



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: FEBRUARY 24, 2026

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 5
DEPARTMENT

SUBJECT: PR-2021-001026 (MCUP, DR) – MINOR CONDITIONAL USE PERMIT AND DESIGN REVIEW – A REQUEST TO CONSIDER AN APPEAL OF THE PLANNING COMMISSION’S APPROVAL OF A MINOR CONDITIONAL USE PERMIT AND DESIGN REVIEW TO PERMIT THE ESTABLISHMENT OF AN OUTDOOR STORAGE YARD FOR THE STORAGE OF RECREATIONAL VEHICLES AND CONVERT AN EXISTING RESIDENCE INTO AN OFFICE, LOCATED AT 10030 INDIANA AVENUE, SITUATED ON THE SOUTH SIDE OF INDIANA AVENUE BETWEEN HARRISON AND TYLER STREETS

ISSUE:

Appeal by Gustav Kuhn of an approval by the Planning Commission of a proposal by Steve Richardson of Richardson’s RV for a Minor Conditional Use Permit and Design Review to permit the establishment of an outdoor storage yard for the storage of Recreational Vehicles and convert an existing vacant residence into an office. The project is located at 10030 Indiana Avenue, situated on the south side of Indiana Avenue between Harrison and Tyler Streets.

RECOMMENDATIONS:

That the City Council:

1. Uphold the decision of the Planning Commission and determine that the proposed project is categorically exempt from further California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15332 (In-Fill Development Projects); and
2. Deny the appeal, and uphold the decision of the Planning Commission, and approve Planning Case PR-2021-001026 (Minor Conditional Use Permit and Design Review) based on the findings outlined in the staff report and subject to the conditions of approval.

BACKGROUND:

On November 30, 2022, the Development Review Committee (DRC) approved the project with a 10-day appeal period. On December 12, 2022, the DRC’s decision was appealed by Gustav Kuhn of Arlington Business Plaza.

On November 6, 2025, the Planning Commission denied the appeal and upheld the DRC approval by a vote of 6 ayes, 0 noes and 0 abstentions, with revised conditions of approval and a 10-day appeal period (Attachment 1).

After discussion, Planning Commission modified the conditions of approval to add a condition

requiring that the unused driveway(s) along Indiana Avenue are closed to Public Work specifications.

On November 17, 2025, the Planning Commission's decision was appealed by Gustav Kuhn of Arlington Business Plaza.

DISCUSSION:

Site Background

The 1-acre project site is partially developed with an existing 1,351 square foot vacant single-family residence and a 239 square foot attached front porch. The project site has a long, narrow configuration with a lot width of 78-feet and a lot depth of approximately 555-feet. Access to the site is provided from Indiana Avenue by a single two-way driveway.

Surrounding land uses include commercial retail to the north (across Indiana Avenue), a self-storage facility to the west, AT&SF railroad to the south, and a mix of office and light industrial uses to the east. Additionally, there are industrial and outdoor storage uses within the general area, specifically along Indiana Avenue between Harrison Street and Van Buren Boulevard and along Myers Street and Rudicill Street, south of the railroad tracks, all located in the same zone (BMP – Business and Manufacturing Park) as the subject property.

Project Description

The applicant is requesting a Minor Conditional Use Permit and a Design Review for an Outdoor Storage Yard and to convert the existing 1,351 square foot residence into an office for Richardson's RV storage.

The development consists of:

- Paving approximately 33,763 square feet of the lot for outdoor storage purposes;
- Striping forty-five 9 x 35-foot stalls for storage of recreational vehicles;
- Conversion of the existing single-family residence into an office;
- Construction of fences and walls; and
- Landscaping.

The business will operate Monday through Friday from 8:00 a.m. to 5:00 p.m. with four employees on-site. Recreational vehicles and trailers will be transported from the Camping World dealership (10717 Indiana Avenue) to and from the storage yard as required for inventory control.

Plans indicate the storage yard will be secured and screened as follows:

- A new 6-foot-high opaque tubular steel fence and opaque rolling gate on the north side of the storage yard;
- A combination of an existing 5-foot-high decorative stucco perimeter wall and new 10-foot-high decorative opaque metal fence along the east side property line;
- A combination of an existing 6-foot-high CMU wall and new landscaping along the south property line, adjacent to the AT&SF Railroad;
- An existing self-storage building along the west side property line; and
- Security cameras are proposed along the west property line.

No sales of recreational vehicles, maintenance, washing or fueling are proposed to take place on-site. Furthermore, the office will only be used by employees and on-site security and will not be used for customer transactions.

Appeal

The letter of appeal dated November 17, 2025 (Attachment 4) included the following concerns. It should be noted prior concerns by the appellant were addressed through Staff response within

the Development Review Committee and Planning Commission Staff Reports:

Concern: The timing of the appeal hearing before Planning Commission

Response: The date of the Planning Commission hearing was mutually agreed upon by the appellant and applicant. Furthermore, the concern was only brought up recently.

Concern: The project requires preparation of a Health Risk Assessment.

Response: The Zoning Code requires a Health Risk Assessment for new industrial developments or substantial enlargement of industrial uses. This is not an industrial use, as it is an outdoor storage yard.

Concern: The Air Quality Memorandum, Noise Study, and Preliminary Water Quality Management Plan (PWQMP) were not included in the Planning Commission staff report.

Response: The Air Quality Technical Memorandum and Noise Study were included in the Planning Commission staff report, as Exhibit 9. The PWQMP is not routinely included as an exhibit to staff reports but is available for review at City Hall or by reaching out to the Case Planner. A copy of the PWQMP is provided as Attachment 5 to this Memorandum.

Concern: Traffic and circulation hazards caused by unloading and maneuvering large recreational vehicles (RVs) and trailers along Indiana Avenue.

Response: All deliveries of recreational vehicles will be made by Richardson's RV / Camping World employees, which are skillfully trained to drive and park such vehicles. There are no plans for unloading of recreational vehicles on Indiana Avenue.

Concern: Visual blight, inconsistent with surrounding architectural and design standards, creating a junkyard aesthetic.

Response: The outdoor storage yard will be used to store inventory of new recreational vehicles. The existing single-family residence will be converted into an office. The building elevations will generally remain unaltered, except for the windows on the north elevation (facing Indiana Avenue), which will be replaced like for like. The proposed metal carport will be constructed behind the existing building. The carport is proposed to be lower in height than the existing building, therefore not visible from Indiana Avenue.

Concern: Increased risk of crime and vandalism associated with open-lot storage, including loitering and dumping.

Response: The outdoor storage yard will be used to store inventory of new recreational vehicles. A 6-foot-high opaque tubular steel fence and rolling gate is proposed on the north side of the storage yard, separating the proposed office building from the storage yard. Additionally, security cameras are proposed along the west property line.

Concern: Noise, lighting, and environmental disturbances from early-morning or late-night vehicle movements and potential fluid leaks.

Response: The business will operate Monday through Friday from 8:00 a.m. to 5:00 p.m. The applicant prepared a Noise Study which confirmed the operational noise levels will comply with the standards set forth in Title 7 – Noise of the Riverside Municipal Code (Attachment 1). Condition of Approval #16 requires the applicant to submit a Photometric/Lighting Plan, to ensure compliance with the outdoor lighting standards set forth in the Zoning Code (Attachment 2). Stormwater from the site will be treated by bioretention best management practice (BMP) which will filter and remove pollutants, including oil and grease (Attachment 5).

FISCAL IMPACT:

There is no fiscal impact associated with this action since all project costs are borne by the applicant.

Prepared by:	Candice Assadzadeh, Senior Planner
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Certified as to availability of funds:	Julie Nemes, Interim Finance Director
Approved by:	Mike Futrell, City Manager
Approved as to form:	Rebecca McKee-Reimbold, Interim City Attorney

Attachments:

1. Planning Commission Staff Report, Findings, Conditions of Approval, and Exhibits – November 6, 2025
2. Planning Commission Revised Conditions of Approval – November 6, 2025
3. Planning Commission Minutes – November 6, 2025
4. Appeal Letter – November 17, 2025
5. Preliminary Water Quality Management Plan
6. Public Comment Letter – Received at Planning Commission
7. Presentation