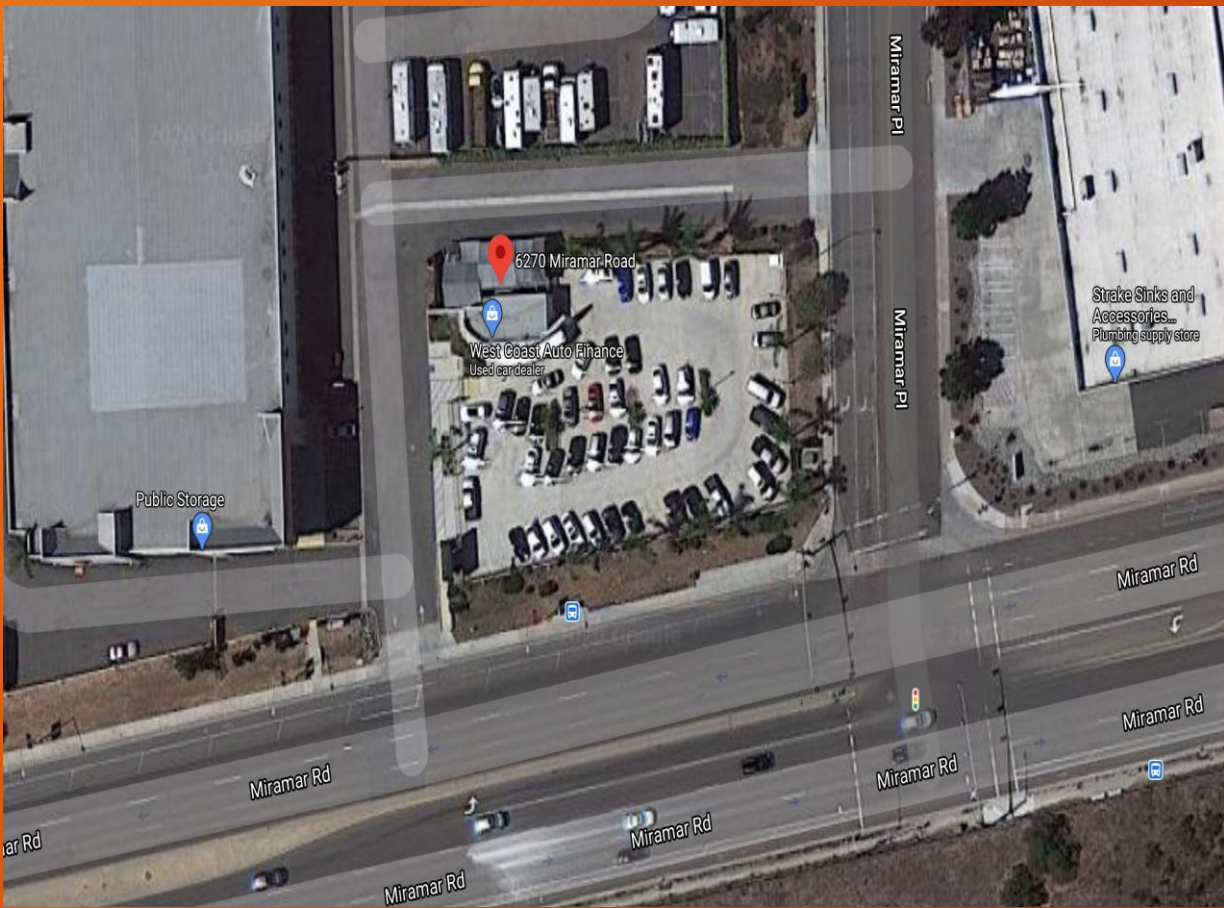
Site Plan Comments

- 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