



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: NOVEMBER 14, 2017

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 4
DEPARTMENT

SUBJECT: PLANNING CASES P16-0617 REZONE, P16-0618 DESIGN REVIEW, AND P17-0609 VARIANCE – BY KEVIN WOLF, ON BEHALF OF WOLF NEJEDLY V, LLC., FOR THE CONSTRUCTION OF A 4,056 SQUARE FOOT ADDITION TO AN EXISTING 930 SQUARE FOOT BUILDING TO ESTABLISH A VEHICLE SALES OFFICE – 7715, 7725, 7735, & 7745 INDIANA AVENUE

ISSUE:

Approve a request by Kevin Wolf, on behalf of Wolf Nejedly V, LLC., for a Rezone, Design Review, and Variance to facilitate construction of a 4,056 square foot addition for the establishment of a vehicle sales business, Enterprise Car Sales dealership, on a 0.92-acre site, located at 7715, 7725, 7735, and 7745 Indiana Avenue.

RECOMMENDATIONS:

That the City Council:

1. Determine the proposed project is exempt from California Environmental Quality Act review subject to Section 15301 for Existing Facilities, and Section 15332 for In-Fill Development Projects, as this project will not have a significant effect on the environment;
2. Approve Planning Cases P16-0617 Rezone, P16-0618 Design Review, and P17-0609 Variance; and
3. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map.

PLANNING COMMISSION RECOMMENDATION:

On September 21, 2017, the Planning Commission recommended approval of the project by a vote of 6 ayes, 1 no, and 0 abstentions subject to staff's recommended conditions.

BACKGROUND:

The 0.92-acre project site consists of four contiguous parcels. The westernmost parcel is developed with a 930 square foot, single-story automobile sales building and a surface parking lot. The three remaining parcels are currently vacant. Surrounding land uses include the SR-91

Freeway to the north, a single-family residence to the east, and auto sales-related businesses to the west and south, across Indiana Avenue.

DISCUSSION:

Kevin Wolf, on behalf of Wolf Nejedly V, LLC (Applicant) proposes to rezone two of the four parcels comprising the site from R-1-7000-SP – Single Family Residential-Specific Plan (Riverside Auto Center) Overlay Zones to CG-SP - Commercial General-Specific Plan (Riverside Auto Center) Overlay Zones. The Design Review request is for the construction of a 4,056 square foot addition to an existing 930 square foot building to be used as a sales office for an Enterprise Car Sales dealership. A Variance is also requested to allow a vinyl fence along the property line separating the auto sales facility from the adjacent residential property, rather than the required block wall.

The proposed building will have a contemporary commercial architectural design consisting of stacked rectangular massing and flat rooflines. A total of 96 parking spaces are proposed to serve the site, of which 71 parking spaces will be designated for vehicle display and 25 spaces for employee and customer parking. Access will be provided from Indiana Avenue via an existing 25-foot wide driveway on the west side of the property.

The proposed CG-SP- Commercial General-Specific Plan (Riverside Auto Center) Overlay Zones implements the Riverside Auto Center Specific Plan and will permit vehicle sales by right. The project is also consistent with all development standards of the CG Zone and the Riverside Auto Center Specific Plan, except for the requirement for a masonry wall when adjacent to residentially zoned properties.

Staff supports the Variance request to allow a vinyl fence adjacent to the single-family residence rather than a block wall because of the unique location of the residential property located between two auto-related uses and adjacent to the SR-91 freeway. The 6-foot tall solid vinyl fence will serve the same purpose as the required block wall and provide an adequate solid screening between the commercial and the residential properties, consistent with the intent of the Auto Center Specific Plan.

In conclusion, staff supports the project as it will be compatible with other uses within the Riverside Auto Center Specific Plan. In addition, the proposed project is consistent with the goals and policies of the General Plan 2025 and Riverside Auto Center Specific Plan, to encourage growth in the auto sales industry within the City, and revitalize underutilized properties.

For additional background, please refer to the September 21, 2017 City Planning Commission staff report, recommended conditions of approval and minutes.

FISCAL IMPACT:

There is no impact to the General Fund since all project costs are borne by the applicant.

Prepared by:	Rafael Guzman, Community & Economic Development Director
Certified as to availability of funds:	Adam Raymond, Chief Financial Officer/City Treasurer
Approved by:	Al Zelinka, FAICP, Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney

Attachments:

1. City Planning Commission Recommended Conditions
2. City Planning Commission Report – September 21, 2017
3. City Planning Commission Minutes – September 21, 2017
4. Rezoning Ordinance
5. Presentation