

# Quick Quack Car Wash

PR-2022-001338 (Conditional Use Permit and Design Review)

Community & Economic Development Department

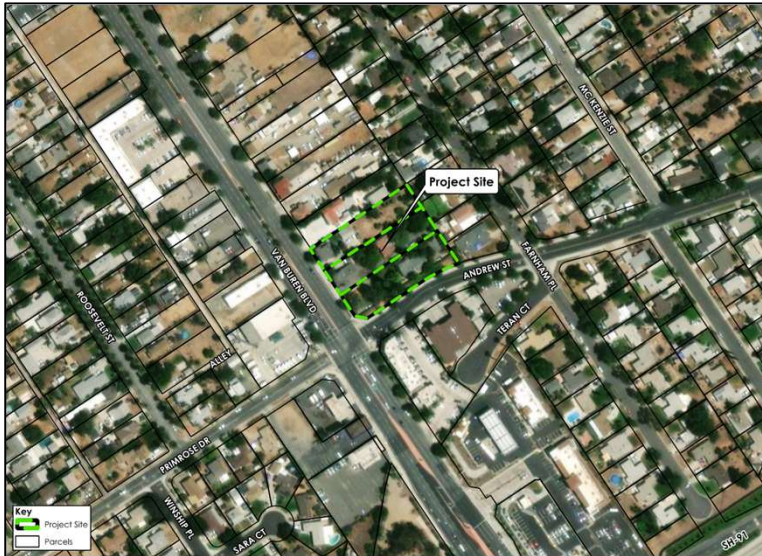
Planning Commission  
Agenda Item: 4  
February 15, 2024



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## LOCATION MAP



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# EXISTING SITE PHOTOS



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# ZONING MAP



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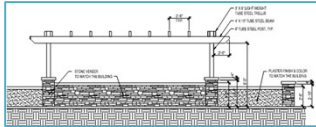
# MAGNOLIA AVENUE SPECIFIC PLAN MAP



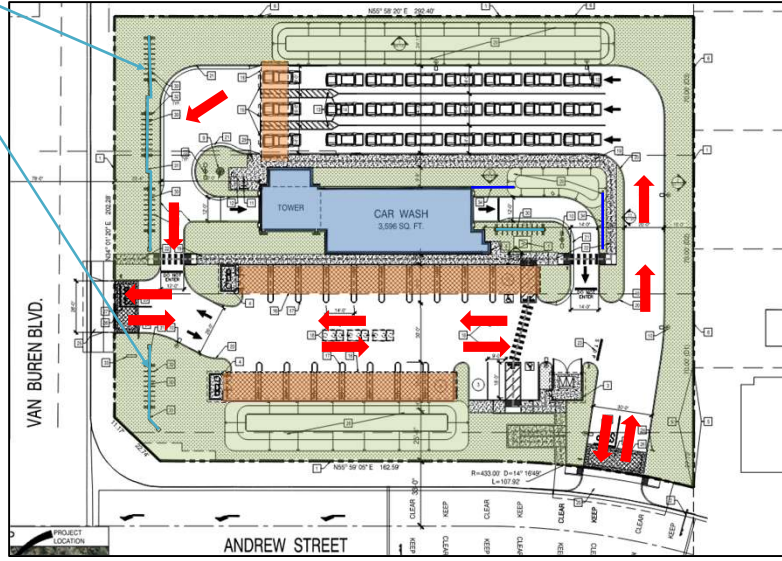
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# SITE PLAN

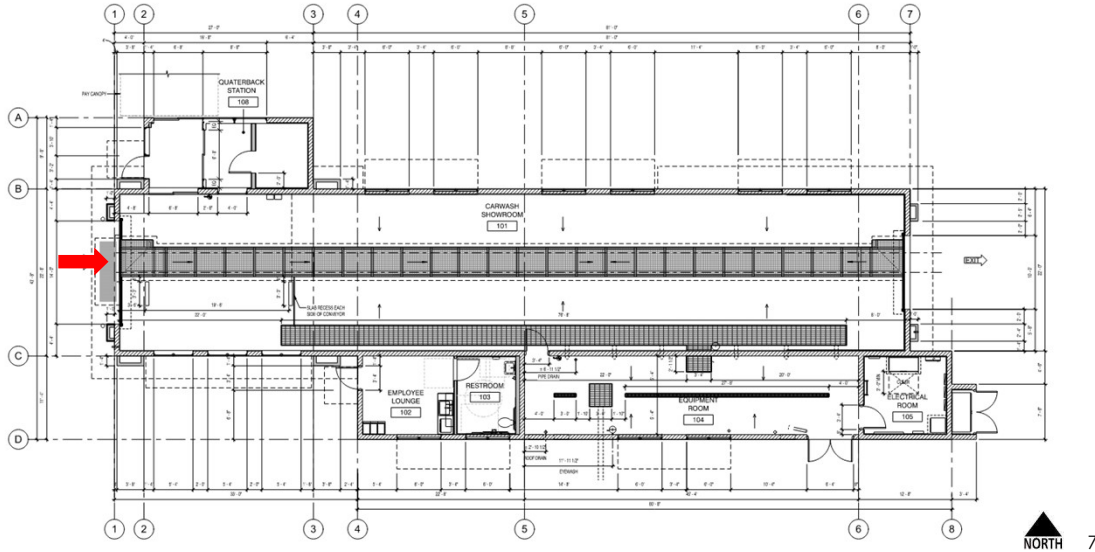


- Building
- Vacuum and Pay Station Canopy
- Landscape
- 8-foot-high CMU wall



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# FLOOR PLAN



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# ELEVATIONS



South (Andrew Street)



East



West (Van Buren Boulevard)



North



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# CONCEPTUAL LANDSCAPE PLAN

**PLANT SCHEDULE**

SYMBOL	SIZE	SCIENTIFIC / COMMON NAME	QUANTITY
	4"	Carex occidentalis / Western Redcut Milk Tree Suitable for low-maintenance areas	10 gal.
	4"	Prosopis juliflora / Shady Ash Approved: Andrew Street Street Tree	24' 50"
	3"	Leguminosae rubra / Red Buckler / Copper Maple	24' 50"
	14"	Quercus agrifolia / Coast Live Oak Suitable for low-maintenance areas and street tree	24' 50"
	3"	Quercus agrifolia / Coast Live Oak Suitable for low-maintenance areas and street tree	10 gal.
	3"	Ulmus parviflorus / Elm Approved: Van Buren Blvd Street Tree	24' 50"
	11"	Washingtonia robusta / Mexican Fan Palm	10' 50" (approved)
	10"	Agave americana / Maguey / Century Plant	5 gal.
	10"	Angiospermum / Bush Holly / Bush Holly	5 gal.
	10"	Callitriche verticillata / Winterberry	5 gal.
	10"	Lonicera maackii / Purple Flowering Dogwood	5 gal.
	10"	Leucodaphniphyllum longicaule / Red Bay / Red Bay	5 gal.
	10"	Platanus / Sycamore / Sycamore	5 gal.
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# STRATEGIC PLAN ALIGNMENT

**CROSS CUTTING THREADS**

**STRATEGIC PRIORITIES**

Arts, Culture and Recreation

Community Well-Being

Economic Opportunity

Environmental Stewardship

High Performing Government

Infrastructure, Mobility and Connectivity

## Strategic Priority 3 – Economic Opportunity

**Goal 3.3 - Cultivate a business climate that welcomes innovation, entrepreneurship, and investment**

Cross-Cutting Threads

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## RECOMMENDATIONS

Staff recommends that the Planning Commission:

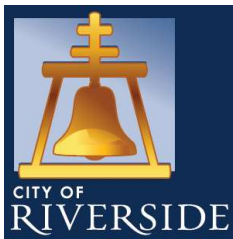
1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects) as the project will not have a significant effect on the environment; and
2. **APPROVE** PR-2022-001338 (Conditional Use Permit and Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



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### GENERAL PLAN MAP (REFERENCE ONLY)



### PROJECT RENDERINGS (REFERENCE ONLY)



# CONCEPTUAL GRADING PLAN (REFERENCE ONLY)

