



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: APRIL 13, 2021**
FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 4**
DEPARTMENT

SUBJECT: P20-0214 GENERAL PLAN AMENDMENT, P20-0215 SPECIFIC PLAN AMENDMENT, P20-2016 ZONING CODE AMENDMENT, P20-0217 DESIGN REVIEW, DP-2020-00073 VARIANCE – PROPOSAL BY GLEN ESPINOZA OF THE MOTORCYCLE COMPANY, TO FACILITATE THE EXPANSION OF AN EXISTING HARLEY-DAVIDSON DEALERSHIP BUILDING LOCATED AT 7688 INDIANA AVENUE, 7681 AND 7691 CASA BLANCA STREET, ON THE SOUTH SIDE OF INDIANA AVENUE, NORTH SIDE OF CASA BLANCA STREET, AND WEST OF WINSTROM STREET

ISSUE:

Approve a proposal by Glen Espinoza of The Motorcycle Company, to permit the following entitlements for the expansion of an existing Harley-Davidson dealership building: 1) General Plan Amendment for a portion of the lots located at 7681 and 7691 Casa Blanca Street to change the land use designation from MDR – Medium Density Residential to CRC – Commercial Regional Center; 2) Specific Plan Amendment to include a portion of the lots located at 7681 and 7691 Casa Blanca Street into the boundaries of the Riverside Auto Center Specific Plan; 3) Zoning Code Map Amendment to rezone a portion of the lots located at 7681 and 7691 Casa Blanca Street from R-1-7000 - Single Family Residential Zone to CG-S-2-X-25-SP – Commercial General, Building Stories (maximum of 2 Stories), Building Setback (25 feet), and Specific Plan (Riverside Auto Center) Overlay Zones; 4) Design Review of project plans; 5) Variance to allow a reduced lot area for the conversion from residential to commercial zoning in the Riverside Auto Center Specific Plan.

RECOMMENDATIONS:

That the City Council:

1. Determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration and Mitigation and Monitoring Reporting Program pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act Guidelines;
2. Approve Planning Cases P20-0214 General Plan Amendment, P20-0215 Specific Plan Amendment, P20-2016 Zoning Code Amendment, P20-0217 Design Review, DP-2020-00073 Variance, based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions;

3. Adopt the attached Resolution amending the General Plan 2025 land use designation of 0.275 acres from MDR – Medium Density Residential to CRC – Commercial Regional Center;
4. Adopt the attached Resolution amending the boundaries of the Riverside Auto Center Specific Plan to include additional 0.275 acres; and
5. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map to change the zone of 0.275 acres from R-1-7000 - Single Family Residential Zone to CG-S-2-X-25-SP – Commercial General, Building Stories (maximum of 2 Stories), Building Setback (25 feet), and Specific Plan (Riverside Auto Center) Overlay Zones.

PLANNING COMMISSION RECOMMENDATION:

On February 18, 2021, the City Planning Commission recommended approval of Planning Cases P20-0214, P20-0215, P20-2016, P20-0217, and DP-2020-00073 Variance, by a vote of 9 ayes, 0 noes and 0 abstentions, with staff recommended conditions of approval.

BACKGROUND

The 2.95-acre project site consists of five contiguous parcels. Four of them are owned by Harley Davidson and one parcel is owned by the City of Riverside. The following is a summary of the development on each parcel:

- The two parcels, located at 7688 Indiana Avenue, are developed with the 37,794 square foot Harley-Davidson dealership;
- The parcel owned by the City of Riverside, located near the front of the site, contains the Riverside Canal. It was developed as part of the Harley Davidson dealership under a License Agreement with the City, which restricts the construction of structures on the Riverside Canal property; and
- The two parcels, located at 7681 and 7691 Casa Blanca Street, were recently acquired by the applicant. They are developed with single-family residences, constructed in 1963.

Surrounding land uses include an auto dealership and single-family residences to the north; a vehicle repair shop, parking lot, and single-family residences to the east; single-family residences and Casa Blanca Head Start to the south; and an auto dealership and single-family residences to the west.

On January 2, 2020, the Development Review Committee (DRC) staff concurred on the approval of a 40-space parking lot on the 0.42-acre parcel east of the subject site to provide additional employee parking for Harley Davidson (P19-0922 Design Review and P20-0036 Variance).

DISCUSSION:

The applicant requests approval of the following entitlements to facilitate the proposed 6,200 square foot expansion of the Harley-Davidson dealership:

- General Plan Amendment: to change the land use designation of 5,978 square feet of the lot at 7681 Casa Blanca Street, and 6,001 square feet of the lot at 7691 Casa Blanca Street from MDR – Medium Density Residential to CRC – Commercial Regional Center;
- Specific Plan Amendment: to include the 5,978 square feet of the lot at 7681 Casa Blanca Street, and 6,001 square feet of the lot at 7691 Casa Blanca Street, into the boundaries of the Riverside Auto Center Specific Plan;
- Zoning Code Map Amendment: to rezone 5,978 square feet of the lot at 7681 Casa Blanca Street, and 6,001 square feet of the lot at 7691 Casa Blanca Street, from R-1-7000 - Single Family Residential Zone to CG-S-2-X-25-SP – Commercial General, Building Stories (maximum of 2 Stories), Building Setback (25 feet), and Specific Plan (Riverside Auto Center) Overlay Zones;
- Design Review: to ensure project plans reflect a high-quality development; and
- Variance: to allow reduced lot areas for the conversion from residential to commercial zoning in the Riverside Auto Center Specific Plan.

The proposed building expansion will be used for the storage of motorcycles for the existing Harley-Davidson dealership. The building expansion will be located at the southeast (rear) corner of the dealership and has been designed to match the existing building in colors and materials.

The expansion will incorporate 11,979 square feet of the rear portion of the two residential lots immediately to the south, located at 7681 and 7691 Casa Blanca Street. The resulting lot areas will continue to comply with the lot requirements of the underlying R-1-7000 – Single Family Residential Zone. A Lot Line Adjustment (P19-0768) to change the property lines of the residential parcels has been submitted concurrently with this request to the Public Works Department for administrative approval. The existing single-family residences will remain on the lots, except for a swimming pool located in the rear of the property at 7681 Casa Blanca Street. Records show that a building permit was issued on March 2, 2020 for the demolition of the swimming pool.

Parking lot improvements are proposed as part of this project and include: reconfiguration of the southeast drive aisle and parking area to add 10 parking spaces; installation of a 10-foot wide landscape planter and construction of a 6-foot high masonry screen wall between the Harley-Davidson dealership and the surrounding residential properties to the south and east; and construction of an 800 square foot cantilever shade structure over the existing parking spaces located on the west side of the property, adjacent to the dealership building.

Access to the Harley Davidson dealership will continue to be provided from Indiana Avenue and via the parking lot to the east along Winstrom Street. Access to the two residential properties will continue to be provided from Casa Blanca Street. No changes are proposed to the operation of the existing facility.

The project is consistent with the intent of the proposed CRC General Plan land use designation, which provides for large, regionally serving retail, service and office uses in the Riverside Auto Center. Including the additional land into the Riverside Auto Center Specific Plan and the rezoning will facilitate the expansion of a dealership consistent and compatible with the surrounding development in Specific Plan area. The Variance for reduced lot areas will ensure the long-term viability of one of the dealerships in the Riverside Auto Center.

FISCAL IMPACT:

There is no fiscal impact 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: Kristi J. Smith, Interim City Attorney

Attachments:

1. General Plan Amendment Resolution
2. Specific Plan Amendment Resolution
3. Zoning Code Map Amendment Ordinance
4. City Planning Commission Minutes – February 18, 2021
5. City Planning Commission Report and Exhibits – February 18, 2021
6. Presentation