



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)
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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

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

Project No: 190513

Date: 5/7/2019



EXISTING FRONT—SOUTH FACADE



EXISTING SIDE—WEST FACADE





## Site Photolog

7807 Indiana Avenue, Riverside, CA 92504

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EXISTING SIDE—EAST FACADE



EXISTING BACK—NORTH FACADE



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Vehicle Rental Facility: Parking Analysis  
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## 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 =	<b>26</b>

## Plot Plan

