

**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2026-__**

**RESOLUTION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF
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 LOCATED AT THE NORTHRIDGE MALL SHOPPING
CENTER AT 1340 NORTHRIDGE MALL IN THE COMMERCIAL RETAIL (CR)
ZONING DISTRICT
(PUD 2025-002)**

WHEREAS, on July 15, 2026, the Salinas Planning Commission, at the request of the Applicant, Vance Shannon on behalf of Quick Quack, held a duly noticed public hearing to consider Planned Unit Development Permit 2025-002, a Fourth Amendment to Planned Unit Development Permit 2014-001, to establish a 1.58-acre building pad, construct a 3,337 square-foot vehicle washing building with three (3) off-street parking spaces located at the Northridge Mall Shopping Center at 1340 Northridge Mall in the Commercial Retail (CR) Zoning District (Assessor's Parcel Number: 253-201-055-000); and

WHEREAS, on July 15, 2026, pursuant to Government Code Section 65957, the Applicant requested a one-time 90-day extension to Planned Unit Development Permit 2025-002 to extend the final action deadline to November 22, 2026; and

WHEREAS, on July 15, 2026, at the request of the Applicant, Planned Unit Development Permit 2025-002 was continued to the August 5, 2026 Planning Commission public hearing; and

WHEREAS, the Planning Commission weighed the evidence presented at said public hearing, including the Staff Report which is on file at the Community Development Department together with the record of environmental review; and

NOW, THEREFORE, BE IT RESOLVED by the Salinas Planning Commission that it recommends that the City Council approve Planned Unit Development Permit 2025-002; and

BE IT FURTHER RESOLVED that the Salinas Planning Commission adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

- 1. *The project has been found to be a Class 32 Categorical Exemption pursuant to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines;***

The project has been determined to be exempt from the California Environmental Quality Act under Section 15332 (*In-fill Development Projects*) of the CEQA Guidelines. The project includes establishment of a new 1.58-acre building pad and construction of a 3,337 square-foot vehicle washing building with three (3) off-street parking spaces, and related site improvements on a project site (Lease Area), which is less than five (5) acres. The 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.

For the Planned Unit Development Permit:

2. ***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;***

The subject site is located in the CR (Commercial Retail) District. One of the purposes of the CR district is to provide areas for a wide range of commercial uses, such as the existing regional shopping center and the proposed vehicle washing building. Therefore, the proposed development would be in accord with the Zoning Code and the purposes of the CR District.

3. ***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***

The site is designated Retail by the Salinas General Plan, which allows for a variety of retail uses such as retail stores, restaurants, hotels, personal services, business services, and financial services. Adjacent land uses include commercial uses to the north and east, residential to the south, and U.S. Highway 101 and the Salinas Auto Center to the west. The project will not be detrimental to the surrounding neighborhood because the proposed project is located more than 100-feet from the nearest residentially-zoned property use and is determined to be in substantial compliance with the development standards contained in the Salinas Zoning Code.

To ensure that the project meets the Zoning and PUD requirements, a condition of approval requires consideration of an administrative review through a subsequent Site Plan Review (SPR) process pursuant to Zoning Code Section 37-50-200, Table 37-30.90 (SPR 2025-007). The project does not require a discretionary Conditional Use Permit (CUP) per Zoning Code Section 37-50.260(a)(3).

The proposed Vehicle Washing building is consistent with the General Plan. The project proposes equipment to minimize sound emissions, promote water conservation, and be consistent with the surrounding commercial and residential 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.

The project site is not located within any Specific Plan area. The project will not be detrimental to the environment or to people residing in the vicinity or working at the nearby properties. Per the Operational Statement, the project will use detergents and soaps that are considered environmentally safe and biodegradable. The project has been designed to conserve water and would use substantially less water than an individual washing their own vehicle in their driveway. It is estimated 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.

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 use will be less than significant. 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 does not have major adverse effects on access, safety, and circulation in the roadway system within the project area due to very low traffic generation.

The project site is subject to Assembly Bill 2097 (AB 2097), which 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 for this project is considered optional, but if provided, must meet the development standards including, but not limited to, minimum dimensions, landscaping requirements, and lighting. The project proposes 25 outdoor vacuum spaces, three (3) off-street parking spaces, and two (2) accessible spaces, one (1) of which is an outdoor vacuum. Parking stall dimensions, landscaping, and lighting comply with Zoning Code regulations and are conditioned in the PUD.

The project includes new colors “Decisive Yellow” and “Quackamole Green” to be added to the Northridge Mall approved colors and materials board. The proposed colors apply to the trim and the canopies and the main structure. The remainder of the structure is light grey, off-white, with a stone base, which will be consistent with other pad buildings, such as Raising Canes, Panera Bread, and Chick Fil A.

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.

- 4. *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.***

The proposed project will not represent an exception to the standards of the Zoning Code. Vehicle washing would be subject to an administrative Site Plan Review process; however, the subject location at the Northridge Mall is regulated by a Planned Unit Development Permit.

PASSED AND APPROVED this 5th day of August 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Planning Commission of the City of Salinas, that said Resolution was passed and approved by the affirmative and majority vote of said Planning Commission at a meeting held on August 5, 2026, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: _____

Courtney Grossman
Secretary