

Quick Quack Car Wash

(File No. PRJ24-022)

4362 HWY 12

May 15, 2025

Suzanne Hartman, City Planner
Planning and Economic Development

Summary

- Vehicle Services Facility (Car Wash)
- Landscaping
- Proposed Hours: 7:00 am to 9:00 pm, 7 days/week

Required Entitlements

- Minor Conditional Use Permit
- Minor Design Review

4362 HWY 12 (Existing Conditions)

Aerial view
(2022)

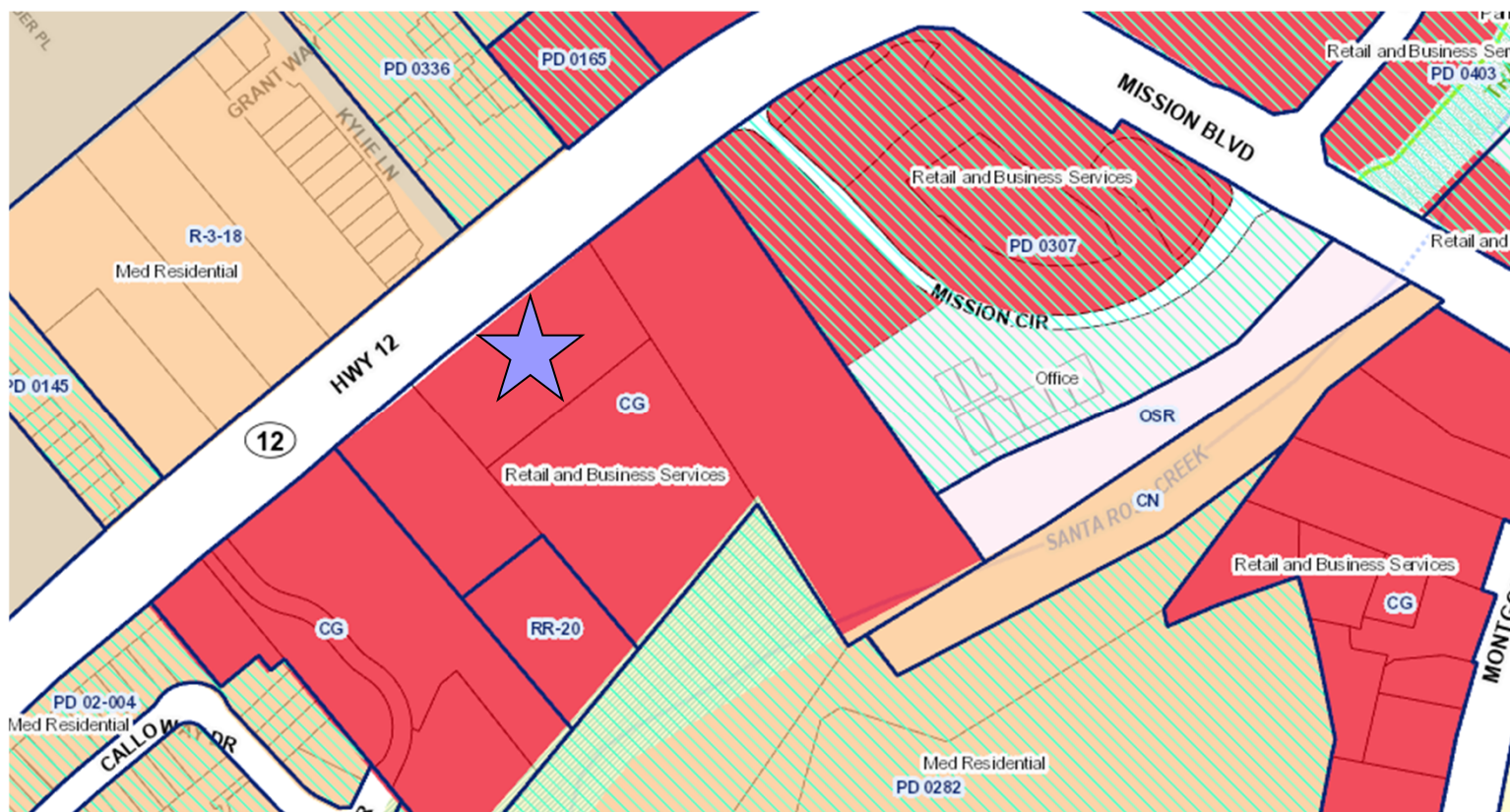


View from Hwy 12
(10/9/2024)

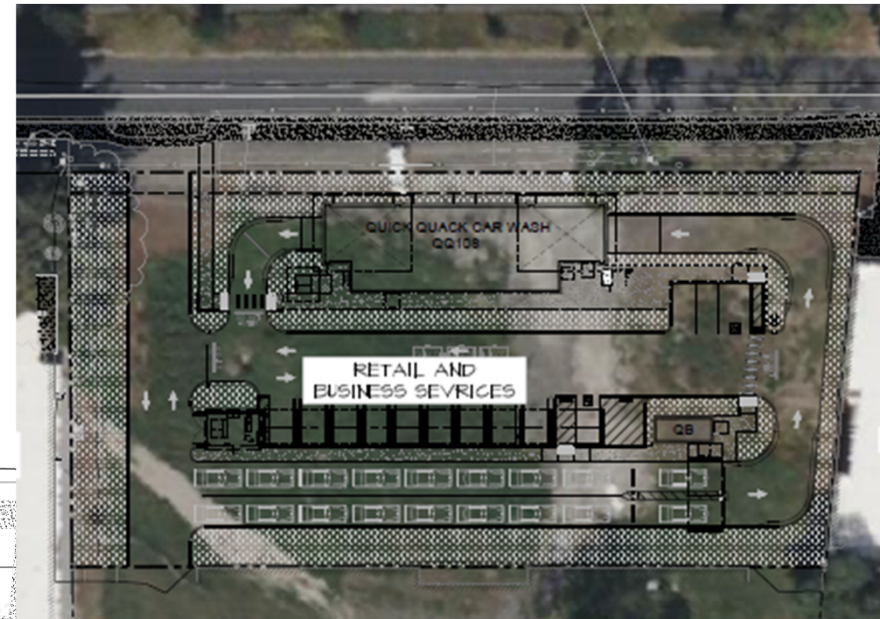
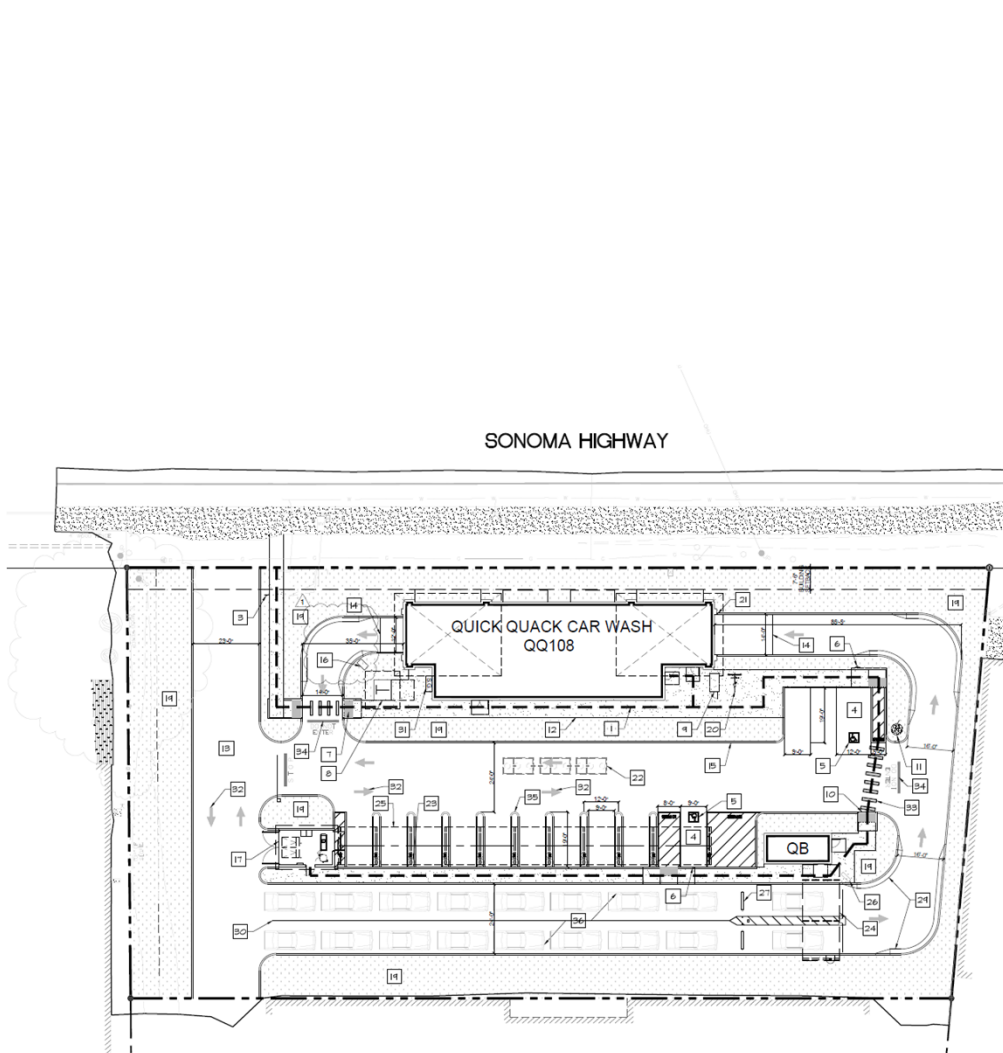
Neighborhood Context

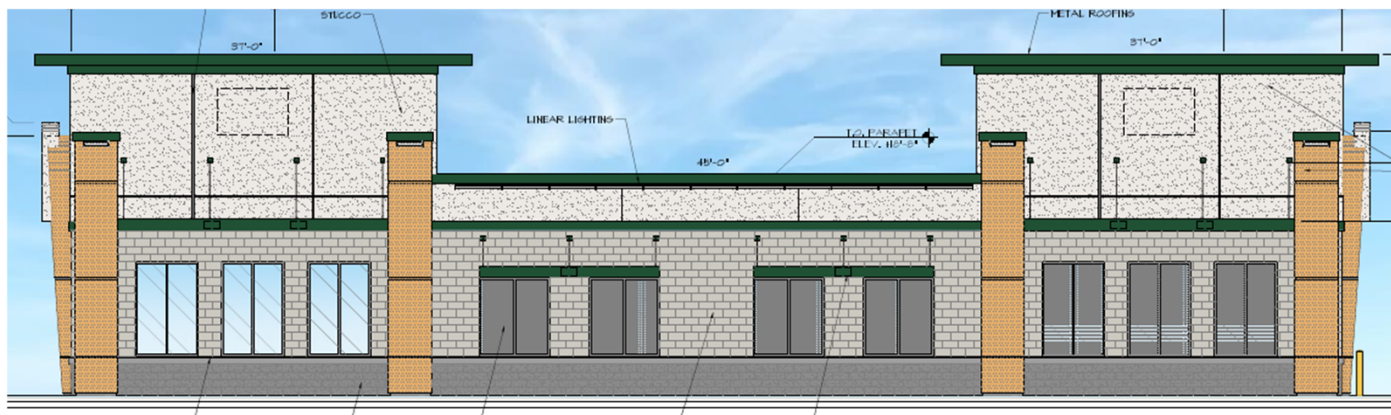


- Zoning District: General Commercial (CG)
- General Plan Land Use: Retail and Business Services



Supporting Plans





FINISHES

SHERWIN WILLIAMS "QUICK QUACK GREEN"

SHERWIN WILLIAMS - "TORCHLIGHT"

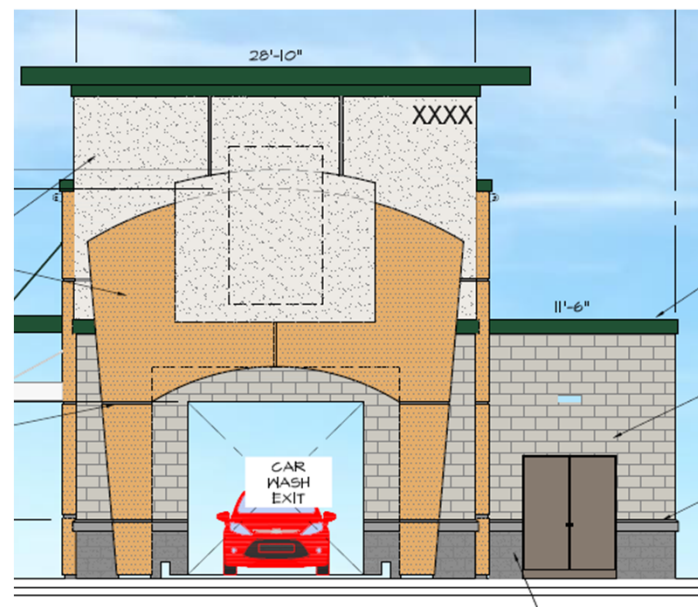
SHERWIN WILLIAMS SW7004 - "SNOWBOUND"

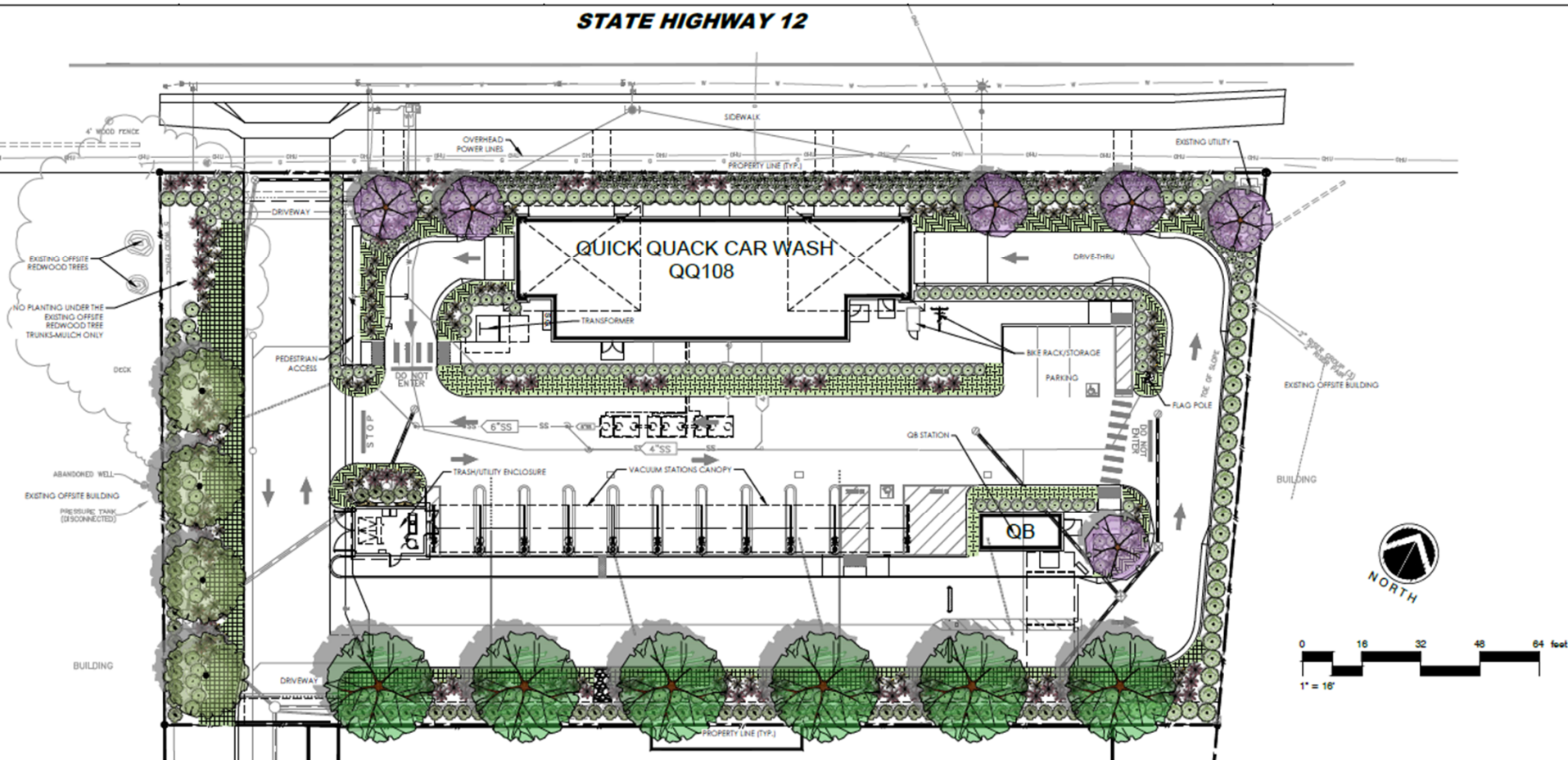
BASALITE SMOOTH HONED FACE CMU #225 "LIGHT GRAY"

BASALITE SPLIT FACE CMU #790 "DARK GRAY"

PRECISION FACE CONCRETE MASONRY UNIT SILL #790 "DARK GRAY"

CLEAR ANODIZED ALUMINUM STOREFRONT

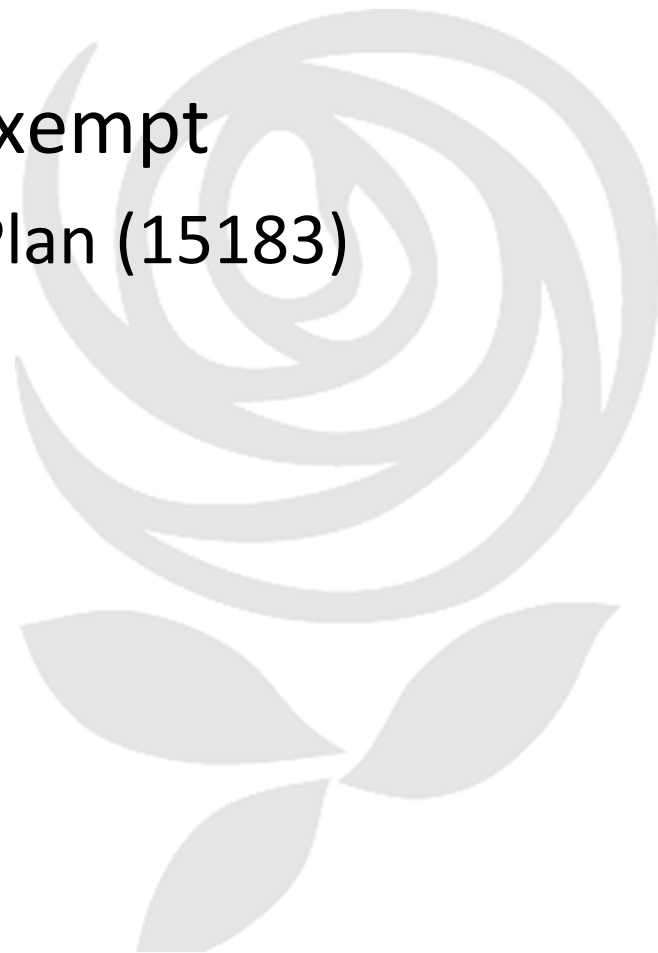




Environmental Review

California Environmental Quality Act (CEQA)

- Statutorily & Categorically Exempt
 - Consistent with the General Plan (15183)
 - Infill Development (15332)



- Public comments have been received for this project and are attached.
 - Noise impacts to residential properties
 - Overconcentration of use



Issues, Findings & Conditions

- There are no unresolved issues as a result of staff review.
- Staff analysis has concluded findings can be met.
- The applicant has reviewed and accepted all conditions of approval.

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve:

- a Minor Conditional Use Permit to operate a Minor Vehicle Services Facility; and
- a Minor Design Review Permit to construct a new commercial building

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