



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JUNE 21, 2022

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 4
DEPARTMENT

SUBJECT: PLANNING CASE PR-2021-001023 GENERAL PLAN AMENDMENT, ZONING CODE MAP AMENDMENT, CONDITIONAL USE PERMIT, VARIANCE, AND DESIGN REVIEW – PROPOSAL BY EUGENE MARINI OF KA ENTERPRISES TO PERMIT AN AUTOMATED VEHICLE WASH FACILITY – LOCATED AT 360 E. ALESSANDRO BOULEVARD, SITUATED ON THE NORTHWEST CORNER OF ALESSANDRO BOULEVARD AND MISSION GROVE PARKWAY

ISSUE:

Approve a request by Eugene Marini of KA Enterprises for a General Plan Amendment, Zoning Code Map Amendment, Conditional Use Permit, Variance, and Design Review to permit an automated vehicle wash facility, located at 360 E. Alessandro Boulevard, situated on the northwest corner of Alessandro Boulevard and Mission Grove Parkway.

RECOMMENDATIONS:

That the City Council:

1. Determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting program (MMRP) pursuant to CEQA Sections 15074 and 21081.6;
2. Approve Planning Case PR-2021-001023 General Plan Amendment, Zoning Code Map Amendment, Conditional Use Permit, Variance, and Design Review based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions;
3. Adopt the attached Resolution to amend the General Plan 2025 land use designation of approximately 0.88 acres of land from O – Office to C – Commercial; and
4. Introduce and subsequently adopt the attached Ordinance amending the Zoning Code.

PLANNING COMMISSION RECOMMENDATION:

On April 28, 2022, the City Planning Commission recommended approval of Planning Case PR-2021-001023, by a vote of 7 ayes, 0 noes and 0 abstentions, with staff recommended conditions of approval (Attachments 3, 4, and 5).

BACKGROUND:

The project site consists of an 0.88-acre parcel developed with an abandoned AT&T facility. Surrounding land uses include residential to the north and west, the Mission Grove Plaza to the south (across Alessandro Boulevard), the Riverside County Emergency Operations Center, and a water treatment plant to the east (across Mission Grove Parkway).

DISCUSSION:

Project Description

The applicant is requesting approval of entitlements to facilitate construction of a 3,648 square foot automated vehicle wash facility (Quick Quack). The proposed vehicle wash facility consists of a one-story building with a single vehicle wash tunnel, an electrical room, equipment room, restroom, employee lounge, fire riser room, storage closet, office, and a quarterback station. Seventeen covered vacuum positions and three employee parking spaces are provided east of the vehicle wash tunnel. The vacuum canopies are comprised of metal support structures with a metal panel shade structure painted to complement the building. The vertical posts will be wrapped with stone to complement the building.

Three 12-foot-wide queueing lanes with a combined length of approximately 312 feet, located on east of the vehicle wash tunnel, are provided to accommodate 15 vehicles. Access to the vehicle wash facility will be provided from Mission Grove Parkway and East Alessandro Boulevard.

The conceptual landscape design features a variety of trees and water-efficient shrubs and ground cover plants around property lines and landscape planters interior to the site. A 3-foot-high decorative masonry wall, with a wooden pergola, is proposed behind the required 10-foot landscape setback and in front of the car wash tunnel to screen view of the wash tunnel from East Alessandro Boulevard.

The facility is proposed to operate seven days a week from 7:00 a.m. to 7:00 p.m. and from 7:00 a.m. to 9:00 p.m. during the summer. Implementation of this proposed project requires:

- General Plan Amendment: To amend the land use designation from O – Office to C – Commercial;
- Zoning Code Amendment: To change the zone from O – Office Zone to CR – Commercial Retail Zone;
- Conditional Use Permit: To permit an automated vehicle wash facility;
- Variance: To allow an 8-foot-high perimeter wall along the north and west property lines, where 6-foot-high solid walls are allowed by the Zoning Code; and
- Design Review: Site design and building elevations.

Public Comment

Following publication of the Planning Commission Staff Report, Staff received one comment letter in support of the project (Attachment 6).

STRATEGIC PLAN ALIGNMENT:

This project contributes to **Strategic Priority 3 – Economic Opportunity** and **Goal 3.3 –**

Cultivate a business climate that welcomes innovation, entrepreneurship and investment).

This item aligns with each of the five Cross-Cutting Threads, as follows:

1. **Community Trust** – The proposed project entitlement process has been transparent for this project and public input has been encouraged throughout the process through the 20-day review period of the Mitigated Negative Declaration and at public hearings.
2. **Equity** – The proposed project is a retail service that will serve multiple neighborhoods within the City.
3. **Fiscal Responsibility** – The proposed project will have no fiscal impacts to the City as all costs are borne by the applicant.
4. **Innovation** – The proposed project has been designed to be sensitive to the adjacent residential uses.
5. **Sustainability and 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 related to this report.

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. Resolution Amending the General Plan
2. Ordinance Amending the Zoning Code
3. City Planning Commission Report – April 28, 2022
4. City Planning Commission Recommended Conditions – April 28, 2022
5. City Planning Commission Minutes – April 28, 2022
6. Public Comment Letter
7. Presentation