

Table LU-7
Consistency^{1,2} Criteria and Project Evaluation

THE PROJECT...		GENERAL PLAN REFERENCES	
1.	Adheres to and aligns with Smart Growth Principles. The proposal complies with this finding. The proposed project is an infill development that will provide commercial services, retail and dining opportunities within close proximity to existing residential development, consistent with Smart Growth Principles for walkable, compact urban development with a mix of uses.	Objectives	LU-8
		Policies	N/A
2.	Creates a landmark or gateway to the City that improves the character and identity of Riverside. The proposal complies with this finding. The proposed project will improve a vacant lot with well-designed commercial development along Arlington Avenue near a significant gateway to the City from points west, improving the character and identity of the City for visitors and residents.	Objectives	LU-21
		Policies	LU-21.1 LU-48.3
3.	Accommodates flexible design that results in superior development that goes beyond the required development standards. This finding is not applicable. The proposed project is not a single-family residential development, to which Objective LU-89 applies.	Objectives	LU-89
		Policies	LU-89.1
4.	Contributes to a high-quality, livable neighborhood that includes maintained housing, public services, and open space. This finding is not applicable. The proposed project is not a housing development, to which Objective H-1 applies.	Objectives	H-1
		Policies	N/A
5.	Includes uses that will serve with surrounding neighborhoods while minimizing impacts. The proposal complies with this finding. The proposed project will provide additional services and conveniences to the surrounding neighborhoods, while minimizing impacts through project design features, enhanced architecture and landscaping and through the implementation of Mitigation Measures set forth in the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) prepared for the project.	Objectives	LU-9
		Policies	N/A
6.	Uses land effectively by including compact building design, infill development, and increased density. The proposal complies with this finding. The proposed project involves the development of a vacant, underutilized lot with high-quality infill development that will serve the surrounding neighborhood.	Objectives	N/A
		Policies	LU-8.1 LU-8.2

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7.	Provides for diverse housing types and affordability levels.	Objectives	H-2
	This finding is not applicable. The proposed project is not a housing development, to which Objective H-2 applies.	Policies	N/A
8.	Complements and serves existing residential areas.	Objectives	N/A
	The proposal complies with this finding. The proposed project will provide additional commercial services, dining and shopping opportunities to the existing neighborhood.	Policies	LU-9.7
9.	Includes a mix of land uses on underutilized urban parcels.	Objectives	N/A
	The proposal complies with this finding. The proposed project features a mix of commercial service, restaurant, retail and office uses on a currently vacant parcel.	Policies	LU-48.3 LU-48.6 LU-67.4 LU-78.5
10.	Includes pedestrian-oriented retail, restaurant, entertainment and service uses to create activity nodes.	Objectives	N/A
	The proposal complies with this finding. The proposed project includes retail, restaurant and service uses adjacent to existing commercial uses connected through pedestrian sidewalks and walkways on and off the project site.	Policies	LU-58.1 LU-75.3
11.	Enhances and highlights historic sites along the “L” Corridor, including landmark buildings/landscapes, cultural resources, and historic districts.	Objectives	N/A
	This finding is not applicable. The proposed project is not located along the “L” corridor.	Policies	LU-12.3
12.	Creates a commercial center with pedestrian and parking that includes unique building and landscape design across all parcels.	Objectives	N/A
	The proposal complies with this finding. The proposed project features clearly defined internal pedestrian circulation, consistent architectural treatment of all buildings and a unified landscape design.	Policies	LU-9.5
13.	Provides bicycle and pedestrian usage along major parkways.	Objectives	N/A
	The proposal complies with this finding. The proposed project will provide on-site bicycle parking facilities for both short- and long-term bicycle parking and will be accessible to the existing and planned pedestrian and bicycle circulation network along Arlington Avenue.	Policies	LU-11.3

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14.	Supports alternating land uses along major arterials that support “nodes” of commercial development at key locations. The proposal complies with this finding. The proposed project complements existing commercial uses and activities concentrated around the intersection of Arlington Avenue and Tyler Street one block to the east, and fills a gap between existing commercial uses between Chadbourne and Jones Avenues.	Objectives	N/A
		Policies	LU-9.6
15.	Aligns with all applicable Corridor, Parkway, Neighborhood Plan, and Specific Plan objectives/policies. The proposal complies with this finding. The proposed project is no located within a Corridor, Neighborhood or Specific Plan area. The proposed project is consistent with General Plan objectives, goals and policies for Arlington Avenue, which is a designated Parkway in the Circulation and Community Mobility Element.	Objectives	LU-30
		Policies	LU-30.3 LU-30.6
16.	Promotes and supports public multi-modal transportation that connects activity centers in the region. The proposal complies with this finding. The proposed project will integrate with existing pedestrian and bicycle circulation networks and will provide both short- and long-term bicycle parking for employees and patrons. The proposed project site is accessible to the Arlington + Jones stop of Route 15 of the Riverside Transit Agency’s public transportation network.	Objectives	CCM-9 CCM-11
		Policies	CCM-9.1 CCM-9.5 CCM-9.6 CCM-9.7 CCM-9.8 CCM-9.9
17.	Implements regional and inter-jurisdictional transportation plans. The proposal complies with this finding. The proposed project involves dedication of right-of-way along Arlington Avenue and payment of cash in lieu of constructing Arlington Avenue to its fully improved width. The proposed project will also be subject to payment of a Transportation Uniform Mitigation Fee (TUMF) to the Western Riverside Council of Governments to fund improvements to the regional transportation system in accordance with adopted policies.	Objectives	CCM-5
		Policies	CCM-5.1 CCM-5.2 CCM-5.5
18.	Facilitates the movement of goods while protecting existing residential neighborhoods from operations and rail service. The proposal complies with this finding. Operation of the proposed project including deliveries via truck will comply with the City’s designated truck routes policy as applicable.	Objectives	CCM-12
		Policies	CCM-12.1 CCM-12.2 CCM-12.3 CCM-12.4 CCM-12.5

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19.	<p>Reduces vehicle miles traveled and daily peak hour vehicular trips.</p> <p>The proposal complies with this finding. The proposed project will introduce new commercial services and retail uses to an established neighborhood, reducing the distance residents need to drive for goods and services, and creating new opportunities for non-vehicle trips.</p>	Objectives	N/A
		Policies	CCM-6.1
20.	<p>Incorporates bicycle racks and facilities and trails for both cyclists and pedestrians.</p> <p>The proposal complies with this finding. The proposed project will provide both short- and long-term bicycle parking facilities and will be integrated with the existing and proposed pedestrian and bicycle networks in the area.</p>	Objectives	N/A
		Policies	LU-4.5 CCM-10.1 CCM-10.2
21.	<p>Provides parking on-site while seeking opportunities for shared parking.</p> <p>The proposal complies with this finding. The proposed project is designed to provide adequate on-site parking while making use of Zoning Code provisions encouraging share parking for mixed-use commercial complexes.</p>	Objectives	N/A
		Policies	CCM-13.1 CCM-13.4
22.	<p>Preserves and protects prominent ridgelines or hillsides.</p> <p>This finding is not applicable. The proposed project is not located on a hillside or in proximity to prominent ridgelines.</p>	Objectives	LU-3 LU-4
		Policies	LU-3.1 LU-3.2
23.	<p>Preserves and protects the natural integrity of Riverside's arroyos.</p> <p>This finding is not applicable. The proposed project is not located within the vicinity of any of the City's mapped arroyos.</p>	Objectives	LU-5
		Policies	LU-5.1 LU-5.2 LU-5.3 LU-5.4 LU-5.5
24.	<p>Preserves and protect existing agricultural lands, particularly within the greenbelt area.</p> <p>This finding is not applicable. The proposed project is not located on agricultural land or within the Greenbelt area.</p>	Objectives	LU-6
		Policies	LU-6.1 LU-6.2 LU-6.3 LU-6.4

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25.	Preserves and protects native wildlife, plant habitats and endangered species. The proposal complies with this finding. The proposed project is not located in an area that has been identified to contain significant concentrations of native wildlife, plants, habitats or endangered species. Compliance with Mitigation Measures identified in the MND and MMRP will ensure the project does not adversely impact migratory bird species due to tree removal.	Objectives	LU-7
		Policies	LU-7.1 LU-7.2 LU-7.3
26.	Contributes to economic development and sustainability. The proposal complies with this finding. The proposed project will create space for new commercial uses and contribute to the City’s sales tax base while aligning with Smart Growth Principles to promote infill development of mixed uses on an underutilized urban site.	Objectives	H-2
		Policies	N/A
27.	Increases the City’s industrial land base in a logical and physically compatible location. This finding is not applicable. The proposed project is not an industrial development and does not involve industrial uses or Zoning designations.	Objectives	LU-24 LU-25
		Policies	LU-24.1 LU-24.2 LU-24.3 LU-24.4
28.	Supports the long term viability of airport facilities by increasing business, retail, and corporate usage. The proposal complies with this finding. The proposed project will increase business activities in the City, provided opportunities for the increased business, retail and corporate usage of airport facilities.	Objectives	LU-23
		Policies	LU-23.1
29.	Supports and is consistent with the Airport Land Use Compatibility plan for the long term viability of airport facilities. The proposal complies with this finding. The proposed project is consistent with the land use compatibility criteria for Zone E of the Riverside Municipal Airport Land Use Compatibility Plan.	Objectives	LU-22
		Policies	LU-22.3 LU-22.5
¹ Airport Land Use Compatibility Plan (ALUCP) – If proposed development is within an ALUCP Compatibility zone, additional analysis is required to determine whether the proposal complies with ALUCP criteria. If the site is within an Airport Influence Area, some of the uses permitted or conditionally permitted in the City Zone(s) listed here may not be permissible or maybe subject to additional restrictions on density or intensity. See Chapter 19.149 of the Riverside Municipal Code and the applicable ALUCP for additional information.			
² Industrial uses in a Residential zone are not consistent. Residential uses in the Industrial Zone are not consistent.			