

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: 5

May 11, 2023



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LOCATION MAP



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EXISTING SITE PHOTOS

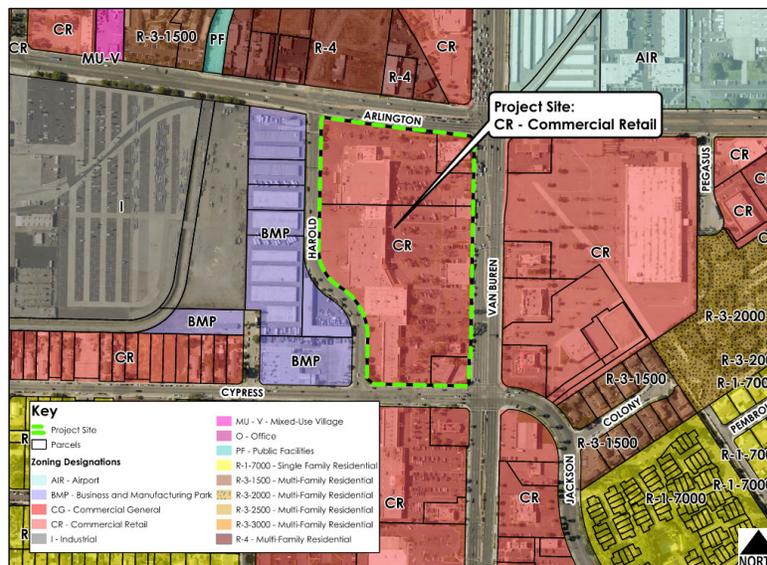


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ZONING MAP



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Parcel 2

Key
→ Drive-thru Path
Outdoor Dining

CYPRESS AVE.
VAN BUREN BLVD.

PROPOSED RESTAURANT 1,850 SF
PROPOSED DRIVE THRU 2,100 SF

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Parcel 3

Key
→ Drive-thru Path
Outdoor Dining

VAN BUREN BLVD.

PROPOSED DRIVE THRU 22,800 SF

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Parcel 7

KEY
➔ Drive-thru Path

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BUILDING ELEVATIONS

Parcel 2 - North Elevation

Parcel 3 - North Elevation

Parcel 3 Outdoor Patio

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BUILDING ELEVATIONS



Parcel 7 - South Elevation



Parcel 7 - West Elevation



Kiosk

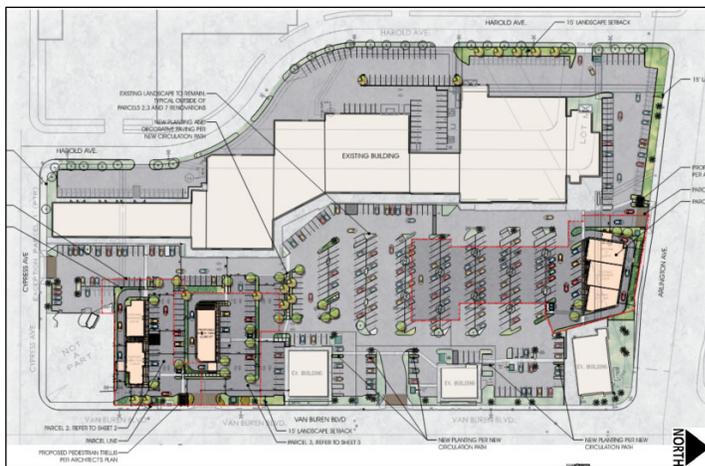
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CONCEPTUAL LANDSCAPE PLAN



Arbutus Menziesii
Menzies Strawberry Tree



Lagerstroemia indica 'Dynamilis'
Dynamilis Crape Myrtle



Lophostemon confertus
Brisbane Box



Baccharis 'Centralia'
Centralia Baccharis



Bougainvillea spp.
Bougainvillea



Dianella involuta 'Life Rev'
Life Rev Flax Lily



Hesperaloe parviflora
Red Yucca



Carex elata 'Rusco'
Rusco Golden Sedge



Carex 'Ice Dance'
Japanese Sedge



Miscanthus transpiration
Evergreen Miscanthus



Muhlenbergia capillaris
Pink Muhly

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STRATEGIC PLAN ALIGNMENT

The diagram illustrates the alignment of various strategic elements. At the top, 'CROSS CUTTING THREADS' includes Fiscal Responsibility, Equity, Innovation, and Sustainability and Resiliency. These threads converge on a central goal: 'ENVISION RIVERSIDE 2025'. Below this, 'METRICS ACTIONS GOALS' are shown. At the bottom, 'STRATEGIC PRIORITIES' include Arts, Culture and Recreation; Community Well-Being; Economic Opportunity; Environmental Stewardship; High Performing Government; and Infrastructure, Mobility and Connectivity.

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

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RECOMMENDATIONS

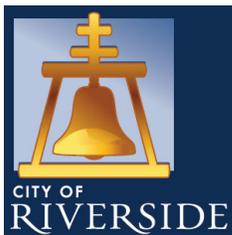
Staff recommends that the Planning Commission:

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.

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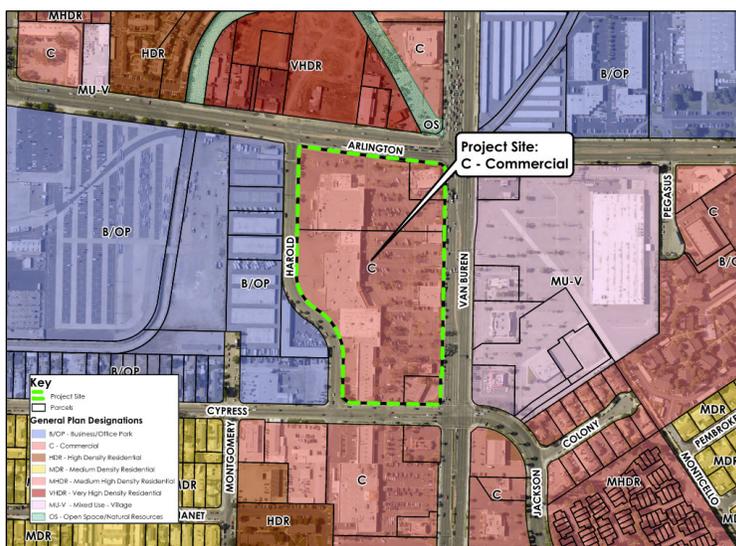


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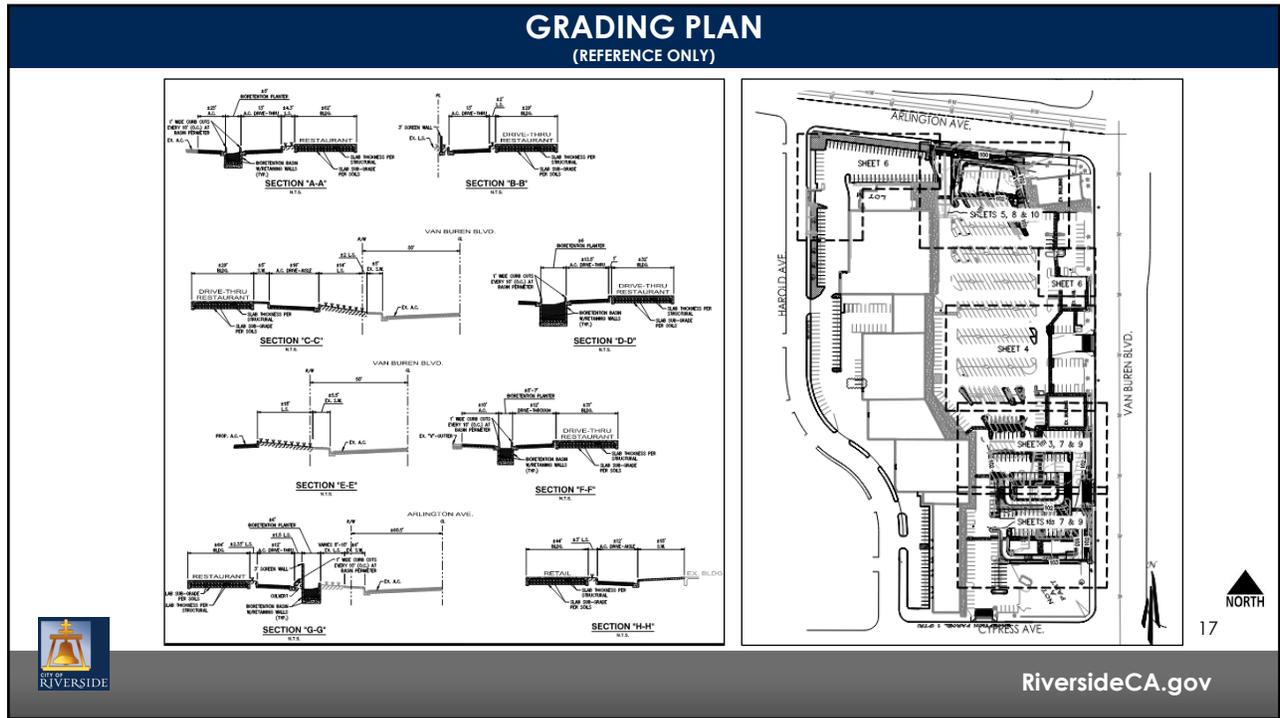
GENERAL PLAN MAP (Reference Only)



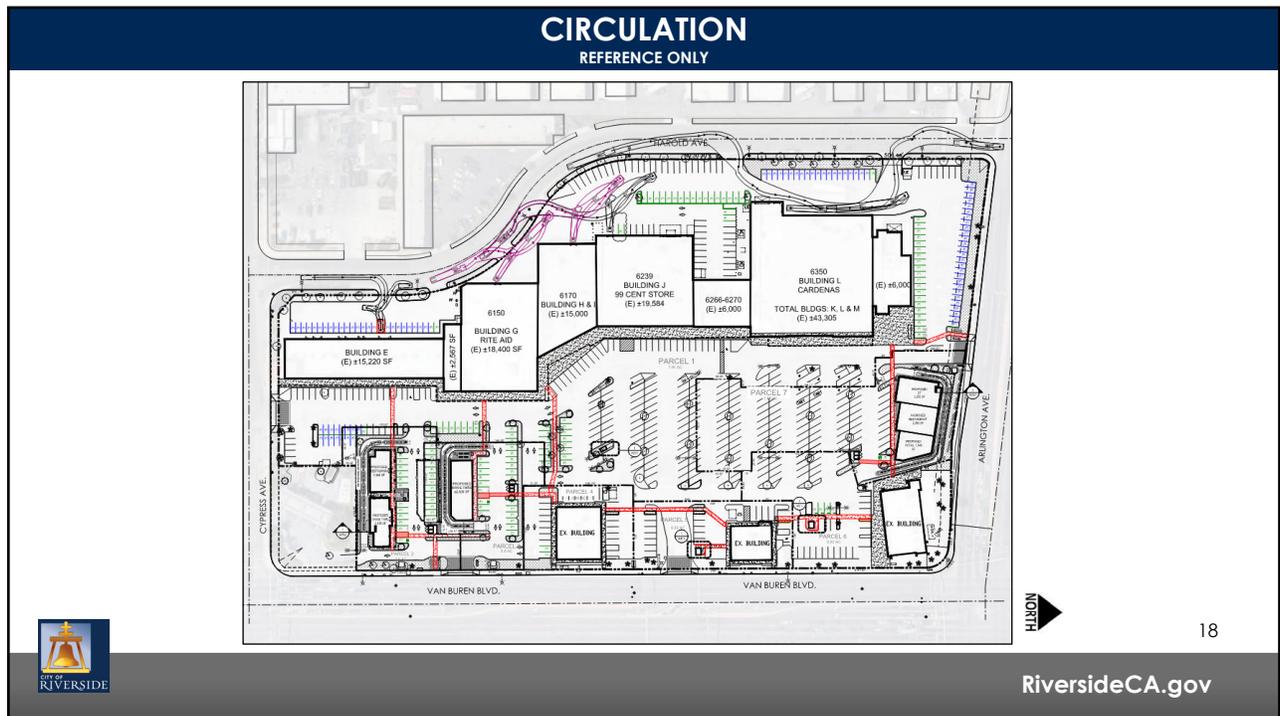
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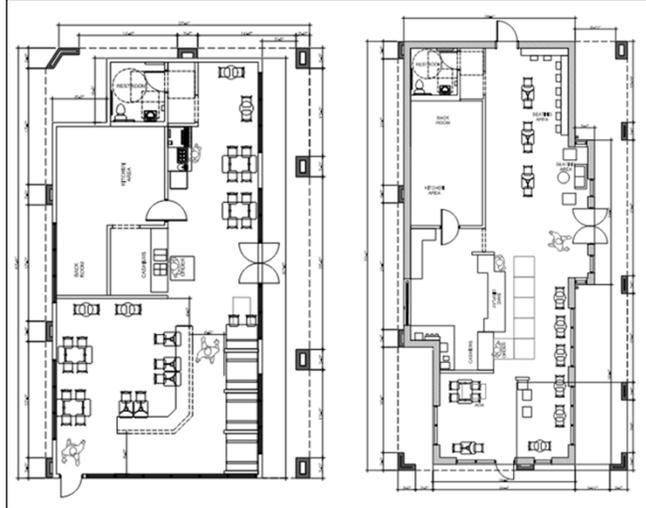
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FLOOR PLANS – PARCEL 2

REFERENCE ONLY



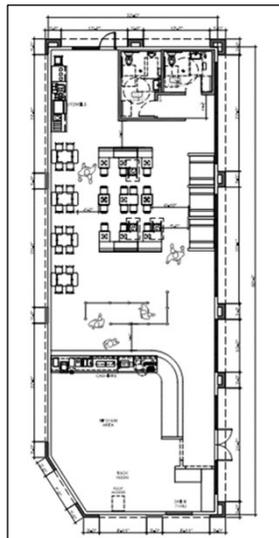
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FLOOR PLANS – PARCEL 3

REFERENCE ONLY

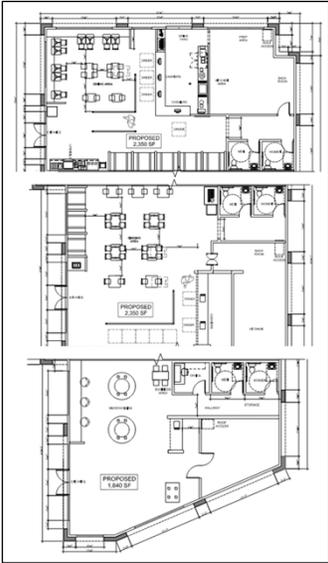


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FLOOR PLANS – PARCEL 7
REFERENCE ONLY



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.

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