



# Riverside Express Carwash

P20-0476 (Conditional Use Permit) and  
P20-0477 (Design Review)

Community & Economic Development Department

City Council  
July 20, 2021

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1

## LOCATION MAP



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2

## EXISTING SITE PHOTOS

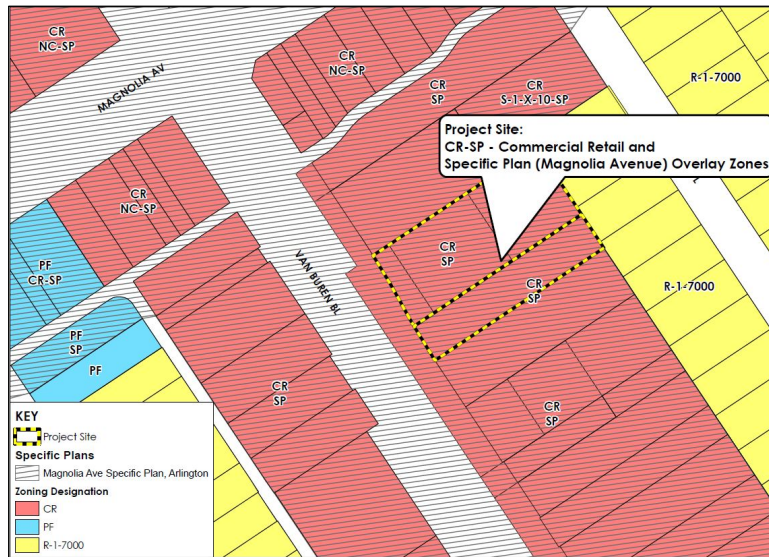


3

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3

## ZONING AND SPECIFIC PLAN MAP

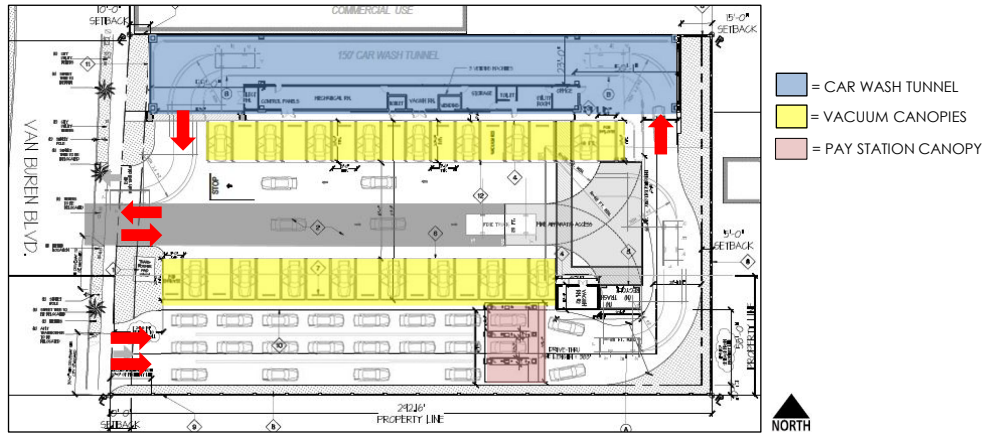


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4

## SITE PLAN



5

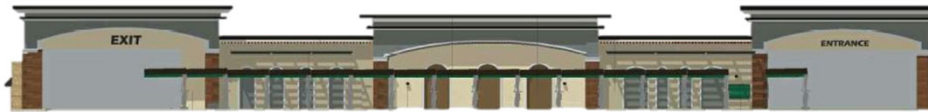
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5

## BUILDING ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION (VAN BUREN BOULEVARD)



6

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6

## PLANNING COMMISSION DETERMINATION

On May 13, 2021, the Planning Commission denied the Project, by a vote of 6 ayes, 1 noes, and 0 abstentions based on the following:

1. The Magnolia Avenue/Van Buren Boulevard intersection is an activity node, a pedestrian scale project that complements the historic charm of the area should be developed;
2. The Project does not meet the Arlington District objectives of the Magnolia Avenue Specific Plan;



7

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7

## PLANNING COMMISSION DETERMINATION (cont'd)

3. The 1910 residential structure should not be demolished;
4. There are other car wash facilities in the immediate area to serve the community; and
5. The Project does not meet the Objectives LU-35, LU-36, LU-37, and Policy LU-37.4 of the General Plan.



8

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8

## STAFF RECOMMENDED CONSISTENCY DETERMINATION

- Proposed use is permitted with a Conditional Use Permit;
- Project site is not located at the Magnolia Avenue/ Van Buren Boulevard intersection;
- Future street improvements to enhance pedestrian crossing and connections at the Magnolia Avenue/ Van Buren Boulevard intersection will not be hindered by this Project;
- The existing residence is not eligible for historic designation. Demolition will have no impacts to cultural resources in the District;
- Project design will screen the wash tunnel from public view and complement the character defining elements of the Arlington District; and
- Landscaping throughout the project site will enhance the appearance of the public realm.

9



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9

## CONSISTENCY WITH GENERAL PLAN 2025 OBJECTIVES AND POLICIES

1. **Objective LU-35:** Maintain Arlington's sense of community through careful and coordinated planning that builds upon the neighborhood's key assets and reinforces its historic development patterns.
2. **Objective LU-36:** Restore, strengthen and maintain the unique community character and identity of the Arlington Neighborhood.
3. **Objective LU-37:** Spur the economic revitalization of the Arlington Neighborhood.
4. **Policy LU-37.4:** Support and encourage the redevelopment of the Magnolia Avenue corridor with mixed use development as shown on LU-10, Land Use Policy Map.

10



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10



## RECOMMENDATIONS

That the City Council:

1. Determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. Uphold the appeal and approve Planning Cases P20-0476 Conditional Use Permit and P20-0477 Design Review based on the findings outlined in the staff report and subject to the recommended conditions of approval.



11

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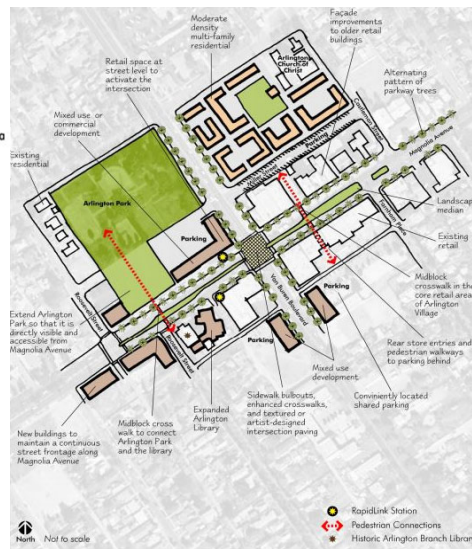
11

## FIGURE 3.6 MAGNOLIA AVENUE SPECIFIC PLAN

(REFERENCE ONLY)

Figure 3.6: Conceptual Plan for the Magnolia Avenue/Van Buren Boulevard Intersection Area

Note: This drawing is conceptual and shows one way this area could be developed per Mixed Use-Village Zoning. It is not intended to illustrate the exact layout nor the replacement of specific buildings.



12

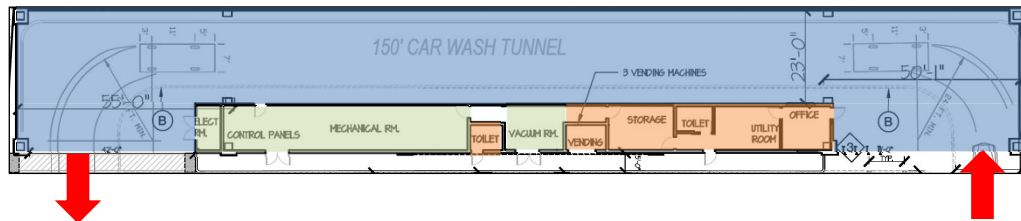


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12

## FLOOR PLAN

(REFERENCE ONLY)



- = CAR WASH TUNNEL
- = RESTROOM, OFFICE, VENDING NICHE, UTILITY, AND STORAGE
- = EQUIPMENT ROOMS



13

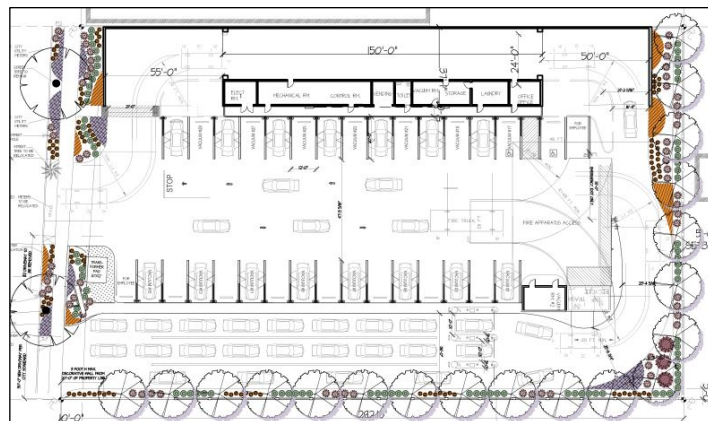
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13

## CONCEPTUAL LANDSCAPE PLAN

(REFERENCE ONLY)

PLANT PALETTE	WUCOLS	SIZE	CONT.
EXISTING STREET TREE - Protect in place			
PODOCARPUS henkelii	Mod.	25'-35' TALL & WIDE	24" Box
LONG LEAFED YELLOWWOOD			
LEUCOPHYLLUM buxifolium 'Compacta'	Low	3'-4' TALL & WIDE	5 Gallon
Compact Texas Sage			
HEPERALOE parviflora	V. Low	3'-4' TALL & WIDE	1 Gallon
RED YUCCA			
ALOE stolon	V. Low	2'-3' TALL, 1'-2' WIDE	1 Gallon
CORAL ALOE			
PHORMIARIA tenax 'Autographum'	Low	7'-8' TALL & WIDE	5 Gallon
BRONZE NEW ZEALAND FLAX			
GAZANIA rigens	Low	0.5'-1' TALL & WIDE	1 Gallon
TREASURE FLOWER			
LANTANA montevidensis	Low	1'-2' TALL, 3'-5' WIDE	1 Gallon
TRAILING LANTANA			



14

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14