

Terrano Plaza L.L.C.  
2518 N. Santiago Blvd.  
Orange, CA 92687  
(951) 898-1502

May 8, 2018

Ms. Terri Manuel

City of Corona  
Community Development Department  
400 S. Vicentia Avenue  
Corona, CA 92879

Re: **DPR018 - 002**  
Conditional Use Permit for a Drive Through  
Car Wash Located  
in Dos Lagos Specific Plan Planning Area #1

Dear Ms. Manuel,

Terrano Plaza, LLC is requesting a Conditional Use Permit for the aforementioned project described as follows:

**Drive Through Car Wash:**

The construction of a approximately 2,000 square foot drive-through Car Wash to be located at the south side of the new 7,200 square foot convenience market on the south west corner of Dos Lagos Drive and Temescal Canyon Road.

Vehicles will enter the wash-only queuing lane in a southerly direction on the west side of the convenience store (at NWC) The Car Wash will provide queuing for four to five vehicles. The wash structure will be parallel to the convenience market allowing the vehicles to exit at the north end of the building.

The Car Wash will be fully automated with no manual washing services provided.

The proposed drying / vacuuming area will be located in the parking area of the parcel in a location not to impede the circulation of the project. The stalls for the drying / vacuuming will be used non-exclusively for these functions.

The project is located in Planning Area #1 on an approximate 1.5-acre site (the exact size of the parcel will be determined) in the Commercial district of the Dos Lagos Specific Plan (SP99-03).

**Surrounding Uses:**

North: Terrano Plaza Retail Project  
East: Encanto Apartment Homes  
South: Dos Lagos Drive  
West: Terrano Apartment Homes

**Site Design:**

The Car Wash structure will be designed as part of the overall building design for the convenience market. The exterior architecture will be designed to ensure the car wash structure is an integral portion of the structure for the convenience market.

**Architecture and Materials:**

The exterior of the buildings will feature architectural reveals, architectural siding, articulation at the top and other areas of the exterior walls. There will be accent colors to enhance the exterior appearance of the building.

**Parking & Access:**

Project entry will be from Temescal Canyon Road. There will be adequate drive aisles and roadway access for emergency vehicles to all sides of the building

**Landscaping:**

Landscaping will consist of California-Friendly, low and medium water use plant material. Plants have been chosen to create a uniform theme across the site. Maintenance and longevity of plant material has been taken into consideration. Additionally, landscaping will be used to help minimize the view of the interior of the wash from the surrounding areas. All landscaped areas will conform to the current City of Corona Landscape Guidelines.

**Comprehensive Sign Program:**

Signage will consist of building signage in conformance with the signage standards set forth in the Dos Lagos Specific Plan pursuant to a comprehensive sign program.

The project is within the Commercial (C) zone of the Dos Lagos Specific Plan. The proposed development will contribute to the original vision of Dos Lagos as a sustainable, mixed-use environment within walking distance of the lifestyle center.

Griffco Land L.L.C. respectfully requests your consideration and approval of the proposed Permit for project. If you have any questions concerning this applications or the proposed project, please contact me at (951) 898-1502.

Terrano Plaza, LLC



Patrick Tritz