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ARCHITECTURE . PLANNING . MANAGEMENT . DESIGN
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WRITTEN DESCRIPTION FOR:

Date: August 15, 2023

**Chevron Gas Station, Carwash Conversion
14000 Blossom Hill Road,
Los Gatos, CA 95032**

On behalf of our Client, Mr. Mehdi Mahmoodi, we are submitting the planning application for the remodeling of the gas station located at the above referenced site. The project scope of the work consists of converting approximately 430 sf., of the existing service bays into a carwash tunnel, adding 203 sf. carwash equipment room behind the building. Remove existing trash enclosure and replace with 120 sf. masonry trash enclosure. Two service bays, the existing convenience store, the existing fueling canopy and fuel system are to remain. The site improvements include, accessible path of travel to the right-of-way, site lighting, landscaping & self-service vacuum equipment.

- **EMPLOYEES:** No employees will be required for the self-serve carwash tunnel. (1) employee for the convenience store and (1) employee for the 2 service bays
- **HOURS OF OPERATION:** The carwash hours of operation are 7:00 am to 9:00 pm.
- **SITE LIGHTING:** The exterior lighting levels will be enough to ensure the safety of the facility, but to not provide glare or excessive light spillage onto adjacent properties or the public right-of-way. The proposed exterior light fixtures will be LED, down-lit and fully shielded to avoid potential glare toward the street or adjacent properties.
- **CUP FINDING Justification:**
 - A) **Parking:** Existing parking stalls are (20) spaces. The existing convenience store and (2) service bays require (8) parking spaces. Total parking provided with proposed project is (12) parking spaces.
 - B) **Traffic:** The proposed carwash is self-serv type carwash. It serves the gas station customers. Unlike full-service carwashes, this type of carwash is not a destination use. Each carwash cycle requires (4.5 – 5) minutes from start to finish. Usually queuing for this type of carwash service is (5) vehicles maximum; because, customer do not wait over (25) minutes to use a self-serv carwash service. Based on that the length of the proposed carwash drive-thru is adequate.
 - C) **Noise:** The distance to the closest residence is approximately (180 ft.) and across Harwood Road. Based on the AquaDri Dryer data provided by the carwash manufacture, there is no significant noise will reach the closest residence considering the ambient noise exist on Harwood Road and Blossom Hill Road. Please note the carwash operation start at 7:00 am and end 9:00 pm daily.
 - D) **Water Conservation and Sewer Treatment at the Carwash System:** Prior to discharge to the public sewer system, the used carwash water runs through (2) types of treatment tanks, the first tank is the sand/oil separator. This tank includes (2) compartments. The sand oil separator intercepts the sand in the first compartment, and the oil in the second compartment. The access water then leaves the sand/oil separator tank to the clarifier tank. The clarifier tank consists of (3) compartments to clear the water for reuse by the carwash equipment. The percentage of the recycled water to be re-used in the carwash is up to (80%), and will be controlled by the reclaim system in the carwash equipment.

Please do not hesitate to call, if you have any questions. I can be reached at (925) 287-1174 x1.

Sincerely,

Muthana Ibrahim

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