



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: SEPTEMBER 17, 2019

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 7
DEPARTMENT

SUBJECT: P17-0846 ZONING CODE MAP AMENDMENT, P17-0813 CONDITIONAL USE PERMIT, P17-0814 DESIGN REVIEW – BY MICHAEL SCARBROUGH OF 3K1 CONSULTING, LLC FOR THE CONSTRUCTION OF A 5,380 SQUARE FOOT AUTOMATED CAR WASH FACILITY SITUATED AT THE NORTHWEST CORNER OF VAN BUREN BOULEVARD AND JURUPA AVENUE

ISSUE:

Approve a proposal by Michael Scarbrough of 3K1 Consulting, LLC, to permit the entitlements for the construction of a 5,380 square foot automated car wash facility including: 1) Zoning Code Map Amendment to change the zone from RE – Residential Estate Zone to CR – Commercial Retail Zone; 2) Conditional Use Permit to permit a car wash facility; and 3) Design Review of project plans.

RECOMMENDATIONS:

That the City Council:

1. Determine that this proposed project is exempt from the California Environmental Quality Act review pursuant to Section 15332, as the project constitutes in-fill development;
2. Approve Planning Cases P17-0846 Zoning Code Map Amendment, P17-0813 Conditional Use Permit, and P17-0814 Design Review, 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 Map.

PLANNING COMMISSION RECOMMENDATION:

On August 8, 2019, the City Planning Commission recommended approval of Planning Cases P17-0846, P17-0813, and P17-0814, by a vote of 7 ayes, 1 noes and 0 abstentions, with staff recommended modifications to the conditions.

BACKGROUND

The 2.36-acre site on which the project will be located is comprised of a single vacant parcel. Surrounding land uses include undeveloped land to the north, south, and west, and a light

industrial business park to the east.

In May 2003, an Exchange, Disposition, and Development Agreement (EDDA) between the City of Riverside, Friends of Riverside Airport LLC, Van Buren Golf Center LLC, and Riverside Gateway Plaza was approved by City Council to facilitate the future development of commercial uses on the subject site.

On June 5, 2018, City Council approved a Final Tract Map No. 31542 to create the subject 2.36 acres as Lot 2.

DISCUSSION:

Project Description

The applicant is requesting approval of the following entitlements to establish a 5,380 square foot automated car wash facility: 1) a Zoning Code Map Amendment to change the zone from the RE – Residential Estate Zone to the CR – Commercial Retail Zone; 2) Conditional Use Permit to permit a car wash facility; and 3) Design Review of project plans.

The proposed vehicle wash facility will consist of a one-story building with a single car wash tunnel, an equipment room, employee break room, manager’s office, and two restrooms. Thirty-seven covered combination vacuum stalls/parking spaces are provided to the west of the vehicle wash building.

The architectural design of the building is modern with Spanish influences and includes a mix of parapet and hip tile roofs, smooth stucco, stone veneer, metal awnings, and aluminum accent green screens. A steel pergola is proposed at the car wash exit adjacent to Van Buren Boulevard. Large windows are also proposed facing Van Buren Boulevard. Access to the site will be provided from a 30-foot wide driveway on Jurupa Avenue.

The conceptual landscape design features a variety of trees and water-efficient ground cover plants around property lines and landscape planters in the parking lot. A bio-retention basin is proposed interior to the site. The applicant has also included an enhanced landscaped feature at the corner of Van Buren Boulevard and Jurupa Avenue to highlight the intersection as a gateway to the city.

Overall, staff supports the project as a compatible use at the proposed location. The drive-thru restaurants and commercial uses are complimentary to the nearby commercial and residential uses, and the project has been designed consistent with the Citywide Design Guidelines.

For additional background, please refer to the August 8, 2019, City Planning Commission staff report (Attachment 4), recommended conditions of approval and minutes.

FISCAL IMPACT:

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

Prepared by: David Welch, Community & Economic Development Director

Certified as to

availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer

Approved by: Rafael Guzman, Assistant City Manager

Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Zoning Code Amendment Ordinance
2. City Planning Commission Revised Conditions of Approval
3. City Planning Commission Minutes – August 8, 2019
4. City Planning Commission Report – August 8, 2019
5. Presentation