August 5, 2019
Project No. 190513

Re: Hertz TNC – 7807 Indiana Ave, Riverside, CA 92504
Vehicle Rental Facility: Project Description
Resubmittal #1

Project Description

This parcel is changing the lease for Vehicle Sales, Rental and Leasing with New and Used Outdoor Display use as a permitted conditional use with CUP approval.

Hertz/TNC is proposing to repurpose an existing vehicle rental site with a 1-story building as a vehicle rental facility in the existing "Riverside Auto Center Specific Plan" area. The existing building has a flat roof with a vertical and sloped parapet on the front and sides, is clad with painted brick and CMU, painted wood siding, and aluminum windows and doors. The previous use was a vehicle outdoor retail without repair function. All parking will be done on-site. The access to the adjacent lot is just for vehicle traffic, and no overflow parking will take place on the adjacent lot.

Site and Building

Existing Zoning:	GC – Commercial General
Existing General Plan:	CRC – Commercial Regional Center
Existing Zoning Overlay:	Riverside Auto Center Specific Plan
Existing Building Area Total:	1,301 gsf
Proposed Building Area Total:	1,301 gsf
Landscaping Area Total:	1,356 sf on-site + 396 sf allowable public parkway
Landscape Area Required:	5% minimum of site = 1,000 sf
Lot Coverage:	
Site Area Total:	20,000 sf (0.459 acres)
Building Area Total:	1,301 gsf
Floor Area Ratio:	
Maximum Allowed:	0.50
Proposed Provided:	0.065
Average Roof Height(s):	No more than 16'-0" (20'-0" maximum allowed)
Parking Calculations:	
Proposed Stalls Count:	26 (24 + 2 barrier free accessible)

Existing Site Description

The parcel currently has a 1-story, low-slope (flat) roofed, 1,301 GSF office building situated in the center and surrounded by asphalt paving. The topography is generally flat. The building has 4 raised landscaped planting beds. The street frontage includes the required Auto Center Specific Plan landscape buffer with sidewalk. Site

1515 Arboretum Drive, SE
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lighting is existing as pole mounted fixtures directed downward and appears to be compliant with the specific plan fixture option.

The site is NOT listed on the State of California list of known properties for hazardous contaminants.

Operation Plan

Hertz operates rental programs with Lyft and Uber ride hailing drivers who are in need of a vehicle. Approximately 30% of people who want to drive for ride hailing companies can't, as they don't have a vehicle, or their personal vehicle doesn't qualify. Hertz has partnered with Lyft and Uber to provide a customized rental program including maintenance and insurance. Hertz intends to have a rental office located at 7807 Indiana Ave, Riverside, CA 92594, for the purpose of providing vehicles to qualified and approved Lyft and Uber drivers. Service and routine maintenance (e.g. oil changes) for vehicles will be performed at other Hertz facilities or partnered maintenance businesses.

Proposed Staff:	3 Office Staff + 2 supporting staff (5 total)	
Business Hours:	Monday – Friday	9:00am – 5:00pm
	Saturday	9:00am – 2:00pm

Trip Generation (traffic): Traffic is anticipated to remain similar to the existing vehicle rental facility use.

Occupancy Load: 1,301 gsf / 100 sf per person business use = 13 occupants per building code.

Supporting CUP Compliancy Statement

The new use will be similar to the existing use permitted per the Riverside Auto Specific Plan overlay (Vehicle Sales, Rental and Leasing with New and Used Outdoor Display)

Color Photographs of Site

Refer to the following pages for photographs demonstrating the current condition of the site and adjacent areas.

Site Photolog

7807 Indiana Avenue, Riverside, CA 92504
Project No: 190513
Date: 5/7/2019



EXISTING SITE WITH APPROXIMATE BOUNDARY HIGHLIGHTED

Site Photolog

7807 Indiana Avenue, Riverside, CA 92504
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EXISTING FRONT—SOUTH FACADE



EXISTING SIDE—WEST FACADE

Site Photolog

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EXISTING SIDE—EAST FACADE



EXISTING BACK—NORTH FACADE

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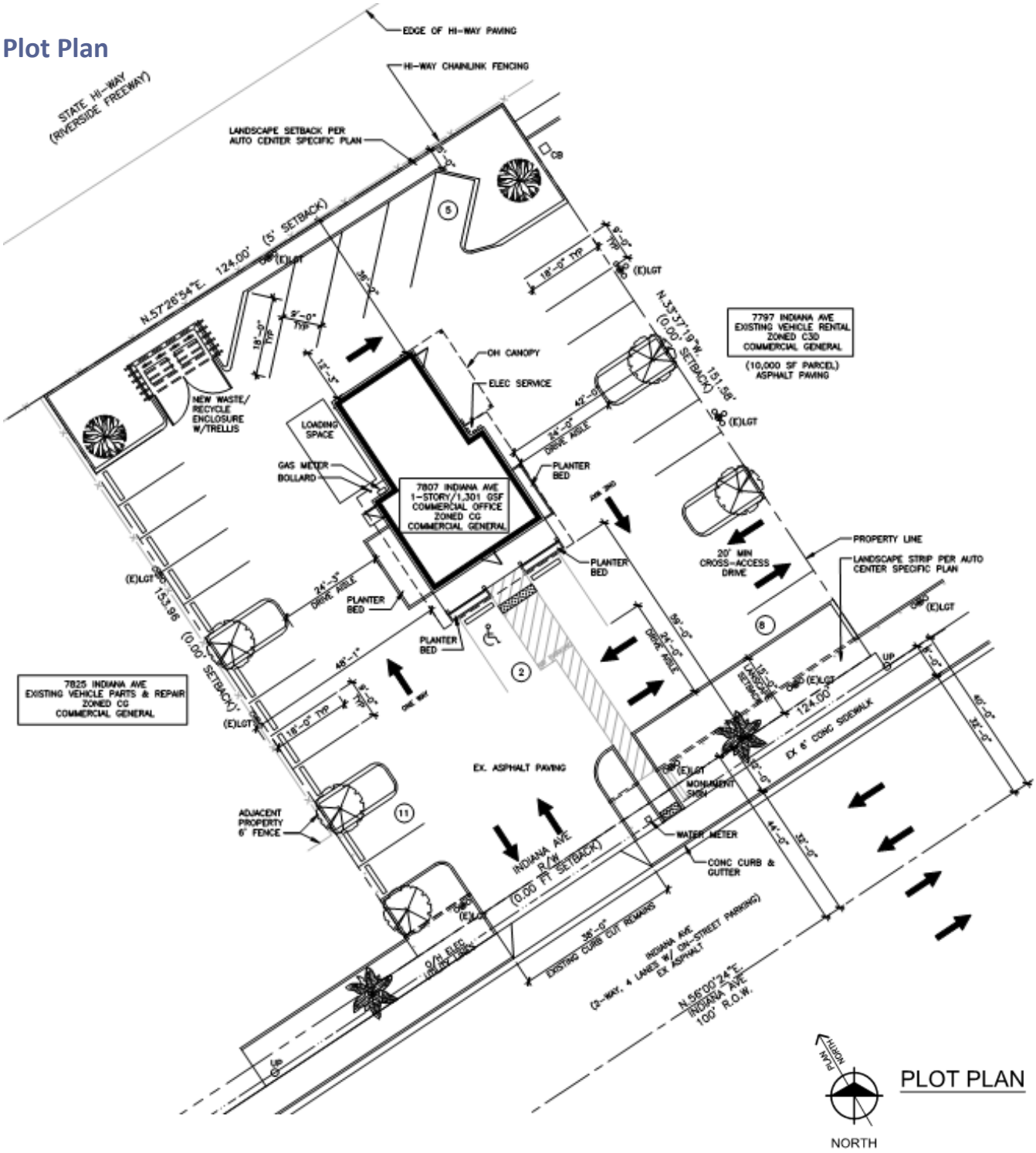
Re: Hertz TNC – 7807 Indiana Ave, Riverside, CA 92504
Vehicle Rental Facility: Parking Analysis
Resubmittal #1

Parking Analysis

BLDG #	TYPE OF USE	LEASED SQ.FT.	PARKING STANDARD RATIO	PARKING SPACES REQUIRED	ADDITIONAL SPACES PROVIDED	TOTAL REMAINING
1	OFFICE	1,301	1:250 SF	6	-	26
-	VEHICLE RENTAL USE	-	5 PER USE	5	-	20
-	OUTDOOR DISPLAY (not required)	-	-	-	15	0
					TOTAL PROVIDED =	**26**

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Plot Plan


EDGE OF HI-WAY PAVING
HI-WAY CHAINLINK FENCING
STATE HI-WAY (RIVERSIDE FREEWAY)
LANDSCAPE SETBACK PER AUTO CENTER SPECIFIC PLAN
N.57°28'54"E. 124.00' (5' SETBACK)
(E)LGT
NEW WASTE/ RECYCLE ENCLOSURE W/TRELLIS
LOADING SPACE
GAS METER BOLLARD
OH CANOPY
ELEC SERVICE
7807 INDIANA AVE 1-STORY/1,301 GSF COMMERCIAL OFFICE ZONED CG COMMERCIAL GENERAL
PLANTER BED
24'-0" DRIVE AISLE
7797 INDIANA AVE EXISTING VEHICLE RENTAL ZONED C3D COMMERCIAL GENERAL
(10,000 SF PARCEL) ASPHALT PAVING
N.33°37'19"W. 151.58' (0.00' SETBACK)
20' MIN CROSS-ACCESS DRIVE
PROPERTY LINE
LANDSCAPE STRIP PER AUTO CENTER SPECIFIC PLAN
7825 INDIANA AVE EXISTING VEHICLE PARTS & REPAIR ZONED CG COMMERCIAL GENERAL
N.33°37'19"W. 153.96' (0.00' SETBACK)
ONE WAY
EX. ASPHALT PAVING
ADJACENT PROPERTY 6' FENCE
INDIANA AVE R/W (0.00' FF SETBACK)
MONUMENT SIGN
WATER METER
CONC CURB & GUTTER
EX 6' CONC SIDEWALK
124.00'
36'-0" EXISTING CURB CUT REMAINS
INDIANA AVE (2-WAY, 4 LANES W/ ON-STREET PARKING) EX ASPHALT
N.56°00'24"E. INDIANA AVE 100' R.O.W.
PLOT PLAN
NORTH