

Quick Quack Car Wash

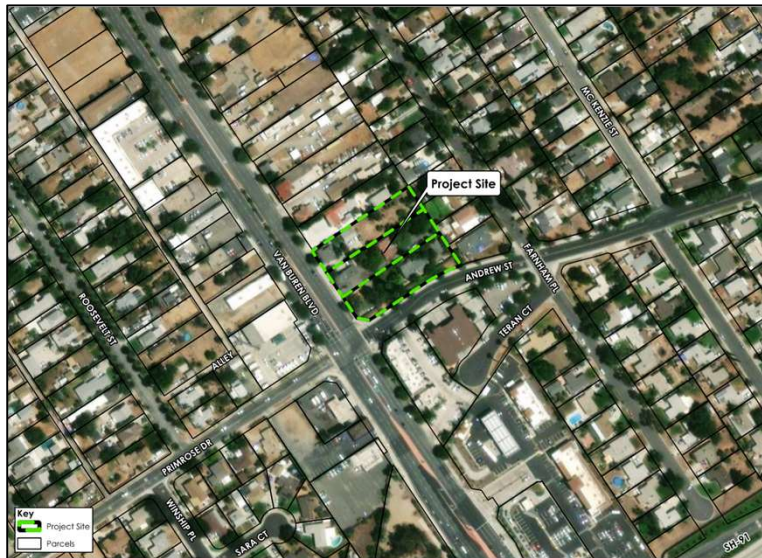
PR-2022-001338 (Conditional Use Permit and Design Review)

Community & Economic Development Department

Planning Commission
Agenda Item: 4
February 15, 2024



LOCATION MAP



EXISTING SITE PHOTOS



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ZONING MAP



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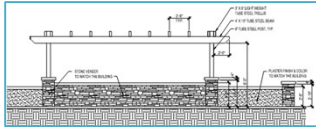
MAGNOLIA AVENUE SPECIFIC PLAN MAP



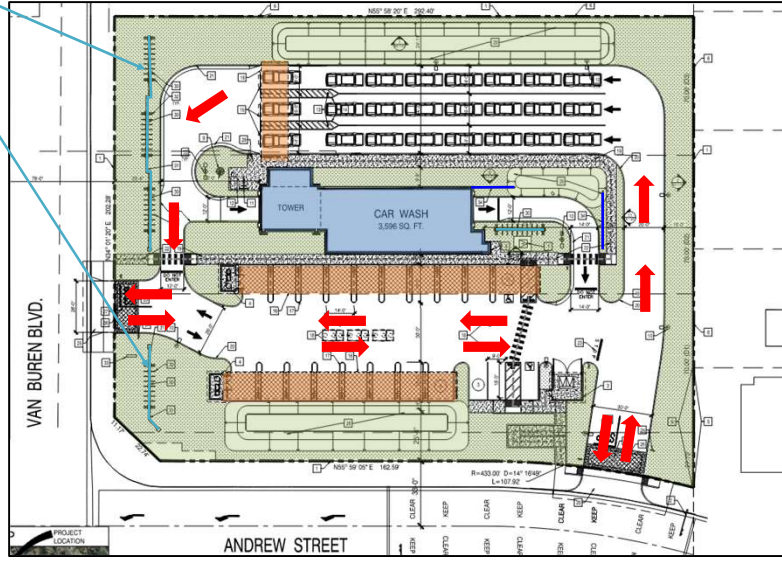
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SITE PLAN

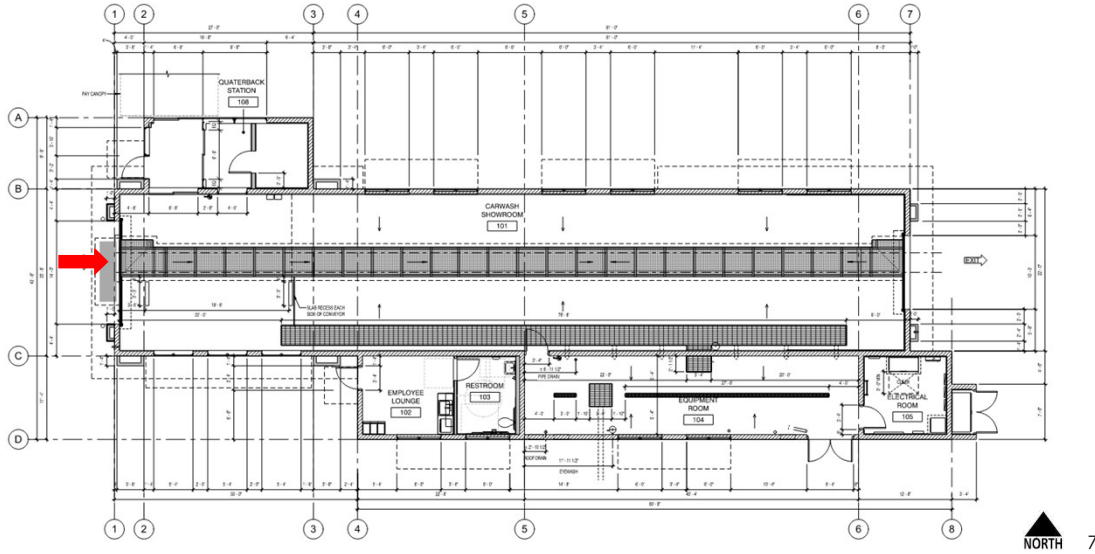


- Building
- Vacuum and Pay Station Canopy
- Landscape
- 8-foot-high CMU wall



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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"	Quercus agrifolia / Coast Live Oak Approved: Van Buren Blvd Street Tree	24' 50"
	11"	Washingtonia robusta / Mexican Fan Palm	10' 50" (approved)
	12"	Agave americana / Maguey / Century Plant	5 gal.
	17"	Angiospermum / Bush Olive / Bush Olive	5 gal.
	48"	Callistemon viminalis / LIT / Better John Bush	5 gal.
	148"	Larix laricina / Purple Top Pine	1 gal.
	136"	Leucosiphum longicaule / Red Branch / Red Branch	1 gal.
	42"	Platanus / Plane Tree / Big Tree	10 gal.
	65"	Platanus / Plane Tree / Big Tree	5 gal.
	24"	Platanus / Plane Tree / Big Tree	5 gal.
	20"	Platanus / Plane Tree / Big Tree	5 gal.
	180"	Yucca / Yucca / Yucca	5 gal.

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STRATEGIC PLAN ALIGNMENT

CROSS CUTTING THREADS

ENVISION RIVERSIDE 2025

METRICS ACTIONS GOALS

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

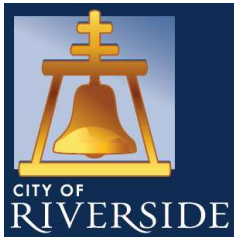
Cross-Cutting Threads

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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)

