

TESLA DEALERSHIP

PR-2021-001082 (Zoning Code Text Amendment
and Minor Conditional Use Permit)

Community & Economic Development Department

City Council
May 24, 2022

RiversideCA.gov

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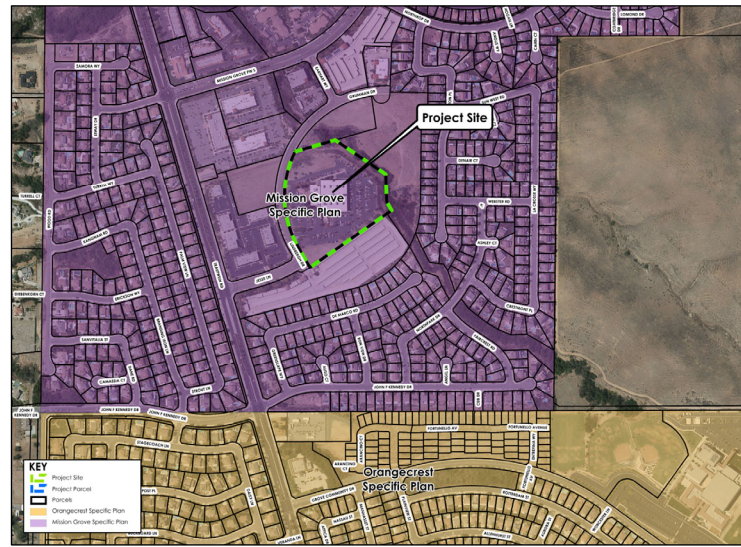
LOCATION MAP



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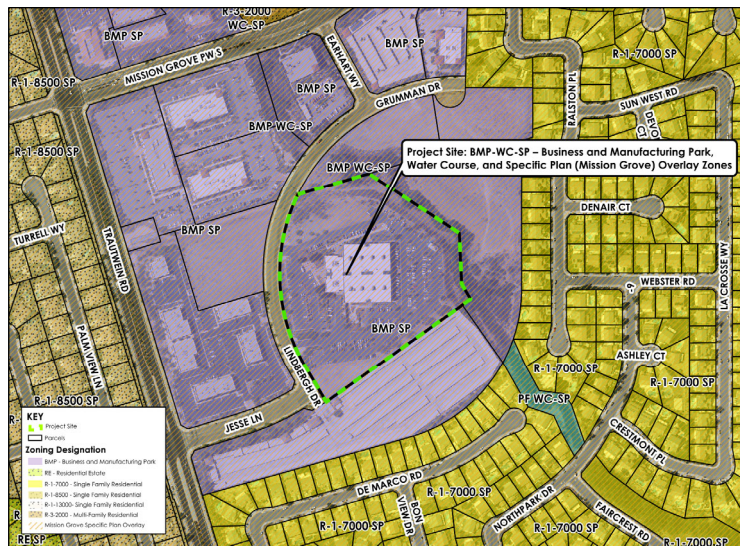
SPECIFIC PLAN MAP



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ZONING MAP



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EXISTING SITE PHOTOS



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ZONING CODE TEXT AMENDMENT

1. Chapter 19.130: Industrial Zones

a) Purpose Section

- i. Industrial Zones will offer locations for new and emerging clean energy uses.

2. Chapter 19.150: Base Zones Permitted Land Uses

a) Permitted Uses Table

- i. Allow Vehicle Sales, Rental and Leasing – New and Used (With Outdoor Display) and Indoor Vehicle Repair, when associated with clean energy uses, in the BMP Zone, subject to approval of a Minor Conditional Use Permit.

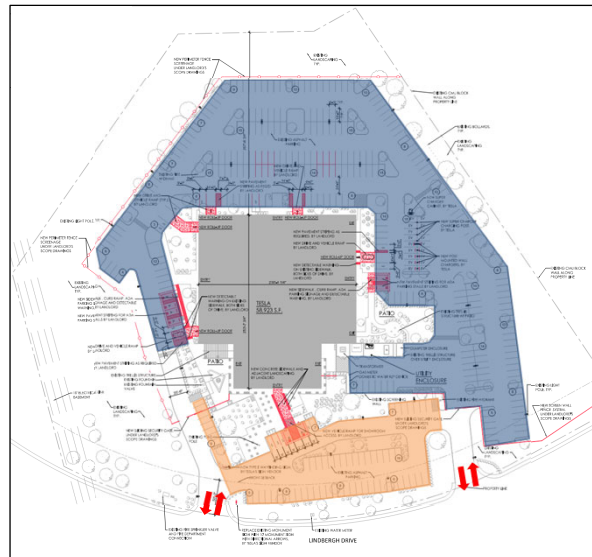


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SITE PLAN



- = OUTDOOR STORAGE OF VEHICLES
- = CUSTOMER/EMPLOYEE PARKING

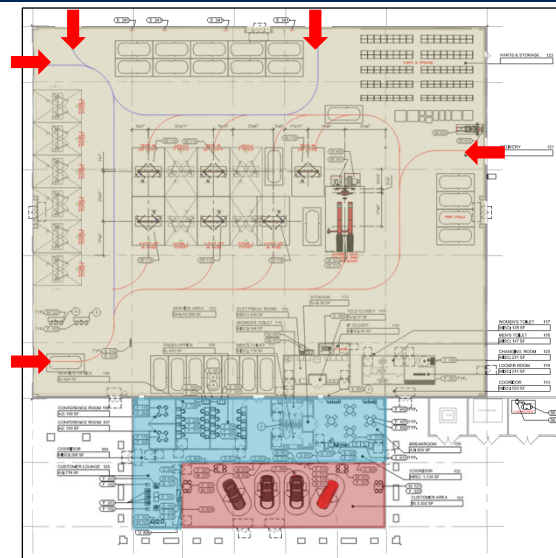


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FLOOR PLAN



- = VEHICLE REPAIR
- = OFFICE
- = VEHICLE DISPLAY



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STRATEGIC PLAN ALIGNMENT

Strategic Priority No. 3 – *Economic Opportunity*

Goal No. 3.1 - Facilitate partnerships and programs to develop, attract and retain innovative business sectors.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &
Resiliency



Equity



Innovation



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RECOMMENDATIONS

That the City Council:

1. Determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061.b.3 (Common Sense Exemption) and 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment;
2. Approve Planning Case PR-2021-001082 Zoning Code Text Amendment and Minor Conditional Use Permit, based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions; and



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RECOMMENDATIONS

3. Introduce and subsequently adopt the attached Ordinance amending the Zoning Code.



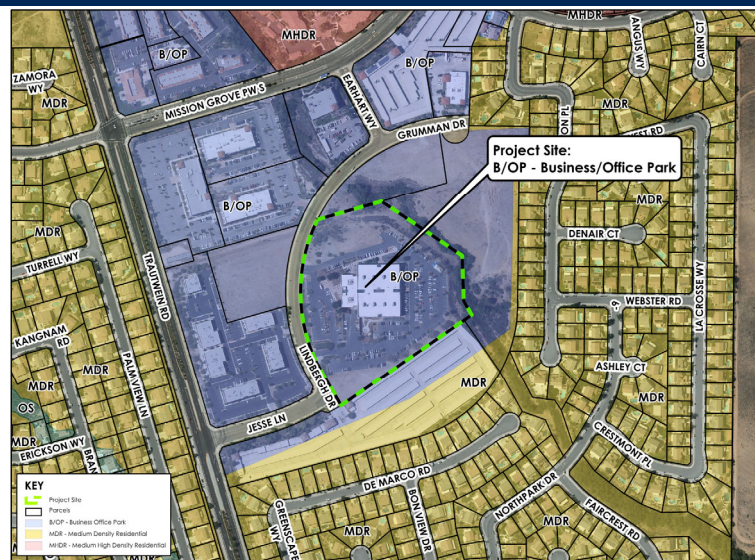
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GENERAL PLAN MAP

FOR REFERENCE ONLY



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