

Harley-Davidson Expansion Project

Community & Economic Development Department

City Council
April 13, 2021

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1

LOCATION MAP



KEY
Project Site
Project Site



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2

EXISTING SITE PHOTOS

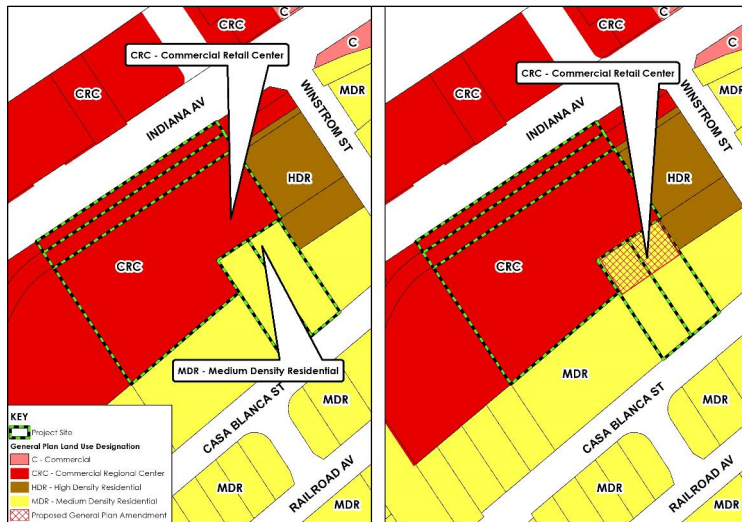


3

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3

GENERAL PLAN MAPS



Existing

Proposed

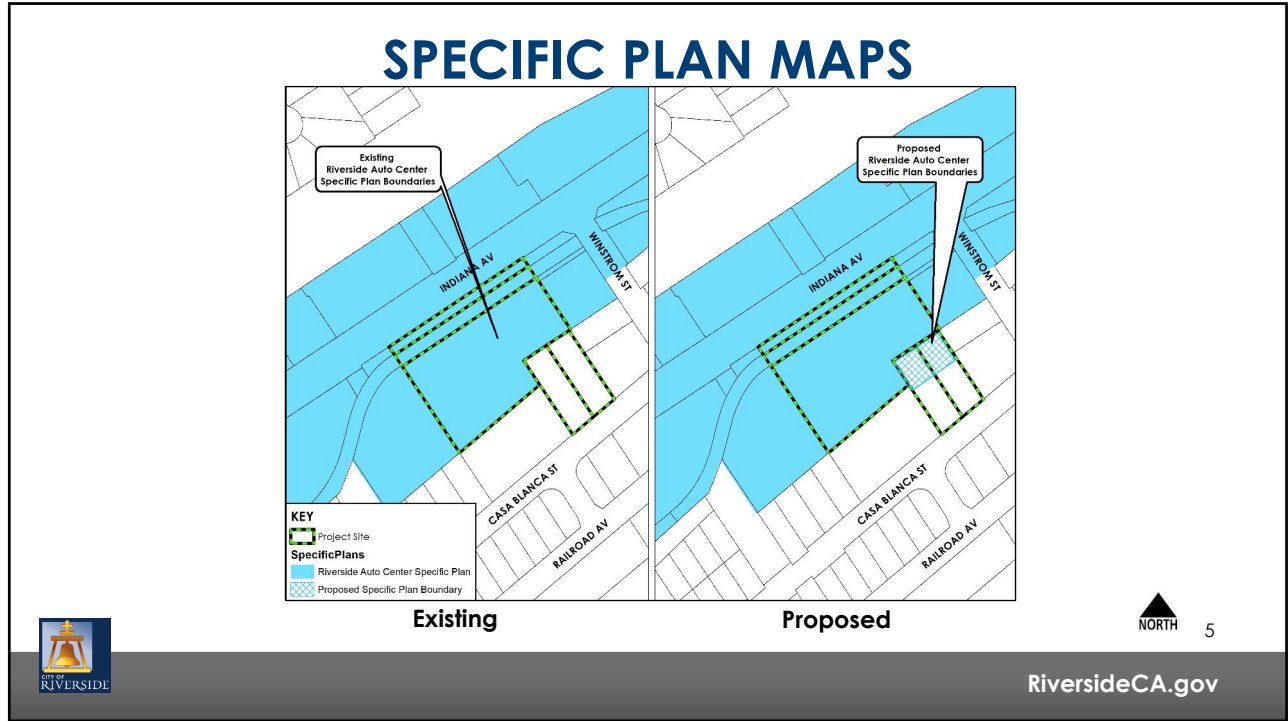


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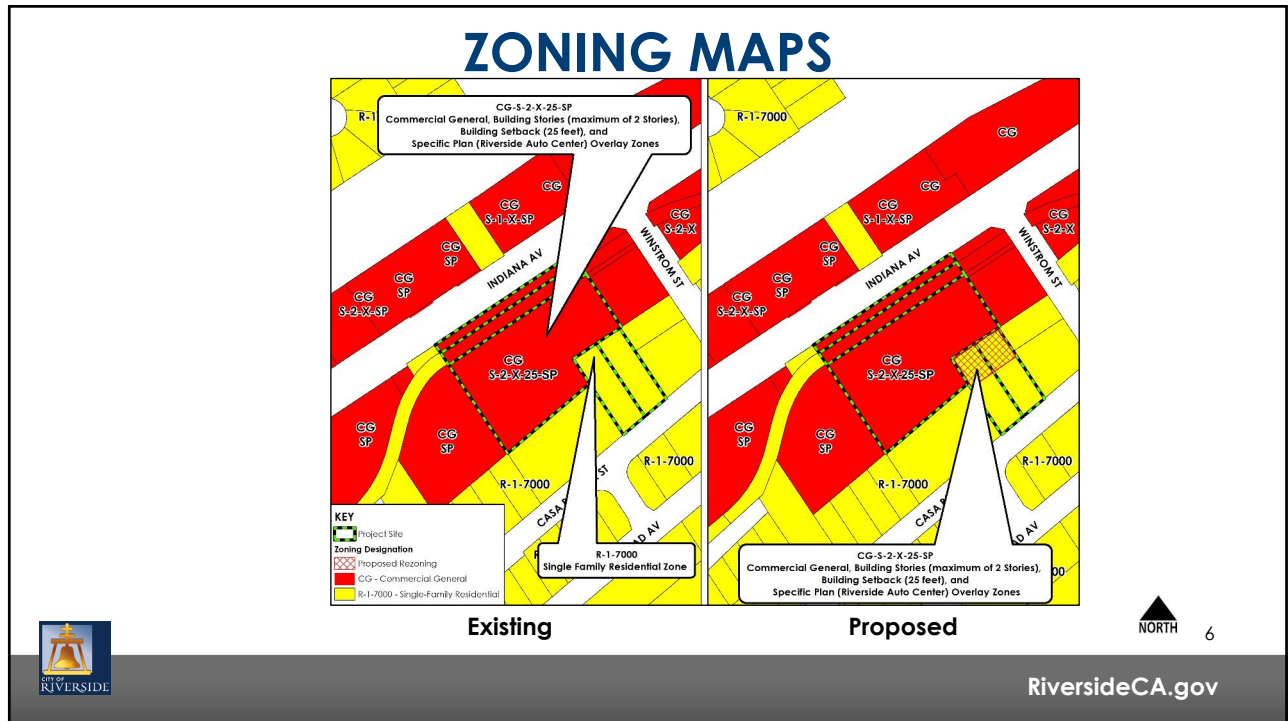


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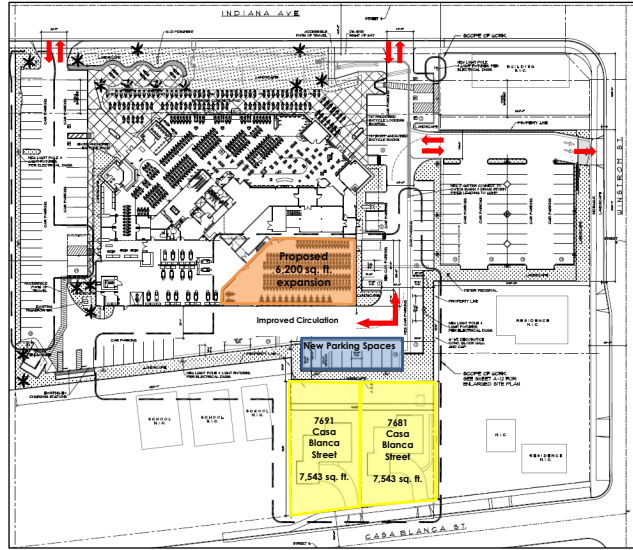


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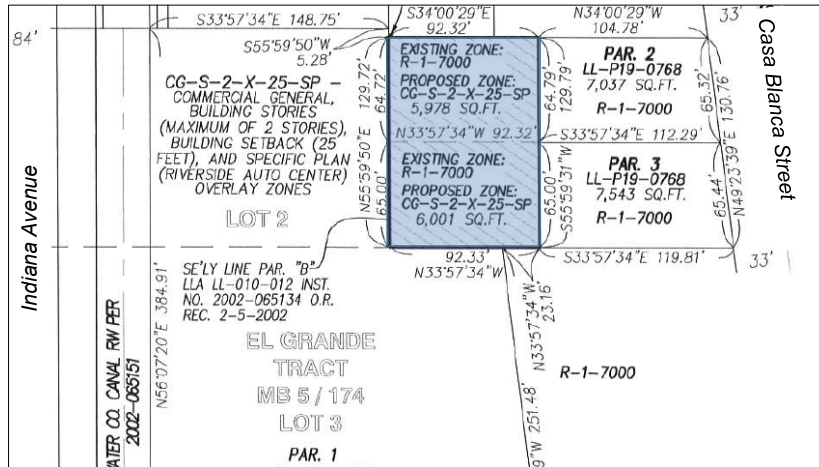
SITE PLAN



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7

VARIANCE



REQUIRED: 13,000 Square Feet
PROPOSED: 11,979 Square Feet



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8

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 recommend that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
2. **APPROVE** Planning Cases P20-0214 General Plan Amendment, P20-0215 Specific Plan Amendment, P20-0216 Zoning Code Amendment, P20-0217 Design Review, and DP-2020-0073 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 Resolution amending the General Plan 2025 land use designation of 0.275 acres from MDR – Medium Density Residential to CRC – Commercial Regional Center; and
4. **ADOPT** the Resolution amending the boundaries of the Riverside Auto Center Specific Plan to include an additional 0.275 acres; and
5. **INTRODUCE AND SUBSEQUENTLY ADOPT** the Ordinance amending the Zoning Map 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 .

9

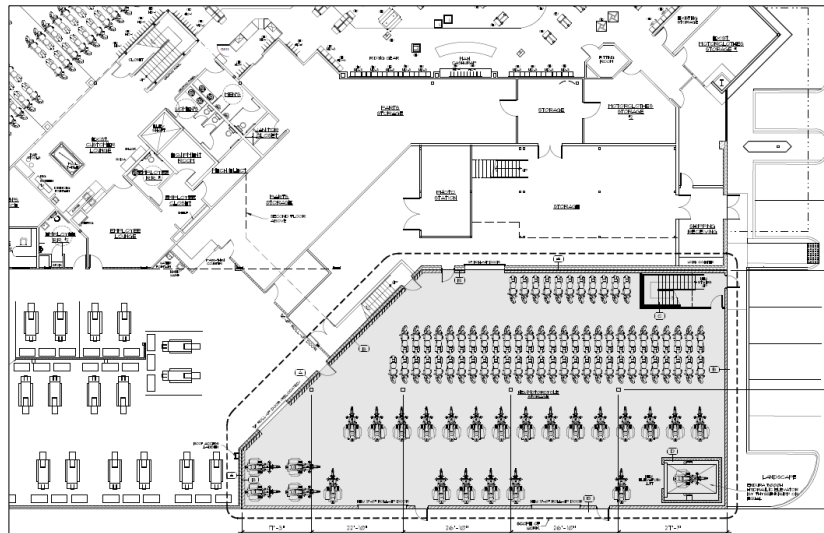


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9

FLOOR PLAN

REFERENCE ONLY



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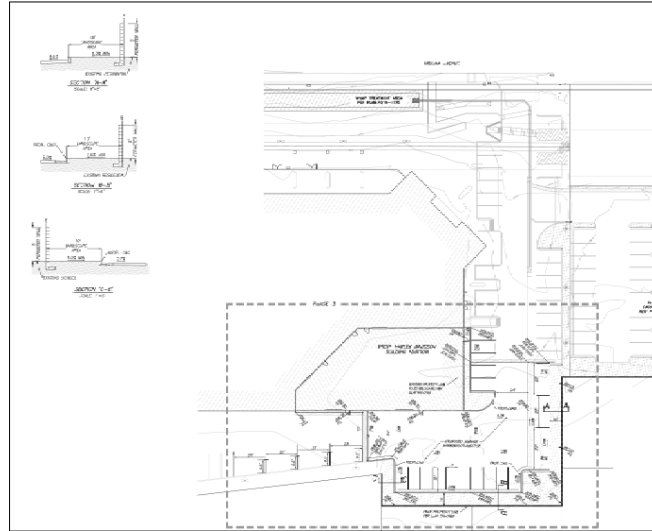


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10

GRADING PLAN

REFERENCE ONLY



11

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