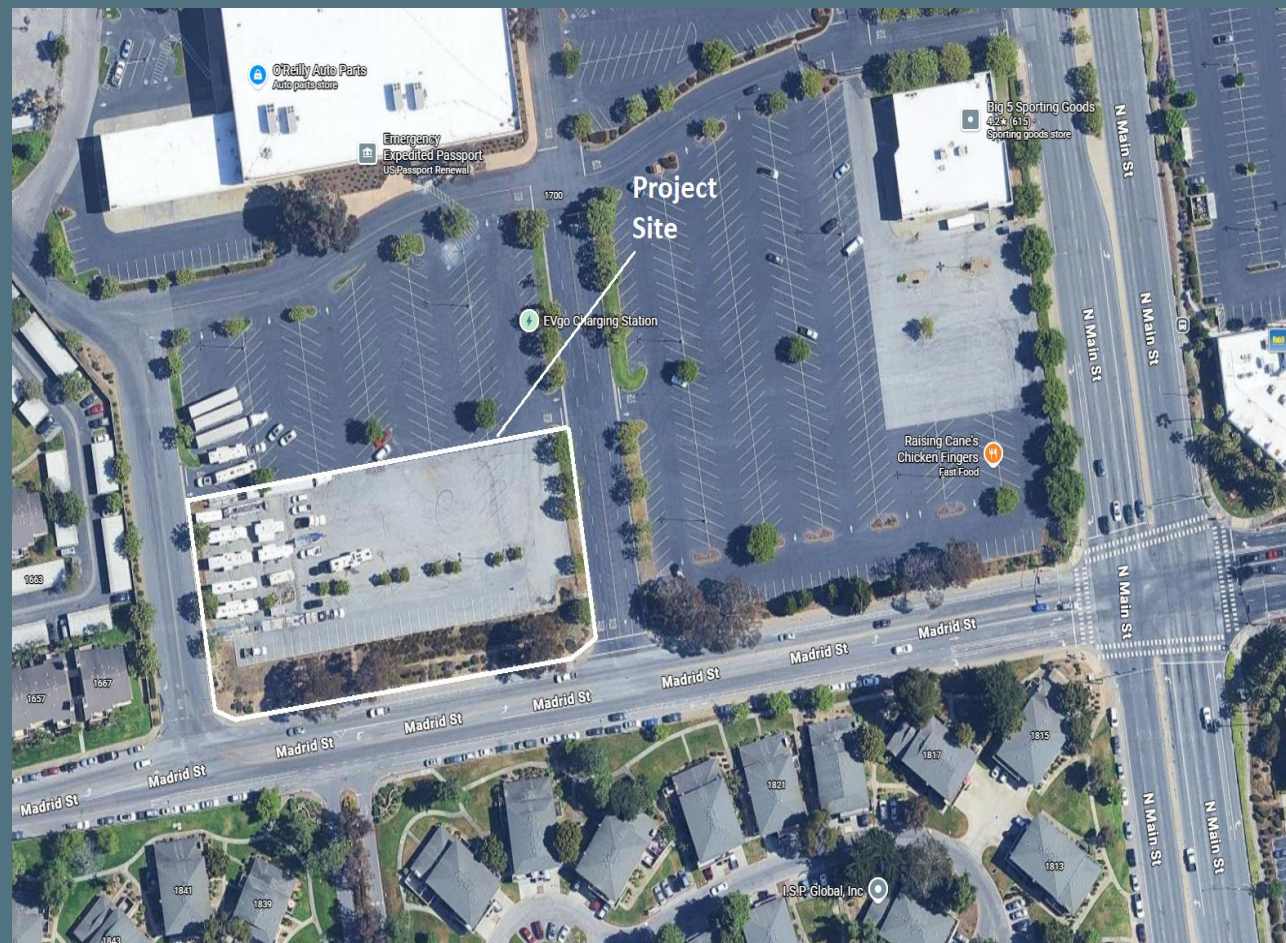


Planned Unit Development Permit 2025-002



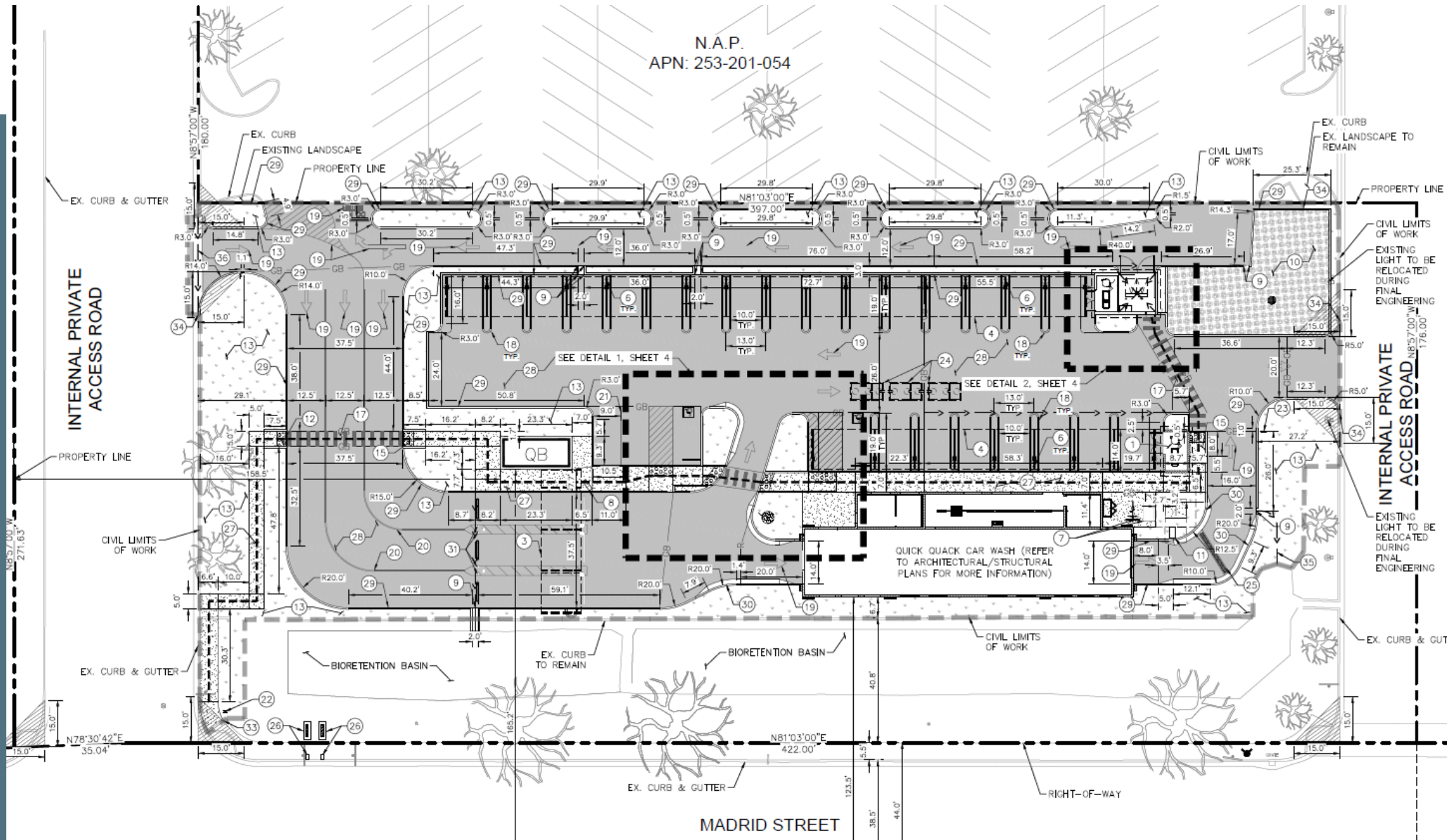
Wednesday, August 5, 2026
Planning Commission
Thomas Wiles, Senior Planner
Community Development Department

Description

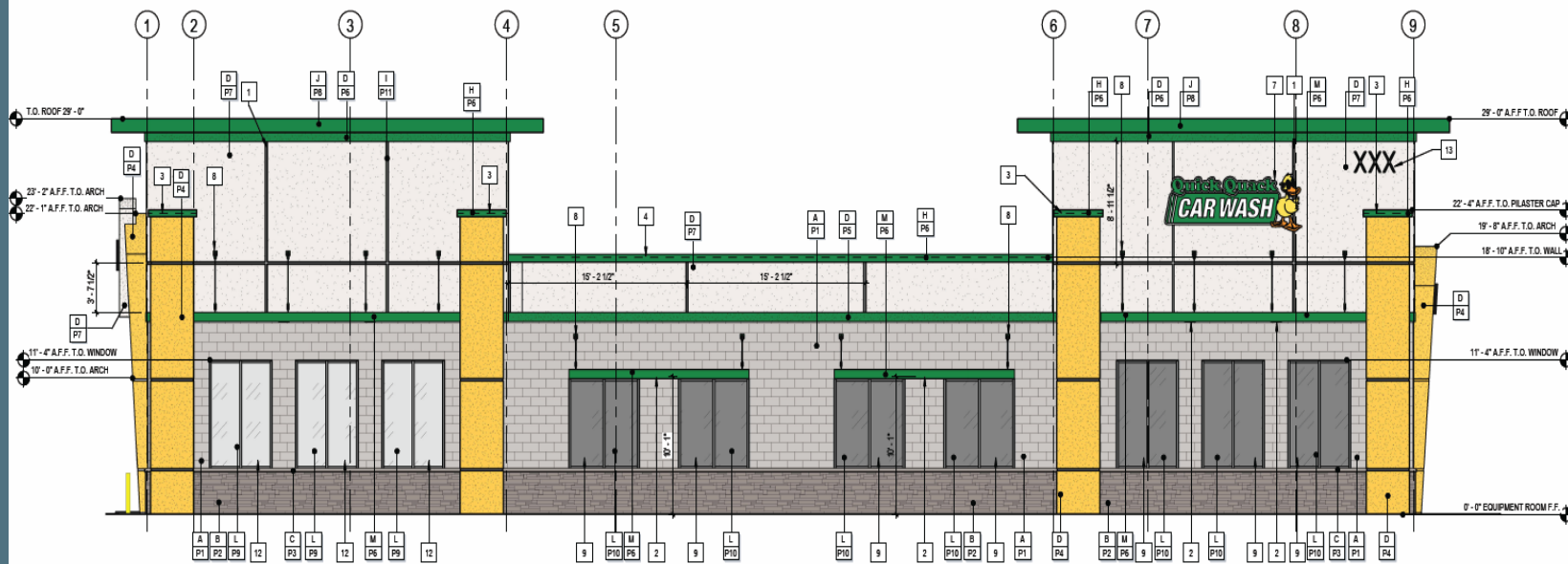
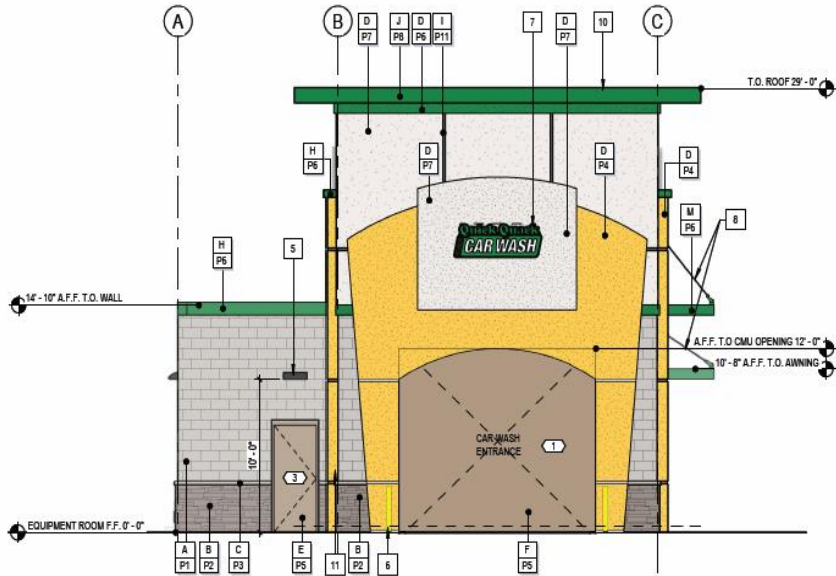


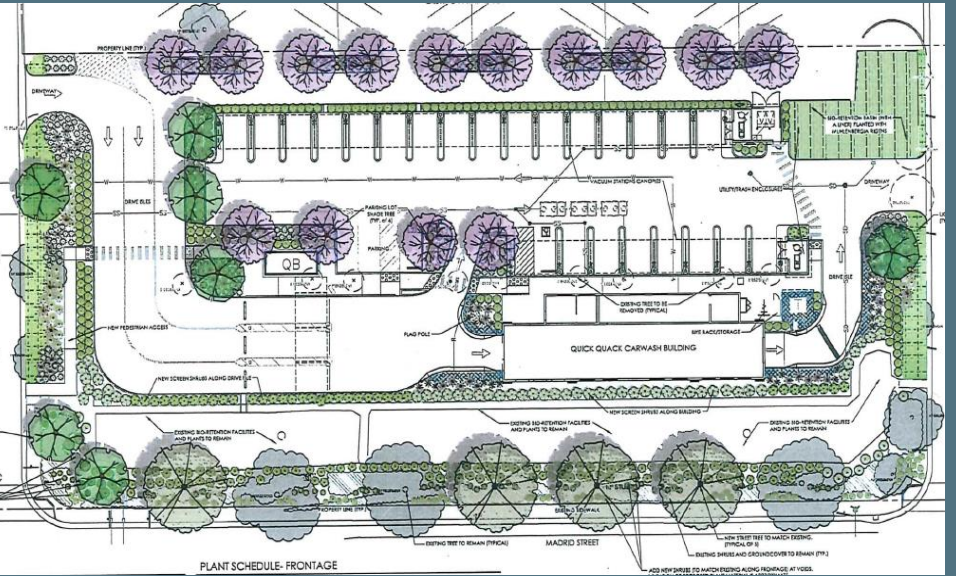
- Applicant: Vance Shannon
 - Quick Quack
- Fourth Amendment to PUD 2014-001
 - Establish 1.58-acre building pad site
 - 3,337 sf. vehicle washing building
 - 24 outdoor vacuums
 - Covered by canopies
- Commercial Retail (CR) Zoning District
 - Northridge Mall Shopping Center
 - 1340 Northridge Mall
 - (Future address: 1080 Northridge Mall)
 - Property Owner: Mershop Northridge, LLC
- Surrounding uses:
 - Residential;
 - Commercial; and
 - U.S. Highway 101

SITE PLAN



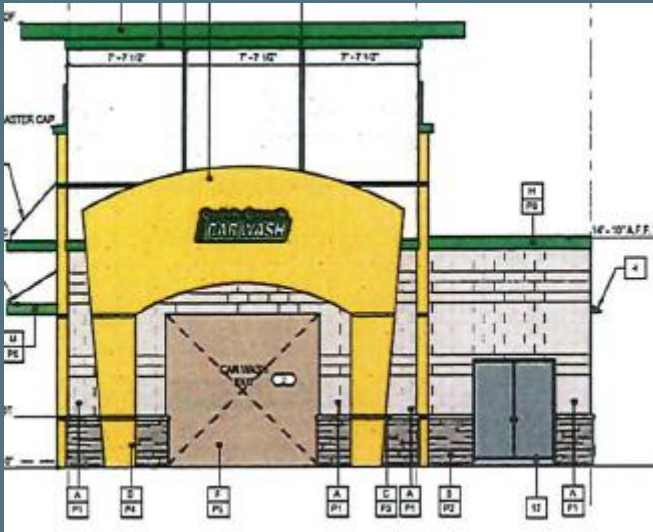
ARCHITECTURAL ELEVATIONS





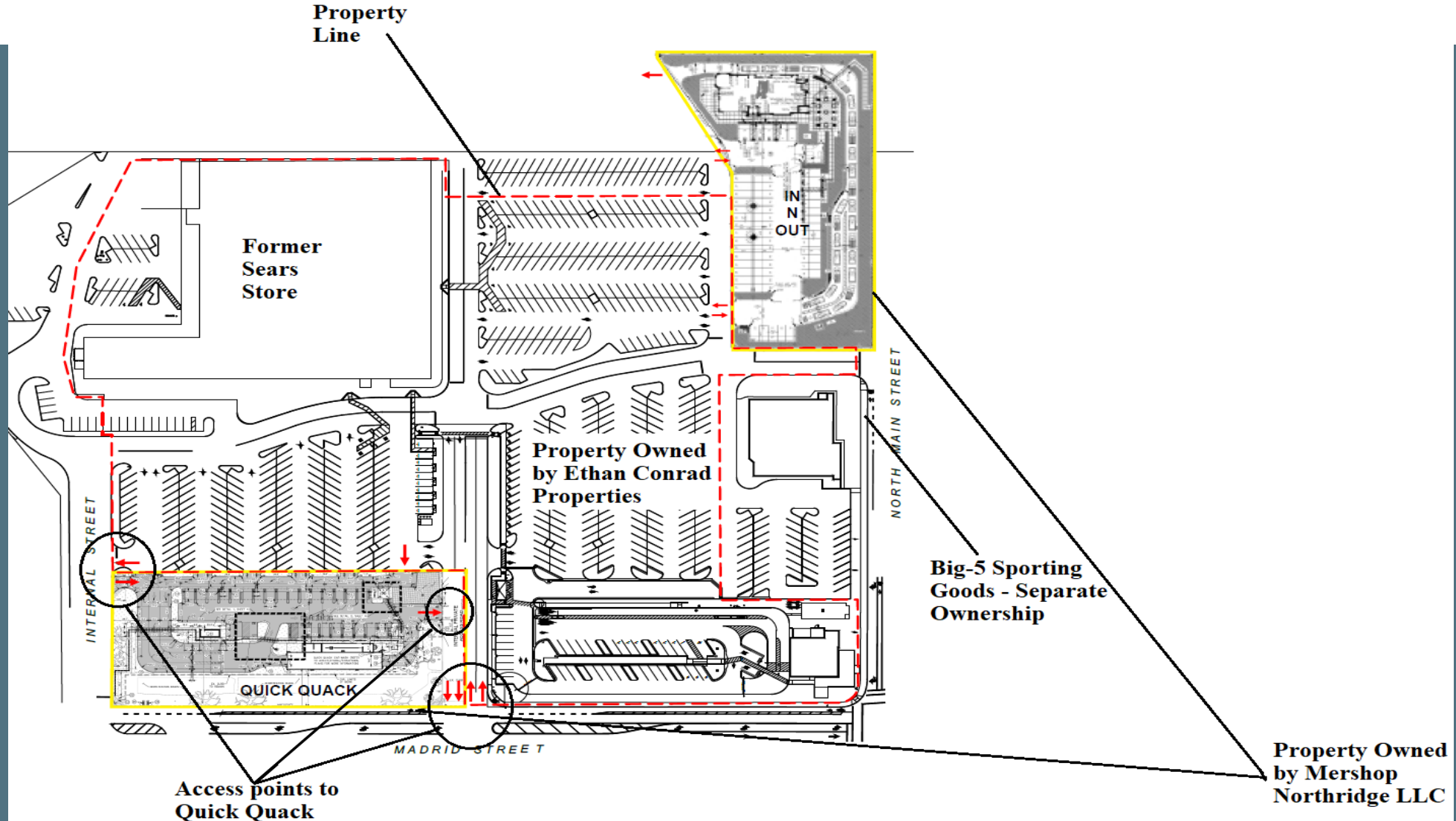
- Consistent with General Plan and Zoning Code
- Vehicle Washing
 - Greater than 100 feet from nearby residences
- Parking
 - Three (3) off-street spaces proposed
 - Subject to AB 2097
- Landscaping
 - 17 trees required, 19 proposed
- Water usage: 9,800 gallons/day
 - Could save 32,200 gallons/day
 - Recycles 61.5% to 75% of water used

BACKGROUND (CONT.)



- Noise less than significant
- Will not result in adverse traffic impacts
- Colors and Materials
 - Add new colors
 - Consistent with other pad buildings
- Authorize maximum of 177.5 sf. of sign area
 - 127.4 sf. tentatively proposed

PROPOSED ON-SITE CIRCULATION



RECOMMENDATION



- Recommend City Council:
- Find project categorically exempt from CEQA per:
 - Section 15332 (In-Fill Development Projects); and
- Approve PUD 2025-002



Questions?