

SITE PLAN REVIEW

City of Salinas – Community Development Department – 65 West Alisal Street - Salinas, CA 93901
(831) 758-7206

SITE PLAN REVIEW NO. 2025-007

ON PROPERTY LOCATED AT: 1340 Northridge Mall

APN(s): 253-201-055-000

ISSUED TO: Vance Shannon (Quick Quack)

ZONING DISTRICT: Commercial Retail (CR)

This Site Plan Review authorizes: Construction of a 3,337 square-foot vehicle washing building with three (3) off-street parking spaces, including one (1) accessible parking space, 24 outdoor vacuums covered by two 10-foot, 6-inch (10'-6") tall canopies [including one (1) accessible vacuum], and related site improvements on a 1.58-acres site located at the Northridge Mall Shopping Center on the above described property in accordance with the following exhibits:

Exhibit "A"	Standard Conditions
Exhibit "B"	Cover Sheet (Sheet A0.00)
Exhibit "C"	On-Site Improvement Plans (Sheet 1 of 18)
Exhibit "D"	General Notes (Sheet 2 of 18)
Exhibit "E"	Site Plan (Sheet 3 of 18)
Exhibit "F"	Site Plan Details (Sheet 4 of 18)
Exhibit "G"	Grading Plan (Sheet 5 of 18)
Exhibit "H"	Grading Plan (Sheet 6 of 18)
Exhibit "I"	Grading Plan (Sheet 7 of 18)
Exhibit "J"	Grading Plan (Sheet 8 of 18)
Exhibit "K"	Grading Plan Detail (Sheet 9 of 18)
Exhibit "L"	Utility Plan (Sheet 10 of 18)
Exhibit "M"	Storm Drain Plan (Sheet 11 of 18)
Exhibit "N"	Erosion Control Plan (Sheet 12 of 18)
Exhibit "O"	Erosion Control Details (Sheet 13 of 18)
Exhibit "P"	Construction Details (Sheet 14 of 18)
Exhibit "Q"	Construction Details (Sheet 15 of 18)
Exhibit "R"	Construction Details (Sheet 16 of 18)
Exhibit "S"	ALTA (Sheet 17 of 18)
Exhibit "T"	ALTA (Sheet 18 of 18)
Exhibit "U"	Conceptual Landscape Plan (Sheet L1)
Exhibit "V"	Rendered Preliminary Landscape Plan (Sheet L1A)
Exhibit "W"	Architectural Site Plan (Sheet A1.10)
Exhibit "X"	License Plate Recognition Details (Sheet A1.12)

SITE PLAN REVIEW NO. 2025-007**Page 2 of 8**

Exhibit “Y”	Vacuum Canopy (Sheet A1.22)
Exhibit “Z”	Vacuum Canopy (Sheet A1.23)
Exhibit “A-1”	Vacuum and Trash Enclosure (Sheet A1.24)
Exhibit “B-1”	Vacuum Enclosure (Sheet A1.25)
Exhibit “C-1”	Floor Plan (Sheet A2.11)
Exhibit “D-1”	Entitlement Set (Sheet A2.13)
Exhibit “E-1”	Equipment Plan (Sheet A2.14a)
Exhibit “F-1”	Entitlement Schedule (Sheet A2.14b)
Exhibit “G-1”	Roof Plan (Sheet A2.30)
Exhibit “H-1”	Building Elevations (Sheet A3.10)
Exhibit “I-1”	Building Elevations (Sheet A3.11)
Exhibit “J-1”	Exterior Elevations – QB Station (Sheet A3.12)
Exhibit “K-1”	Conceptual Colors and Materials Board (Sheet A8.01)
Exhibit “L-1”	Conceptual Sign Plans
Exhibit “M-1”	AB 2097 Vicinity Map
Exhibit “N-1”	Fire Plan Review Notes dated September 2, 2025
Exhibit “O-1”	Building comments dated June 27, 2025
Exhibit “P-1”	Engineer’s Report dated June 15, 2026
Exhibit “Q-1”	“Findings and Conclusions” of the “Quick Quack Car Wash (Store #33-070) Noise Impact Study from MD Acoustics, LLC dated January 17, 2025
Exhibit “R-1”	“Summary and Recommended Actions” of the “Quick Quack Northridge Shopping Center Salinas City California Traffic Assessment Report” from Armen Hovanessian Transportation Consulting dated April 11, 2025

All checked boxes apply to this Site Plan Review:

☐ Site Plan Review No. _____ is void upon execution of this approval.

☒ Comments:

1. This Site Plan Review shall expire one year after its date of approval unless one of the following occurs:
 - 1.1 A building permit has been issued and construction diligently pursued;
 - 1.2 A Certificate of Occupancy has been issued;
 - 1.3 The use is established in conformance with the provisions of the Zoning Code; or
 - 1.4 The City Planner determines that substantial action has commenced to carry out the terms and intent of the Site Plan Review.
2. This Site Plan Review approval shall not be affected by changes in ownership.
3. This Site Plan Review approval shall lapse if the exercise of rights granted by it is discontinued for one continuous year.

SITE PLAN REVIEW NO. 2025-007**Page 3 of 8**

4. Any activity that is exercised in violation of this Site Plan Review Approval, or, of any provision of the Salinas Municipal Code, may result in enforcement action by any appropriate means, including but not limited to, civil or criminal action.

5. DEVELOPMENT REGULATION COMPLIANCE TABLE.

Development Regulation	Standard	Existing	Proposed	Comments
Use Classification	Vehicle washing	Parking	Vehicle Washing	Compliant
Front yard setback (ft.)	0 feet	Unknown	47.6 feet	Compliant
Side yard setback (ft.)	0 feet	Unknown	48 feet (east) 98 feet (west)	Compliant
Rear yard setback (ft.)	0 feet	Unknown	34 feet	Compliant
Height – Maximum (ft.)	No height limit in CR District	Parking	29-foot towers on ends, 18-foot, 10-inch central section.	Compliant
FAR – Maximum (%)	.40	Unknown	.26 (1,050,474/4,083,410) = .26	Compliant.
Landscaping – Minimum (Percent of Lease Area)	10%	Unknown	22%, (15,148/68,825)	Compliant
Landscaping – Minimum (Percent of Lease Area)	5%	Unknown	14%, (2,100/15,000)	Compliant
Off-Street Parking - Minimum (spaces)	Per Condition No. 12 of PUD 2014-001 a minimum of 5,224 off-street parking spaces shall be provided for the Northridge Mall; however, because the site is located	Unknown	Unknown	Off-street parking is not required per AB 2097. However, provided off-street parking must comply with City standards.

	within a ½-mile of a major transit stop no off-street parking is required pursuant to AB 2097			
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6. **BUILDING MATERIALS AND COLORS.** Prior to issuance of a building permit, all exterior building materials and colors shall be identified on the building plans. Building materials and colors shall be substantially compatible with the building materials and colors shown on Exhibit “K-1”, subject to review and approval by the Community Development Department.
7. **SCREENING OF EQUIPMENT.** Prior to issuance of a building permit, per Section 37-50.240 ground mounted and roof top equipment must be screened from view, subject to verification on building plans and final inspection. All ground-mounted equipment, including transformers, backflow prevention devices, and fire check valves, shall be screened with five-gallon or larger shrubs and shall be painted dark green.
8. **OUTDOOR STORAGE AND DISPLAY.** No outdoor repairs, servicing, storage, display, or sale of merchandise of any kind shall be permitted.
9. **ENGINEER’S REPORT.** The conditions of approval listed in the Engineer’s Report dated June 15, 2026, shall be implemented into the Building Permit plans (see Exhibit “P-1”).
10. **CIRCULATION SYSTEM.** Prior to Building Permit issuance, the Applicant, Property Owner, or successor-in-interest shall demonstrate to the satisfaction of the City existence of a circulation system, designed in accordance with all applicable laws, rules, and regulations, that provides vehicular and pedestrian ingress and egress to and from the property. In the event it is necessary to have shared access from an adjacent property in order to establish a circulation system, the Applicant, Property Owner, or successor-in-interest shall enter into and have recorded against the Property a reciprocal easement agreement (or some other agreement) with the adjacent Property Owner.
11. **NOISE STUDY.** The building permit plans shall comply with the “Findings and Conclusions” of the “Quick Quack Car Wash (Store #33-070) Noise Impact Study from MD Acoustics, LLC dated January 17, 2025 (see Exhibit “Q-1”).
12. **TRAFFIC STUDY.** The building permit plans shall comply with the “Summary and Recommended Actions” of the “Quick Quack Northridge Shopping Center Salinas City California Traffic Assessment Report” from Armen Hovanessian Transportation Consulting dated April 11, 2025 (see Exhibit “R-1”).

SITE PLAN REVIEW NO. 2025-007

Page 5 of 8

13. PHOTOMETRIC LIGHTING PLAN. Prior to issuance of a Building Permit, any new illuminated parking areas require a photometric lighting plan per Section 37-50.480 to be submitted by the Project Applicant for review and approval by the City Planner. Light standards shall not exceed 25 feet in height and 2.4 foot-candles maximum average at ground level with no more than 0.5 foot-candles at a residential property line.
14. FINAL LANDSCAPE PLANS. Condition No. 30 of Planned Unit Development Permit 2025-002 (PUD 2025-002), requires that prior to the issuance of a Building Permit, the applicant shall submit detailed final landscape and irrigation plans for review and approval by the City Planner. Landscaping shall comply with the requirements of the State of California "Model Water Efficient Landscape Ordinance" (AB 1881), consistent with Exhibits "U" and "V", and *Article V, Division 4* of the Salinas Zoning Code. The landscape and irrigation plans shall include the following:
 - a. Per Zoning Code Section 37-20(b)(4), landscape areas shall incorporate plantings using a three-tier system: 1) grasses and groundcovers, 2) shrubs, and 3) trees.
 - b. Landscape plans shall show the location, type, size, and names of all plantings: ground covers (1-gallon minimum), shrubs (5-gallon minimum), and trees (15-gallon minimum).
 - c. Irrigation plans shall show size and location of irrigation pipe, heads, bibs, and backflow devices.
 - d. Planters located along street frontages shall include a landscaped berm and/or hedge with a minimum height of 32 inches and maximum height of 42 inches for screening of off-street parking areas.
 - e. Plants shall be maintained and trimmed to three feet in height within the Areas of Unrestricted Visibility triangles at the driveways (15 feet) and street corners (25 feet).
 - f. All landscape islands within the parking area shall include a minimum of one 15-gallon tree.
 - g. Per Zoning Code Section 37-50.700(d)(5), all trees and shrubs shall be staked as shown in Figure 37-50.150 (Landscape Staking Detail)
 - h. Planters adjacent to the buildings shall be landscaped with shrubs of a minimum of 5-gallon size, 1-gallon containers for mass planting, and groundcover.
 - i. Exposed soil shall be landscaped with drought resistant groundcover that will propagate and take root quickly. A minimum two-inch layer of mulch shall

be applied except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

- j. Turf shall be limited to 25% of the total landscaping area. No turf shall be permitted in areas with a dimension of less than eight (8) feet, or on slopes exceeding ten percent.
 - k. Plant material shall conform to the following spacing standards:
 - i. A minimum of thirty feet from the property corner at a street intersection to the center of the first tree or large shrub;
 - ii. A minimum of fifteen feet between center of trees and ten feet between large shrubs to light standards;
 - iii. A minimum of ten feet between center of trees or large shrubs and fire hydrants;
 - iv. A minimum of fifteen feet from the intersection of a driveway (for commercial, mixed use, or public/semipublic and industrial uses) with a street right-of-way to the center of any tree having a diameter larger than eighteen inches at maturity or large shrub and a minimum of ten feet for residential uses.
 - l. The Landscape and Irrigation Plan shall show a minimum of 17 trees [3,337 sf./200 sf. of building area = 16.7 trees (17)] planted throughout the project site. Enhanced landscaping including, but not limited to, decorative boulders, mounding and berming, and large specimen trees shall be provided on the landscape plans especially along the street frontages where visible to the public. A minimum of five (5) percent of the parking areas and 10% of the Lease Area shall be landscaped. Landscaping shall be installed prior to final inspection.
 - m. Per Condition No. 31 of PUD 2025-002, all landscaping shall comply with *Article V, Division 4: Landscaping and Irrigation*, of the Salinas Zoning Code, including, but not limited to, standards, drought resistant plants and turf, irrigation, parking lot landscaping and installation and maintenance.
15. OFF-STREET PARKING (*Subject to AB 2097*). AB 2097 prohibits a public agency from imposing any minimum automobile parking requirement on any residential, commercial, or other development project that is located within ½ mile of a major transit stop. The project site is located within ½ mile of a major transit stop (Northridge Mall Bus Stop). Therefore, if provided, the off-street parking is considered optional, but if provided, must meet the development standards including, but not limited to, minimum dimensions, landscaping requirements, and lighting (see Exhibit “M-1”).
16. BICYCLE PARKING. Bicycle parking (rack) shall be provided in accordance with Zoning Code Section 37-50.400.

17. **RECYCLING AND SOLID WASTE ENCLOSURE.** A recycling and solid waste enclosure shall be provided with adequate capacity to achieve 50 percent recycling of the total recyclable waste generated onsite. Instructional signs shall be provided for use of recycling bins and containers. The enclosure shall be constructed with a six-foot high solid masonry wall and screened from public view with a minimum two-foot-wide perimeter planter. Colors and materials of the enclosure shall match those of the primary structures (example: exterior plaster - stucco). Doors of the enclosure shall be constructed of solid material and colored to match the buildings (chain-link fencing with slats is not allowed). The enclosure shall be designed to allow walk-in access without having to open the main enclosure gate. Details of the enclosure need to be shown on the plan. Prior to issuance of a building permit, written confirmation from the City's waste disposal service provider, is required to ensure that the recycling and solid waste provisions of the project will meet the service needs of the City's waste disposal service provider.
18. **SIGNS.** The maximum allowed sign area is 177.5 square-feet of sign area: (Occupancy Frontage of 108 feet + 34 feet = 142 feet x 1.25 = 177.5 sf.). All signs shall comply with the terms and conditions of the Northridge Mall Master Sign Plan, and Zoning Code Section 37-50.620 and are subject to review and approval of a separate Sign Permit.
19. **COMPLETION OF IMPROVEMENTS.** Prior to final inspection by the Project Planner, all improvements shown on the approved project plans, and/or required with this Site Plan Review approval, shall be installed by the Applicant or their designee. A Planning Inspection Fee (per inspection) must be received prior to final inspection. The initial Planning Inspection Fee is due at time of Building Permit Issuance.
20. Pursuant to Zoning Code Section 37-60.310, this Site Plan Review shall be null and void and all terms and requirements shall have no force or effect unless this Site Plan Review is signed by the Permittee(s) and returned to City of Salinas Community Development Department within 90 days of approval. ***It is the applicant's responsibility to track the 90-day expiration date. No notice will be sent.***

This Site Plan Review is approved and executed as authorized by the City in accordance with *Article VI, Division 5: Site Plan Review*, of the Salinas Zoning Code, and all exhibits attached hereto.

Effective Date: _____

By: _____
Thomas Wiles
Senior Planner

ACCEPTANCE BY APPLICANT/PROPERTY OWNER
(Please sign and return the original to the Community Development Department)

SITE PLAN REVIEW NO. 2025-007

Page 8 of 8

Vance Shannon, Quick Quack
Applicant

Date

George Mersho
Mershop Northridge, LLC, Property Owner

Date

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