

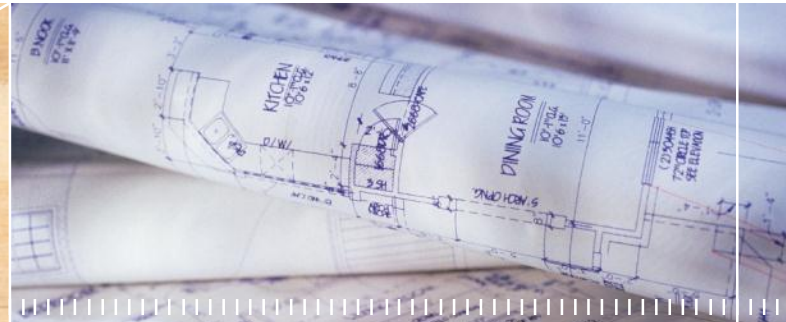


**DR15-0037, CUP15-0023
WASH 'N GO CARWASH
APPEAL**

DEVELOPMENT SERVICES DEPARTMENT

495 TELEGRAPH CANYON RD

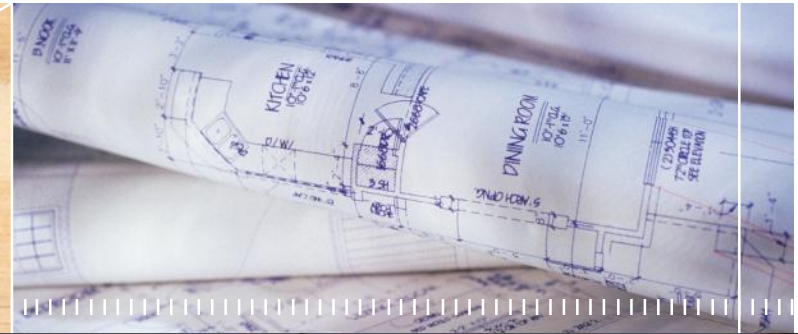




Project Location



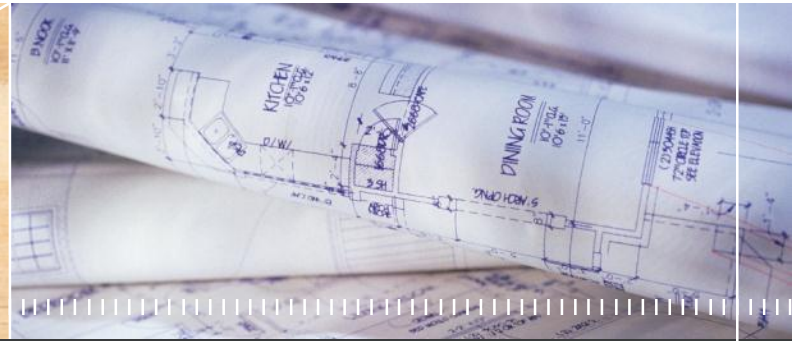




Telegraph Canyon & Halecrest Drive



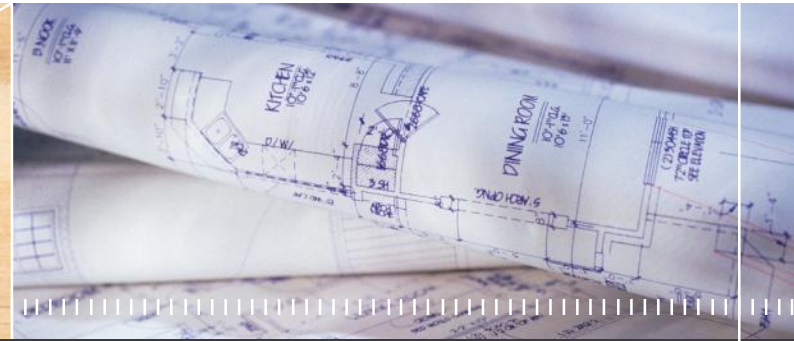
Telegraph Canyon



Project Site

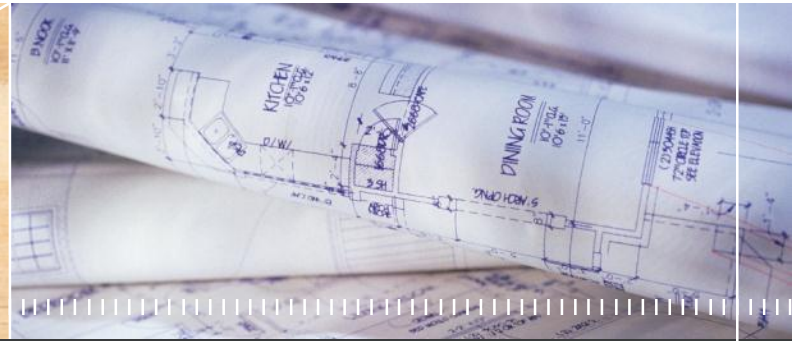


Telegraph Canyon & 805 Freeway



Project Site

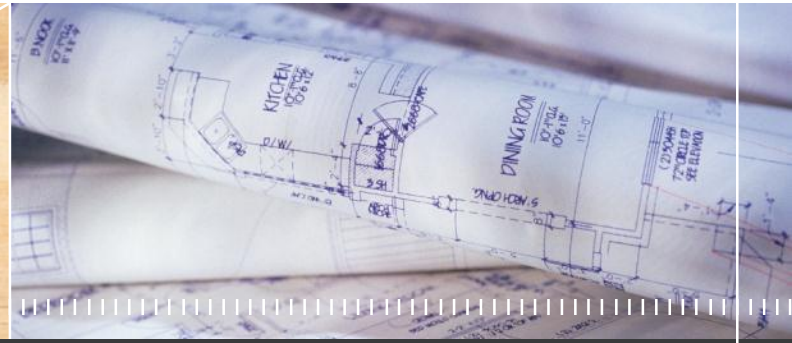
805 FWY On-Ramp



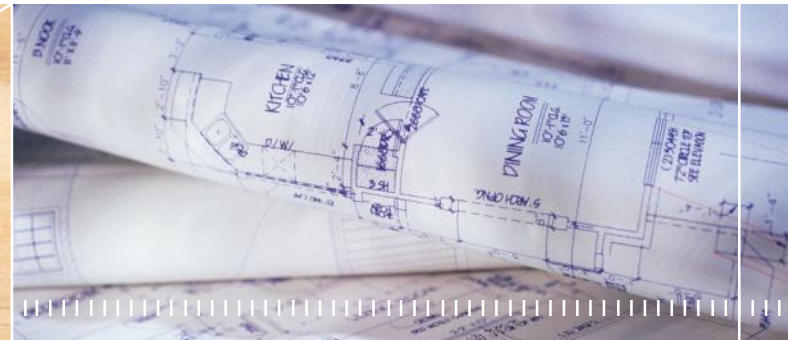
Project Site



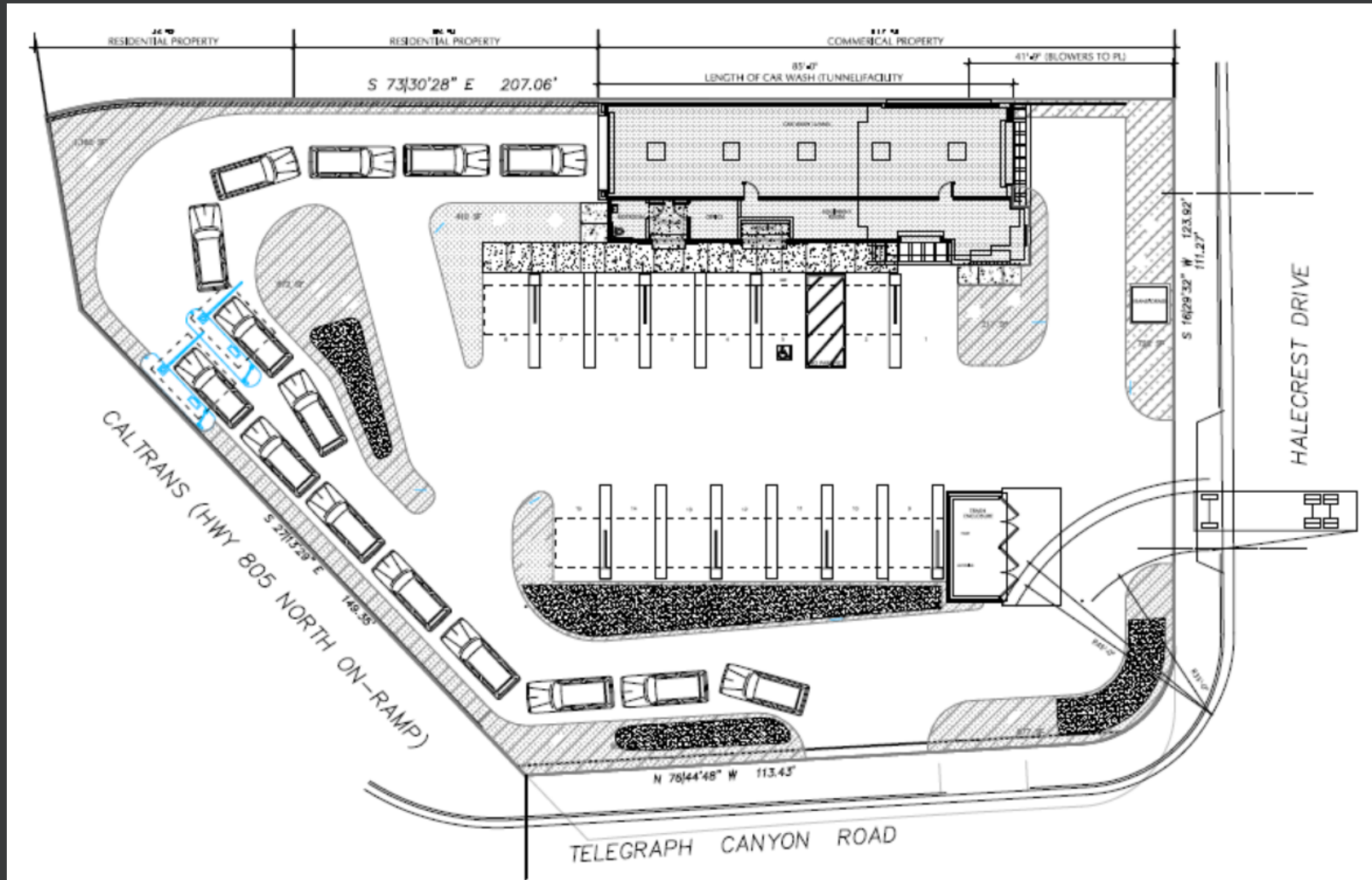
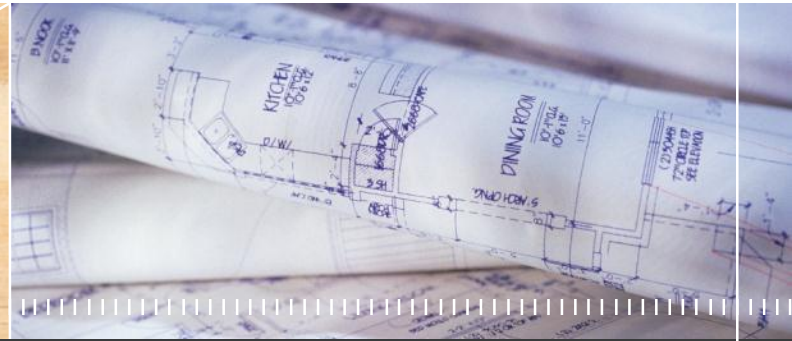
Halecrest Drive

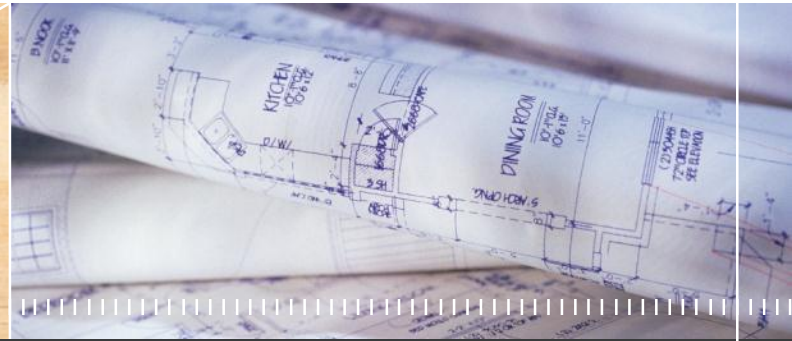


Telegraph Canyon & Halecrest Drive

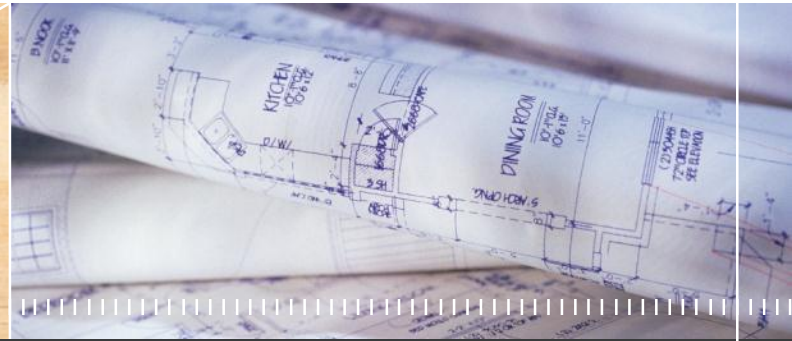


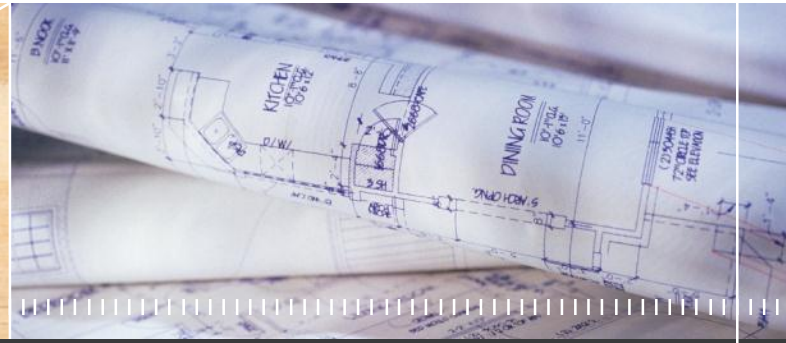
Halecrest Drive

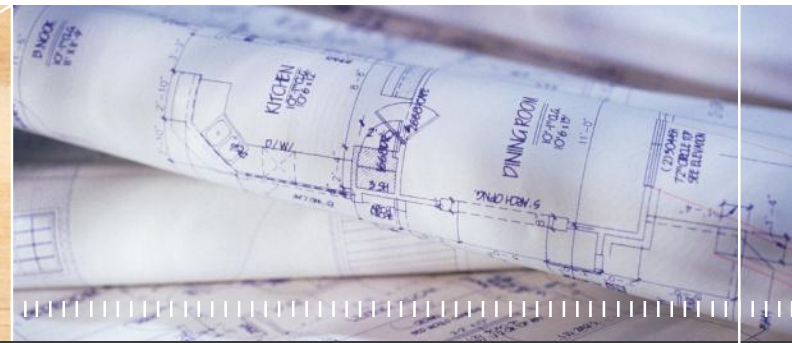




TELEGRAPH CANYON ROAD







ADJACENT NEIGHBOR'S CONCERN

Environmental (Phase 1)

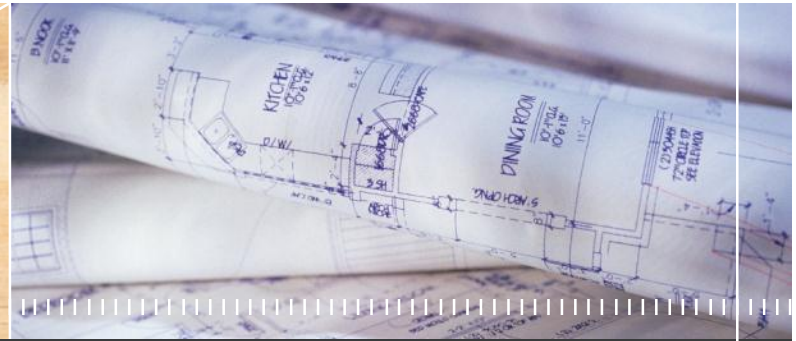
- Concerns with contaminants on site from previous gas station

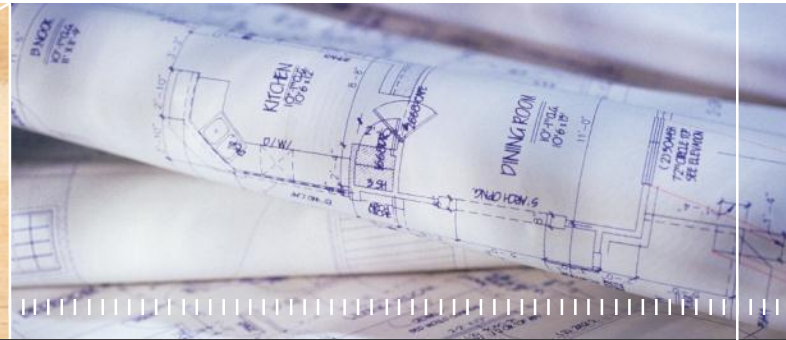
Noise

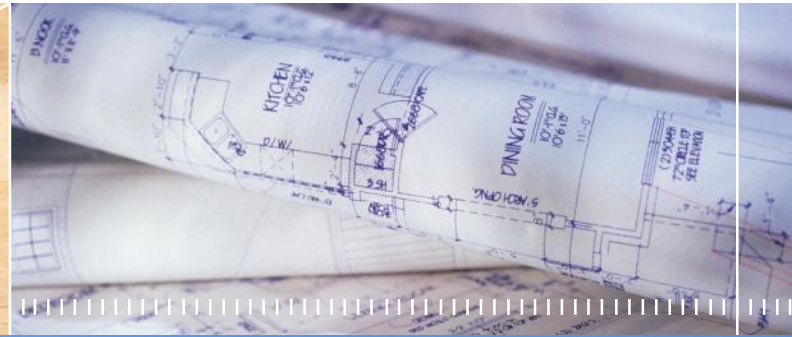
- Carwash tunnel and vacuum stations

Traffic

- Add additional traffic in area (less than previous use)
- Queuing on street (add another driveway, move ex. driveway)
- Concerns with driveway location on Telegraph Canyon







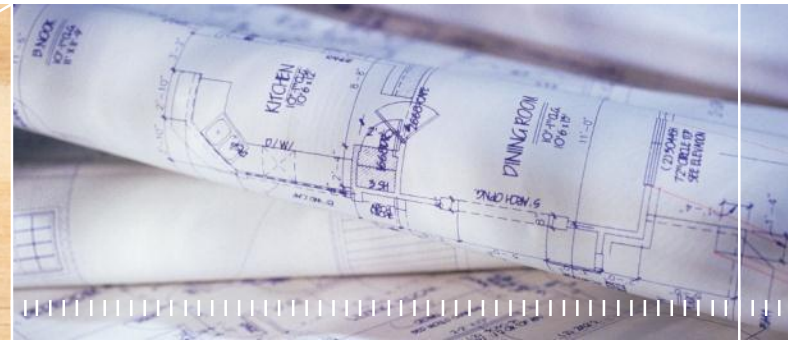


Table of Lab Results for Samples 5' bgs and above

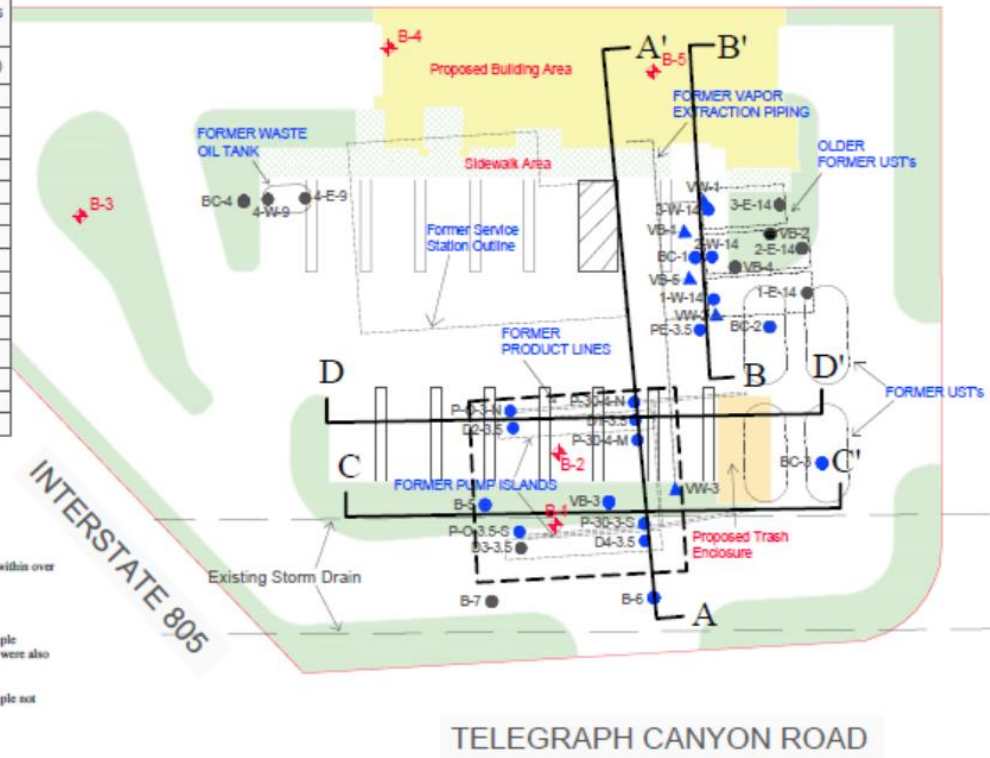
| Sample | Depth | TPHg (mg/kg) |
|-----------|-------|--------------|
| P-0-3-N | 3' | 30 |
| P-30-3-S | 3' | 3,000 |
| P-30-4-N | 4' | <5 |
| P-30-4-M | 4' | 120 |
| P-0-3.5-S | 3.5' | 70 |
| PE-3.5 | 3.5' | <5 |
| VB-1 | 5' | 190 |
| VB-3 | 5' | <0.1 |
| D1-3.5 | 3.5' | -1.0 |
| D2-3.5 | 3.5' | -1.0 |
| D3-3.5 | 3.5' | 60 |
| D4-3.5 | 3.5' | 2,400 |
| B5 | 5' | <10 |
| B6 | 5' | <10 |
| B7 | 5' | <10 |

LEGEND

- Approximate location of property boundary
- Cross section location
- Estimated location of petroleum impacted soil remaining within over excavation limits
- + Approximate location of CTE boring log
- Approximate location of historical boring and/or grab sample included in cross section/profile views. Those as triangles were also vapor extraction wells
- Approximate location of historical boring and/or grab sample not included in cross section/profile views

NOTES

Laboratory detects are projected into the cross sections.
 Data is a combination of pre and post remediation.
 Profiles based primarily on CTE boring logs.
 All locations and contacts are approximate.
 Historical results of TPHg analyzed by EPA 8015B and VOCs analyzed by EPA 8020 except in sample B-5, B-6, and B-7 in which EPA 8260B was used.



HALECREST DRIVE

INTERSTATE 805

TELEGRAPH CANYON ROAD



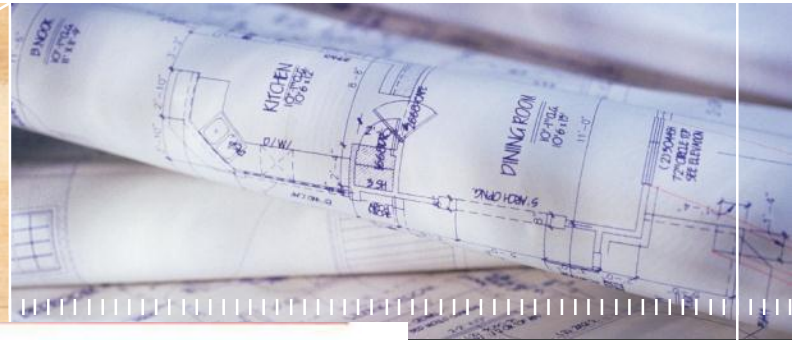
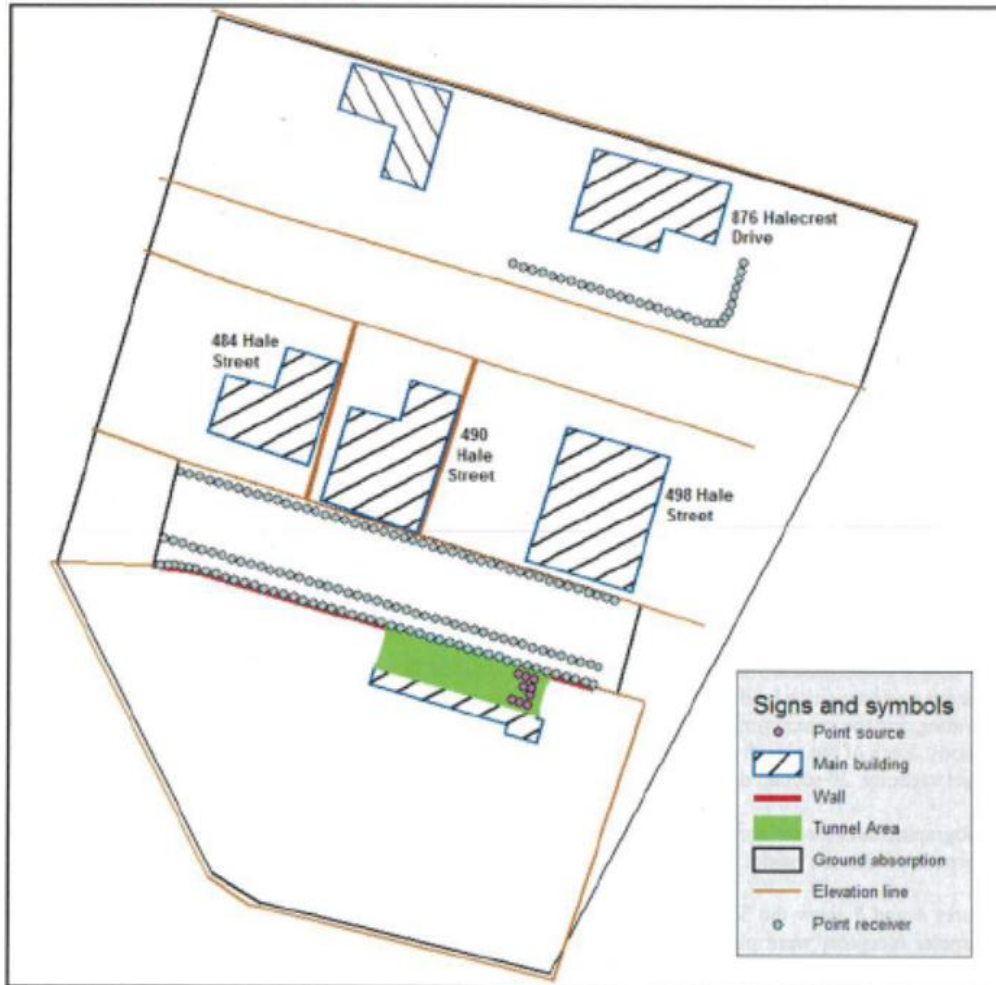
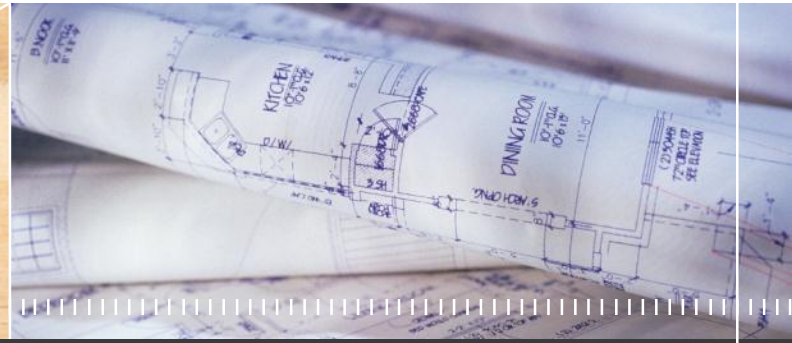


Figure 4. Modeled Project Site Plan with All Source and Receiver Locations





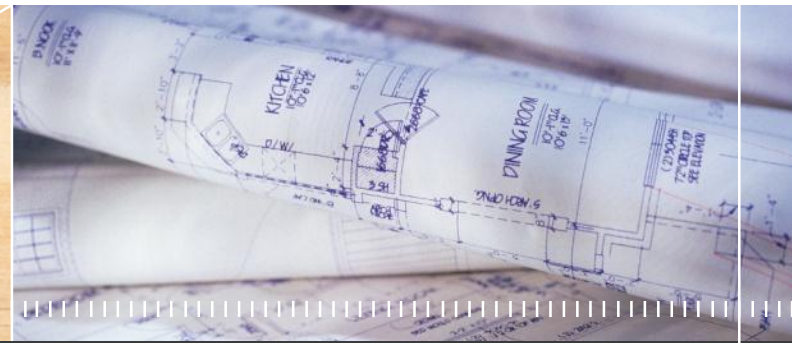
TRAFFIC CONCERNS

Traffic

- Add additional traffic in area
- Queuing on street
- Concerns with driveway location on Telegraph Canyon

Three Traffic Analysis

- 1st by City Engineer, Frank Rivera, dated May 9, 2018
- 2nd by LOS Engineering, Inc. dated September 16, 2018
- 3rd by Urban Systems Associates, Inc, dated November 12, 2018



DISCUSSIONS/MEETINGS WITH APPELLANT

Meeting Dates

- Sept. 30- **1.5 hr.** (storm water, grading, & noise) **Total: 2.5 hrs.**
- Nov. 20- **1 hr.** (all issues)

Phone Calls

- Jan. 9- **15 min.**(traffic)
- March 15-**30 min.** (Caltrans, traffic, & soils) **Total: 4 hrs.**
- March 19- **30 min.** (all issues)
- March 21- **30 min.** (all issues)
- Sept 11-**30 min.** (all issues)
- Sept. 18- **45 min.** (traffic)
- Sept. 20-**30 min.** (all issues)
- Sept. 23- **30 min.** (all issues)

E-Mails

- Approximately **21** e-mails from John Moot (all issues) **Total: 21 e-mails**



STAFF RECOMMENDATION

That the City Council deny the appeal by Rod Bisharat and affirm the Planning Commission's approval of the Design Review Permit, DR15-0037, and Conditional Use Permit, PCC15-0023.