



ARLINGTON MIXED USE

DP-2022-00035 (GENERAL PLAN AMENDMENT), DP-2022-00036 (REZONE),
DP-2022-00025 (SITE PLAN REVIEW), SD-2022-00002 (TENTATIVE PARCEL
MAP), DP-2022-00048 (ENVIRONMENTAL IMPACT REPORT)

Community & Economic Development Department

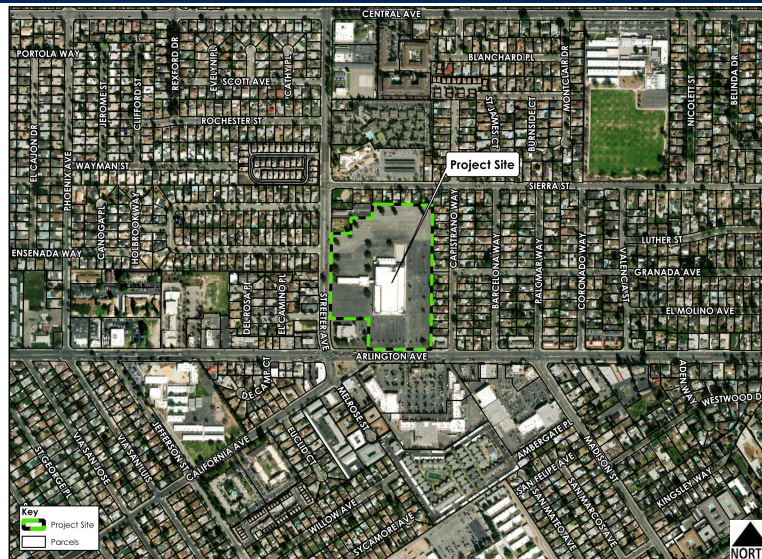
Planning Commission

Agenda Item: 5

April 25, 2024

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LOCATION MAP



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SITE PHOTOS



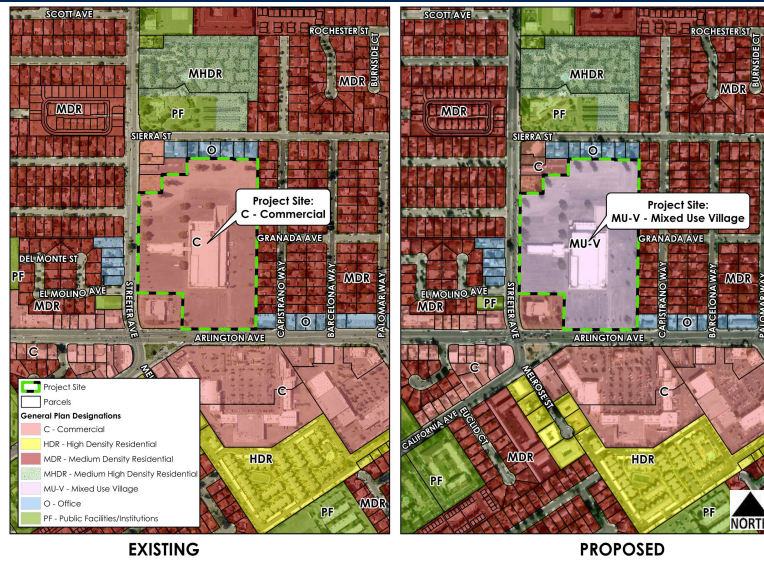
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SITE PHOTOS



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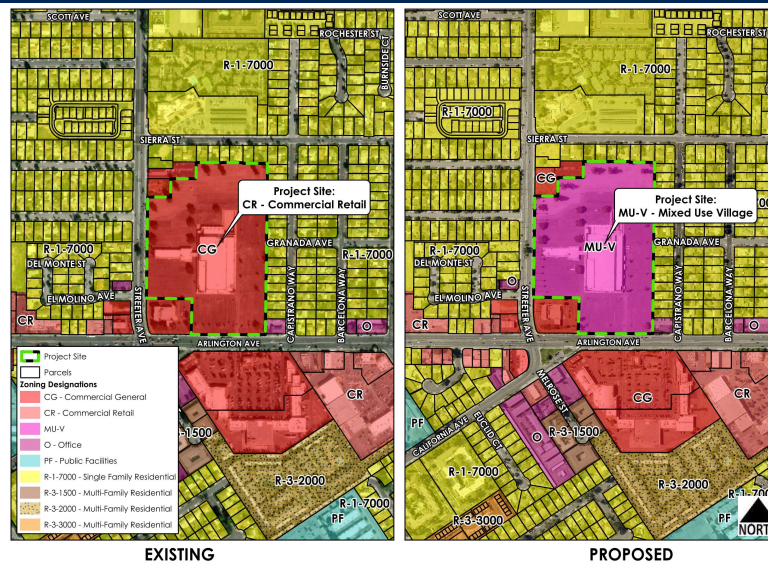
EXISTING AND PROPOSED GENERAL PLAN LAND USE



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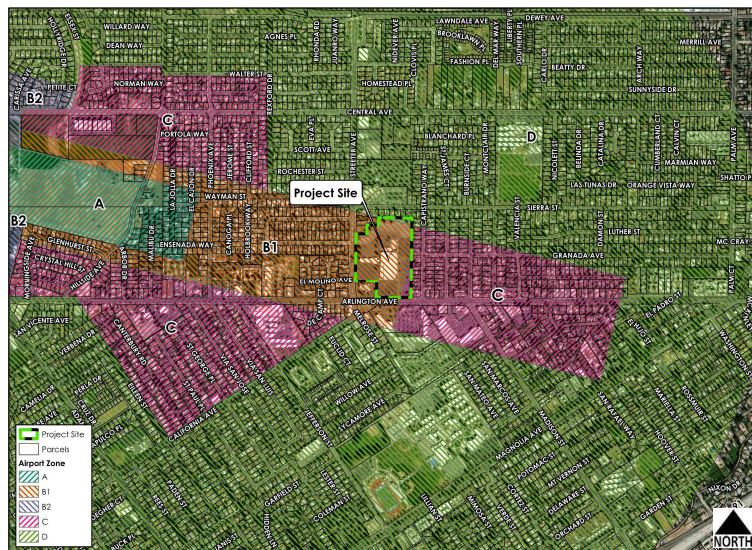
EXISTING AND PROPOSED ZONING



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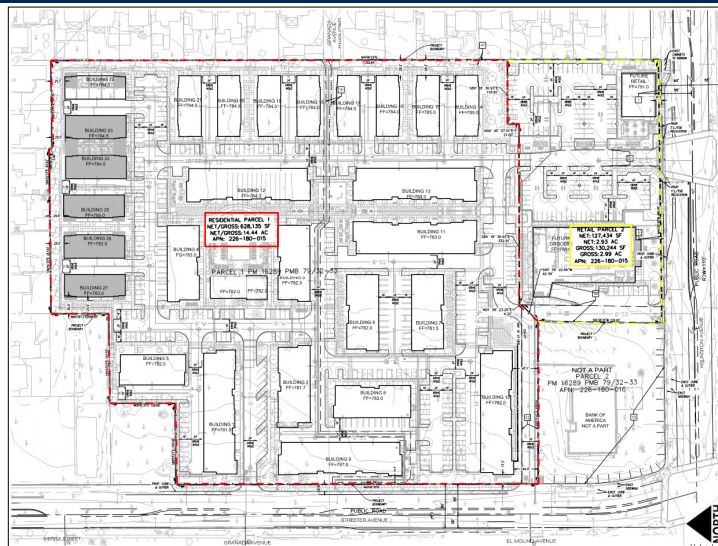
AIRPORT LAND USE COMPATIBILITY ZONES



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TENTATIVE PARCEL MAP (TTM 38638)



PROJECT SUMMARY		
PARCEL NO.	NET SQUARE FEET	NET ACRES
PARCEL 1	628,135	14.44
PARCEL 2	127,434	2.93
TOTAL	755,569	17.37



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SITE PLAN



LEGEND

- RESIDENTIAL 2-STORY TOWNHOMES
- RESIDENTIAL 3-STORY TOWNHOME
- RESIDENTIAL LEASING/AMENITY
- COMMERCIAL

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RESIDENTIAL RENDERINGS



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RESIDENTIAL RENDERINGS



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COMMERCIAL RENDERINGS

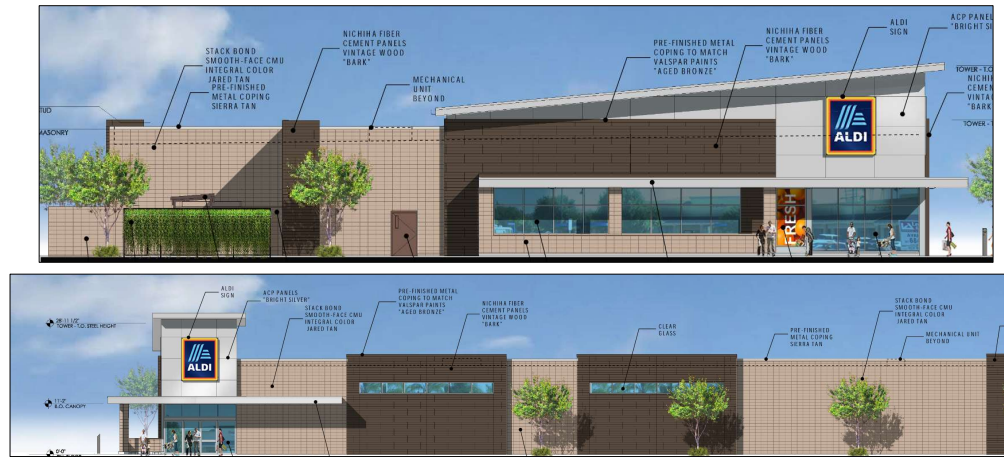


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GROCERY BUILDING ELEVATIONS



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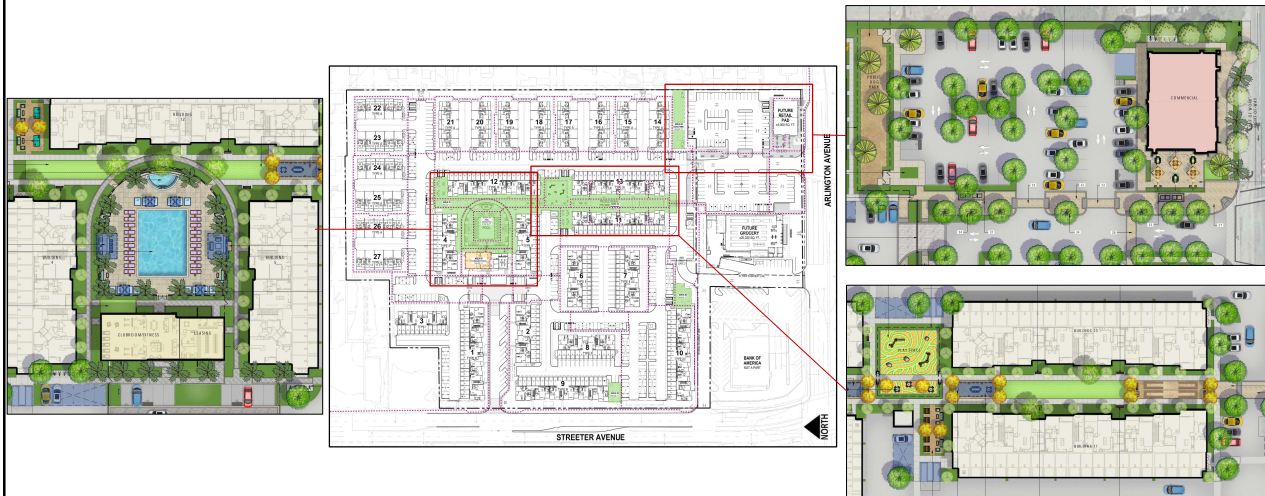
COMMERCIAL RENDERINGS



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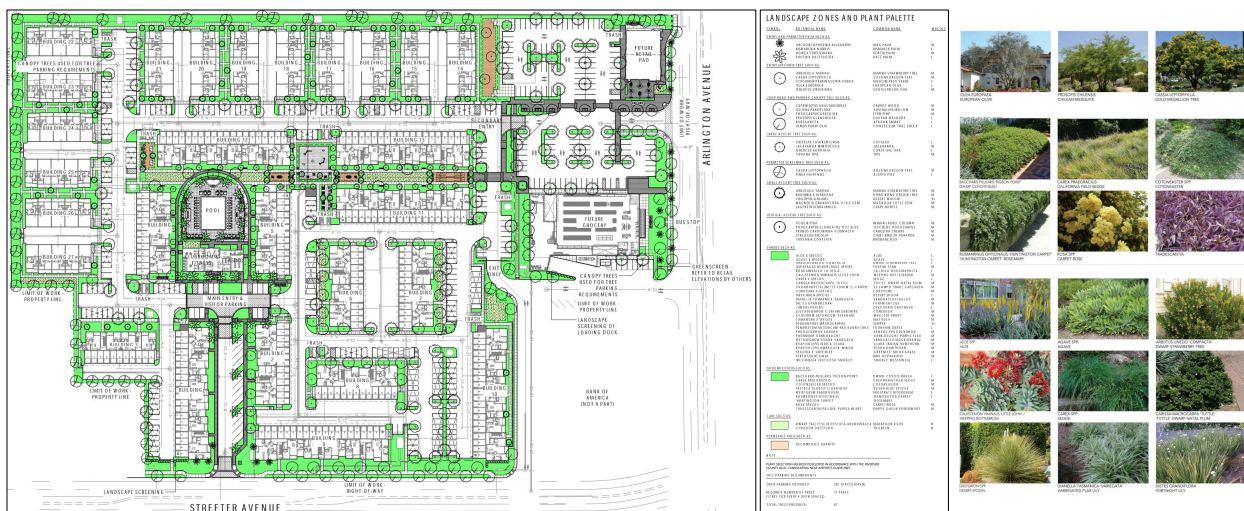
OPEN SPACE PLAN



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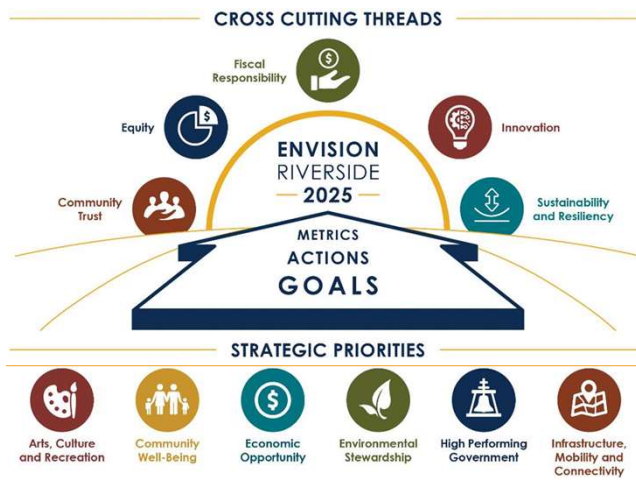
CONCEPTUAL LANDSCAPE PLAN



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STRATEGIC PLAN ALIGNMENT



Strategic Priority No. 2– Community Well-Being

Goal No. 2.1 - Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels.

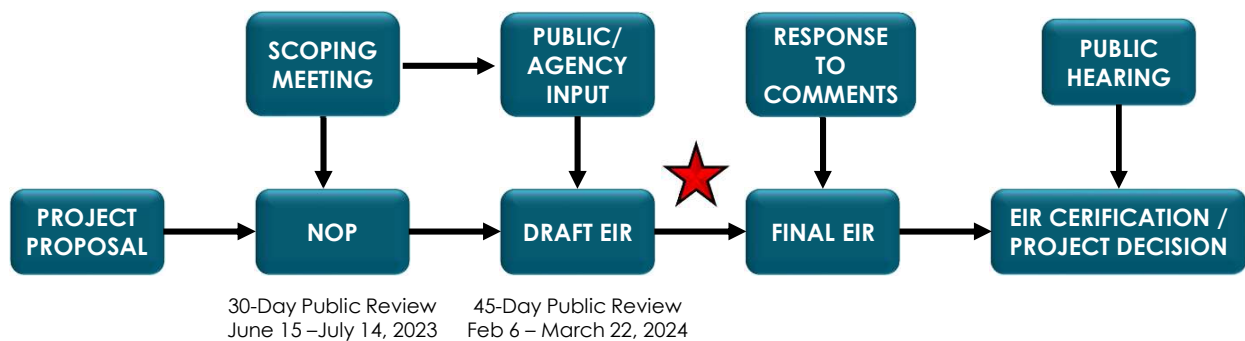
Cross-Cutting Threads



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CEQA PROCESS



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SCOPE OF DRAFT EIR ANALYSIS

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

Sections of the EIR listed above have been identified as less than significant or reduced to less than significant with mitigation*.



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DRAFT EIR

The following sections have been identified in the Draft EIR as resulting in significant and unavoidable impacts:

- Cultural Resources - Implementation of the Project involves demolition of a potential historic resource.
- Greenhouse Gas - Implementation of the Project will result in greenhouse gas emissions exceeding the threshold levels.
- Hazards & Hazardous Materials - Implementation of the Project will result in inconsistency with Riverside County Airport Land Use Commission policies.
- Land Use/Planning - Implementation of the Project will cause impacts to Land Use and Planning related to Airport Land Use Policy.
- Transportation - Implementation of the Project will result in continued unacceptable Levels of Service (LOS) for the eastbound connector roadway between California Avenue to Arlington Avenue. This is a cumulative impact and not a project specific impact.



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EIR NEXT STEPS

Next Steps:

1. Final EIR prepared, includes
 - a) Response to Comments;
 - b) Statement of Overriding Considerations; and
 - c) Final Mitigation and Monitoring and Reporting Program.
2. City Council will consider the environmental document and project entitlements.
3. City Council will also consider an appeal for a determination by the Riverside Airport Land Use Commission of the project's inconsistency with the Riverside Airport Land Use Compatibility plan.



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RECOMMENDATIONS

That the Planning Commission:

1. **RECOMMEND** to approve (or in the alternative deny) the following entitlements, DP-2022-00035 (General Plan Amendment), DP-2022-00036 (Rezone), DP-2022-00025 (Site Plan Review) and SD-2022-00002 (Tentative Parcel Map)



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RECOMMENDATIONS

If the Planning Commission recommends the project, then:

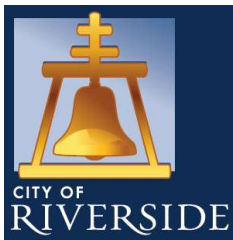
1. RECOMMEND that the City Council find:

- a. The Draft 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 greenhouses gases, hazards/hazardous materials, land use/planning, and transportation; and

1. RECOMMEND TO APPROVE DP-2022-00035 (General Plan Amendment), DP-2022-00036 (Rezone), DP-2022-00025 (Site Plan Review) and SD-2022-00002 (Tentative Parcel Map) 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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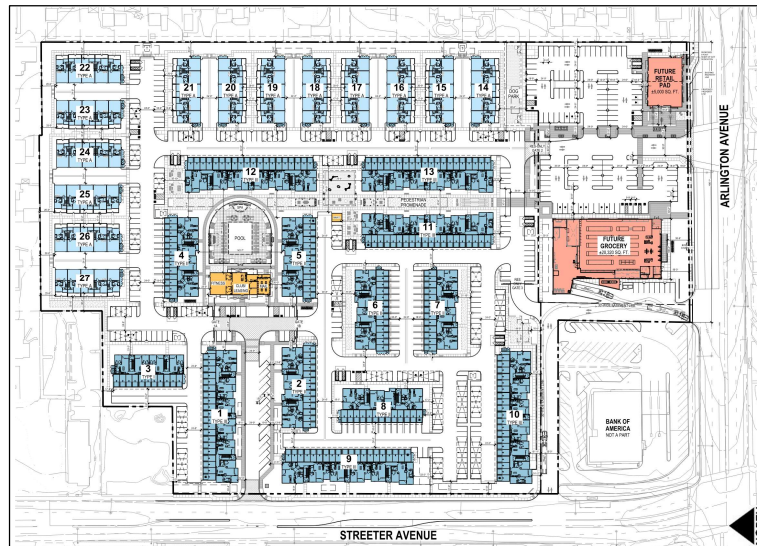
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SITE PLAN (FOR REFERENCE ONLY)



LEGEND

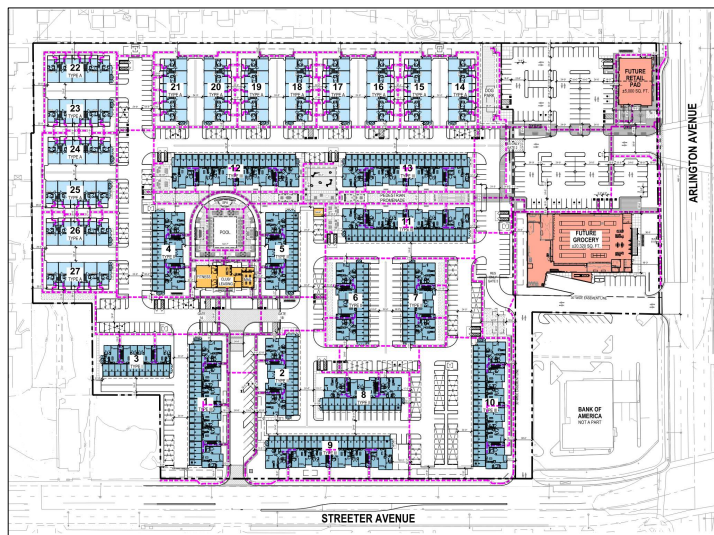
- RESIDENTIAL 2-STORY TOWNHOMES
- RESIDENTIAL 3-STORY TOWNHOMES
- RESIDENTIAL LEASING/AMENITY
- COMMERCIAL

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PEDESTRIAN WALKWAYS (FOR REFERENCE ONLY)



LEGEND

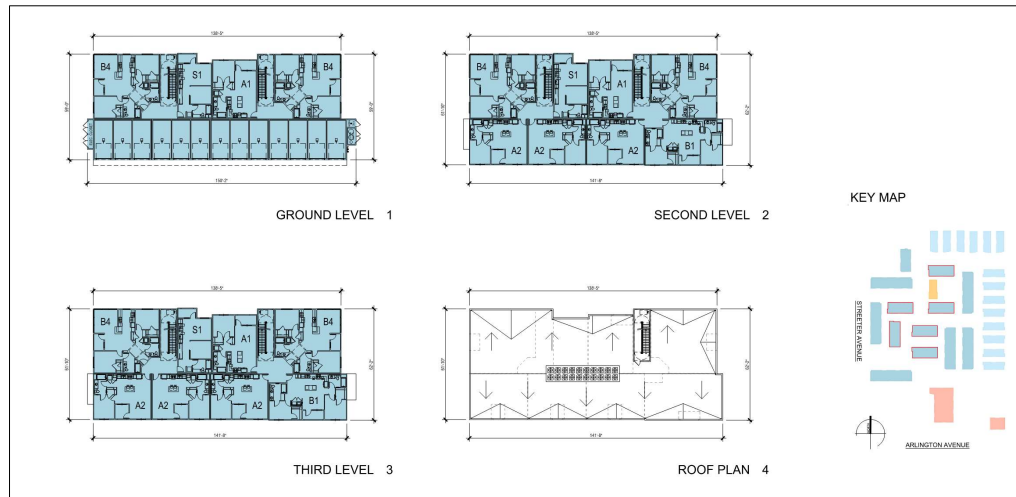
- - - - - PEDESTRIAN PATH OF TRAVEL

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FLOOR PLANS – 3-STORY (FOR REFERENCE ONLY)



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BUILDING ELEVATION/FLOOR PLANS – 2-STORY (FOR REFERENCE ONLY)



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BUILDING ELEVATIONS – 3-STORY (FOR REFERENCE ONLY)

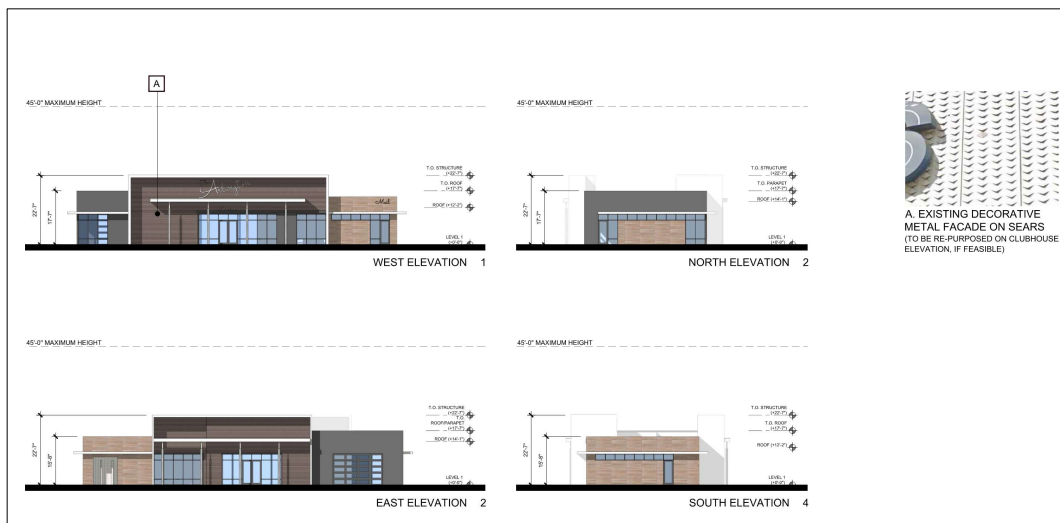


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BUILDING ELEVATIONS – CLUBHOUSE (FOR REFERENCE ONLY)



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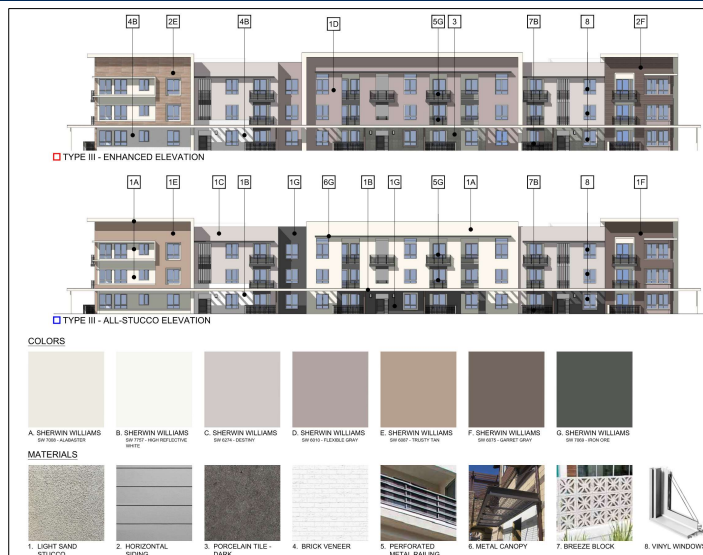
BUILDING ELEVATIONS – MULTI-TENANT COMMERCIAL (FOR REFERENCE ONLY)



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MATERIAL SAMPLE BOARD (FOR REFERENCE ONLY)



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OFF-SITE (FOR REFERENCE ONLY)

