

**STAFF REPORT**  
**PLANNING COMMISSION**

**FILE NO.:** CP11-023

**Submitted:** April 25, 2011

**PROJECT DESCRIPTION:** Conditional Use Permit to allow car wash and detailing services in the first floor of Parking Structure A on the south side of Valley Fair Mall in the CG Commercial General Zoning District on 18.47 gross acre site.

Existing Zoning	CG-Commercial General
Proposed Zoning	No change
General Plan	Regional Commercial
Council District	6
Annexation Date	Bascom No_21, August 13, 1953
SNI	No
Historic Resource	No
Redevelopment Area	No
Specific Plan	No

**LOCATION:** Area bounded by Forest Avenue, Monroe Street, Stevens Creek Boulevard, and Winchester Boulevard.

**AERIAL MAP**

N  
↑





## **RECOMMENDATION**

Planning staff recommends approval of the proposed Conditional Use Permit for the following reasons:

The project conforms to the General Plan Land Use/Transportation Diagram's designation of Regional Commercial in that the car wash and detailing services are an auxiliary use that support the larger, regional mall where it is located.

1. The proposed use is consistent with the Economic Development Major Strategy in the San Jose 2020 General Plan.
2. The proposed project is consistent with requirements of the Zoning Ordinance.
3. The proposed use at the location requested will not adversely impact other uses either on-site or in nearby areas.
4. The proposed project will not result in any adverse impacts to the environment.

## **BACKGROUND AND PROJECT DESCRIPTION**

On April 25, 2011, the applicant, Michael Cramer of The Detail Group LLC, applied for a Conditional Use Permit to allow car wash and detailing services to be located on the first floor of Parking Structure A at a regional commercial shopping center, Valley Fair Mall, on an approximately 18.47 gross-acre site. The Zoning Ordinance requires a Conditional Use Permit for car wash and detailing uses in the CG Commercial General Zoning District. The subject site is surrounded by commercial and residential uses to the north, office uses to the east, commercial uses to the south and commercial uses in the City of Santa Clara to the west.

Parking Structure A is located on the south side of Valley Fair Mall. The structure contains both valet parking and standard parking stalls. The car wash operation would work in conjunction with the valet parking. When drivers stop for the valet parking, they are asked if they would like to have their car washed and detailed. Payment for the washing services is made at that time, and valet services are free with a paid car wash. The vehicle would then be parked in one of the designated valet spaces. An employee would then drive the car to the car wash and would return it to a valet space after the washing services are complete.

The car wash operation proposes to drive cars onto movable, bermed mats that contain water from the washing operation. Two trailers (measuring 4 feet by 8.5 feet each) would each hold two, 330-gallon water tanks. Three of the four tanks would initially be filled to supply water for the car wash. After a car is washed, the water on the mats under the car would be vacuumed and filtered before being returned to the fourth tank, which would initially be empty. Besides the washing station, the use would also include stations for vehicle hand-drying, interior vacuuming, waxing, and wheel detailing. Electric power would be supplied from the landlord through on-site electrical utilities. Water tanks would be filled on-site at the beginning of each day through the use of on-site water utilities, the filtered water would be re-used throughout the day. The three tanks of used water would be emptied on-site into the sanitary sewer. The project proposes no new construction. New electrical outlets are needed to provide power for the car wash vacuums and equipment. The proposed use is located in an area that is currently used for parking, and the proposed project would displace 10 existing parking spaces.

## **ANALYSIS**

The primary issues analyzed with this proposal include: 1) conformance with the San Jose 2020 General Plan, including the Economic Development Major Strategy; 2) conformance with Zoning Ordinance provisions, including parking and noise; 3) potential impacts to the site and surrounding area; and 4) conformance with the requirements of the California Environmental Quality Act (CEQA).

### **General Plan Conformance**

The site is designated Regional Commercial on the San José 2020 General Plan Land Use/ Transportation Diagram. The intent of the designation is to accommodate regional shopping centers and to reflect the cumulative attraction of a regional center. The Regional Commercial designation allows retail commercial uses, which is the primary use on the subject site. The proposed car wash and detailing services would be located in an existing parking garage which is inherently auto-oriented. The proposed car wash will not impact pedestrian or vehicular circulation in the garage. The proposed use would be incidental and complimentary to the primary, regional retail use on the site in that it provides a service for patrons of the mall to utilize while they are shopping. The proposed project's support for the primary, regional retail use on the site is consistent with the site's Regional Commercial General Plan designation.

The General Plan Economic Development Major Strategy states that economic development is a fundamental priority for future growth to improve the City's fiscal status and provide employment opportunities for San José's residents. The Economic Development Major Strategy also promotes retail uses as a means to increase the City's tax base. The proposed use will provide a limited number of new jobs in the City of San Jose. The new jobs and the proposed use's support for the regional mall, which thereby increases retail sales, are consistent with the Economic Development Major Strategy.

### **Zoning Ordinance Conformance**

*Parking.* The Zoning Ordinance requires that one parking space be provided for each car wash employee, and it requires stacking for 15 cars for a full-service parking garage. The car wash would have 15 employees; therefore, 15 spaces have been reserved for car wash employees, as indicated on the plan set. The valet parking area contains spaces for approximately 74 vehicles. This area satisfies the vehicle stacking requirement, and proposed project conditions require that a space must be available in the washing area before a car is moved from the valet area to the washing area.

The proposed car wash area would result in the reduction of 10 parking spaces in Parking Garage A, plus an additional 15 parking spaces would be reserved for the car wash employees. A parking analysis provided for the overall mall shows that the mall and auxiliary buildings contain 1,530,311 gross square feet of space. Regional parking centers are parked at 1 space per 200 net square feet of area in accordance with Table 20-190 of the Zoning Ordinance. The mall currently has 40 excess spaces, therefore, the slight reduction in the number of parking spaces on site is still in conformance with the Zoning Ordinance parking requirements. It is noteworthy that the mall is split between the jurisdictions of San Jose and Santa Clara, however, the parking analysis was completed for the entire site, since certain tenant spaces are split between the jurisdictions and the site functions as a whole, regardless of the jurisdiction in which it falls.

*Noise.* The applicant is proposing use of several pieces of electric-powered equipment, including power washers, a water-reclamation and filtering vacuum, an air compressor, vacuums for vehicle interiors, and hand-held buffers. A noise report was prepared by a qualified noise consultant to evaluate the noise levels of the proposed equipment. The noise consultant determined that if all equipment were operated simultaneously, noise levels would be approximately 67 dB at the nearest commercial property lines. The closest property lines are located at the rear of the Chase Bank building and the rear of the Bank of America building, both of which front onto Stevens Creek Boulevard. In accordance with Section 20.40.600.B.2 of the Zoning Ordinance, a use must receive approval of a Conditional Use Permit in order to generate noise that exceeds 60 dB at the nearest commercial property line. Because the nearest property line is the rear of the two commercial bank buildings, and because the road noise from Stevens Creek Boulevard is approximately 65-69 dB, it is not anticipated that the proposed use will create negative impacts on the nearby commercial properties. The noise level of 67 dB is the maximum noise level anticipated should all equipment be used at one time, and it is not anticipated that all equipment will be in use simultaneously. Additionally, certain noise dampening measures are proposed and conditioned as part of the project in order to reduce the project's noise level below 67 dB at the nearest property line.

### **Potential Impacts to the Site and Surrounding Area**

The daily operations of the proposed car wash will not affect persons residing or working on-site or in the surrounding area. The subject use would be part of an existing large format commercial retail building which is well served by existing infrastructure, fronting on arterial public streets, and with good access to freeways and surrounding commercial uses. The car wash would be contained in a small alcove within Parking Structure A, located under a ramp leading up to the second level, where the operation will not be visible from off-site.

Parking in excess of the minimum amount required by the Zoning Ordinance would be provided on-site, thus no impacts to parking on the surrounding streets are anticipated. Conditions of approval require use of the valet service for the car wash and require filling of water tanks and discharge of used water into the sanitary sewer to occur outside of mall operation hours and not within 20 minutes of the mall opening or closing. These conditions would eliminate any impacts to on-site vehicular circulation. Most, if not all, car wash customers are expected to be customers of the mall. Therefore, the project is not expected to create any additional vehicular trips, and any trips that it did create would be negligible.

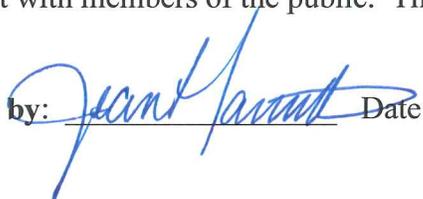
### **Conformance with the California Environmental Quality Act (CEQA)**

Under the provisions of Section 15303, New Construction or Conversion of Small Structures, of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended. The project only involves minor interior improvements to the existing parking structure. No physical expansion of the building is proposed by this permit application, and any additional trips would be de minimis. All wash water will be reclaimed, filtered, and re-used. All used water will be discharged to the sanitary sewer.

**PUBLIC OUTREACH**

Per the provisions of City Council Policy 6-30: Public Outreach, notices of the public hearing for this project were sent to all property owners and tenants within 500 feet of the subject site. The Planning Commission Agenda is posted on the City of San José website, which includes a copy of the staff report, and staff has been available to discuss the project with members of the public. The applicant has also posted a sign on the subject site.

**Project Manager:** Ben Corrales

**Approved by:**  **Date:** 5/27/2011

<b>Owner/Applicant</b>	<b>Attachments:</b>
VF MALL, LLC  Michael Cramer The Detail Group LLC 180 Alicante Drive, # 130 San Jose, CA 95134	Draft Permit Resolution Environmental Exemption Applicant Description of Project Plan Set

## **RESOLUTION NO. \_\_\_\_\_**

Resolution of the Planning Commission of the City of San José approving a request for a Conditional Use Permit to allow car wash and detailing services in the first floor of Parking Structure A on the south side of Valley Fair Mall in the CG Commercial General Zoning District on 18.47 gross acre site (2855 Stevens Creek Boulevard).

### **FILE NO. CP11-023**

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN JOSÉ:

WHEREAS, pursuant to the provisions of Chapter 20.100 of Title 20 of the San José Municipal Code, a Conditional Use Permit application (File No. CP11-023) was filed on April 25, 2011 to allow car wash and detailing services in an existing parking structure on that certain real property (hereinafter referred to as “subject property”), situated in the CG Commercial General Zoning District, located on the area bounded by Forest Avenue, Monroe Street, Stevens Creek Boulevard, and Winchester Boulevard (2855 Stevens Creek Boulevard), San José, California; and

WHEREAS, the subject property is all that real property described in Exhibit “A”, which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, pursuant to and in accordance with Chapter 20.100 of Title 20 of the San José Municipal Code, Planning Commission conducted a hearing on said application, notice of which was duly given; and

WHEREAS, at said hearing, Planning Commission gave all persons full opportunity to be heard and to present evidence and testimony respecting this matter; and

WHEREAS, at said hearing, this Planning Commission received and considered the reports and recommendation of the staff; and

WHEREAS, at said hearing, this Planning Commission received in evidence a development plan for the subject property entitled, “The Detail Group, LLC, Valley Fair Mall,” dated July 18, 2011. Said plan is on file in the Department of Planning and is available for inspection by anyone interested therein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein; and

WHEREAS, said hearing was conducted in all respects as required by the San José Municipal Code and the rules of this Planning Commission; and

NOW, THEREFORE:

After considering evidence presented at the Public Hearing, the Planning Commission finds that the following are the relevant facts regarding this proposed project:

1. This site has a designation of Regional Commercial on the adopted San José 2020 General Plan Land Use/Transportation Diagram. The proposed use is consistent with this designation in that it supports the primary large-format, regional shopping center on the same site.
2. The site is currently zoned CG Commercial General.
3. The site is 18.47 gross acres in size.
4. The applicant is requesting a Conditional Use Permit (CUP) to allow car wash and detailing services in the first floor of Parking Structure A on the south side of Valley Fair Mall, the area bounded by Forest Avenue, Monroe Street, Stevens Creek Boulevard, and Winchester Boulevard (2855 Stevens Creek Boulevard).
5. The project proposes no alteration of existing parking structure, with the exception of minor alterations for the purpose of installing new electrical outlets for car wash equipment.
6. The project proposes the usage of 10 existing parking spaces located in the ground floor of Parking Structure A of Westfield Valley Fair, and 15 parking spaces for employees located in the top floors of the several parking structures within the shopping center.
7. The minimum number of required parking spaces will still be provided on-site, even after the 25 spaces for the proposed use are considered.
8. The subject site is currently surrounded by commercial uses.
9. The project does not propose the removal of any trees.
10. Per Table 20-140 of the San José Municipal Code, a Conditional Use Permit is required for a car wash use in the CG Commercial General Zoning District.
11. Under the provisions of Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project was found to be exempt from Environmental review.
12. The car wash proposes to operate the same days and times that the shopping mall is open to the public.
13. No power-generating equipment is proposed.
14. Equipment identified in the plan set and supplemental materials (including two shop vacuums; an electric, three-horsepower air compressor; four electric car buffers; two power washers; and water vacuum) was evaluated in a noise report prepared by a qualified noise consultant. The noise report indicates that if all equipment were used at the same time and with no noise reduction measures incorporated, the decibel level at the nearest property line would be 67 dBA. This does not represent a potentially significant CEQA impact with regards to noise, however, it does exceed the maximum noise level of 60 dB called out in Table 20-150 of the San Jose Municipal Code. The project includes a number of noise dampening measures to reduce the sound level below 60 dBA at the nearest property line, and those measures are included as conditions of approval.

15. Used water from the car wash facility will be collected and discharged into the sanitary sewer on-site. The applicant is proposing that a maximum of 990 gallons of water be discharged to the sanitary sewer per day.

## **FINDINGS**

Based on the above-stated findings and subject to the conditions set forth below, the Planning Commission finds that:

1. The proposed use at the location requested will not:
  - a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area, in that the proposed car wash and detailing services will be located in an existing parking garage. Pedestrian and vehicular circulation in the garage will not be impacted, and the operation will not be visible from off-site.
  - b. Impair the utility or value of property of other persons located in the vicinity of the site, in that the proposed use would be incidental and complimentary to the primary, regional retail use on the site in that it provides a service for patrons of the mall to utilize while they are shopping.
  - c. Be detrimental to public health, safety or general welfare, in that the proposed car wash will not impact pedestrian or vehicular circulation in the garage, and noise levels from the use will not exceed Zoning Ordinance standards.
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding areas; and
  - a. The proposed car wash area would result in the reduction of 10 parking spaces in Parking Structure A, plus an additional 15 parking spaces would be reserved for the car wash employees. A parking analysis shows that the mall currently has 40 excess spaces, therefore the slight reduction of parking spaces on site is still in conformance with the Zoning Ordinance parking requirements.
3. The proposed site is adequately served:
  - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate, in that the use is adjacent to major arterials and freeways; and
  - b. By other public or private service facilities as are required in that the water pollution control plant will receive water discharged from the use.

In accordance with the findings set forth above, a Conditional Use Permit to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth is hereby granted. This Planning Commission expressly declares that it would not have granted this permit except upon and subject to each and all of said conditions, each and all of

which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

## CONDITIONS PRECEDENT

1. **Sewage Treatment Plant Fees.** Prior to recordation of the permit by the City of San Jose Planning Division, all Sewage Treatment Plant Fees for the increased amount of discharge to the sanitary sewer system shall be paid in full. The fee amount is shown in the Final Public Works memo. In accordance with 20.100.300 of the San Jose Municipal Code, this fee must be paid in full before the permit becomes effective. Therefore, the use cannot commence on the site until this fee is paid in full.
2. **Acceptance of Permit.** Per Section 20.100.290(B), should the applicant fail to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the applicant shall be deemed to constitute all of the following on behalf of the applicant:
  - a. Acceptance of the Permit by the applicant; and
  - b. Agreement by the applicant to be bound by, to comply with, and to do all things required of or by the applicant pursuant to all of the terms, provisions, and conditions of this permit or other approval and the provisions of Title 20 applicable to such Permit.
3. **Recordation.** This Conditional Use Permit shall have no force or effect and the subject property shall not be used for the hereby permitted uses unless and until this Resolution has been recorded with the County Recorder.

## CONCURRENT CONDITIONS

4. **Sewage Treatment Demand.** Chapter 15.12 of Title 15 of the San José Municipal Code requires that all land development approvals and applications for such approvals in the City of San José shall provide notice to the applicant for, or recipient of, such approval that no vested right to a Building Permit shall accrue as the result of the granting of such approval when and if the City Manager makes a determination that the cumulative sewage treatment demand of the San José-Santa Clara Water Pollution Control Plant represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of San José-Santa Clara Water Pollution Control Plant to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority.
5. **Building Permit/Certificate of Occupancy.** Procurement of a Building Permit and/or Certificate of Occupancy from the Building Official for the structures described or contemplated under this permit shall be deemed acceptance of all conditions specified in this permit and the applicant's agreement to fully comply with all of said conditions. No change in the character of occupancy or change to a different group of occupancies as described by

the “Building Code” shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required under San José Municipal Code Section 24.02.610, and any such change in occupancy must comply with all other applicable local and state laws.

6. **Conformance with Plans.** The use development shall conform to approved plans entitled, “The Detail Group, LLC, Valley Fair Mall,” dated May 26, 2011, on file with the Department of Planning, Building and Code Enforcement and to the San José Building Code (San José Municipal Code, Title 17, Chapter 17.04).
7. **Nuisance.** This use shall be operated in a manner which does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City.
8. **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local and state laws, including but not limited to all OSHA standards related to employee safety. No part of this approval shall be construed to permit a violation of any part of the San José Municipal Code. The Permit shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance.
9. **Operational Restrictions.**
  - a. *Clients.* All the clients shall come from the valet parking services provided on-site and shall avoid parking obstruction and interference from the regular operations of the parking structure. All car wash sales shall occur at existing valet parking area outside of parking structure. No sales transactions shall occur at the vehicle washing area.
  - b. *Circulation of Car Wash Vehicles.* The car wash use shall not impede normal on-site vehicular or pedestrian circulation. No vehicles shall be staged, prepared, or finished in any area other than those areas identified in the plan set. Vehicles entering the car wash shall not be driven to the wash area until a space is entirely open and clear to allow entrance of the vehicle into the washing area.
  - c. *Filling and discharge of Water Tanks:* The filling of water tanks and discharge of used water into the sanitary sewer shall not occur at any time when the mall is open, nor shall it occur within 20 minutes of the mall opening or closing. All filling and discharge of water tanks shall occur within permitted operating hours, as specified by the San Jose Municipal Code. Filling and discharge of tanks shall be conducted in a manner that does not impede on-site circulation. All water discharged from the storage tanks shall be discharged into the sanitary sewer system, and no water shall be discharged into the storm sewer system.
  - d. *Amount of Discharge to Sanitary Sewer.* In accordance with the current project description, the maximum amount of water to be discharged to the sanitary sewer is 990 gallons per day. Prior to producing any discharge amount above 990 gallons per day, the applicant shall present the revised discharge amount and the revised plans for any changes to the filling, dumping, and storage of tanks to the Director of Planning with a formal Major Permit Adjustment application. The Planning Division will review the parking and circulation changes and will coordinate with the Public Works Department regarding any additional sanitary sewer discharge fees.

10. **Noise.** Any changes to the number, size, or type of equipment shall require review by the Director of Planning to determine consistency with applicable noise standards. The recommendations set forth in the noise report prepared by Charles M. Salter Associates, dated May 27, 2011 shall be implemented in order to reduce the noise level at the nearest commercial property line to less than 60 dBA. Reference the report for a diagram of the acoustical treatment locations. Noise reduction strategies shall include the following, or their equivalent, as approved by the Director of Planning:
  - a. The carwash detailing area beneath the ramp should be treated with an acoustically absorptive material such as Pyrok 40. This spray-on material should be applied to the underside of the ramp as well as the wall areas facing into the cleaning area. The cementitious spray is suitable for moist to wet environments.
  - b. Put the Ingersoll Rand compressor in a framed gypsum board enclosure that is acoustically lined with 2-inch thick black-faced insulation or duct liner board.
  - c. Add demountable sound-isolating, sound-absorbing panels along Column Line 5 between the existing shear wall and column to block carwash noise.
  - d. Locate compressors and vacuums as far under the ramp as possible to gain maximum acoustic benefit from the acoustically treated walls and ceiling.
11. **Storage.** No storage is permitted except in areas designated on the approved plan set.
12. **Anti-Graffiti.** The applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement.
13. **Public Works Clearance:** Prior to the permit becoming effective, the Sewage Treatment Plant Fees shall be paid in full, in accordance with Condition #1 in this permit. Should water discharged to the sanitary sewer exceed 990 gallons per day, additional Public Works and Planning review is required, in accordance with condition number 9(d) of this permit.
14. **Building Permits.** The applicant shall obtain approval of Building Permits as required, including but not limited to Building Permits for the new electrical plugs in the parking garage structure.
14. **Revocation, Suspension, Modification.** This Conditional Use Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 3, Chapter 20.44, Title 20 of the San José Municipal Code it finds:
  - a. A violation of any conditions of the Conditional Use Permit was not abated, corrected or rectified within the time specified on the notice of violation; or
  - b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
  - c. The use as presently conducted creates a public or private nuisance.

In accordance with the findings set forth above, a Conditional Use permit to use the subject property for said purpose specified above is hereby approved.

**APPROVED** and issued this **8<sup>th</sup> day of June** by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Chairperson

ATTEST:

Joseph Horwedel, Secretary

Deputy

**NOTICE TO PARTIES**

*The time within which judicial review must be sought to review this decision is governed by the provisions of the California Code of Civil Procedure Section 1094.6.*

**STATEMENT OF EXEMPTION**

<b>FILE NO.</b>	CP11-023
<b>LOCATION OF PROPERTY</b>	Area bounded by Forest Avenue, Monroe Street, Stevens Creek Boulevard, and Winchester Boulevard. (2855 STEVENS CREEK BL)
<b>PROJECT DESCRIPTION</b>	Conditional Use Permit to allow car wash and detailing services in the 1st floor of the parking structure in Valley Fair Mall in the CG Commercial General Zoning District on 18.47 gross acre site
<b>ASSESSOR'S PARCEL NUMBER</b>	27443079

**CERTIFICATION**

Under the provisions of Section 15303, New Construction or Conversion of Small Structures, of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended. The project only involves minor interior improvements to the existing parking structure. No physical expansion of the building is proposed by this permit application, and any additional trips would be de minimis. All wash water will be reclaimed, filtered, and re-used. All used water will be discharged to the sanitary sewer.

**15303. EXISTING FACILITIES**

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

- (a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.
- (b) A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.
- (c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and

- facilities are available and the surrounding area is not environmentally sensitive.
- (d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.
  - (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.
  - (f) An accessory steam sterilization unit for the treatment of medical waste at a facility occupied by a medical waste generator, provided that the unit is installed and operated in accordance with the Medical Waste Management Act (Section 117600, et seq., of the Health and Safety Code) and accepts no offsite waste.

Joseph Horwedel, Director  
Planning, Building and Code Enforcement



Deputy

Date May 16, 2011

Project Manager: Ben Corrales

(Rev. 4/11/07)

## **The Detail Group's Plan of Operation at Valley Fair 05/18/2011**

### **1.1) Initial customer greeting, time management and assigned valet parking description.**

The Detail Group as you will see from the attached drawings of the site at Valley Fair will perform car washing on a day to day basis year round. This is a description of how TDG (The Detail Group) will work and how our facility at Valley Fair will operate from start to finish. From greeting an initial customer to returning their car and it waiting for pick up.

As seen on the site drawings, the customer will first pull up to the valet where they are greeted by a member of the valet and our staff. They then decide they want a car wash and one of our staff members quickly go over a list of services that we provide and from there; the customer chooses a service and pays for that service. (Note: TDG uses a new iPhone App that attaches to TDG's iPhone(s) and this allows to wirelessly swipe credit cards/ debit cards and email all receipts to the customers. This process is quick and allows us to be environmentally sound by not using paper receipts at all). TDG will know how long they will be inside the mall at this point as well. This time frame will allow TDG to manage our time better in scheduling which car goes in for a car wash first, second, third, etc which allows us to always be most efficient. It also allows us to work seamlessly with the valet staff who will be moving cars for us constantly from both their (valet) already reserved spaces (as shown on the site drawing) to our car wash (shown on the site drawings) and then right back in to the valet reserved parking when completed. The customer's cars of TDG will be in one of two places. Their car will be in valet parking waiting to get washed or in our wash bay getting serviced. Once completed, their car will be taken right back to valet parking.

### **1.2) Car wash circulation of customer's cars.**

TDG will receive customer's cars (please see orange arrow on site plan A1 floorplan) in one continuous direction. This direction allows TDG to bring cars in one direction only and have them exit in an orderly fashion right back into their assigned valet spots done and ready for customer pick up. There are two levels of "car wash time" for circulation. The site drawing shows this in the colored arrows drawn as well. The first, a full orange arrow shows the cars coming in and going straight out the side back to the valet spaces. This orange arrow is for quick car washes. This allows TDG to get these cars in and out quickly for the customer who is just going into the mall quickly and needs their car back in a timely manner. The second; an orange and blue arrow shows cars that will need a little more time spent in the car wash. These cars are getting more work done to them by TDG. These cars when done will also go back into the valet spots. These arrows show how TDG will have a constant flow of traffic coming in one way and always leaving the same way. This allows TDG to efficiently service all customer cars while keeping traffic flow running smoothly at all times.

### **1.3) How the equipment for TDG will be placed at the site and how it would be used to service customer cars, and how it works station by station.**

TDG's equipment (please see the site drawing for reference for all the equipment) is used as follows. The first piece of equipment used are the **2 water containment mats**. These mats are laid down long ways end to end. The customer's car(s) are driven up on top of them. They are then sprayed off by TDG's next pieces of equipment, the **2 Electric Cam Spray Super Quiet Pressure Washers**. The water containment

mats will catch all of the water running off of the cars above them. At this point, the next piece of equipment used by TDG will come into play, the **Big Dog Water Reclamation System**. It will sit between the two water containment mats and will have two hoses running out of it. Each hose will be placed along the bottom of each water containment mat so that it can "suck" up all the wash water that has fallen from the vehicles above. The wash water is then cleaned and sent into the next piece(s) of equipment used by TDG; the **4-330 gallon Ploy Water Tanks** sitting on the **2-4x8.5 Trailers**. (2 tanks on each trailer) The wash water is "sucked" into an empty water tank where it can later be dumped properly **on site** at Valley Fair Mall. (Note, TDG will start each day with 3 out of the 4 water tanks full of clean water, one is left empty. As the first full water tank empties, it fills the one empty one up and from there rotates through until now 3 out of the 4 water tanks are full of dirty water and the last one is empty. At this time, TDG will empty the wash water in the approved **on site** location at Valley Fair Mall. This process of filling and dumping should only occur once a day). After the customer's cars are washed, they then are driven off the water containment mats and taken to the next station where they will be dried off with towels. After being dried off completely, the cars will have their tires dressed (made shiny) with small sponges. The cars will then move to the next station and TDG will be using the next piece of equipment the **2 Heavy Duty Performance Super Quiet Shop Vacuums** where the interior will be vacuumed out completely. The cars will then have their windows cleaned and from there they exit the car wash and are put back into their assigned valet parking spaces awaiting their owner's pick up.

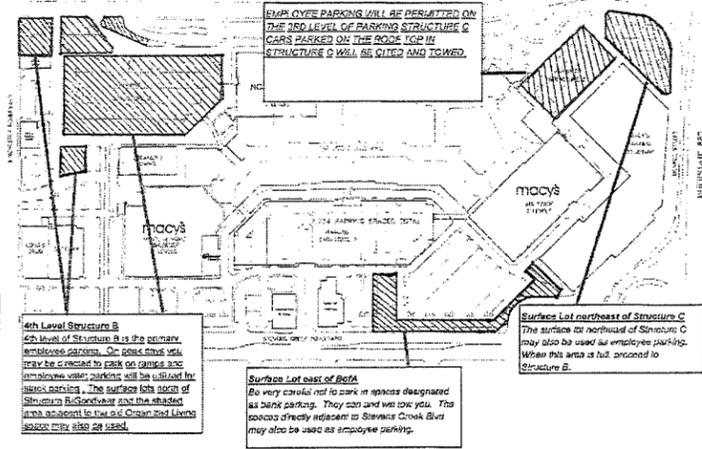
If the customer's car requires more servicing, the car will move into the last position shown in the site (please see blue arrow on the site drawing) where the last two pieces of TDG's equipment will be used. The **Ingersoll Rand 60 Gallon Air Compressor** and the **4 Dual Action Polisher/Orbitals**. The cars will sit in this area while TDG applies wax with the polisher while the air compressor allows TDG to clean the interior with great efficiency. (The air compressor will be placed in the storage unit because of its size. There will be 4-50ft hoses running from the air compressor in the storage area leading to the final station. This allows TDG to use more space at the last station and is much more aesthetically pleasing having the air compressor in the rear of the storage space unseen by anyone). After the customer's cars are done in this last station, they are then moved right back into their assigned valet parking spaces awaiting their owner's pick up. Same as the others.

This concludes TDG's daily plan of execution. Our operation as seen by the site drawings are extremely efficient and easy for all involved.

Thank you all for your time. We at The Detail Group very much appreciate everything you have done to help this project move along. We are very excited to begin our project at Valley Fair Mall and begin our relationship with both Westfield Mall Properties and the City of San Jose.

Best Regards,

Michael Cramer  
Owner  
The Detail Group  
tel. 408.914.8763



EMPLOYEE PARKING MAP 7

PER CITY OF SAN JOSE MUNICIPAL CODE FOR SHOPPING MALLS:

1 PARKING SPACE IS REQUIRED FOR 200 SF OF FLOOR AREA

EXISTING SF OF MALL: 1,530,311 SF

EXISTING # OF PARKING SPACES: 7,692

1,530,311 SF / 200 = 7,652  
PARKING SPACES REQUIRED

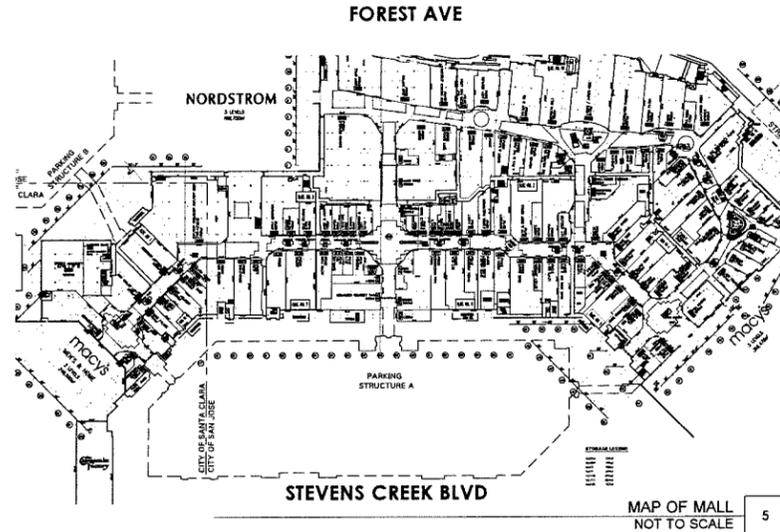
PARKING SPACES TAKEN OVER BY DETAIL GROUP: 10

\*MAXIMUM PARKING SPACES TAKEN BY DETAIL GROUP EMPLOYEES: 15

7,692 - 10 - 15 = 7667 > 7,652

\*EMPLOYEES OF THE DETAIL GROUP TO PARK IN DESIGNATED MALL EMPLOYEE PARKING SPACES ONLY. SEE 7/-

PARKING REQUIREMENTS 6



MAP OF MALL NOT TO SCALE 5

Project consists of:  
CONVERTING EXISTING PARKING AREA IN THE SOUTH PARKING LOT OF VALLEYFAIR MALL TO A CARWASH DETAILING OPERATION BY THE "DETAIL GROUP, LLC." SEE DETAIL GROUPS PROCESS DESCRIPTION AS A SEPARATE ATTACHMENT

PROJECT DESCRIPTION 1

A0 COVER SHEET-EXISTING AND PROPOSED FLOOR PLANS, EXISTING PHOTOGRAPHS, ETC.

A1 MALL MAP, SITE PLAN, PARKING CALCULATION, ETC.

SHEET INDEX 2

ARCHITECT:  
360 DESIGN STUDIO  
BAHI OREZY, AIA  
1491 BEN ROE DRIVE  
LOS ALTOS, CA 94024  
bahi@360designstudio.net  
650-504-3568

OWNERS:  
MIKE CRAMER & RYDER GORDON  
THE DETAIL GROUP, LLC.  
VALLEY FAIR MALL  
2855 STEVENS CREEK BLVD  
SANTA CLARA, CA 95050  
408-914-8763

ELECTRICIAN:  
ALFRED CHACON  
Lic# 752811  
ACE ELECTRIC  
5669 SNELL AVE #177  
SAN JOSE 95123  
408-307-2424

PROJECT DIRECTORY 3

THE DETAIL GROUP, LLC  
VALLEY FAIR MALL  
2855 STEVENS CREEK BLVD  
SANTA CLARA, CA 95050



CONDITIONAL USE PERMIT APPLICATION-CP11-023

SHEET:

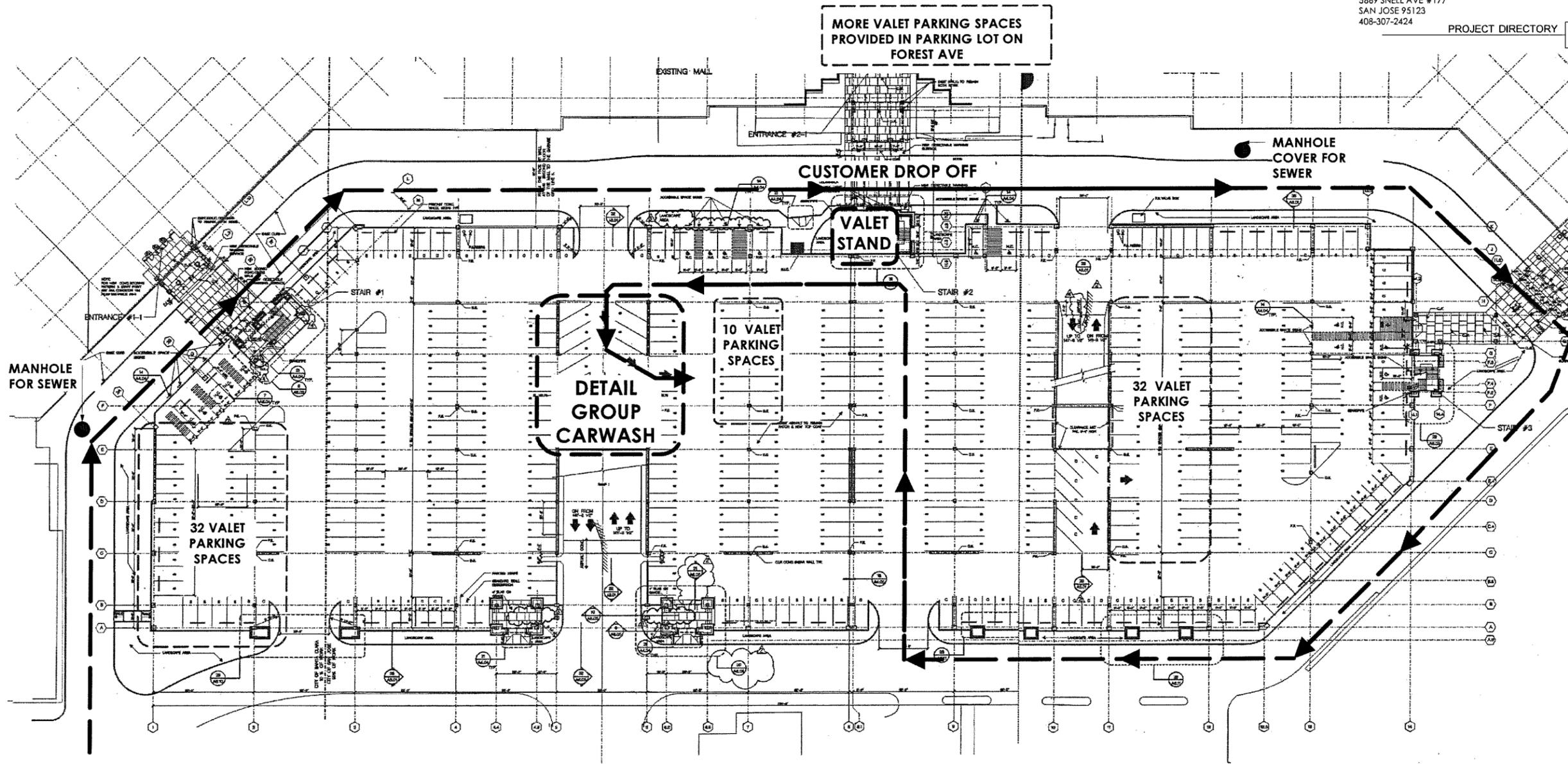
REVISIONS:

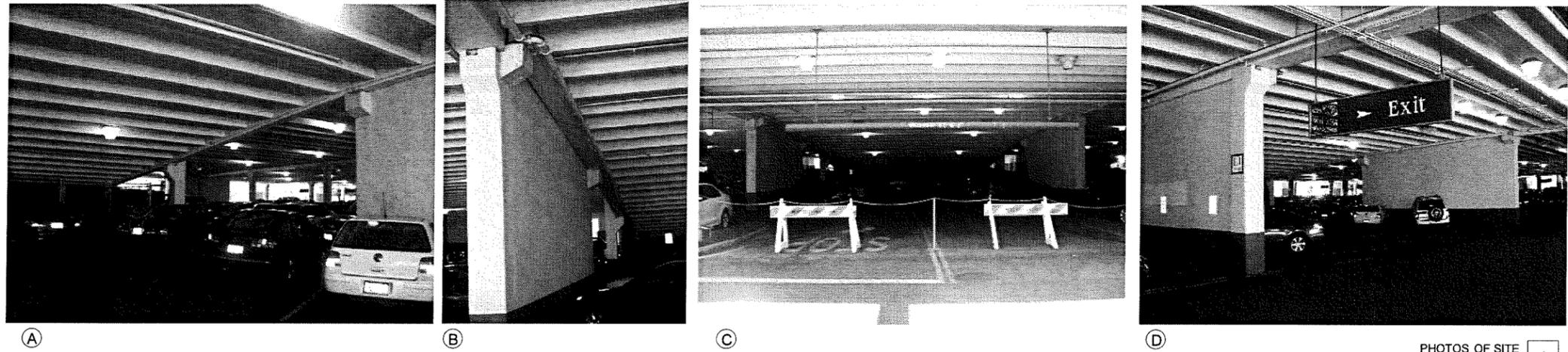
DATE: 05.26.11

FILE:

A0

SITE PLAN  
1/16" = 1'-0" 4





360 design studio

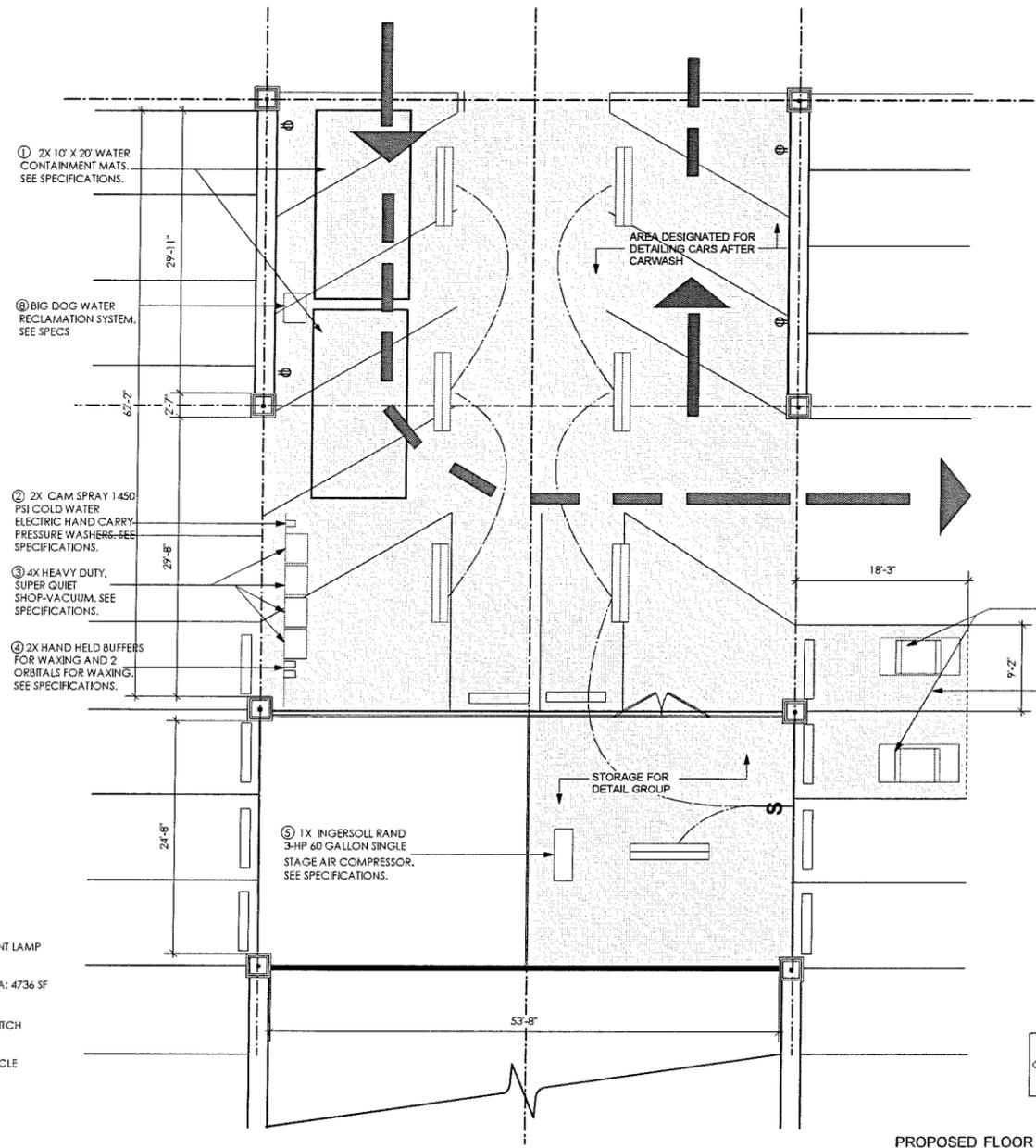
1491 BEN ROE DRIVE  
LOS ALTOS, CA 94024  
phone 650.504.3568

bahi@360designstudio.net

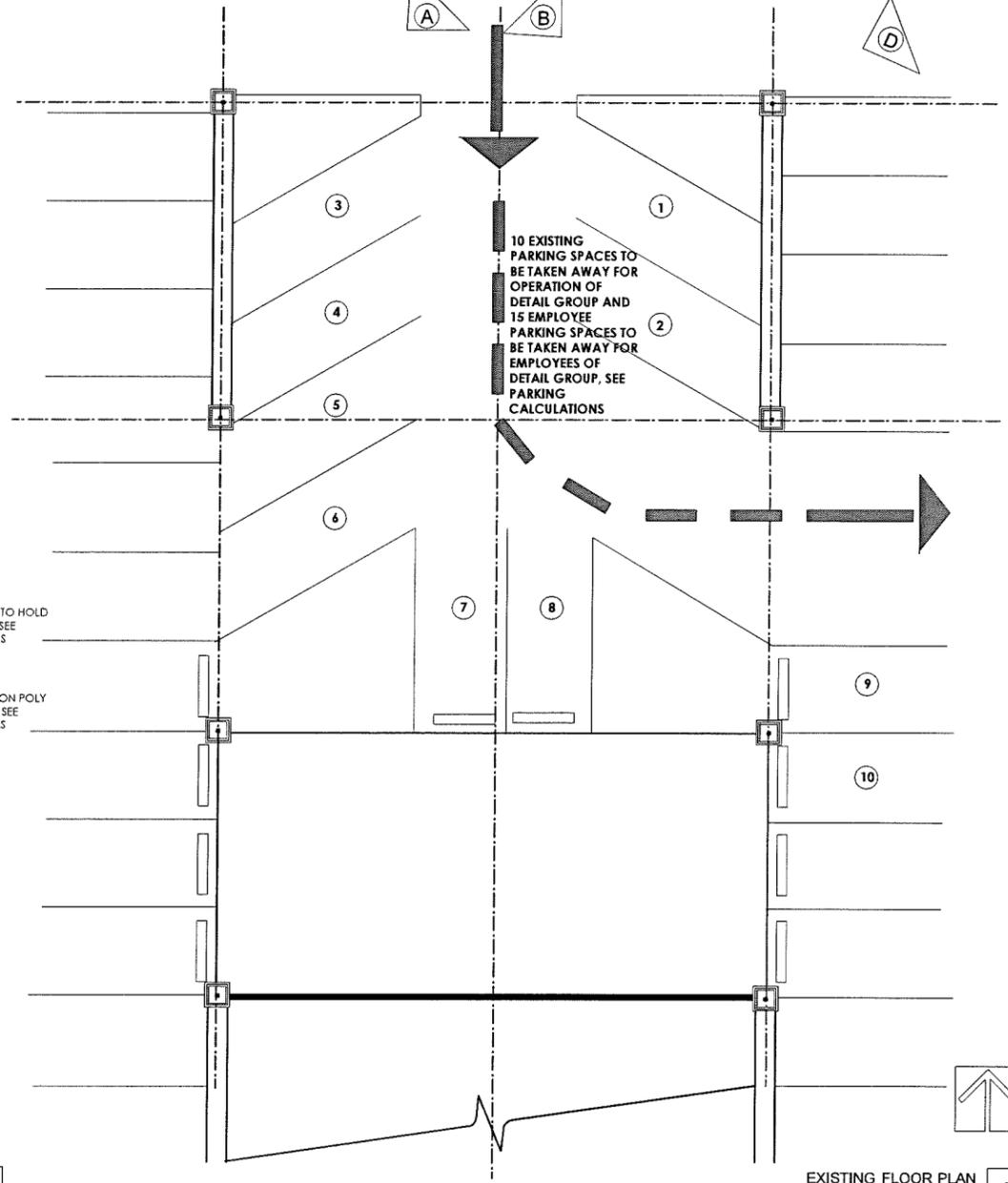
THE DETAIL GROUP, LLC  
VALLEY FAIR MALL  
2855 STEVENS CREEK BLVD  
SANTA CLARA, CA 95050

PHOTOS OF SITE 1

FACILITIES MANAGEMENT AT VALLEYFAIR MALL  
APPROVED DUMPING OF WASTE WATER AT SEWER  
DRAINS INSIDE BOUNDARIES OF THEIR PROPERTY.  
SEE MAN HOLE COVER LOCATIONS ON SITE PLAN  
DRAINAGE OF WATER 2



PROPOSED FLOOR PLAN  
1/16" = 1'-0" 4



EXISTING FLOOR PLAN  
1/16" = 1'-0" 3

CONDITIONAL USE PERMIT APPLICATION-CP11-023



SHEET:

REVISIONS:

DATE: 05.26.11

FILE:

**A1**