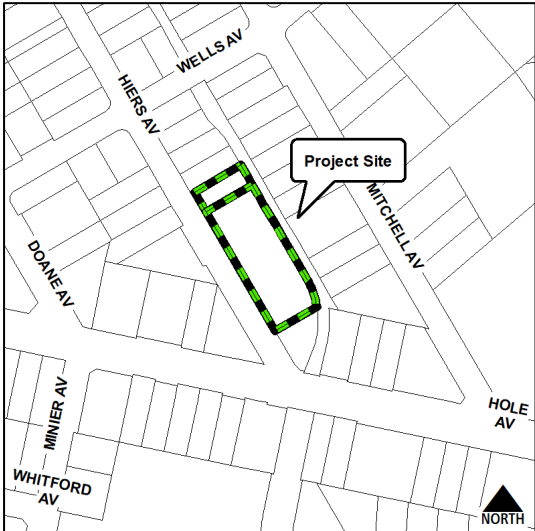




**PLANNING COMMISSION HEARING DATE: NOVEMBER 10, 2022  
AGENDA ITEM NO.: 4**

**PROPOSED PROJECT**

Case Number	PR-2022-001331 (Conditional Use Permit)	
Request	To consider a Conditional Use Permit to permit a vehicle repair facility within an existing 18,200-square-foot building	
Applicant	Juan Meza	
Project Location	4745 Hiers Avenue, situated on the northeast side of Hiers Avenue between Wells and Hole Avenues	
APN	146-252-005 & 146-252-006	
Project Area	0.94 acre	
Ward	6	
Neighborhood	La Sierra	
General Plan Designation	MU-V – Mixed Use - Village	
Zoning Designation	CG – Commercial General	
Staff Planner	Gissel Enriquez, Assistant Planner (951) 826-5652 <a href="mailto:GEnriquez@riversideca.gov">GEnriquez@riversideca.gov</a>	

**RECOMMENDATIONS**

Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2022-001331 (Conditional Use Permit) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions (Exhibits 1 & 2).

## SITE BACKGROUND

The 0.94-acre project site consists of two contiguous parcels, fully developed with an outdoor vehicle storage lot and an 18,200 square foot warehouse and office building (Exhibit 3). The building, constructed in 1968 has primarily been used for manufacturing and retail uses.

Surrounding land uses include an auto repair facility to the north, multi-family and single-family residences to the east (across the 25-foot-wide flood control channel), office use to the south and vehicle repair facilities and a single-family residence to the west (across Heirs Avenue) (Exhibit 4).

## PROPOSAL

The applicant is requesting approval of a Conditional Use Permit to permit an indoor vehicle repair facility (SCA Collision Center) and outdoor storage.

The vehicle repair facility will consist of eight indoor service bay stations for auto-body repair, paint, and alignments. A new roll-up door on the east side of the building is proposed to allow vehicles access to the service bays. Minor interior modifications consist of the demolition of two demising walls to allow for internal circulation for vehicles.

The outdoor storage yard will provide an area to store vehicles short-term while they are in a state of repair. The outdoor storage area will be screened by an existing 16-foot-high wall along Heirs Avenue.

Site improvements consist of a new four-foot-high tubular steel fence along the frontage of the property, and the reconfiguration of the existing parking lot.

The reconfigured parking lot will include 33 parking stalls and the expansion of the existing landscaping planter along the Heirs Avenue frontage.

Access to the site will be provided via Hiers Avenue through three existing driveways; one to the parking lot, one to the main building, and one to the outdoor storage area.

The facility will operate 8:00 a.m. to 5:00 p.m. Monday to Friday and 9:00 a.m. to 1:00 p.m. on Saturday. All work to be conducted within the existing building. A total of 8 employees will be at the site.

## PROJECT ANALYSIS

### *Authorization and Compliance Summary*

	Consistent	Inconsistent
<b>General Plan 2025</b>  The proposed project is consistent with the underlying General Plan 2025 Land Use designation of MU- V – Mixed-Use Village (Exhibit 5). The land use provides opportunities for a number of uses including service uses. The project is consistent with the following Policies and Objectives furthers the intent of the General Plan 2025:  Policy LU-58.2: Promote and market development by increasing commercial and industrial uses in the southwest end of the La Sierra neighborhood to create a signature gateway employment center.  Policy LU-58.5: Recognize the potential of La Sierra's industrial lands to grow into a significant business park environment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Consistent	Inconsistent
<p><b>Zoning Code Land Use Consistency (Title 19)</b></p> <p>The project site is zoned CG – Commercial General (Exhibit 6), which permits vehicle repair facilities subject to the approval of a Conditional Use Permit and compliance with Site Location, Development, and Operational Standards set forth in Chapter 19.420 – Vehicle Repair Stations.</p> <p>The proposed project was analyzed for compliance with the development standards and was found to be generally consistent with the standards established in the Zoning Code, except for direct access to an arterial or collector street.</p> <p>The Zoning Code allows for consideration of a Modification to deviate from the development standards to facilitate implementation of the proposed project.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Compliance with Citywide Design &amp; Sign Guidelines</b></p> <p>The proposed project meets the objectives of the Citywide Design Guidelines for new commercial development related to parking layout, landscaping, service area, screening and lighting.</p> <p>With the exception of the roll up door on the east façade, the applicant does not propose any exterior modifications to the existing building.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS

<b>Chapter 19.110.30 – CG – Commercial General Zone Development Standards</b>					
<b>Standard</b>			<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>
<b>Building Height</b>	75 feet		14 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Setbacks</b>	Front	0 feet	0 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Side	0 feet	50 feet (east) 65 feet (west)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Rear	0 feet	0 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>Chapter 19.420 – Vehicle Repair Facilities Site Location, Operation, and Development Standards</b>					
<b>Standard</b>		<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>	<b>Modified</b>
<b>Lot Area</b>	0.5 acre	0.94 acre	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Frontage</b>	Access to an arterial or collector street	Hiers Avenue (Local Street)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Service Bay</b>	Minimize visibility from public rights-of-way or residential areas	Fully screened - Interior	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Chapter 19.420 – Vehicle Repair Facilities Site Location, Operation, and Development Standards**

<b>Standard</b>		<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>	<b>Modified</b>
<b>Repair Work</b>	All work to be conducted within an enclosed building or fully screened by a minimum 6-foot-high decorative masonry wall	All repair work to be conducted within the building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Landscape Setback</b>	10-foot landscape setback adjacent to public street	10 feet (Hiers Avenue)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Outdoor Storage</b>	Screened by 6-foot-high wall	16-foot-high wall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Chapter 19.580 - Parking and Loading Development Standards**

<b>Standard</b>		<b>Proposed</b>	<b>Consistent</b>	<b>Inconsistent</b>
<b>Parking Requirements</b>	22 spaces 6 spaces on same lot plus to 2 additional spaces/service bay	33 spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**FINDINGS SUMMARY****Conditional Use Permit**

The proposed project is consistent with established vehicle repair-related uses, including vehicle repair facilities along Hiers Avenue and Hole Avenue. All proposed operations will be conducted inside the building and outdoor storage is fully screened from the public-right-of-way. The project site will maintain a safe and efficient vehicular access and internal circulation while providing adequate landscaping, water quality treatment facilities, utility equipment, pedestrian access and on-site parking.

The development proposes a ten-foot-wide planter along a portion of Hiers Avenue. The project has been conditioned to provide a hedge plant along the project frontage to screen the parking lot.

**Modifications**

Section 19.420.050 of the Zoning Code allows for the modification of development standards specific to vehicle repair stations through the consideration of a Conditional Use Permit.

The Applicant requests the following modification for the proposed project, and justifications for the modifications are discussed below.

Access

The Zoning Code requires that vehicle repair facilities take direct access to an existing or planned arterial or collector street. The subject site has direct access to Hiers Avenue, a local street. The adjacent properties located along Hiers Avenue contain similar uses to the proposed project. Even though direct access from an arterial or collector street is not

provided, there is connectivity to these streets. Access to Hiers Avenue is provided from Wells Avenue, a collector street 220 feet to the north, and Hole Avenue, an arterial street 140 feet to the south.

## ENVIRONMENTAL REVIEW

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment.

## PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by Planning Staff.

## STRATEGIC PLAN ALIGNMENT

This project contributes to the Envision Riverside 2025 City Council Strategic Plan Priority 3 (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 is being heard at a Planning Commission meeting and the City's transparent entitlement process encourages public participation.
2. *Equity* – The proposed project is a service that will serve multiple neighborhoods within the City.
3. *Fiscal Responsibility* – All financial responsibility for the proposed project is borne by the applicant.
4. *Innovation* – The proposed project reuses an existing building to expand the availability of a vehicle repair facility in a competitive market.
5. *Sustainability and Resiliency* – The proposed project is designed to meet the current and future needs of the community.

## APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division Public Information Section, 3rd Floor, City Hall.

## EXHIBITS LIST

1. Staff Recommended Findings
2. Staff Recommended Conditions of Approval
3. Existing Site Photos
4. Location Map
5. General Plan Map
6. Zoning Map
7. Project Plans (Site Plan, Floor Plan, and Landscape Plan)

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Prepared by: Gissel Enriquez, Assistant Planner

Reviewed by: Brian Norton, Acting Principal Planner

Approved by: Mary Kopaskie-Brown, Acting Community & Economic Development Department  
Deputy Director, and City Planner



# CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

## EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

**PLANNING CASES:**     **PR-2022-001331** (Conditional Use Permit)

### **Conditional Use Permit Findings pursuant to Chapter 19.760.040**

1. The proposed vehicle repair facility is substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts;
2. The proposed vehicle repair facility will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area; and
3. The proposed vehicle repair facility will be consistent with the purposes of the Zoning Code and the application of any required development standards in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest.



*EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL*

**PLANNING CASES:**     **PR-2022-001331** (Conditional Use Permit)

**Planning Division**

1. Plans shall conform to the exhibits attached to this report. Proposed modifications to the approved design shall be submitted to the Planning Division and shall include revised exhibits and a narrative description of the proposed modifications. The applicant is advised that an additional application and fee may be required.
2. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the project plans on file with this case except for any specific modifications that may be required by these conditions of approval.
3. *Advisory:* Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

*Prior to Issuance of Building Permit:*

4. **Staff Required Landscape and Irrigation Condition:** Revise the submitted landscape and irrigation plans such that the plan provided for Planning Staff review incorporates the following changes:
  - a. Landscaping along the Hiers Avenue frontage shall consist of tiered plant materials; and
  - b. Landscaping along Hiers Avenue shall be designed to include a hedge plant that grows to three feet in height for partial screening of vehicles.
5. Landscaping and Irrigation plans shall be submitted to the Planning Division for review. Design modifications may be required as deemed necessary. Separate applications and filing fees are required.
6. Plans submitted for staff review should specify the location, design and color of all domestic water meters, backflow preventers and utility cabinets subject to the Planning and Public Utilities review and approval. The visibility of such facilities shall be minimized to Planning Division review and approval through means including but not limited to relocation, berms, landscaping, and/or installation of a screen wall.
7. An exterior lighting plan shall be submitted to staff for review and approval. A photometric study and manufacturer's cut sheets of all exterior lighting on the building, in the landscaped areas and in the parking lot shall be submitted with the exterior lighting plan. All on-site lighting shall comply with Chapter 19.566 of the Zoning Code (Outdoor Lighting). The light sources shall be shielded to minimize off-site glare, shall not direct light skyward and shall be directed away from adjacent properties and public rights-of-ways. If lights are proposed to be mounted on buildings, down-lights shall be utilized. Light poles shall not exceed twenty (20) feet in height, including the height of any concrete or other base

material. Light poles within fifty (50) feet of residences are limited to fourteen (14) feet in height.

8. Roof and building mounted equipment shall be fully screened from the public right-of-way. Screening material shall be integrated with the design of the building and be at least as high as the proposed roof mounted equipment.
9. Ground mounted equipment shall be fully screened from the public right-of-way.

*Prior to Release of Utilities and/or Occupancy:*

10. Install the landscape and irrigation per the approved plans and submit the completed "Certificate of Substantial Completion" (Appendix C of the Water Efficient Landscaping and Irrigation Ordinance Summary and Design Manual) signed by the Designer/auditor responsible for the project. Contact the Case Planner, at (951) 826-5371 to schedule the final inspection at least one week prior to needing the release of utilities.

*Site Operation Standards:*

11. Vehicle repair activities shall be limited to within the building. No vehicle repair shall be conducted outside the building.
12. All operations shall comply with Title 7 (Noise Control) of the Riverside Municipal Code.
13. All roll up doors shall remain closed during business operations.
14. A copy of the Conditional Use Permit and the final Conditions of Approval shall be available at the site and presented to City staff, including the Police Department and Code Enforcement, upon request. Failure to have the latest approved conditions available upon request will be grounds for revocation
15. The applicant shall be responsible for maintaining free of litter, the area adjacent to the premises over which they have control.
16. The owner and/or occupant shall be liable for the cost of excessive police service or response in accordance with Chapter 9.60 of the Riverside Municipal Code.

*Standard Conditions:*

17. There shall be a one-year time limit in which to commence construction of the project beginning the day following approval by the Planning Commission unless a public hearing is held by City Council; in that event the time limit begins the day following City Council approval.
18. The Conditional Use Permit may be granted time extensions by the Community & Economic Development Director, or their designee, up to a total of two years beyond the original approval expiration date prior to issuance of any building permits. Once a building permit has been issued, the development will be considered vested and time extensions are no longer needed.

**Please be advised that the applicant will not be notified by the Planning Division about the pending expiration of the subject entitlement.**

19. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will



promptly notify the developer of any such claim, action or proceeding and the City will cooperate in the defense of the proceeding.

20. The Conditional Use Permit may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
21. This project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation or further legal action.
22. The applicant shall comply with all federal, state and local laws and shall cooperate with the Riverside Police Department (RPD) in the enforcement of all laws relating to this permit. Material violation, as determined by the City Planning Commission, of any laws in connection with this use or failure to cooperate with RPD will be cause for revocation of this permit.
23. This permit is issued based upon the plans and information submitted by the applicant, which has been used as the basis for evaluation of the proposed use in this staff report and for the conditions of approval herein. Permittee shall notify Community Development Department, Planning Division, of any change in operations and such change may require a revision to this permit. Failure to notify the city of any change in operations is material grounds for revocation of this conditional use permit.
24. The Applicant of the business subject to this Conditional Use Permit acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with the full awareness of the provisions of Title 19 of the Riverside Municipal Code. The Applicant shall inform all its employees and future operators of the business subject to this permit of the restrictions and conditions of this permit as they apply to the business operations.
25. Failure to abide by all conditions of this Conditional Use Permit shall be cause for revocation.
26. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.

#### **Fire Department**

27. If the building is equipped with an existing fire sprinkler, fire alarm, fixed extinguishing system, standpipes or any other type of fire protection systems that are required by the California Fire Code, California Building Code or City Ordinance, these systems shall be maintained and extended if necessary to provide proper coverage of structures. Plans shall be submitted by a California Licensed contractor, under separate cover to the fire department and obtain approvals prior to any work on such systems.

Note - All existing fire alarm systems and fire sprinkler water flow monitoring systems that are currently certificated UL, FM placard or ETL shall be maintained for the life of the system. The fire alarm contractor shall be UL, FM or ETL to maintain the certification or placard of the system.

28. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.
29. Construction plans shall be submitted and permitted prior to construction.

30. Fire Department access shall be maintained during all phases of construction.
31. To comply with all applicable requirements per CFC, Chapter 33 (Fire Safety During Construction and Demolition).
32. For fire department access to the facility, provide a "Knox" key box on the the building. If the existing building is not equipped with a "Knox" key box, contact the Fire Department for applications and details. (CFC, Sec. 506)

#### **Public Works – Land Development**

33. Prior to Building Permit Issuance, the Developer shall complete a lot line adjustment to consolidate the project site parcels to the satisfaction of the Planning Division and Public Works Department.
34. PROTECT IN PLACE existing Street Trees in PUBLIC RIGHT-OF-WAY. If existing Street Trees are found by Tree Inspector at time of scheduled site inspection (after fine grading and hardscape installation is complete), to be missing, dead, damaged or in poor condition, they will be required to be removed and/or replaced with 24" box size trees to Tree Inspector's specification... Planting, staking, irrigation, root barriers, trunk protectors, to Landscape & Forestry specifications.