

ARLINGTON PLAZA SHOPPING CENTER

PR-2022-001269 (Conditional Use Permit, Conditional Use Permit, Conditional Use Permit and Design Review)

Community & Economic Development Department

Planning Commission
Agenda Item: 3
March 16, 2023



LOCATION MAP



EXISTING SITE PHOTOS

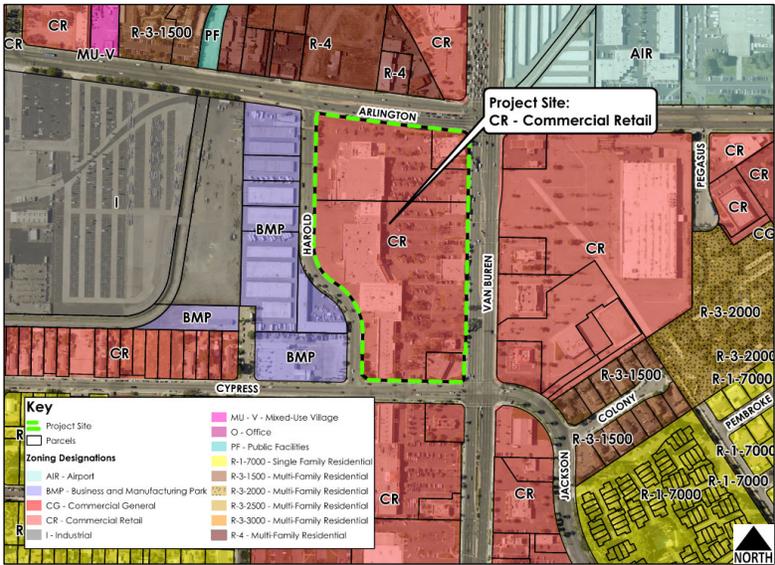


3

RiversideCA.gov

3

ZONING MAP

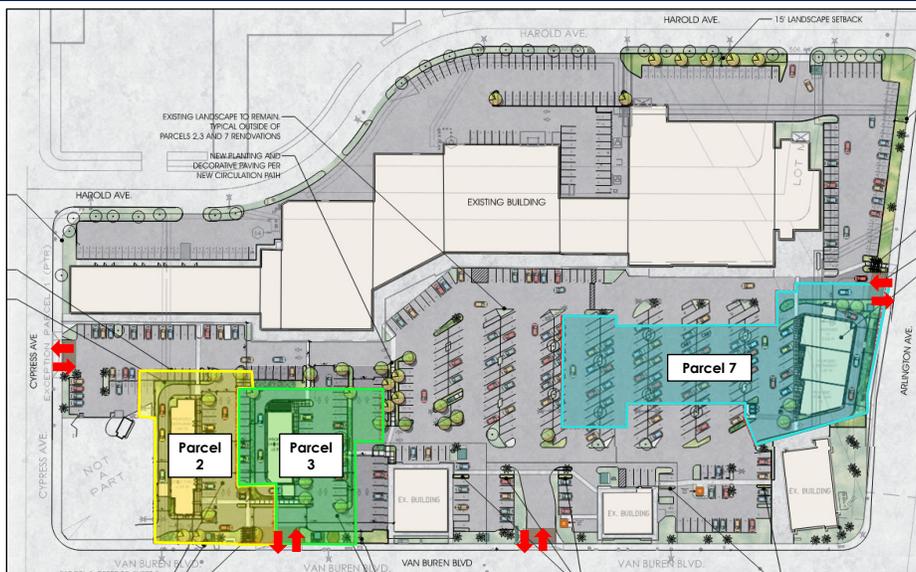


4

RiversideCA.gov

4

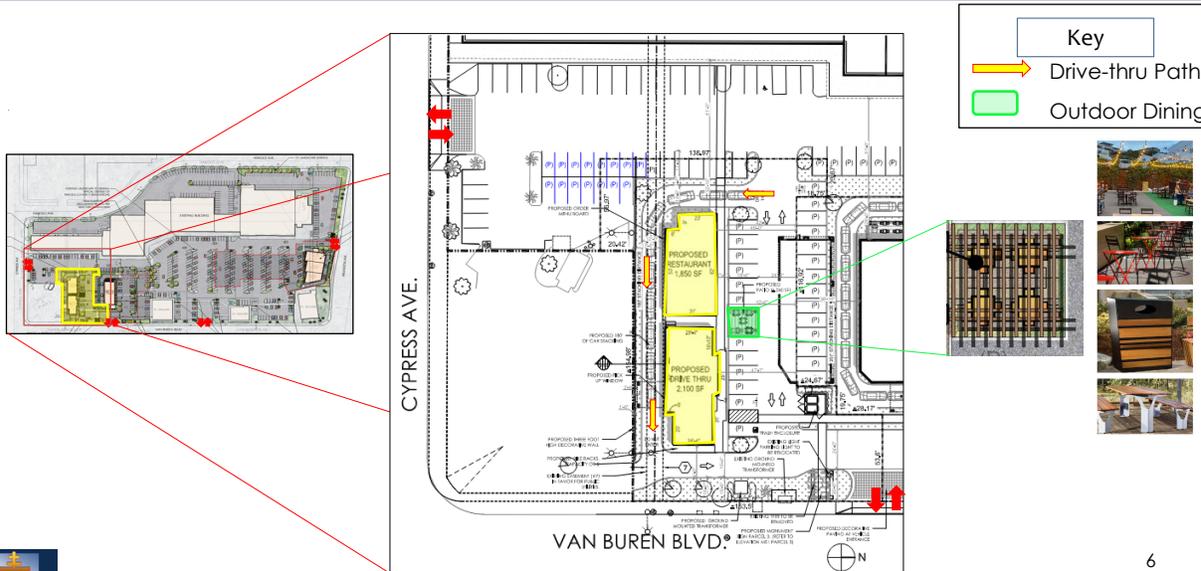
SHOPPING CENTER OVERALL SITE PLAN



RiversideCA.gov

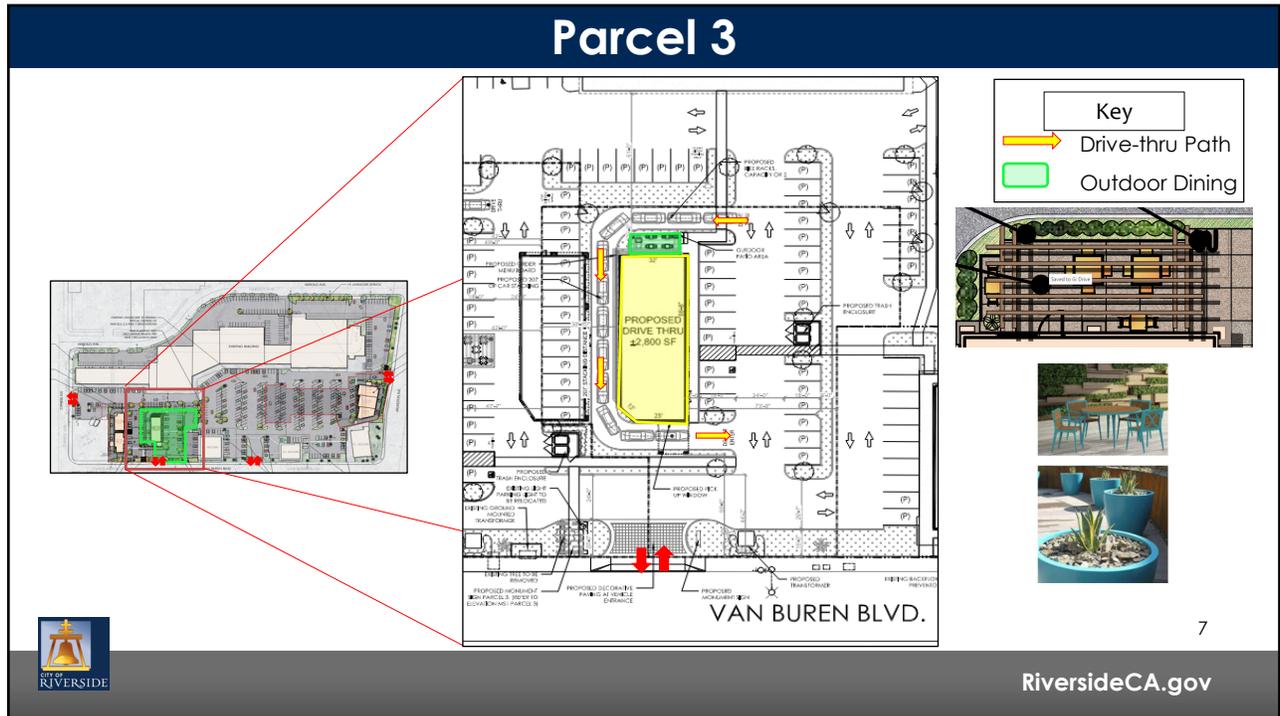
5

Parcel 2

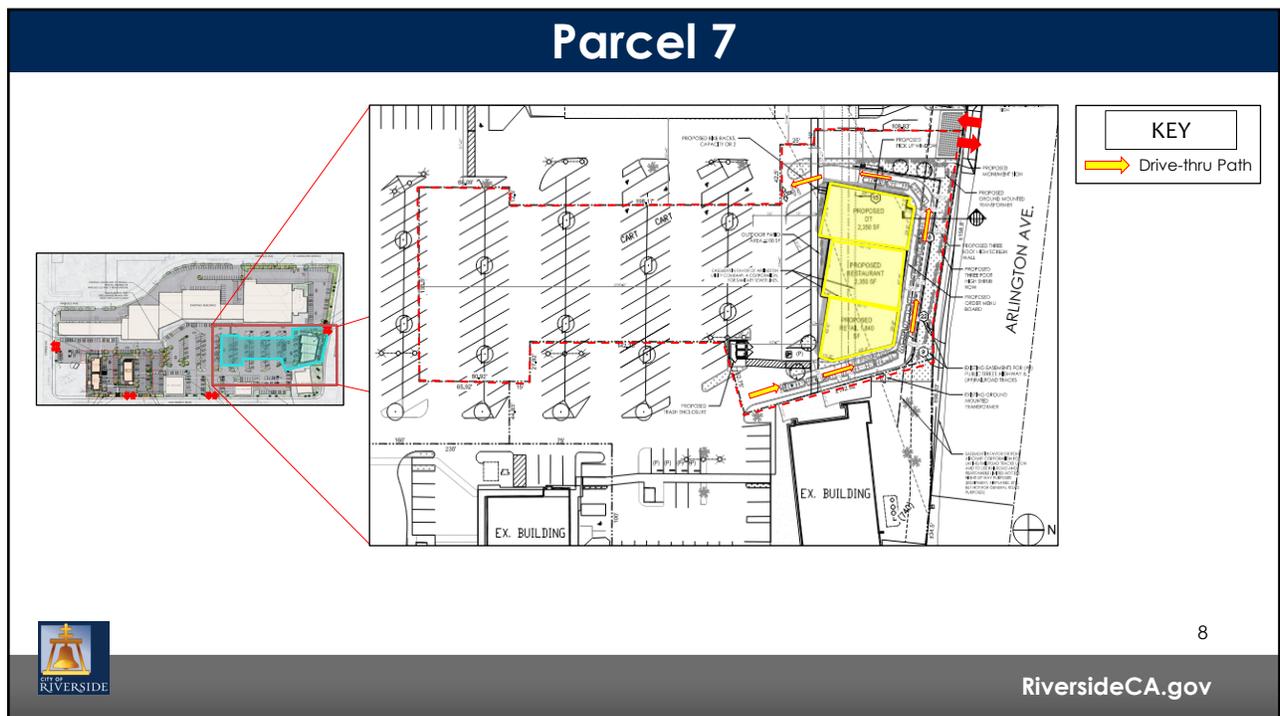


RiversideCA.gov

6



7



8

BUILDING ELEVATIONS



Parcel 2 – North Elevation



Parcel 3 – North Elevation



Parcel 3 Outdoor Patio



9

RiversideCA.gov

9

BUILDING ELEVATIONS



Parcel 7 – South Elevation



Parcel 7 – West Elevation



Kiosk



10

RiversideCA.gov

10

CONCEPTUAL LANDSCAPE PLAN

Arbutus 'Molina'
Marina Strawberry Tree

Logostroemia indica 'Dynamite'
Dynamite Crape Myrtle

Lophostemon confertus
Brisbane Box

Baccharis 'Contorta'
Contorted Baccharis

Bougainvillea spp.
Bougainvillea

Dianella involuta 'Little Rev'
Little Rev Flax-Flower

Reseskeia parviflora
Red Yucca

Carex elata 'Kuroi'
Kuroi Golden Sedge

Carex 'Ice Dancer'
Japanese Sedge

Miscanthus transmorrisonii
Evergreen Miscanthus

Muhlenbergia capillaris
Pink Muhly

RiversideCA.gov

11

STRATEGIC PLAN ALIGNMENT

Strategic Priority No. 3 – Economic Opportunity

Goal 3.3 – Cultivate a business climate that welcomes innovation, entrepreneurship and investment; and

Goal 3.4 - Collaborate with key partners to implement policies and programs that promote local business growth and ensure equitable opportunities for all

Cross-Cutting Threads

RiversideCA.gov

12

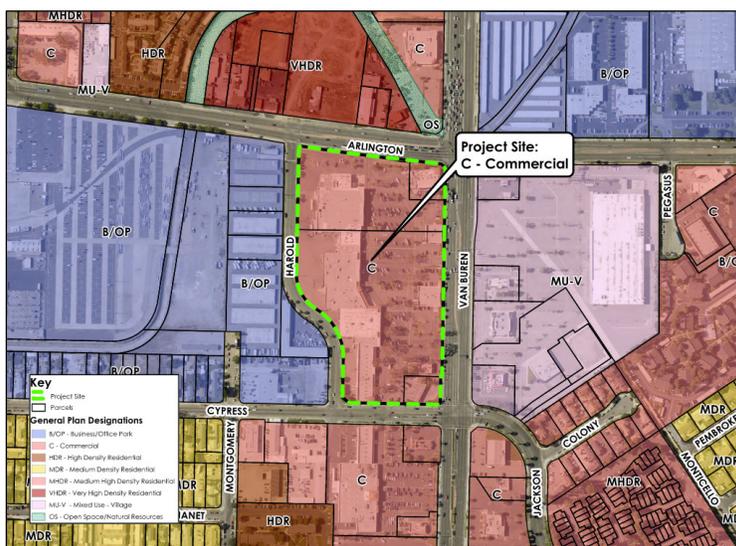
RECOMMENDATIONS

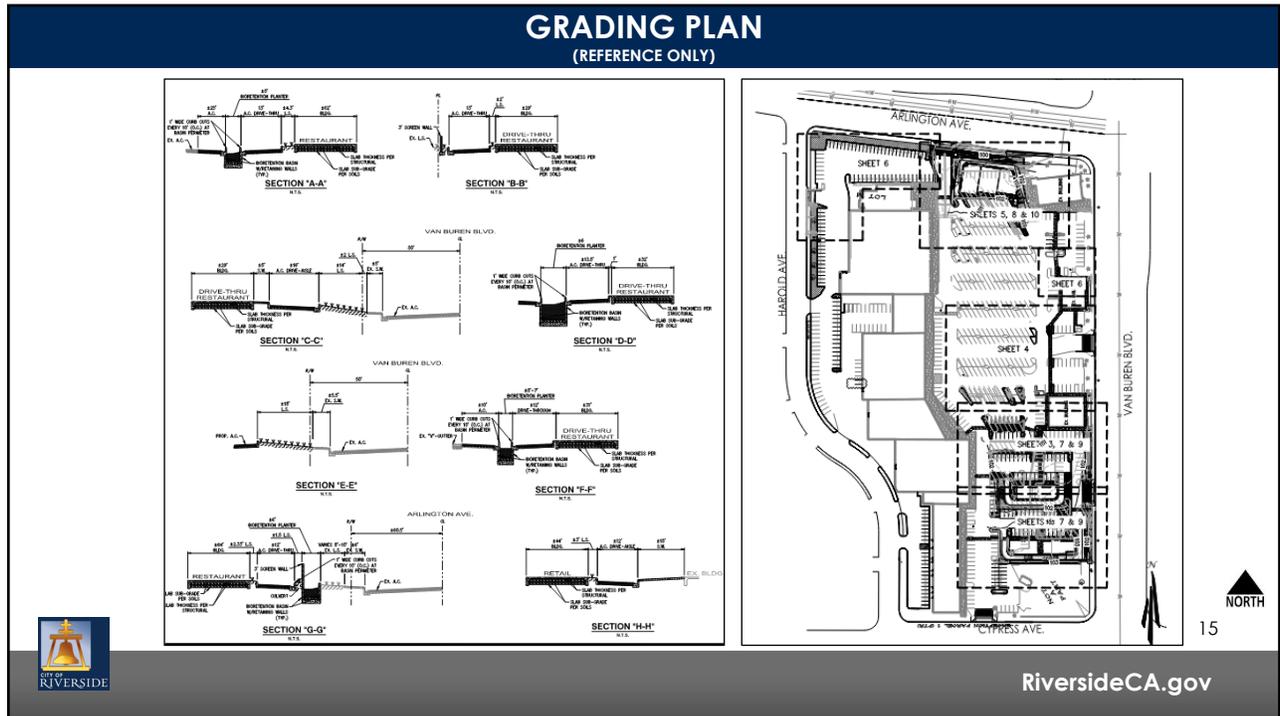
Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense Exemption) of the CEQA Guidelines, as it can be seen with certainty that the project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2022-001296 (Conditional Use Permit, Conditional Use Permit, Conditional Use Permit and Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

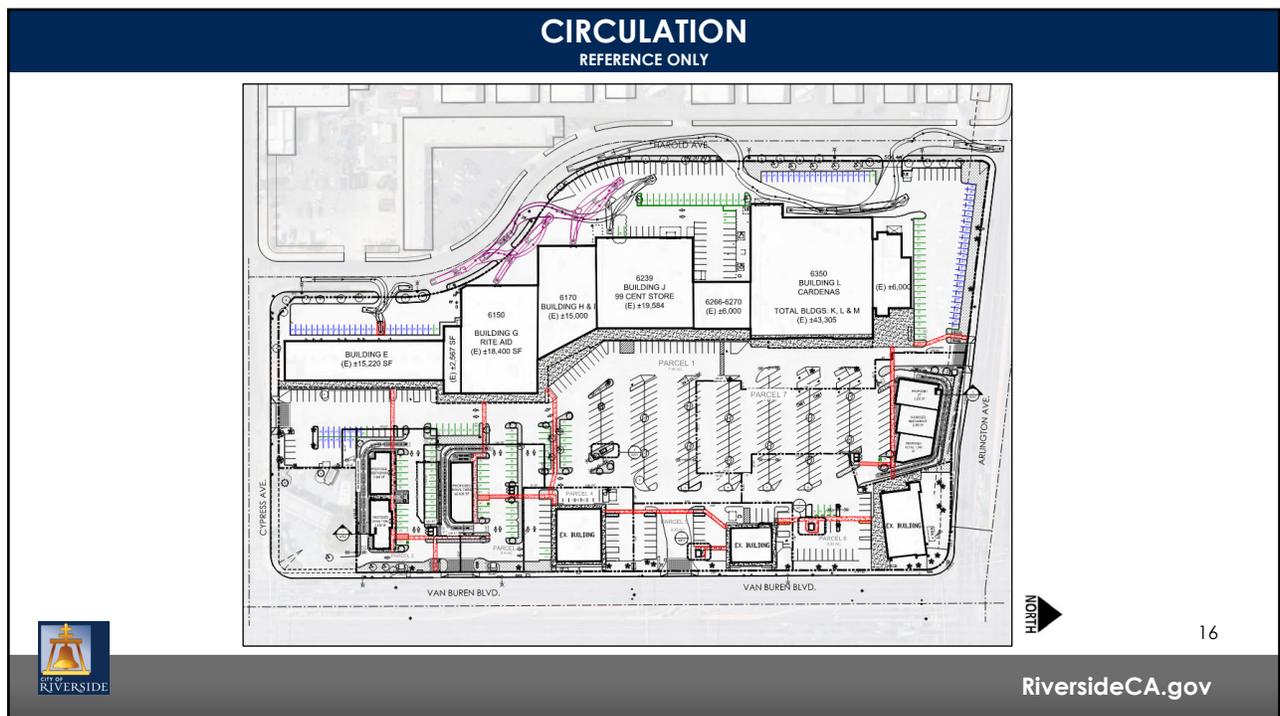


GENERAL PLAN MAP (Reference Only)





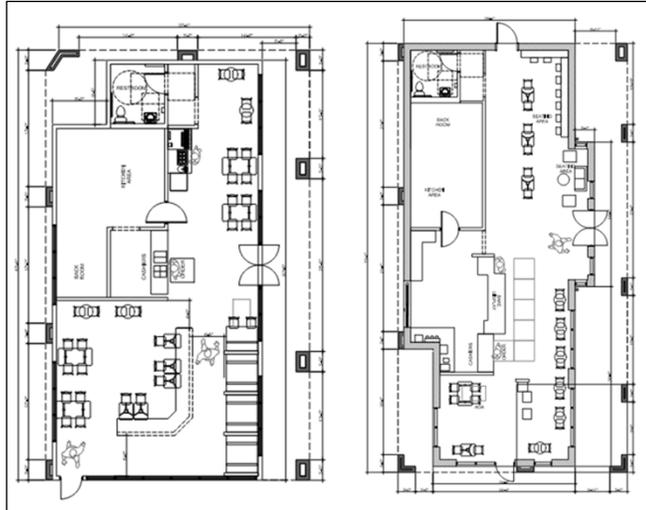
15



16

FLOOR PLANS – PARCEL 2

REFERENCE ONLY



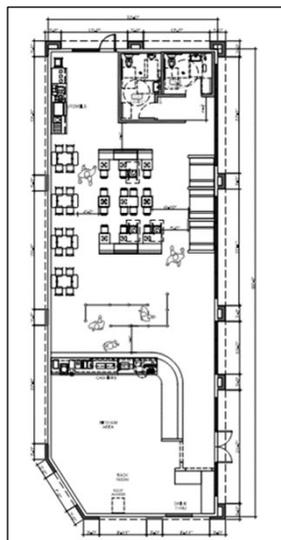
17

RiversideCA.gov

17

FLOOR PLANS – PARCEL 3

REFERENCE ONLY

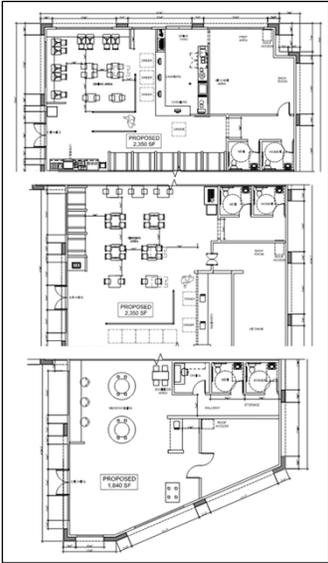


18

RiversideCA.gov

18

FLOOR PLANS – PARCEL 7
REFERENCE ONLY



The image displays three architectural floor plans for Parcel 7, arranged vertically. Each plan shows a detailed layout of rooms, corridors, and structural elements. The top plan is labeled 'PROPOSED 2,300 SF', the middle plan is labeled 'PROPOSED 2,250 SF', and the bottom plan is labeled 'PROPOSED 1,840 SF'. The plans include various rooms such as offices, meeting areas, and service spaces, with furniture and equipment indicated by symbols and lines.

 19

RiversideCA.gov