



CITY OF SALINAS PLANNING COMMISSION REPORT

DATE: AUGUST 5, 2026

TO: PLANNING COMMISSION

FROM: COURTNEY GROSSMAN, PLANNING MANAGER

BY: THOMAS WILES, SENIOR PLANNER

TITLE: **PLANNED UNIT DEVELOPMENT PERMIT 2025-002; ESTABLISH A 1.58-ACRE BUILDING PAD SITE AND CONSTRUCT A 3,337 SQUARE-FOOT VEHICLE WASHING BUILDING WITH OUTDOOR VACUUMS LOCATED AT THE NORTHRIDGE MALL SHOPPING CENTER AT 1340 NORTHRIDGE MALL IN THE COMMERCIAL RETAIL (CR) ZONING DISTRICT**

RECOMMENDED MOTION:

A motion to approve a Resolution recommending that the City Council:

1. Find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332; and
2. Approve Planned Unit Development Permit 2025-002 to establish a 1.58-acre building pad site and construct a 3,337 square-foot vehicle washing building with outdoor vacuums located at the Northridge Mall Shopping Center at 1340 Northridge Mall.

EXECUTIVE SUMMARY:

Vance Shannon, on behalf of Quick Quack, has applied for a Fourth Amendment to Planned Unit Development Permit 2014-004 (PUD 2014-001) to establish a 1.58-acre building pad site and construct a 3,337 square-foot vehicle washing building at 1340 Northridge Mall ("Mall"). The project includes three (3) off-street parking spaces and 24 outdoor vacuums covered by two 10-foot, 6-inch (10'-6") tall canopies. The project is exempt from CEQA pursuant to Section 15332 (In-fill Development Projects). This item was originally scheduled for Planning Commission consideration on July 15, 2026, but was continued to the next regularly scheduled meeting at the request of the applicant.

DISCUSSION:

Background:

Northridge Mall consists of 12 individual lots totaling approximately 93.74-acres (4,083,410 square-feet). The property is located in the Commercial Retail (CR) Zoning District. The following provides an overview of the land uses and zoning districts adjacent to the project site:

North:	Commercial Retail/Commercial Retail (CR)
South:	Multi-Family Residential/High Density Residential (R-H-2.1)
East:	Commercial Retail/Commercial Retail (CR) and Commercial Office (CO)
West:	U.S. Hwy. 101, Multi-family residential, and the Salinas Auto Center/High Density Residential (R-H-2.1) and Industrial – General Commercial/Salinas Auto Center Precise Plan Overlay (IGC-SP-4)

Per City records, the Mall was originally authorized by Planned Unit Development Permit 1969-006 (PUD 1969-006) and related Amendments One and Two. Planned Unit Development Permit 1978-008 (PUD 1978-008) was approved by the City Council on January 15, 1979, and again on May 14, 1979, to clarify technical changes in the permit wording. Planned Unit Development Permit 1978-008 superseded the original Planned Unit Development Permit 1969-006 and related Amendments One and Two and approved the Phase Two expansion of the Mall, including the addition of the former Sears store and an expansion to the former Mervyns store.

Planned Unit Development Permit 2014-001 (PUD 2014-001), which amended Planned Unit Development Permit 1978-008, was approved by the City Council on April 14, 2015. The project approved by PUD 2014-001 consisted of several phases. One of the phases included development of five (5) new commercial pads: four (4) along North Main Street and one (1) along the U.S. Highway 101 frontage. Another phase of PUD 2014-001 included the addition of approximately 48,337 square feet of retail space to accommodate the relocation of J.C. Penney to its current location. Currently, three of the four pads along North Main Street have been developed with Panera Bread and Chick-Fil-A and a Starbucks is currently under construction. There are currently no requests for development of the fifth pad located along U.S. Highway 101. If approved, the proposed Fourth Amendment to PUD 2014-001 would represent the seventh commercial pad at the Northridge Mall. The following timeline summarizes the recent amendments to PUD 2014-001:

1. January 22, 2019 – City Council approved a First Amendment to PUD 2014-001, which authorized development of an LED reader board sign located along US 101 and installation of a new 17-foot-high sign shaped as a bowling pin for Round One. The reader board sign has yet to be built. Round One was authorized by Conditional Use Permit 2018-001 (CUP 2018-001) in the approximately 53,500 square feet of the former JC Penney retail area for a Commercial Recreation use consisting of a bowling alley, arcade, billiards, and dining area with on-sale alcohol sales of beer and wine (Type 41 ABC license) (PUD 2018-001).

2. January 9, 2024 – City Council approved a Second Amendment to PUD 2014-001, which authorized an additional sixth 1.651-acre building pad to construct a 3,501 square-foot restaurant (Raising Canes) with a drive-through, outdoor seating, 41 off-street parking spaces, and an 87.6 square-foot increase in maximum sign area located at the northwest corner of North Main Street and Madrid Street south of the current Big 5 Sporting Goods store (PUD 2022-001).
3. November 19, 2024 – City Council approved a Third Amendment to PUD 2014-001, which authorized a change to the exterior building elevations, add new exterior colors to the approved colors and materials board, add new exterior signs, increase maximum sign area in connection with a proposal to create multiple tenants within the former two-story 137,366 square-foot Sears store (PUD 2024-001).

Project Description:

The project site is located on a portion of APN: 253-201-055-000, which consists of approximately 11.40-acres within the Northridge Mall Shopping Center. The site is owned by Mershops Northridge, LLC. Access to the site is from two existing driveways from Madrid Street into the Northridge Mall Shopping Center. A three (3) lane access driveway leads into three (3) stacking pay lanes that funnel into a single lane driveway into the vehicle washing building. Two 29-foot (29') architectural towers are located on each end of the 18-foot, 10-inch (18'-10") wash building. The exterior of the building includes a CMU wall with a smooth face, acrylic plaster with sand finish, and a stone base. The stone base is similar to the recently constructed Raising Canes, Panera Bread, and Chick-Fil-A buildings. The exterior block wall is conditioned to be consistent with the Northridge Mall structures. Proposed colors include "Decisive Yellow" and "Quackamole Green", which are requested to become a part of the approved Northridge Mall colors and materials board. The project includes a proposed 9-foot, 8-inch (9'-8") tall combination vacuum and trash enclosure, a 9-foot, 8-inch (9'-8") tall vacuum enclosure, a 15-foot, 4-inch (15'-4") tall office/storage closet/QB station, and three (3) stacking pay gates.

On July 15, 2026, pursuant to Government Code Section 65957, the Applicant requested a one-time 90-day time-extension. Upon receipt of the time-extension request, this item was continued to the next available Planning Commission hearing date on August 5, 2026.

Analysis:

Vehicle Washing:

Per Zoning Code Section 37-30.200, Table 37-30.90, vehicle washing is permitted in the CR District subject to consideration of an administrative Site Plan Review (SPR). Per Zoning Code Section 37-50.260(a)(3), any vehicle washing, drying, or vacuuming done by mechanical means located within 100-feet of a residentially-zoned property is subject to the approval of a Conditional Use Permit (CUP). The proposed vehicle washing use is located 115.3-feet from the nearest

residentially-zoned property located to the south across Madrid Street and 256.8 feet from the nearest residentially-zoned property located to the west. Therefore, the proposed vehicle washing use does not require a CUP. However, since the Northridge Mall Shopping Center is governed by PUD 2014-001, an Amendment to the PUD is required. This Forth Amendment to the PUD would allow the proposed vehicle washing through the administrative SPR process (SPR 2025-007).

Per Zoning Code Section 37-60.1030, the following findings for Planned Unit Development Permits are required to be established (refer to the findings contained in the draft Resolution):

- a. The location of the Planned Unit Development is in accord with the objectives of this Zoning Code and the purposes of the district in which the site is located;
- b. The Planned Unit Development and the proposed conditions under which it would be developed or maintained are consistent with the Salinas General Plan, applicable specific plan, and other plans and policies adopted by the Salinas City Council and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the planned unit development, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city; and
- c. The Planned Unit Development does not represent an exception to the standards of this Zoning Code but rather an alternative resulting in an equal or superior design in comparison to development, which strictly complies with base district property development regulations.

General Plan Consistency:

The proposed Vehicle Washing building is consistent with the General Plan. The project proposes equipment to minimize sound emissions, promote water conservation, and is consistent with the surrounding commercial development. The project also aligns with the following General Plan goals and policies:

- a. Goal LU-3: Encourage a diverse economy that allows for the continued economic success of the community, while not sacrificing its agricultural base.
- b. Policy LU-6.4: Actively promote water conservation by city residents, businesses, and surrounding agricultural producers.
- c. Policy CD-2.2: Minimize potential light and sound impacts of new development on surrounding areas.
- d. Policy CD-2.3: Require infill development to be consistent with the scale and character of existing neighborhoods.

Zoning Code Consistency:

The proposed development is in accord with the Zoning Code and the purposes of the Commercial Retail (CR) District. Per Zoning Code Section 37-30.190(k)(3), one of the purposes of the CR

District is to provide areas for a wide range of commercial uses, such as vehicle washing. Therefore, the proposed development would be in accord with the Zoning Code and the purposes of the CR District.

Parking:

Per Condition No. 12 of PUD 2014-001, a minimum of 5,229 off-street parking spaces is required for the shopping center, which is consistent with the Zoning Code. However, the project site is subject to Assembly Bill 2097 (AB 2097) which was signed by the Governor on September 22, 2022. 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), which is located to the north of the project site (see AB 2097 Exhibit attached to the PUD). Therefore, off street parking for this project is considered optional but, if provided, must meet the minimum development standards including, but not limited to, minimum dimensions, landscaping, and lighting. The project proposes three (3) off-street parking spaces, including one (1) accessible space. Parking stall dimensions, landscaping, and lighting comply with Zoning Code regulations and are conditioned in the PUD.

Landscaping:

Landscaped islands are proposed within the interior of the parking area and trees, shrubs, and groundcover along the Madrid Street frontage, along the driveway frontage, and along the northern edge of the Lease Area. The PUD requires one (1) tree for every 200 square-feet of building area. Almost twenty-three percent (22.9%) of the project site (Lease Area) and fourteen percent (14%) of the project site parking area will be landscaped, which exceeds the Zoning Code minimum requirements for 10% and 5% respectively. Landscaping along the Madrid Street frontage will be retained and enhanced with additional trees located along the driveway entrance at Madrid Street and throughout the Lease Area.

Water usage:

The project will not be detrimental to the environment or to people residing in the vicinity or working at the nearby properties. The project will use detergents and soaps that are considered environmentally safe and biodegradable. The project is designed to conserve water and use substantially less water than an individual washing their own vehicle in their driveway. The Operational Statement indicates that the project will service 350 cars a day. Each vehicle washing will use 28 gallons, totaling 9,800 gallons a day (350 x 28). If the same number of cars were washed at home in driveways an average of 120 gallons would be used, totaling approximately 42,000 gallons a day (350 x 120). Therefore, the proposed vehicle washing use could save 32,200 gallons of water per day. Additionally, the applicant indicates that the car wash would reclaim approximately 61.5% to 75.3% of the water used for the operation.

Noise:

A Noise Study titled “Findings and Conclusions” of the “Quick Quack Car Wash (Store #33-070) Noise Impact Study from MD Acoustics, LLC dated January 17, 2025, concluded that the noise from the proposed vehicle washing operation will be less than significant (see attached Noise Study).

Traffic:

Per 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, the project would not result in major adverse effects on access, safety, and circulation in the roadway system within the project area due to very low traffic generation (see attached Traffic Assessment Report).

Colors and Materials:

The project includes a request to add new colors “Decisive Yellow” and “Quackamole Green” to the Northridge Mall’s approved colors and materials board. The proposed colors would be applied to the trim and the canopies. Remaining colors and materials consist of light grey, off-white, and a stone base, which are consistent with Raising Canes, Panera Bread, and Chick-Fil-A buildings.

Signs:

The PUD would authorize a maximum allowed sign area of 177.5 square-feet (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.

Findings:

The Planning Commission may recommend City Council approval of the Fourth Amendment to Planned Unit Development Permit 2014-001 if all the findings set forth in the attached proposed Planning Commission Resolution are established.

CEQA CONSIDERATION:

The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). The proposed project has been determined to be categorically exempt (Class 32) from further environmental analysis per CEQA Guidelines Section 15332 (In-Fill Development Projects). The project site consists of the 1.58-acre “Lease Area” within APN: 253-201-055-000, which is less than five (5) acres. The project site is served by existing utilities and public services and does not result in any significant effects relating to traffic, noise, air quality or water quality.

TIME CONSIDERATION:

The project was deemed complete on June 28, 2026. Final action was required within 60-days by August 27, 2026, pursuant to the Permit Streamlining Act. However, as stated above, on July 15, 2026, pursuant to Government Code Section 65957, the Applicant requested a one-time 90 day time extension, which extended the deadline to November 25, 2026.

ALTERNATIVES AVAILABLE TO THE COMMISSION:

The Planning Commission has the following alternatives:

1. Affirm the findings set forth in the attached Resolution and recommend that the City Council approve Planned Unit Development Permit 2025-002 with modifications; or
2. Find that the proposal is not appropriate and establish findings at the public hearing recommending that the City Council deny Planned Unit Development Permit 2025-002.

ATTACHMENTS:

1. Proposed Planning Commission Resolution
2. Draft PUD 2025-002 approval document with the following exhibits:
 - Exhibit “A” - Vicinity Map
 - 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)

- 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” – Conceptual Roof Plan (Sheet A2.30)
- Exhibit “H-1” – Conceptual Building Elevations (Sheet A3.10)
- Exhibit “I-1” – Conceptual Building Elevations (Sheet A3.11)
- Exhibit “J-1” – Conceptual Exterior Elevations – QB Station (Sheet A3.12)
- Exhibit “K-1” – Conceptual Sign Plans
- Exhibit “L-1” – Fire Plan Review Notes dated September 2, 2025
- Exhibit “M-1” – Building comments dated June 27, 2025
- Exhibit “N-1” – Engineer’s Report dated June 15, 2026
- Exhibit “O-1” – AB 2097 Vicinity Map
- 3. Draft Site Plan Review 2025-007 (SPR 2025-007) without exhibits
- 4. “Findings and Conclusions” of the “Quick Quack Car Wash (Store #33-070) Noise Impact Study from MD Acoustics, LLC dated January 17, 2025.
- 5. “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.
- 6. Residential Proximity of proposed Vehicle Washing building to Residential uses

Cc: Vance Shannon, Quick Quack, Applicant
 Mershop Northridge, LLC, Property Owner
 Trinh Retterer – JRG Attorneys

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