



July 23, 2020

Ms. Carole Kendrick
Associate Planner
Planning Department
City of Beaumont

Re: Modification to existing CUP#
Proposed Car Wash Renovation
Splash Car Wash
655 N. Highland Springs Avenue, Beaumont, CA 92223

Dear Ms. Kendrick:

We propose an upgrade to our existing facility located at 655 Highland Springs Ave, in order to modernize the appearance of the building and bring its esthetics current with newer neighboring improvements, as well adding new development (QSR and office/ retail building) on the property to the north. We intend to place new facades on the existing buildings, adding covered vacuums on both the south side (existing parking stalls) and adding new parking / vacuums stalls on the north side of the existing building. We also seek to develop new signage as well as upgrade existing and add to water wise landscaping throughout the facility.

Our current building is not only aged but also has a dated architectural design look that may have been attractive when built, but does not fit in with the neighboring developments today. We are intending on spending a significant amount of money to modernize and enhance our building, adding value to our own as well as to the city's image. Having a single use property (building as is the case with car washes) presents a challenge, so we have taken extra steps and look to absorb additional costs while redesigning the facility to meet all of the city's requirements and achieve our goals. Developing the vacant land with the addition of the QSR and office / retail building will help achieve long term goal of a successful community service businesses.

Our goal is to create a first-class, attractive modern facility to service the existing customers and attract new ones. Patrons will be able to comfortably utilize the property with all that it offers the car wash, oil change and repair service as well as the QSR and office/retail building

The existing building, streetscape, and landscape will be renovated and rejuvenated to transform the outdated look that has been in need of a major facelift. The proposed upgrades will include:

- Great contemporary design
- First class materials
- Conformity with the appearance of the current community and commercial designs.
- New elevation for both aesthetics/ unique designs

For the existing car wash property

This is an existing car wash in a **C2** Neighborhood Commercial zone. The proposed changes to the building have no effect on the current use of the property. The current use of the property and its occupants will remain the same with no changes. The current ingress and egress to the property will remain the same with no changes as well. The new site plan will show the added drive way from the property to the north providing a secondary entry point for our customers. The tunnel direction will be reversed affecting the circulation on the site in a positive way as well as a positive increase in the width of some of the drive aisles for ease of movement for both the patrons as well as meeting the new requirements by the city and its various departments.

For the Vacant land development

This property has been undeveloped for over 20 years and at times we have had homeless camp and live on the property- we are looking to apply for a CUP for the suggested uses (QSR and office/retail building) feeling that the use will complement the surrounding area.

We appreciate the city's business/development friendly position and look forward to renovating and maintaining a healthy business and image providing over 50 Jobs to local residents for more than the past 2 decades.

The renovated design truly embraces the feel of the community through its complementary characteristics. The proposed parking areas will provide two stalls in excess of the city's requirements.

In conclusion, we hope the city is as eager and excited as we are and supports our project.

Thank you

Ali Harb