



**BARGHAUSEN**

# **PROJECT NARRATIVE USE PERMIT AND DESIGN REVIEW**

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## **Costco Wholesale Car Wash Facility**

2201 Verne Roberts Circle  
Antioch, California 94509

Costco Loc. No. 1002  
APN Nos. 074-052-041, 074-052-040

Prepared for:  
Costco Wholesale  
999 Lake Drive  
Issaquah, Washington 98027

January 19, 2023  
Our Job No. 6665

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## **Project Location:**

The Costco Car Wash project is located within the vacant parcel west of the existing Costco Wholesale (Costco) development. The project site area is approximately 52,834 square feet (1.21 acres) of an overall site area of approximately 124,694 square feet (2.9 acres), which is zoned Planned Business Center (PBC). The car wash is allowed as an ancillary use to the main Costco warehouse, subject to a Use Permit.

## **Project Description:**

### Overview

Costco is seeking a Use Permit and Design Review to allow for the construction of a members-only Costco Car Wash at the address above. In consultation with City staff, a Lot Line Adjustment will also be requested under a separate application to locate the Car Wash on the same parcel as the main Warehouse. The project includes a 20- by 170-foot automatic car wash tunnel with an attached 12- by 80-foot equipment room, installation of four (4) 3,000-gallon wastewater reclaim underground storage tanks (USTs), one (1) sand oil/separator, two (2) payment kiosks located within the queuing area, and associated site improvements, such as parking and landscape modifications.

Costco is also requesting extended construction hours to allow temporary night construction between the hours of 6:00 p.m. and 7:00 a.m. Mondays through Fridays, and 5:00 p.m. and 9:00 a.m. Saturdays and Sundays as described in the City of Antioch Municipal Code. Working at night benefits the area by reducing the overall construction timeframe, minimizing impacts to surrounding businesses and patrons during the day. Night construction is required for construction of the new car wash building and planter and curb re-configuration near the existing fueling facility entrance; however, heavy machinery will only be used during limited periods and typical construction activities will not generate significant amounts of noise. Existing surrounding buildings will also provide buffering to reduce sound levels further. Costco's contractor is experienced with nighttime construction and will employ Best Management Practices to minimize sound levels at night.

### Water Quality

Water conservation and quality are paramount in the design and operation of the Costco Car Wash. The facility will utilize a water reclaim system consisting of four (4) 3,000-gallon wastewater reclaim tanks and one (1) oil/water separator. The water reclaim system is designed to minimize the amount of fresh water required for each wash and adequately treat all wastewater before disposal off site. Approximately 25 gallons of fresh water will be used per wash with 35 gallons of reclaimed water, for a total of 60 gallons per wash. Wash water is collected within the car wash tunnel and treated by a water/oil separator prior to discharging to the existing sanitary sewer system. The wash portion of the car wash (approximately from the entry to two-thirds of the tunnel) is collected in the car wash trench and routed through a water reclaim system. Overflow water is routed to the existing sanitary sewer system. The wax/tire cleaner/rinse/dryer portion of the car wash (approximately last one-third to exit of the tunnel) is collected in the car wash trench and routed through a water/oil separator and into the existing sanitary sewer system.

### Grading

Site grading will be limited to the car wash foundation, installation of wastewater reclaim USTs, stormwater improvements, and associated improvements for the car wash facility. The excavation for the vaults associated with the reclaim system will be shored to minimize impacts to the site. The project requires approximately 750 cubic yards of cut, 800 cubic yards of fill, and a net 50 cubic yards of fill.

### Parking and Circulation

The project will add 39 parking stalls, for an overall total of 861 parking spaces for the overall Costco development. City Code requires a minimum of five (5) parking stalls for every 1,000 square feet of gross floor area. The existing Warehouse measures approximately 161,150 square feet in size; therefore, a minimum of 806 stalls is required for the site. Off-street parking for the overall Costco development will continue to meet City minimum parking requirements after the car wash is constructed.

The car wash facility will provide a two-lane single-direction vehicle queuing lane. The orientation of the queuing area will allow for vehicle access from the parking lot and let vehicles exit directly into the surrounding parking area.

### Architectural Design

The car wash is designed to be consistent with the architecture of the Costco warehouse and utilizes many of the same colors and materials. All facades include vertical metal panels in 'metallic champagne' color, horizontal metal panels in "surrey beige" color, a 'dark bronze' coping, and split-face concrete-masonry-unit (CMU) blocks, which matches the warehouse design. The design also includes varying roof heights and the earth tone color palette is compatible and complimentary to the adjacent development. The eastern and western facades include a red accent band, which provides visual interest and highlight's the car wash signage. This design is consistent with the City's design guidelines, which require buildings to provide a unified design and require the use of similar architectural styles, materials, and colors.

### Signage and Lighting

The car wash and sign lighting will be LED lighting fixtures. Signage for the car wash includes one (1) 130-square-foot "Costco Wholesale Car Wash" on each of the long facades. City sign standards allow a maximum sign area of two (2) square feet per linear foot of building frontage. Based on this ratio, a maximum sign area of 340 square feet is allowed for the long facades. The Car Wash signage will meet City sign standards.

### Landscaping

The project will add approximately 15,855 square feet of landscape area for the site and one (1) 10-foot landscape planter will continue to be provided every 10 parking stalls. In addition, a minimum 5-foot landscape setback will be provided along the south property line, a minimum 11-foot landscape setback will be provided along the western property line, and a minimum 7-foot landscape setback will be provided along the eastern property line abutting parking stalls. City landscape standards require a minimum 5-foot landscape setback along all property lines adjacent to parking and a minimum 5-foot landscape planter be provided every 10 parking stalls. The Costco development will continue to meet the landscape requirements for the site after the car wash is constructed.

### Construction

Construction of the car wash will be completed in a single phase and commence after approval of the applicable permits.

### **Use Permit and Design Review Request:**

#### Use Permit

Pursuant to Antioch Code of Ordinances 9-5.2703.B.1, a Use Permit shall be approved if the following findings are made:

- 1) *That the granting of such use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity;*

**Response:** The project site is bordered to the north, south, east and west by retail uses. The car wash is harmonious with the existing, surrounding development and is compatible with adjacent structures and uses, which consist of a variety of retail and commercial buildings. Additionally, the car wash is designed to meet all permitting and operational requirements of all local, state, and federal regulating agencies, and a trained employee will be present during all operating hours to assist members and implement safety and emergency procedures as necessary.

- 2) *That the use applied for at the location indicated is properly one for which a use permit is authorized;*

**Response:** The project site is zoned Planned Business Center (PBC), in which the car wash is allowed as an ancillary use to the main Costco warehouse, subject to a Use Permit.

- 3) *That the site for the proposed use is adequate in size and shape to accommodate such use, and all yard spaces, walls, fences, parking, loading, landscaping, and other features required, to other uses in the neighborhood;*

**Response:** As previously stated, the project site is zoned Planned Business Center (PBC). The car wash is allowed as an ancillary use to the main Costco warehouse, subject to a Use Permit. In addition, the car wash will comply with all applicable provisions of the City Code, including the development standards outlined in the table below:

<u>Development Standard</u>	<u>Requirement</u>	<u>Response</u>
Maximum Building Height	35 feet	The maximum height of the car wash is approximately 20 feet from finished grade.
Maximum Floor Area Ratio (FAR)	0.5 maximum	The overall site provides a FAR of approximately 0.477.
Front Setback	20 feet minimum	The project will not encroach into the setback area.
Side Street Setback	20 feet minimum	The project will not encroach into the setback area.
Side Setback	0 feet minimum	The project will not encroach into the setback area.
Rear Setback	0 feet minimum	The project will not encroach into the setback area.
Parking	5 stalls per 1,000 square feet of gross floor area $(161,150/1,000)(5) = 806$ stalls required)	The project will add 39 parking stalls, for an overall total of 861 parking stalls for the site.

<u>Development Standard</u>	<u>Requirement</u>	<u>Response</u>
Landscaping	<p>Minimum 5-foot landscape setback along all property lines adjacent to parking</p> <p>Minimum 5-foot landscape planter be provided every 10 parking stalls.</p>	<p>The project will add approximately 15,855 square feet of landscape area for the site and one (1) 10-foot landscape planter will continue to be provided every 10 parking stalls. In addition, a minimum 5-foot landscape setback will be provided along the south property line, a minimum 11-foot landscape setback will be provided along the western property line, and a minimum 7-foot landscape setback will be provided along the eastern property line abutting parking stalls.</p>
Signs	<p>Maximum of two (2) square feet per linear foot of building frontage.</p> <p>170 x 2 = 340 SF per long facade</p>	<p>Signage for the car wash includes one (1) 130-square-foot "Costco Wholesale Car Wash" on each of the long facades.</p>
Lighting	<p>Exterior lighting may not shine directly onto adjacent streets or properties.</p>	<p>The car wash includes LED lighting for the facility and signage and will be designed to limit illumination to the subject property.</p>
Design Criteria	<p>City design guidelines require buildings to provide a unified design and require the use of similar architectural styles, materials, and colors.</p>	<p>The car wash is designed to be consistent with the architecture of the Costco warehouse and utilizes many of the same colors and materials. All facades include vertical metal panels in 'metallic champagne' color and horizontal metal panels in 'surrey beige' color, with a 'dark bronze' coping, and split-face CMU which matches the warehouse design. In addition, the earth tone color palette is compatible and complimentary to the adjacent development. The eastern and western facades include a red accent band, which provides visual interest and</p>

<u>Development Standard</u>	<u>Requirement</u>	<u>Response</u>
		highlight's the car wash signage.

- 4) *That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use; and*

**Response:** The car wash is not anticipated to generate a significant number of new trips or adversely affect traffic at site driveways or surrounding roads, as discussed in the Trip Generation and Queueing Summary prepared by Kittelson & Associates dated February 15, 2022. The car wash is only available to Costco members, and trips will primarily include internal trips associated with the existing warehouse, pass-by, and diverted trips.

- 5) *That the granting of such use permit will not adversely affect the comprehensive General Plan.*

**Response:** The City's General Plan designates the site as Business Park, under which automotive uses are allowed. In addition, the car wash will comply with the objectives of the Business Park designation, which include promoting labor-intensive, high-density employment areas as a single use or multi-tenant complex. The General Plan requires a maximum FAR of 0.5. The overall site meets this requirement by providing a FAR of 0.477.

Design Review

Pursuant to Antioch Code of Ordinances 9-5.2703.B.3, no findings are necessary for Design Review Board action.

The car wash is designed to be consistent with the architecture of the Costco warehouse and utilizes many of the same colors and materials. In addition, the earth tone color palette is compatible and complimentary to the adjacent development. The car wash will meet City design standard requirements.

**Conclusion:**

The responses above and application materials demonstrate that the car wash meets the approval criteria for a Use Permit and Design Review. The City's approval of this application is respectfully requested.