

**ARBOR EXPRESS CAR WASH  
COMMUNITY ENHANCEMENT AND BENEFITS**

We are proud to submit our Tuscan-themed, environmentally-clean Express Car Wash, providing a much-needed service and aesthetic improvement to the surrounding area, complimenting the Vineyard tradition and quality development of Rancho Cucamonga.

As our population increases, no longer will Rancho Cucamonga residents have to leave our City for quality service.

**Arbor Express Car Wash** will be the first Express Car Wash in the City of Rancho Cucamonga. After 3 years working with the City, we are happy to present the first of its kind Express Car Wash in our beautiful City.

Our Project is fully Code-Compliant, including SB330 (Residential Density Offset), with the help of the Planning Director, which we appreciate. This information is reflected in our approved CEQA Report which confirms this Project is the **appropriate Land Use** for our site.

On March 10, 2021, our Project received a majority Planning Commission Approval with Conditions we have reviewed and accept. **Please see the attached Staff recommendations** to the Planning Commission for our Project to be Approved and forwarded to you, the City Council, for Approval.

Our Master-Planned Project offers environmentally-clean and affordable car wash services to our community. It will provide additional employment to our neighborhood, as well as ongoing support for local fundraising groups and organizations.

We are grateful and want to thank the City Planning Director and her staff for their help and support, as well as their recommendation for Approval, and appreciate your consideration for Approval.

Respectfully,

Pete Dejager  
Alan E. Smith

Attachment 5



**DATE:** March 10, 2021

**TO:** Chairman and Members of the Planning Commission

**FROM:** Anne McIntosh, AICP, Planning Director

**INITIATED BY:** Tabe van der Zwaag, Associate Planner

**SUBJECT:** **ENVIRONMENTAL ASSESSMENT AND GENERAL PLAN AMENDMENT DRC2018-00533, ZONING MAP AMENDMENT DRC2018-00534, DESIGN REVIEW DRC2018-00535, CONDITIONAL USE PERMIT DRC2018-00536, & TREE REMOVAL PERMIT DRC2019-00218 - ALAN SMITH FOR ARBOR EXPRESS CAR WASH** - A request for site plan and architectural review of a 5,078 square foot carwash and associated 1,296 square foot detailing center, General Plan and Zoning Map amendments to change the land use and zoning designation on one of two parcels that makes up the project site along with two off-site parcels of land, a Conditional Use Permit to operate a carwash, and a Tree Removal Permit for a 1.36-acre project site in the General Commercial (GC) District and Low Medium (LM) Residential District (4-8 dwelling units per acre), located approximately 200 feet east of Archibald Avenue on the north side of Arrow Route - APN: 0209-291-01, -02, -03 and -06. A Mitigated Negative Declaration of environmental impacts has been prepared for consideration.

**RECOMMENDATION:**

Staff recommends the Planning Commission take the following action:

- Approve Design Review DRC2018-00535, Conditional Use Permit DRC2018-00536, and Tree Removal Permit DRC2019-00218 through the adoption of the attached Resolutions of Approval with Conditions.
- Recommend City Council approval of General Plan Amendment DRC2018-00533 and Zoning Map Amendment DRC2018-00534 through the adoption of the attached Resolutions of Approval with Conditions.

**EXECUTIVE SUMMARY:**

The project scope is for the site plan and architectural review of a 5,078 square foot carwash and associated 1,296 square foot detailing center. Project approval is contingent on the approval of related General Plan/Zoning Map amendments to change the land use and zoning designation of one of two parcels that makes up the project site from a residential land use/zoning designation (Low Medium (LM)) to a commercial land use/zoning designation (General Commercial(GC)). Based on the State of California's "no-net-loss" requirement, the loss of potential residential development on the one project



WEST ELEVATION

SOUTH ELEVATION



EAST ELEVATION

NORTH ELEVATION

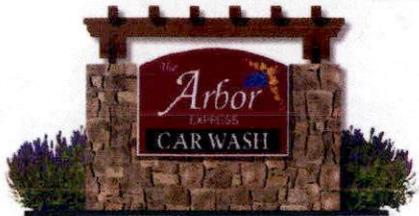


NORTH ELEVATION

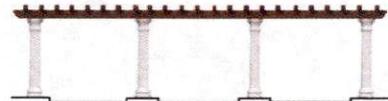
SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION



PAY STATION



ENTRANCE ELEVATION



END ELEVATION



TRASH / RECYCLE





## RANCHO CUCAMONGA

# City is recognized for sustainability plan

*From staff reports*

The City of Rancho Cucamonga recently received the "Green Region" Award from the Southern California Association of Governments for its community-based Sustainable Community Action Plan.

SCAG, the country's largest metropolitan planning organization, announced the winners of its Sustainability Awards Program at its 2018 Regional Conference and General Assembly Thursday, May 3, in Indian Wells.

The plan serves as a road map for advancing environmental sustainability in Rancho Cucamonga, according to a news release from the city.

Key areas of the plan include energy and water efficiency, land use and

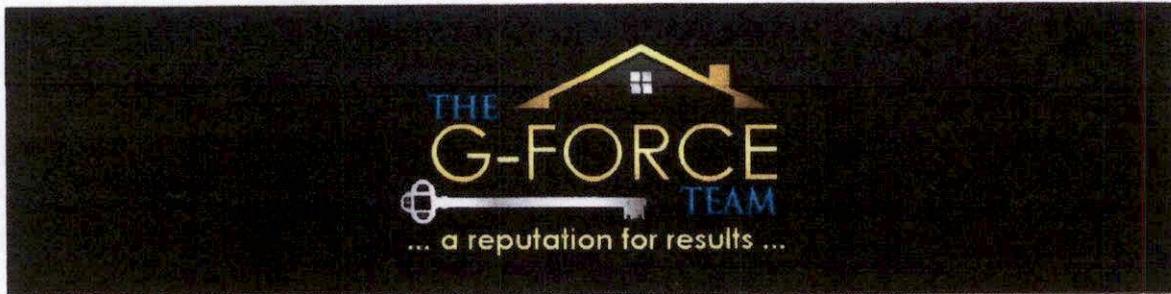
open space, transportation and mobility, green building and waste reduction.

The city began developing the plan in August 2013 using a \$150,000 grant from SCAG. It was adopted in April 2017.

Crucial to the completion of the plan was an extensive public outreach campaign, which resulted in the participation of thousands of residents, local businesses, community organizations, students, city staff and elected officials.

The city's sustainability efforts are part of its larger Healthy RC initiative established by the City Council in 2008.

For more information and to view the Sustainable Community Action Plan visit <https://www.cityofrc.us/websites/healthyrc/chp/enviro.asp>.



To: Rancho Cucamonga City Council

re: Arbor Express Car Wash

**We are proud to be residents of Rancho Cucamonga and we are excited about new developments which improve life in the neighborhoods here. The population growth over the years was met with remarkable and responsible development in our City. Expansion of Housing also creates the need for services desired by the new residents. Ideally we'd like those services to be nearby so consumers needn't travel outside the City. The Arbor Express Car Wash provides just such services for all citizens in our community.**

**The northeast corner of Archibald and Arrow has been a blight in the community for many years. The prospect of having attention paid to these parcels, AND having new services available to nearby residents is a win-win in our opinion.**

**We have reviewed the plans & drawings and we couldn't be more pleased with the quality inherent in the design, as well as the attention to environmentally-responsible detail in the project. We have seen other of their projects and they certainly reflect the first-class amenities our City is known for. We can only hope that you'll be able to attract a buyer for the adjacent parcel to the west who will mirror such effort.**

**In our opinion, the Arbor Express Car Wash warrants your positive review and endorsement. How soon can it move forward?**

**Thanks again for your consideration.  
Dan & Cheree Griffith**



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May 24, 2021

To: Rancho Cucamonga City Council

Re: ARBOR EXPRESS CAR WASH

Dear City Council,

Thank you for the opportunity to submit this letter in Support of the proposed ARBOR EXPRESS CAR WASH for your consideration and Approval.

I am in support of population growth and business development, however, there are not enough businesses in the Service sector in Rancho Cucamonga to keep up with the growth.

Arbor Express Car Wash provides a valuable Service to all citizens of our Community. It will help to keep our citizens from having to drive to, and spend money, at other cities to wash their cars, or wait in long lines at existing car washes.

It provides an environmentally-responsible alternative by recycling its water, and utilizing solar power at a cost to the consumer low enough to encourage its use. And, it will upgrade the aesthetics to an area that is in much-need of improvements.

The Arbor Express Car Wash warrants your positive review and endorsement, and I urge the City Council to approve this project.

Thank for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Karla Elkebir". Below the signature, the name "Karla Elkebir" is printed in a red, cursive-style font.

President/Co-Owner  
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May 20, 2021

RE: Arbor Express Car Wash

Dear City Council of Rancho Cucamonga,

As Rancho Cucamonga continues to add to its population density, the consequential impact on our precious natural resources cannot be overlooked. The Arbor Express Car Wash will provide an environmentally responsible alternative to current wasteful habits by recycling water and utilizing solar power at a cost to the consumer low enough to encourage its use. We need solutions to our housing crisis and yet, adding more housing and occupants can only be accomplished responsibly by minimizing drain on our limited resources. Projects like this express car wash, that incorporate technology to recirculate water and offset its impact on our power grid, is the responsible way to grow our city. It will also improve the surrounding aesthetics. I urge you to approve this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Thomas", with a long horizontal flourish extending to the right.

Joe Thomas, *broker* Realty World All Stars  
Rancho Cucamonga homeowner since 1979



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BRE Lic# 01330880

May 26, 2021

Rancho Cucamonga City Council  
10500 Civic Center Dr.  
Rancho Cucamonga , CA 91730

Dear Rancho Cucamonga City Council:

The main issue I want to emphasize before the City Council would be, that with the population growth and business development in our City, one of the consequential outcomes is there are not enough Service businesses to keep up with those demands, and that Arbor Express Car Wash provides a valuable Service to all citizens of our Community.

No longer will our citizens need to drive out of, and spend their money in, other cities just to wash their cars.

It is environmentally-responsible (recycling its water & solar power), and the aesthetics upgrade a corner area that is in much-need of improvement.

I strongly recommend that the City Council approve this project.

Thank you.

Bruce Engles  
Bruce Engles  
Realtor