

ARCO MISSION GROVE

PR-2023-001629 (CONDITIONAL USE PERMIT, DESIGN REVIEW)

Community & Economic Development Department

Planning Commission

Agenda Item: 5

September 12, 2024

RiversideCA.gov

LOCATION MAP



2

RiversideCA.gov

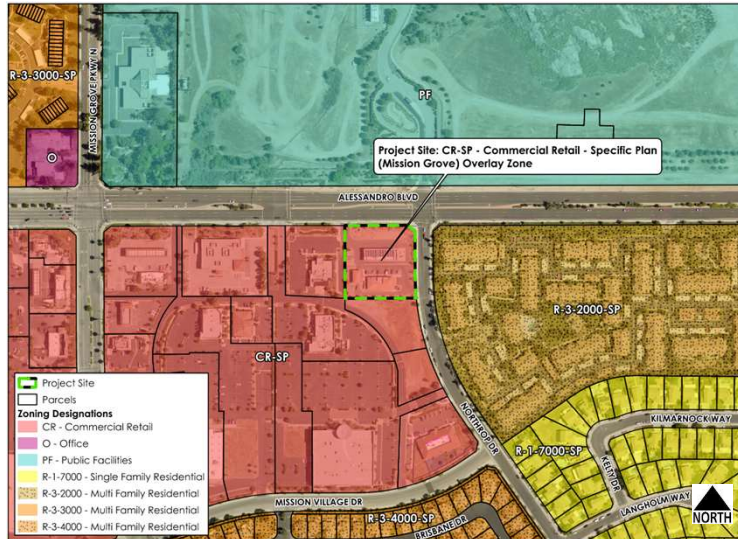
EXISTING SITE PHOTOS



3

RiversideCA.gov

ZONING MAP



4

RiversideCA.gov

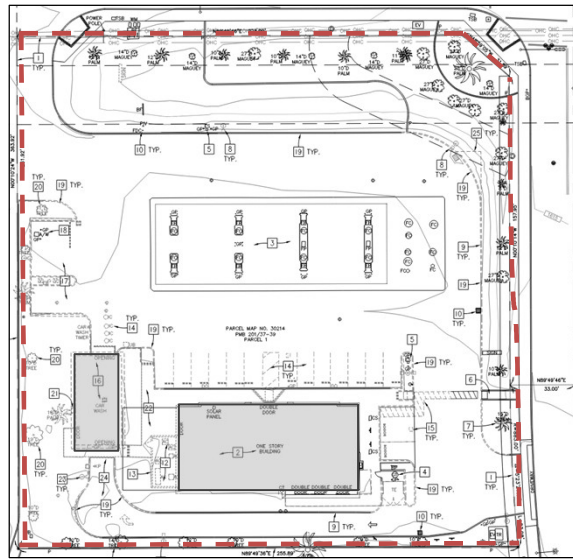
SPECIFIC PLAN MAP



5

RiversideCA.gov

EXISTING SITE PLAN



--- PROPERTY LINE

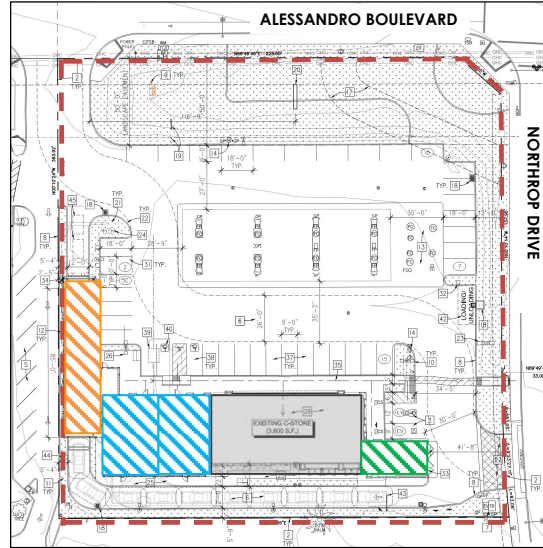
█ EXISTING CONVENIENCE STORE AND CAR WASH








6

RiversideCA.gov

PROPOSED SITE PLAN



-  PROPERTY LINE
-  EXISTING CONVENIENCE STORE
-  PROPOSED QUICK SERVE RESTAURANTS
-  PROPOSED CAR WASH
-  PROPOSED TRASH ENCLOSURE



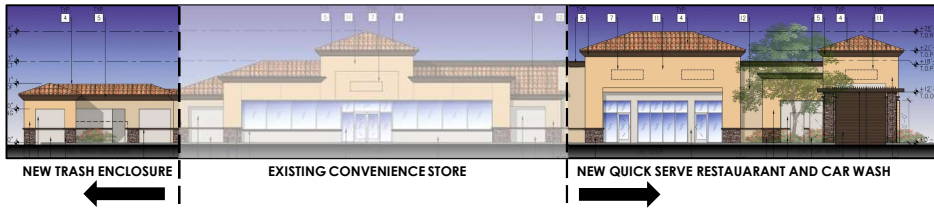
7



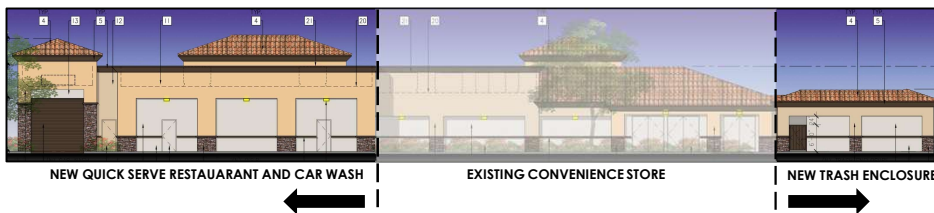
RiversideCA.gov

BUILDING ELEVATIONS

NORTH ELEVATION (FACING ALESSANDRO BOULEVARD)



SOUTH ELEVATION



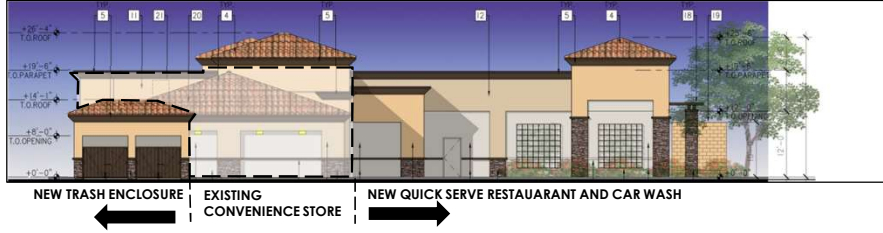
8



RiversideCA.gov

BUILDING ELEVATIONS

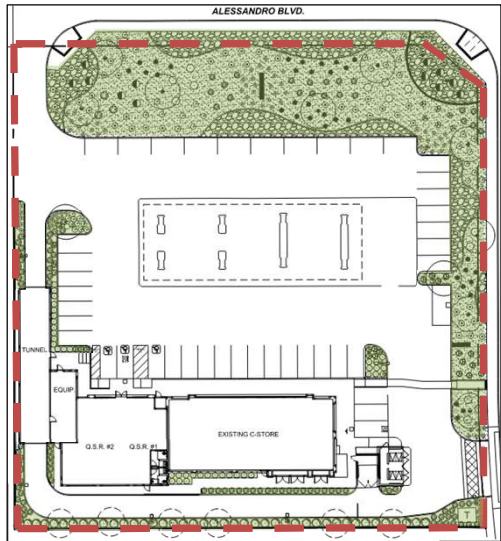
WEST ELEVATION



EAST ELEVATION



CONCEPTUAL LANDSCAPE PLAN



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS PLANT FACTOR	REMARKS
TREES						
(Symbol)	Parsonia "Desert Museum"	Palo Verde	5	24" box	L/0.2	Multi-trunk
(Symbol)	Lapestroemia l. "Tuscorora"	Crape Myrtle	6	24" box	M/0.5	Standard trunk
(Symbol)	Gajera parvifolia	Australian Willow	2	24" box	L/0.2	Standard trunk
Existing trees to remain in place.						
SHRUBS						
(Symbol)	Agave Blue Glow	Blue Glow Agave	29	5 gal	L/0.2	
(Symbol)	Callistemon "Little John"	Dwarf Bottlebrush	37	5 gal	L/0.2	
(Symbol)	Westringia fruticosa "Munsi"	Munsi Coastal Rosemary	85	5 gal	M/0.5	
(Symbol)	Dasylirion wheeleri	Desert Spoon	10	5 gal	L/0.2	
(Symbol)	Echinocactus grusonii	Golden Barrel Cactus	26	5 gal	L/0.2	
(Symbol)	Russelia equisetiformis	Caral Fountain	3	5 gal	L/0.2	
(Symbol)	Sarcocolla "Santa Barbara"	Mexican Sage	7	5 gal	L/0.2	
(Symbol)	Lantana camara "Minkie"	Minkie Lantana	21	5 gal	L/0.2	
(Symbol)	Sesleria autumnalis	Moor Grass	73	5 gal	L/0.2	
(Symbol)	Ligustrum japonicum "Texanum"	Texas Privet	41	5 gal	L/0.2	
GRASS/COVER						
(Symbol)	Baccharis sp. "Coyote Bush"	Dwarf Coyote Bush	30	1 gal	L/0.2	plant @ 36" o.c.
(Symbol)	Carissa m. "Emerald Blanket"	Emerald Blanket	9	1 gal	L/0.2	plant @ 36" o.c.
(Symbol)	3"-4" Cobblestone rock set on finish grade, detail K, L-1					
(Symbol)	3" layer of 3/4" gravel, Palm Springs Gold, detail L, L-1					



STRATEGIC PLAN ALIGNMENT



Strategic Priority No. 3– Economic Opportunity

Goal 3.1 – Cultivate a business climate that welcomes innovation, entrepreneurship, and investment.

Cross-Cutting Threads



11

RiversideCA.gov

RECOMMENDATIONS

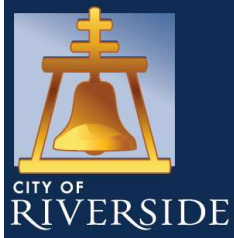
That the Planning Commission:

1. **DETERMINE** that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Structures) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2023-001629 based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



12

RiversideCA.gov



ARCO MISSION GROVE

PR-2023-001629 (CONDITIONAL USE PERMIT, DESIGN REVIEW)

Community & Economic Development Department

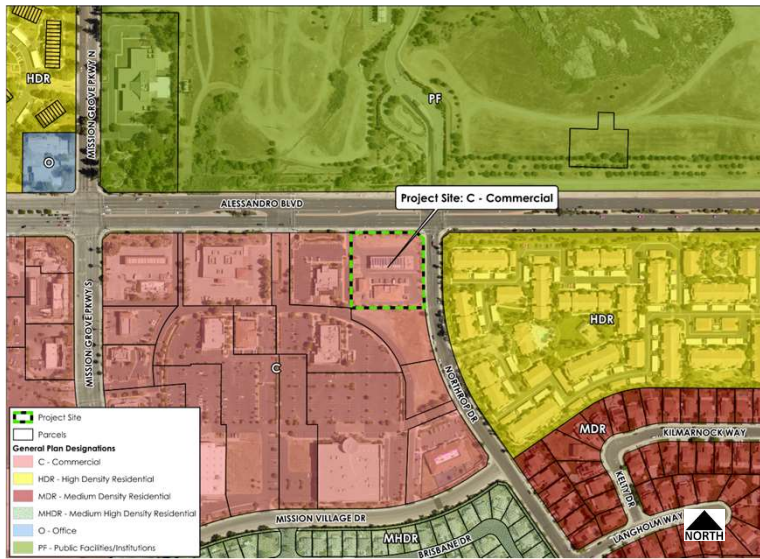
Planning Commission

Agenda Item: 5

September 12, 2024

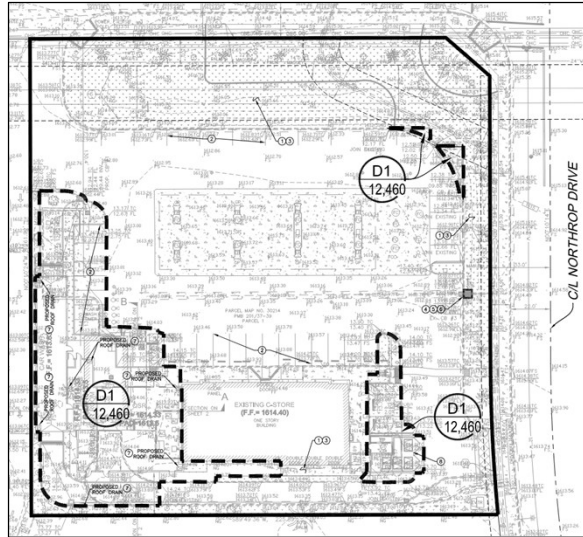
RiversideCA.gov

GENERAL PLAN MAP (FOR REFERENCE ONLY)



RiversideCA.gov

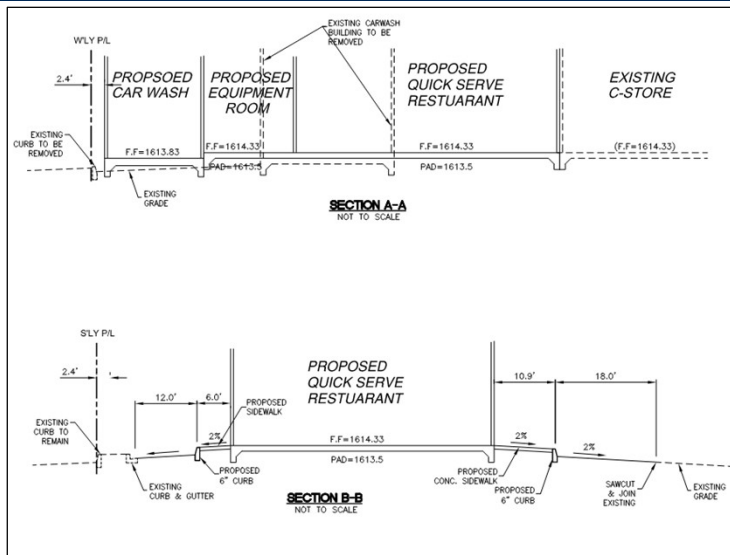
CONCEPTUAL GRADING PLAN (FOR REFERENCE ONLY)



15

RiversideCA.gov

CROSS SECTIONS (FOR REFERENCE ONLY)

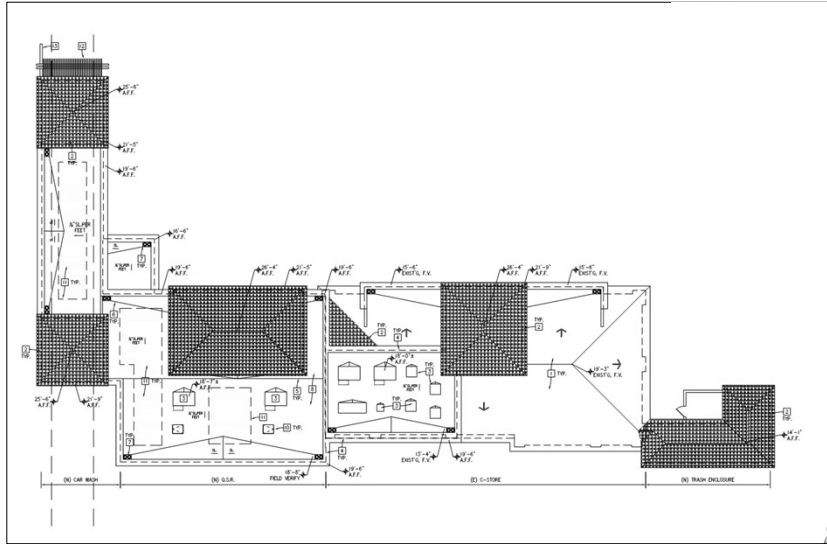


16

RiversideCA.gov

ROOF PLAN

(FOR REFERENCE ONLY)



17



RiversideCA.gov