



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: MAY 24, 2022

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 4
DEPARTMENT

SUBJECT: PLANNING CASE PR-2021-001082 ZONING CODE TEXT AMENDMENT AND MINOR CONDITIONAL USE PERMIT – PROPOSAL BY ADAM KOOIENGA OF HOFMAN PLANNING ASSOCIATES FOR A ZONING CODE TEXT AMENDMENT AND MINOR CONDITIONAL USE PERMIT TO PERMIT A TESLA DEALERSHIP WITH OUTDOOR DISPLAY AND AN INDOOR VEHICLE REPAIR FACILITY – LOCATED AT 7920 LINDBERGH DRIVE, SITUATED ON THE EAST SIDE OF LINDBERGH DRIVE BETWEEN JESSE LANE AND EARHART WAY

ISSUE:

Approve a request by Adam Kooienga of Hofman Planning Associates for a Zoning Code Text Amendment and Minor Conditional Use Permit to permit a Tesla dealership with outdoor display and an indoor vehicle repair facility, located at 7920 Lindbergh Drive, situated on the east side of Lindbergh Drive between Jesse Lane and Earhart Way.

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

PLANNING COMMISSION RECOMMENDATION:

On March 31, 2022, the City Planning Commission recommended approval of Planning Case PR-2021-001082, by a vote of 7 ayes, 0 noes and 0 abstentions, with staff recommended conditions of approval (Attachments 2, 3, and 4).

BACKGROUND:

The project site is developed with a 51,565 square foot vacant office building, formerly the Amtrak reservation call-center. Surrounding land uses include a parking lot to the north, a self-storage facility to the south, vacant land and light industrial uses to the east (across Lindbergh Drive), and vacant land and single-family residential to the west.

As a matter of information, a related Design Review (PR-2021-001220) request to facilitate a façade remodel and site improvements was considered by the Development Review Committee on March 9, 2022. The Development Review Committee concurred that the project is approved, subject to the conditions of approval from each Department/Division.

DISCUSSION:

Project Description

The applicant is requesting approval of a Zoning Code Text Amendment and Minor Conditional Use Permit to facilitate a Tesla dealership with outdoor display of vehicles and indoor vehicle repair. The following is a summary of each component of the proposal:

Proposed Zoning Code Text Amendment

The Zoning Code Text Amendment is proposed to allow clean energy uses to complement surrounding businesses in industrial areas. The proposal would amend:

- Article V, Chapter 19.130 – Industrial Zones (BMP, I, AI and AIR), Section 19.130.010 - Purpose: Revise the purpose section to emphasize that industrial zones will also offer locations for new and emerging clean energy uses within the City of Riverside.
- Article V, Chapter 19.150 Base Zones Permitted Land Uses, Permitted Uses Table: Revise the permitted land uses table to 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 - Business and Manufacturing Park Zone, subject to approval of a Minor Conditional Use Permit and compliance with the Site Location, Operation, and Development Standards for Outdoor Storage – Incidental, pursuant to Chapter 19.510 of the Zoning Code and Vehicle Repair Facilities, pursuant to Chapter 19.420 of the Zoning Code.

Proposed Tesla Dealership

Tesla is proposing to use the existing building as a showroom, vehicle preparation, service, and ancillary office space. For vehicle sales, customers will be able to view the show room and complete test drives during operating hours. Customers will be able to accept delivery of their new car, by appointment only. Delivery of the vehicles will be on site, at the rear of the building. Vehicles will be stored in the rear of the site, secured by gates.

The proposed indoor vehicle repair will consist of standard servicing and repair of the electric vehicles, including software updates, tire replacement, tire balancing, replacement of bolt on parts. Other indoor services may also include:

- Battery replacement will only take place on an “as needed” basis and batteries will not be stored onsite for more than 24 hours. No battery repair is proposed at this location.
- Auto body paint work, consisting of light collision work and painting of bolt on panels.

Service operating hours will be Monday-Friday 9:00 a.m. to 6:00 p.m. and Saturdays 9:00 a.m. to 3:00 p.m., by appointment only.

Public Comment

Following publication of the Planning Commission Staff Report, Staff received two comment letters; one in support and one in opposition (Attachment 5).

The letter in opposition expressed concern regarding the site lighting associated with the proposed outdoor display of vehicles. The parking lot is currently developed with light standards, and as part of this proposal, Tesla is not proposing to add any additional light standards in the parking lot. Any future light standards will be subject to compliance with the development standards in the Zoning Code. Additionally, the existing mature vegetation along the USGS mapped blue line stream in the rear of the site will further screen any activity associated with the proposed use.

STRATEGIC PLAN ALIGNMENT:

This item contributes to **Strategic Priority 3 – Economic Opportunity** and **Goal 3.1 – Facilitate partnerships and programs to develop, attract and retain innovative business sectors**).

This Project aligns with each of the Cross-Cutting Threads as follows:

1. **Community Trust** – The proposed project has gone through a transparent and public process including the Planning Commission public hearing.
2. **Equity** – The proposed project is a unique, clean energy use that will serve multiple neighborhoods within the City, as well as the Inland Empire.
3. **Fiscal Responsibility** – The proposed project will not have any fiscal impact to the City as applicant is responsible for all project costs.
4. **Innovation** – The proposed project facilitates locations for new and emerging clean energy uses within the City.
5. **Sustainability & Resiliency** – The proposed project will be required to follow all requirements related to water collection, recycling, and conservation.

FISCAL IMPACT:

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

Prepared by: Chris Christopoulos, Acting Community & Economic Development Director

Certified as to availability of funds: Edward Enriquez, Interim Assistant City Manager/Chief Financial Officer/City Treasurer

Approved by: Rafael Guzman, Assistant City Manager

Approved as to form: Phaedra A. Norton, City Attorney

Attachments:

1. Ordinance Amending the Zoning Code
2. City Planning Commission Report – March 31, 2022

3. City Planning Commission Recommended Conditions – March 31, 2022
4. City Planning Commission Minutes – March 31, 2022
5. Public Comment Letters
6. Presentation