



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: SEPTEMBER 21, 2021

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 5
DEPARTMENT

SUBJECT: AN APPEAL, ON BEHALF OF RIVERSIDE EXPRESS, LLC, OF A DENIAL OF PLANNING CASE P20-0476 CONDITIONAL USE PERMIT AND P20-0477 DESIGN REVIEW – BY THE CITY PLANNING COMMISSION FOR THE CONSTRUCTION OF AN AUTOMATED VEHICLE WASH FACILITY– LOCATED AT 3729 AND 3745 VAN BUREN BOULEVARD, SITUATED ON THE EAST SIDE OF VAN BUREN BOULEVARD BETWEEN MAGNOLIA AVENUE AND ANDREW STREET

ISSUE:

Consider an appeal, on behalf of Riverside Express, LLC, of the denial of Planning Case P20-0476 Conditional Use Permit and P20-0477 Design Review by the City Planning Commission to permit the construction of an automated vehicle wash facility on a 1.15-acre parcel, located at 3729 and 3745 Van Buren Boulevard, situated on the east side of Van Buren Boulevard between Magnolia Avenue and Andrew Street – continued from July 20, 2021.

RECOMMENDATIONS:

That the City Council:

1. Determine that the proposed 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.

BACKGROUND:

On July 20, 2021, the City Council considered an appeal of the denial by the City Planning Commission for Planning Cases P20-0476 Conditional Use Permit and P20-0477 Design Review to permit the construction of an automated vehicle wash facility (Attachments 1 and 2).

By a vote of 7 ayes and 0 noes, the City Council continued the project for 60 days to allow the applicant additional time to conduct community outreach.

DISCUSSION:

To address the City Council concern that additional community outreach should be completed, the applicant coordinated with Councilmember Plascencia to conduct door-to-door outreach and a community meeting regarding this project. Following is a summary of the public outreach:

- *Door-to-Door Outreach:* The applicant conducted door-to-door outreach and contacted approximately 12 residences and 20 businesses near the project site to share information about the proposed project and distribute flyers for the community meeting held on August 11, 2021 (Attachment 3). The project generally was supported with residents expressing they were eager for the project site to be developed after being vacant for a number of years.
- *Community Meeting:* The applicant conducted a community meeting on August 11, 2021 at 3729 Van Buren Boulevard from 5:00 pm – 7:00 pm. The applicant presented the project plans and provided copies of the presentation to the participants of the meeting. The meeting was attended by Councilmember Plascencia and fifteen residents. The applicant indicated the attendees were in support of the project and agreed that it will benefit the neighborhood (Attachment 4).

Based on the public outreach conducted by the applicant, the community is in support of the project and had no suggestions for changes to the proposed automated vehicle wash facility.

STRATEGIC PLAN ALIGNMENT:

This item contributes to the Envision Riverside 2025 City Council Strategic Priority 3 – Economic Opportunity (Goal 3.3 – Cultivate a business climate that welcomes innovation, entrepreneurship and investment).

This item aligns with the following Cross-Cutting Threads:

1. **Community Trust** – The proposed project aligns with the Community Trust Cross-Cutting Thread as the applicant conducted community outreach and held a community meeting. The project was also reviewed at public meetings held by the City Planning Commission and City Council and allowed for public comment.
2. **Equity** – The proposed project will provide a service available to all residents.
3. **Fiscal Responsibility** – The proposed project aligns with the Fiscal Responsibility Cross-Cutting Thread as all project costs are borne by the applicant and will increase Business Tax revenue when the vehicle wash facility is open for business.
4. **Innovation** – The proposed project aligns with the Innovation Cross-Cutting Thread as it responds to the need for a well-designed vehicle wash facility in the area, sensitive to impacts to Van Buren Boulevard and the surrounding single-family residences.
5. **Sustainability & Resiliency** – The proposed project will be required to follow all requirements related to water collection, recycling and conservation.

FISCAL IMPACT:

There is no fiscal impact related to this action.

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: Phaedra Norton, City Attorney

Attachments:

1. City Council Memorandum – July 20, 2021
2. City Council Minutes – July 20, 2021
3. Community Meeting Flyer
4. Community Meeting Sign-In Sheet
5. City Planning Commission Report – May 13, 2021
6. City Planning Commission Minutes – May 13, 2021
7. Applicant Appeal Request – May 21, 2021
8. Presentation