

ARLINGTON MIXED USE DEVELOPMENT DP-2022-00047(COA), -00048 (EIR)

Community & Economic Development Department

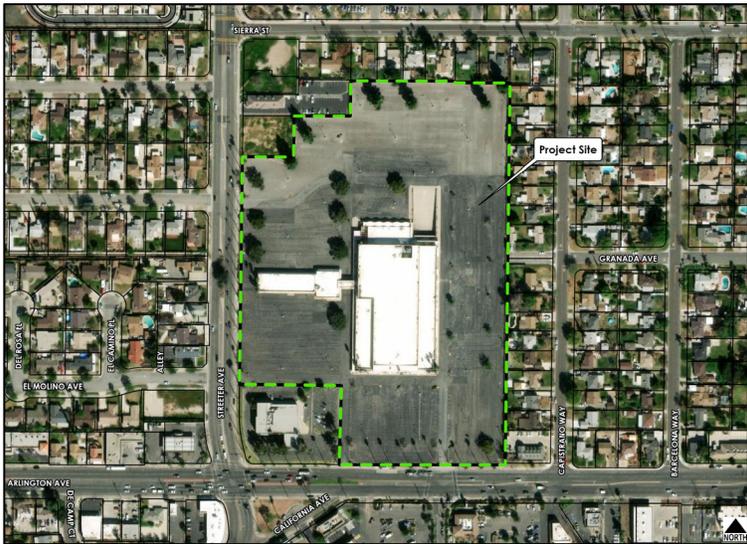
Cultural Heritage Board

Agenda Item: 5

April 17, 2024

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AERIAL PHOTO/LOCATION



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EXISTING SITE PHOTOS



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FORMER SEARS BUILDING



Rendering from Press Enterprise May 3, 1964



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PROPOSED MIXED USE DEVELOPMENT



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PROPOSED MIXED USE DEVELOPMENT

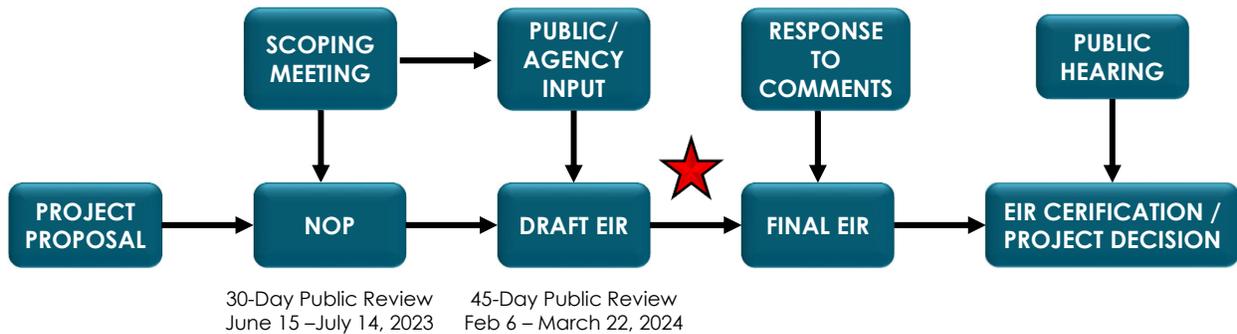


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REVISED IMAGE

CEQA PROCESS



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DRAFT EIR RESULTS

Cultural Resources: The proposed project will result in project-specific and cumulative significant and unavoidable impacts to a potential historic resource because it involves demolition of a potential historic resource.

- A Statement of Overriding Considerations will be prepared.
- Staff concurs with the methodology and findings of the Draft EIR.
- Draft Mitigation Measures and Project Design Features



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NEXT STEPS

1. Response to comments and prepare Final Environmental Impact Report (EIR)
 - All comments will be appropriately addressed in the Final EIR
2. Certification of the Final EIR
 - The Final EIR will be considered for certification by the City Council
3. Consideration of Project approvals



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STRATEGIC PLAN ALIGNMENT

Strategic Priority No. 5 – High Performing Government

Goal 5.3 – Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &
Resiliency



Equity



Innovation



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RECOMMENDATION

Staff recommends that the Cultural Heritage Board:

1. **DETERMINE** whether the proposed request meets the Principles and Standards of Site Development and Design findings, provided in Section 20.25.050.A of the Riverside Municipal Code.



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RECOMMENDATION (CONT'D)

If the Cultural Heritage Board determines the request meets the required Principles and Standards of Site Development and Design:

1. **RECOMMEND** that the City Council find:
 - a. The draft project Environmental Impact Report (DP-2022-00048) has been completed in compliance with the California Environmental Quality Act (CEQA);
 - b. The project will have a significant effect on the environment; but
 - c. There are no feasible alternatives to the project or mitigation measures that will avoid or substantially lessen the significant environmental effects as identified in the Draft EIR for project-specific significant and unavoidable impacts to a potential historic resource because it involves demolition of a potential historic resource; and
2. **PROVIDE A RECOMMENDATION TO APPROVE OR DENY** Planning Case DP-2023-00047 (Certificate of Appropriateness), based on the facts for findings outlined and summarized in the staff report, and subject to the recommended conditions and mitigation measures.

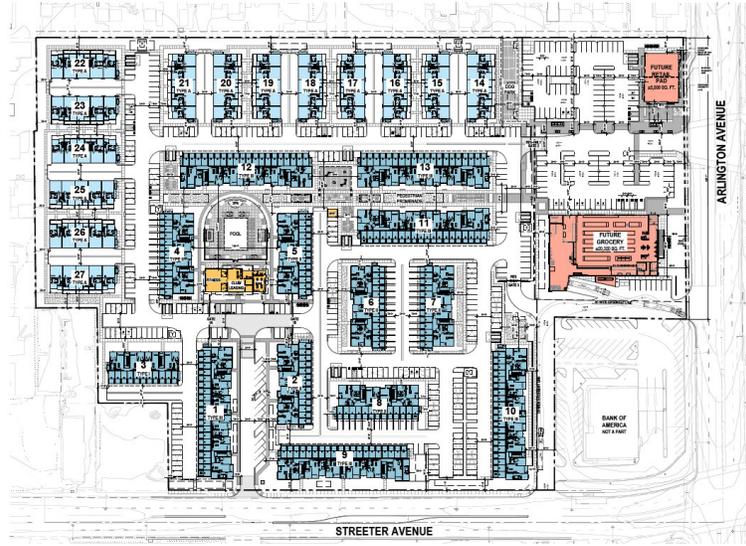


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PROPOSED SITE PLAN (FOR REFERENCE)



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PROPOSED LANDSCAPE SITE PLAN (FOR REFERENCE)



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PROPOSED LANDSCAPE SITE PLAN (FOR REFERENCE)



STREETER ENTRANCE



POOL & CLUBHOUSE



MULTI-FAMILY OPEN SPACE



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PROPOSED LANDSCAPE SITE PLAN (FOR REFERENCE)



COMMERCIAL & PUBLIC SPACE

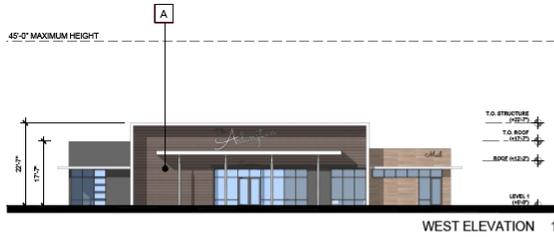


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PROPOSED LEASING OFFICE ELEVATIONS (FOR REFERENCE)



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SAMPLE RESIDENTIAL ELEVATIONS (FOR REFERENCE)

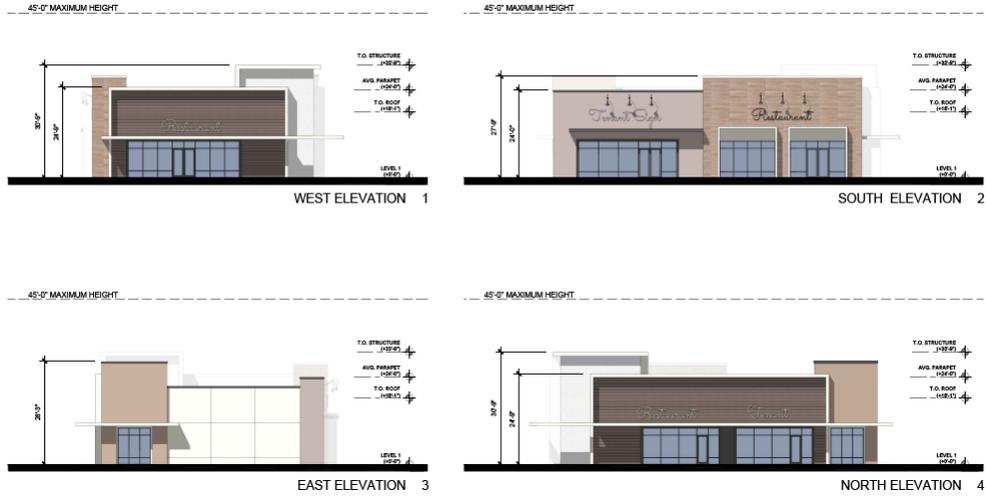


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PROPOSED COMMERCIAL ELEVATIONS (FOR REFERENCE)



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PROPOSED ALDI ELEVATIONS (FOR REFERENCE)



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SCOPE OF DRAFT EIR ANALYSIS

(FOR REFERENCE)

Analysis addressed in the EIR includes:

- Aesthetics
 - Air Quality
 - **Cultural Resources***
 - Energy
 - Greenhouse Gas Emissions*
 - Hazards & Hazardous Materials*
 - Land Use & Planning*
 - Noise
 - Population/Housing
 - Public Services
 - Recreation
 - Transportation*
 - Tribal Cultural Resources
 - Utilities/Service Systems
- * Significant and Unavoidable Impacts



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