



Quick Quack Car Wash

DP-2021-00523 (Conditional Use Permit) and DP-2021-00522 (Design Review)

Community & Economic Development Department

Planning Commission

Agenda Item: 3

November 10, 2021

RiversideCA.gov

1

LOCATION MAP

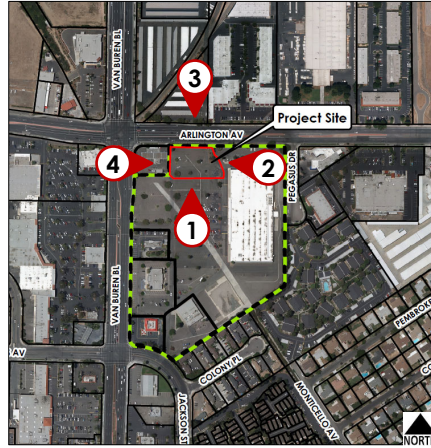


2

RiversideCA.gov

2

EXISTING SITE PHOTOS

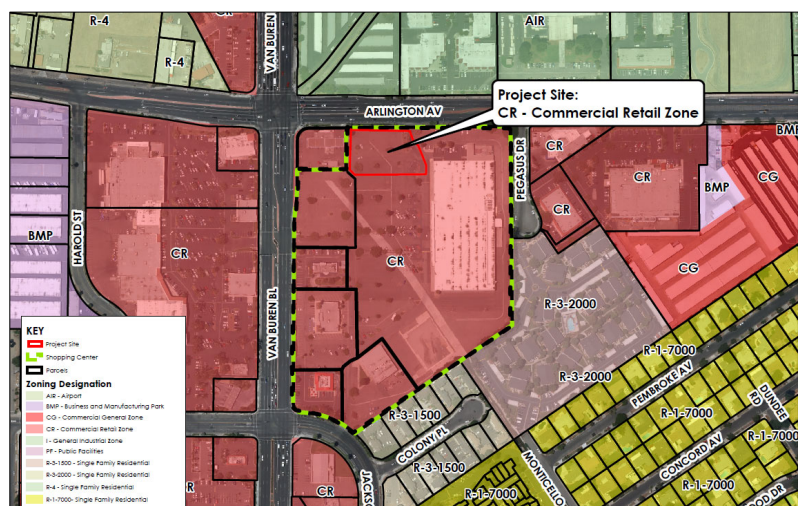


3

RiversideCA.gov

3

ZONING MAP



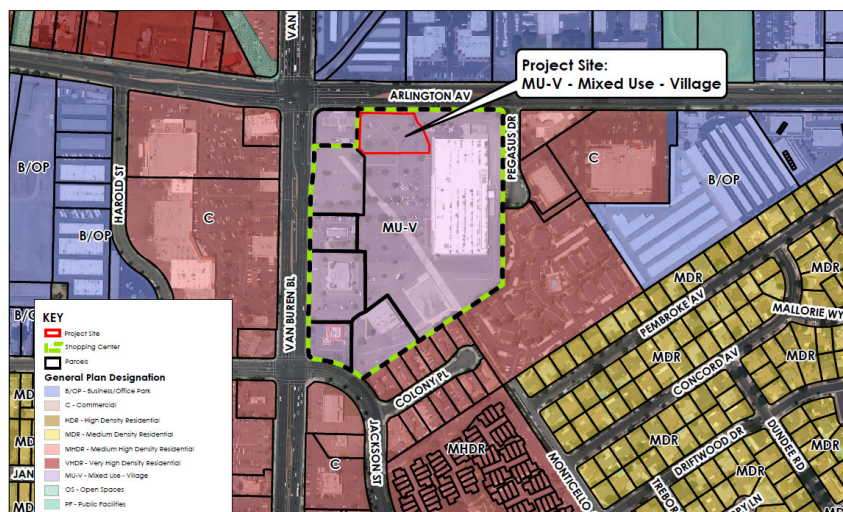
NORTH

4

RiversideCA.gov

4

GENERAL PLAN MAP

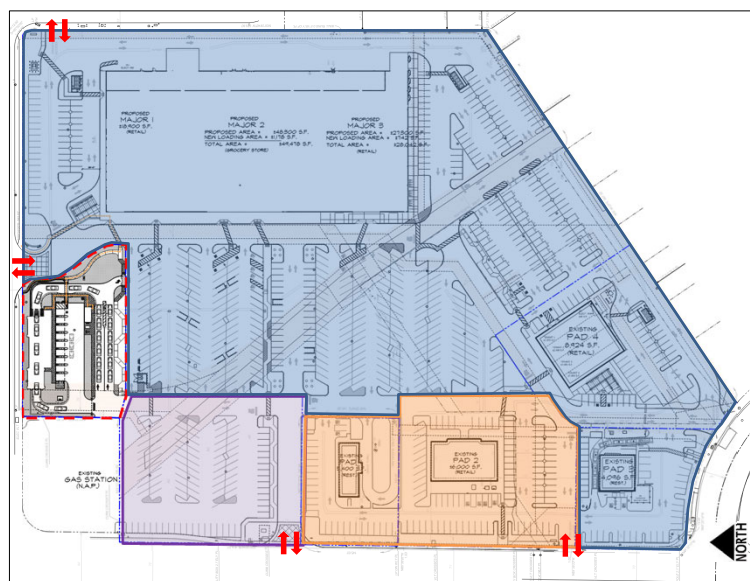


5

RiversideCA.gov

5

SHOPPING CENTER OVERALL SITE PLAN

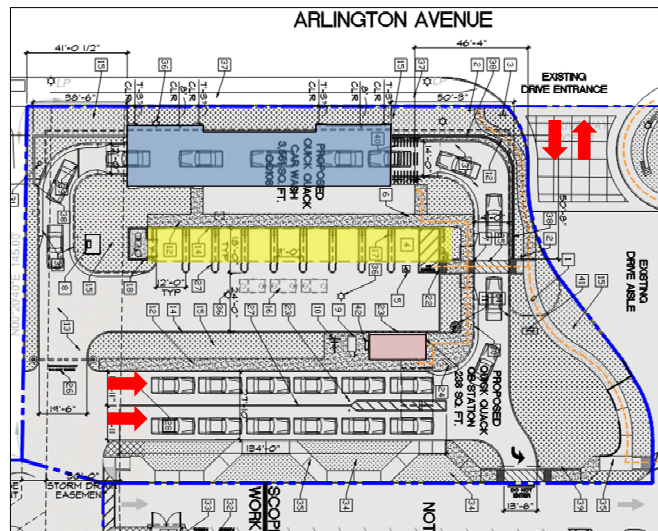





- Phase 1
- Phase 2
- Phase 3 (Project)
- Phase 4

6

RiversideCA.gov

6

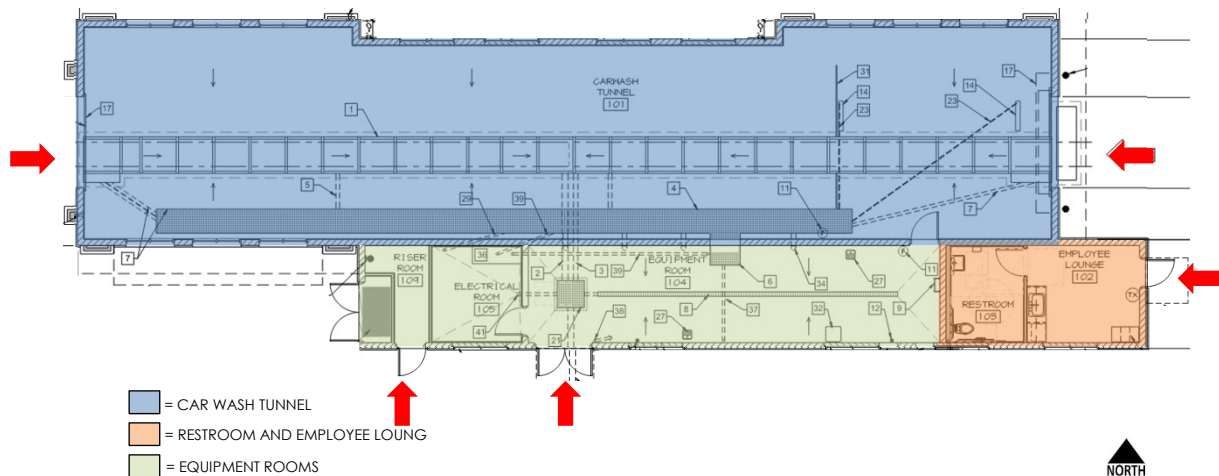





 = CAR WASH TUNNEL
 = VACUUM CANOPIES
 = PAY STATION

7

RiversideCA.gov

7



 = CAR WASH TUNNEL
 = RESTROOM AND EMPLOYEE LOUNG
 = EQUIPMENT ROOMS



8

RiversideCA.gov

8

10

10

STRATEGIC PLAN ALIGNMENT

Envision Riverside 2025 Strategic Plan Priorities

#3 Economic Opportunity

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &
Resiliency



Equity



Innovation



11

RiversideCA.gov

11

RECOMMENDATIONS

That the Planning Commission:

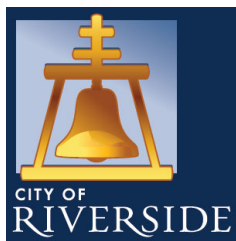
1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** DP-2021-00523 (Conditional Use Permit) and DP-2021-00522 (Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



12

RiversideCA.gov

12



Quick Quack Car Wash

DP-2021-00523 (Conditional Use Permit) and DP-2021-00522 (Design Review)

Community & Economic Development Department

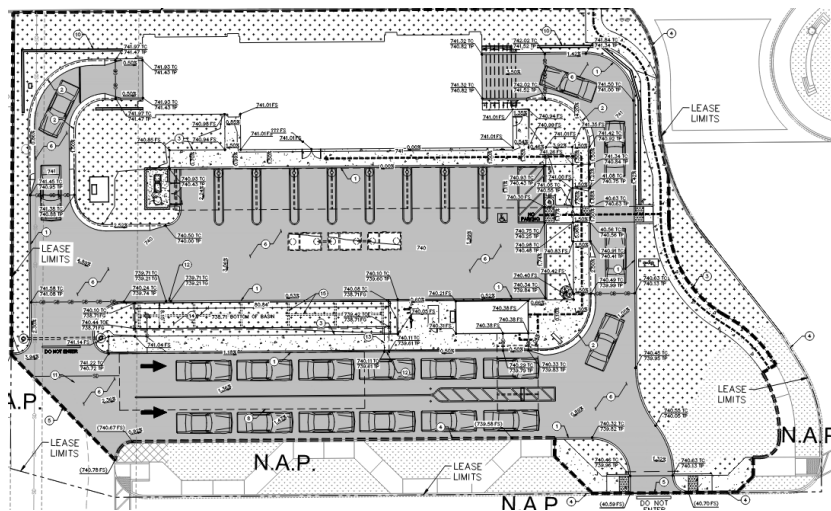
Planning Commission
Agenda Item: 3
November 10, 2021

RiversideCA.gov

13

GRADING PLAN

REFERENCE ONLY



RiversideCA.gov

14

14

BUILDING ELEVATIONS (Major 1, 2, 3)

REFERENCE ONLY



15

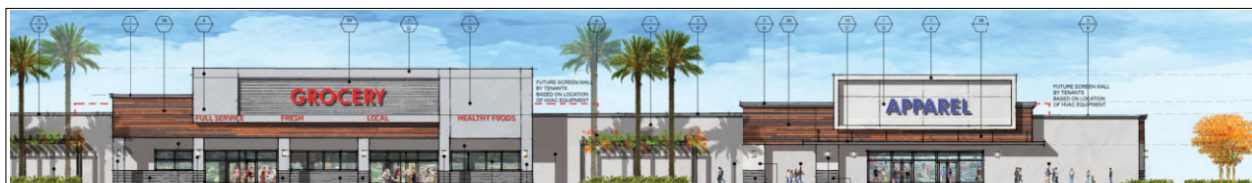


RiversideCA.gov

15

BUILDING ELEVATIONS (Major 1, 2, 3)

REFERENCE ONLY



16



RiversideCA.gov

16