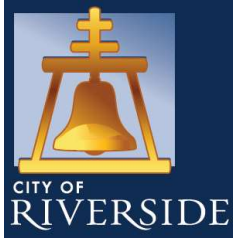


Date: 9-17-24
Item No.: 67



ARLINGTON MIXED-USE

PLANNING CASES

DP-2022-00035 GENERAL PLAN AMENDMENT, DP-2022-00036 ZONING CODE AMENDMENT, DP-2022-00025 SITE PLAN REVIEW, SD-2022-00002 TENTATIVE PARCEL MAP, DP-2022-00047 CERTIFICATE OF APPROPRIATENESS AND DP-2022-00048 ENVIRONMENTAL IMPACT REPORT

Community & Economic Development Department

City Council

September 17, 2024

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BACKGROUND



January 12, 2023 – Riverside Airport Land Use Commission (ALUC) found the project to be inconsistent with the Airport Land Use Compatibility Plan
 o Applicant appealed ALUC's determination to City Council

April 17, 2024 – Cultural Heritage Board made a recommendation to deny the Certificate of Appropriateness
 o Applicant appealed to City Council

April 25, 2024 – Planning Commission recommended approval of the project

June 25, 2024 – City Council directs Staff to send Findings for Overrule to ALUC and Department of Transportation Aeronautics for review

September 17, 2024 – City Council determination of ALUC appeal and overrule, CHB appeal, EIR Overrides and project entitlements



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LOCATION MAP

Key

- Project Site
- Parcels

NORTH

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SITE PHOTOS

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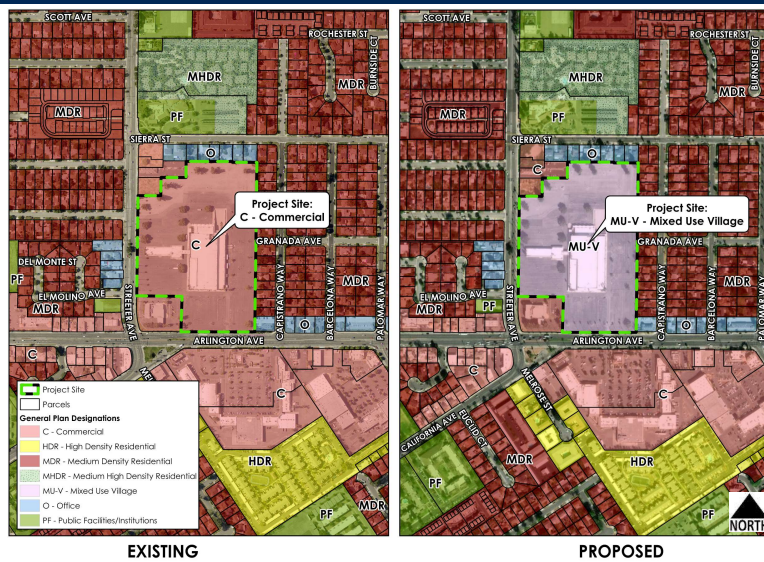
SITE PHOTOS



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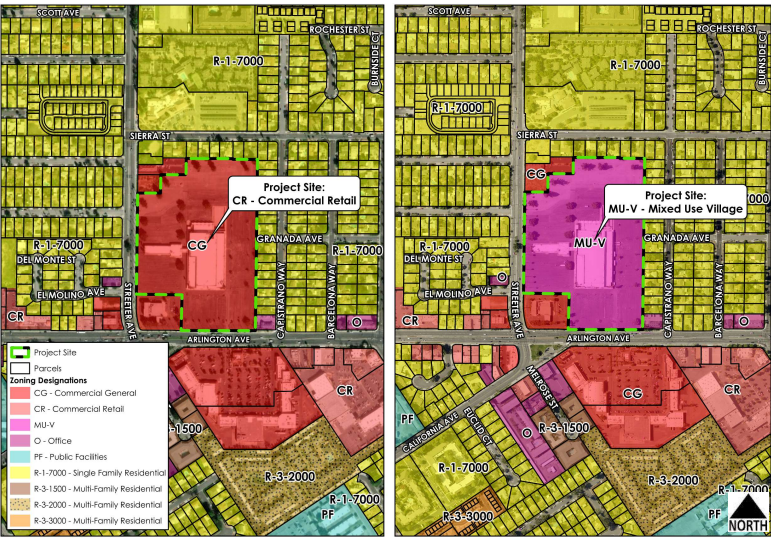
EXISTING AND PROPOSED GENERAL PLAN LAND USE



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EXISTING AND PROPOSED ZONING



EXISTING

PROPOSED

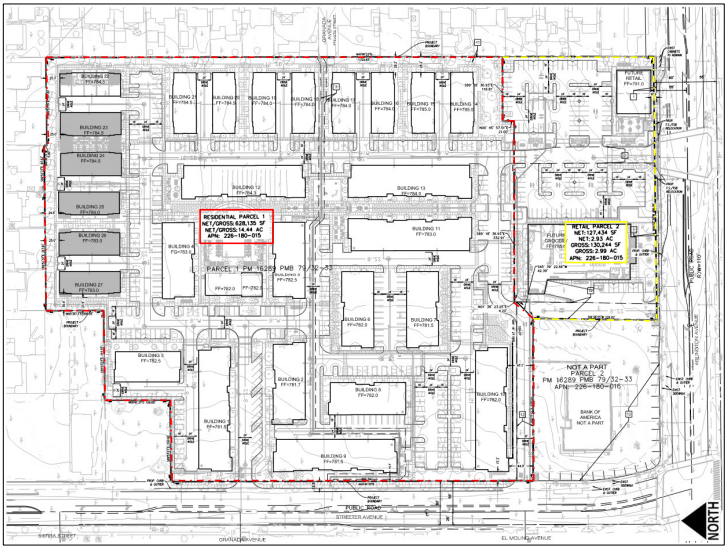
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TENTATIVE PARCEL MAP (TTM 38638)



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 TUCK-UNDER
- 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 STORE BUILDING ELEVATIONS

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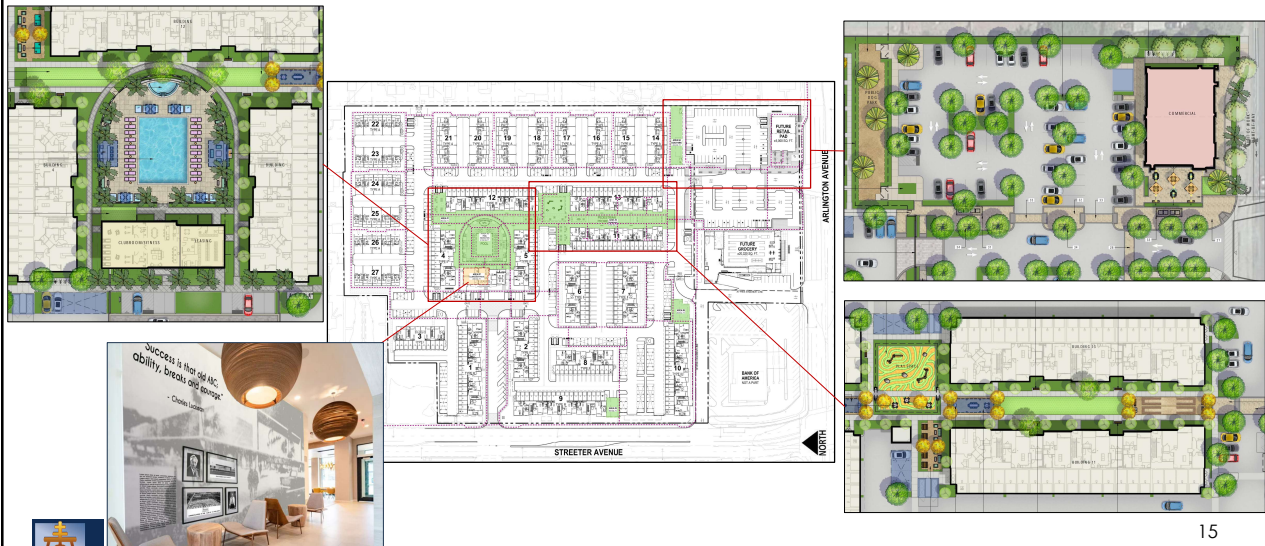
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COMMERCIAL RENDERINGS

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PROJECT OPEN SPACE AMENITIES

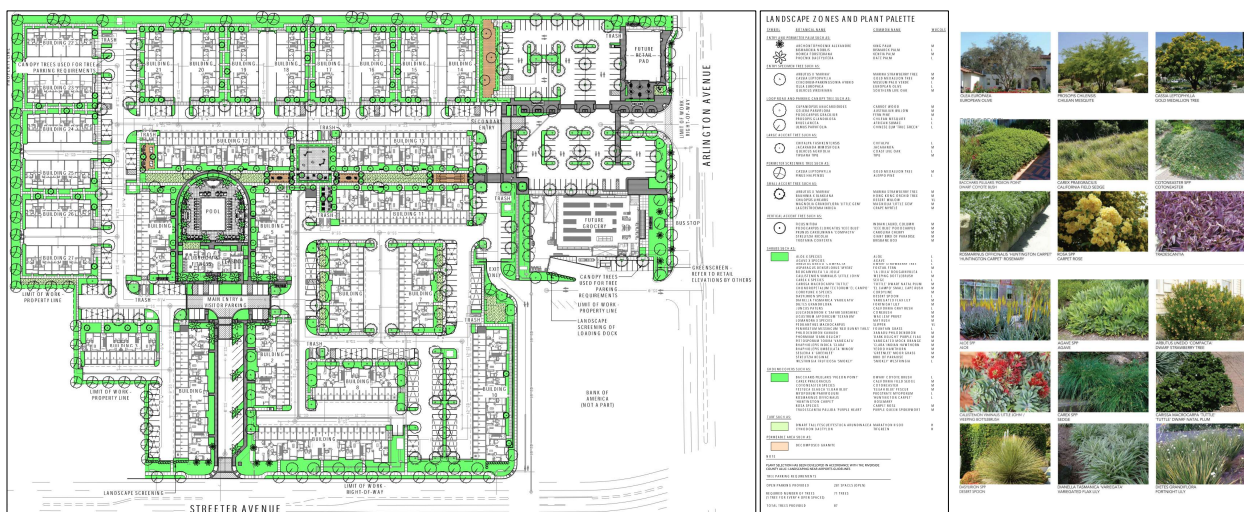


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CONCEPTUAL LANDSCAPE PLAN

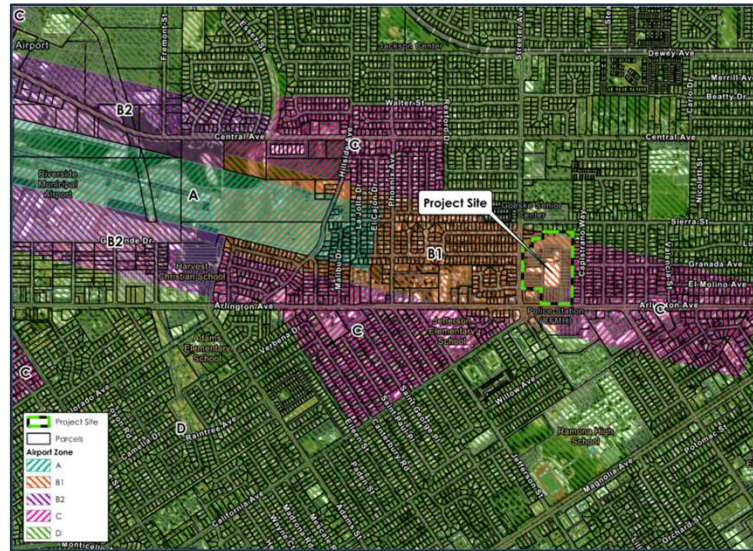


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AIRPORT LAND USE COMPATIBILITY PLAN



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ALUC OVERRULE



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Pursuant to California Government Public Utilities Code section 21676 the City Council has the authority to overrule ALUC's determination based upon the findings that the:

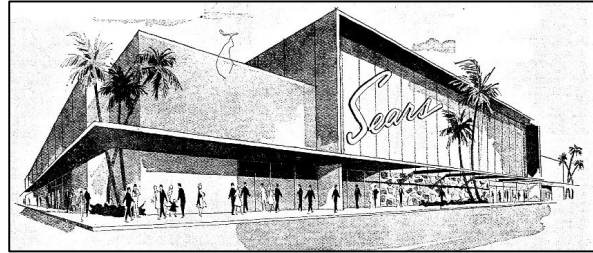
1. Project will not affect the orderly expansion of the Riverside Municipal Airport; and
2. The project minimizes the public's exposure to excessive noise and safety hazards around the Riverside Municipal Airport

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HISTORIC ELIGIBILITY AND WORKSHOP

- Eligible for NR and City Landmark
 - Charles Luckman
 - Mid-Century Modern architecture
- COA - Demolition of Cultural Resource
- January 17, 2024 – CHB Workshop
 - Primary structure reflect existing building
 - Strong horizontality
 - Sawtooth canopy remain secondary, canopies
 - Re-use of Materials
 - Reflect existing proportions
 - Height compatible with residences
 - Architect Acknowledgement



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CERTIFICATE OF APPROPRIATENESS

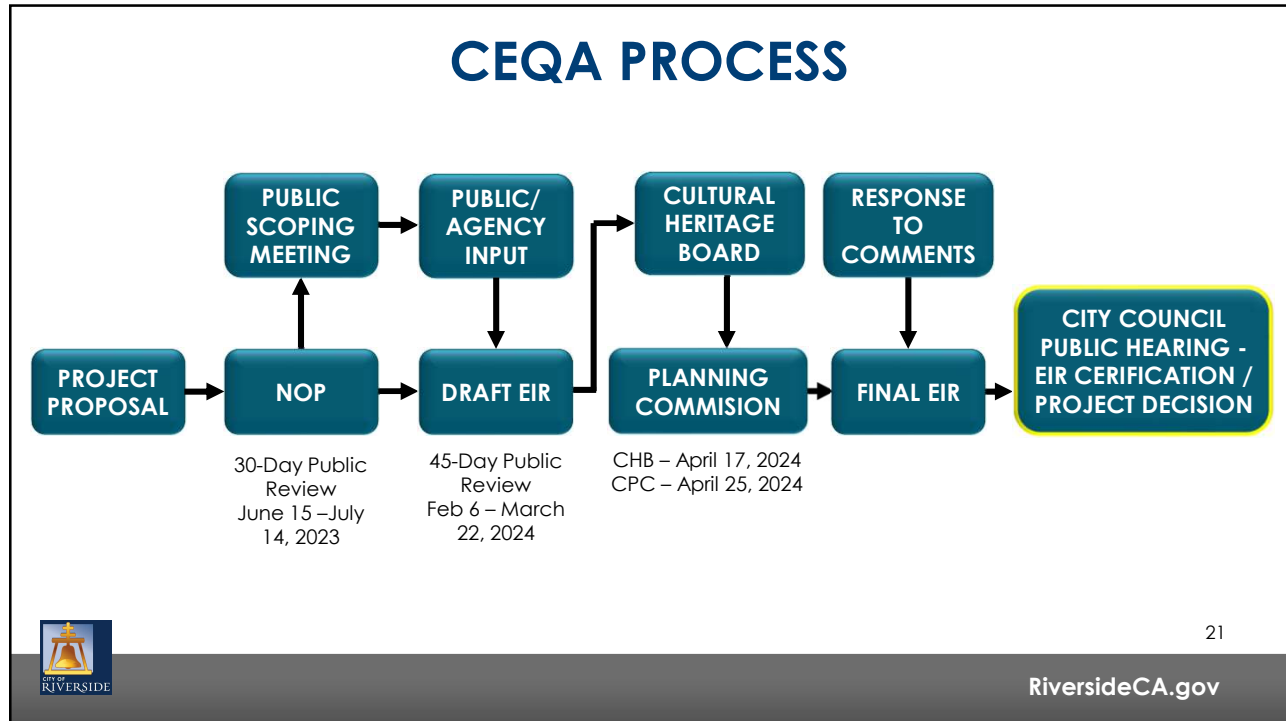
- Applicant Modified Design
- April 17, 2024 – CHB Review
 - Acknowledged incorporation of design features
 - Concern regarding adaptive reuse and alternatives
 - Recommended denial
- April 29, 2024 – Applicant appeal
 - Project provides housing
 - Project consistent with required findings



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ENVIRONMENTAL IMPACT REPORT

With the exception of the following sections, all impacts related to the proposed project have been identified as less than significant in the Environmental Impact Report:

- 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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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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RECOMMENDATIONS

That the City Council:

1. Consider and Adopt the attached Resolution making findings overruling Riverside County Airport Land Use Commission's finding of inconsistency with the Riverside County Airport Land Use Compatibility Plan, and if in agreement, adopt the Resolution to Overrule Riverside County Airport Land Use Commissions determination.



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RECOMMENDATIONS

If the Resolution overruling Riverside County Airport Land Use Commission is adopted, then the City Council shall:

1. Adopt the attached Resolution certifying the Final Environmental Impact Report for the Arlington Mixed-Use development, and finding that the Final Environmental Impact Report:
 - a. Has been completed in compliance with the California Environmental Quality Act;
 - b. Was presented to the City Council and the City Council reviewed and considered the information contained in the Final Environmental Impact Report prior to approving the Project; and
 - c. Reflects the City's independent judgment and analysis and making certain findings of fact.



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RECOMMENDATIONS

2. Concur with the findings contained in the Final Environmental Impact Report, the attached California Environmental Quality Act Resolution, the case file and the administrative record, and adopt the Findings of Fact attached to the California Environmental Quality Act Resolution;
3. Adopt the Statement of Overriding Considerations, related to cultural resources, greenhouse gases, hazards, land use & planning and transportation, attached to the California Environmental Quality Act Resolution;
4. Adopt the Mitigation Monitoring and Reporting Program attached to the California Environmental Quality Act Resolution;
5. Find that no feasible alternatives to the Project have been proposed that will avoid or substantially lessen the significant environmental effects as set forth in the Final Environmental Impact Report;
6. Reject all late comments as untimely;



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RECOMMENDATIONS

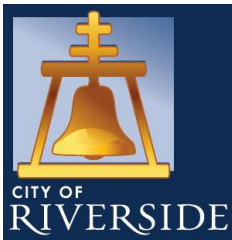
7. Uphold the applicants appeal of the Riverside County Airport Land Use Commission;
8. Uphold the applicants appeal of the Cultural Heritage Board and approve Planning Case - Certificate of Appropriateness - DP-2022-00047;
9. Adopt the attached Resolution amending the General Plan Land Use Designation;
10. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map; and
11. Approve Planning Cases - General Plan Amendment - DP-2022-00035, Rezone - DP-2022-00036, Site Plan Review - DP-2022-00025, Tentative Parcel Map - SD-2022-00002, and Environmental Impact Report - DP-2022-00048 based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report.



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ARLINGTON MIXED-USE

PLANNING CASES

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Community & Economic Development Department

City Council

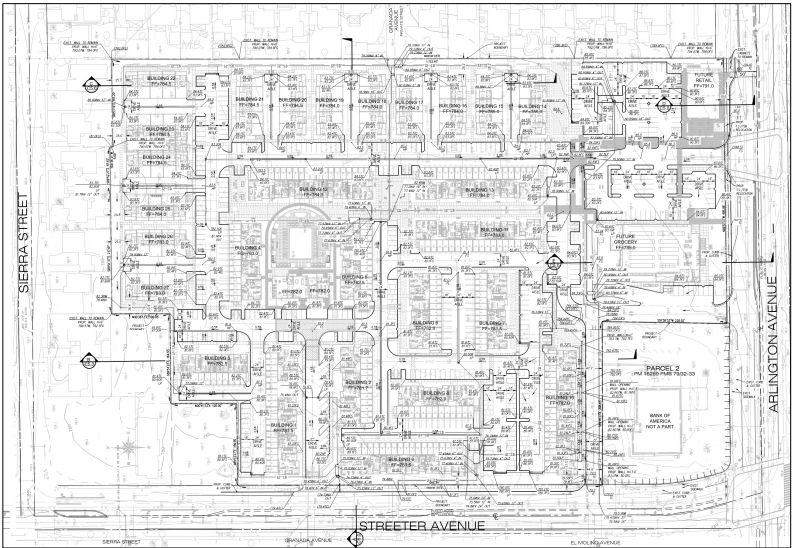
September 17, 2024


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GRADING PLANS

(FOR REFERENCE ONLY)



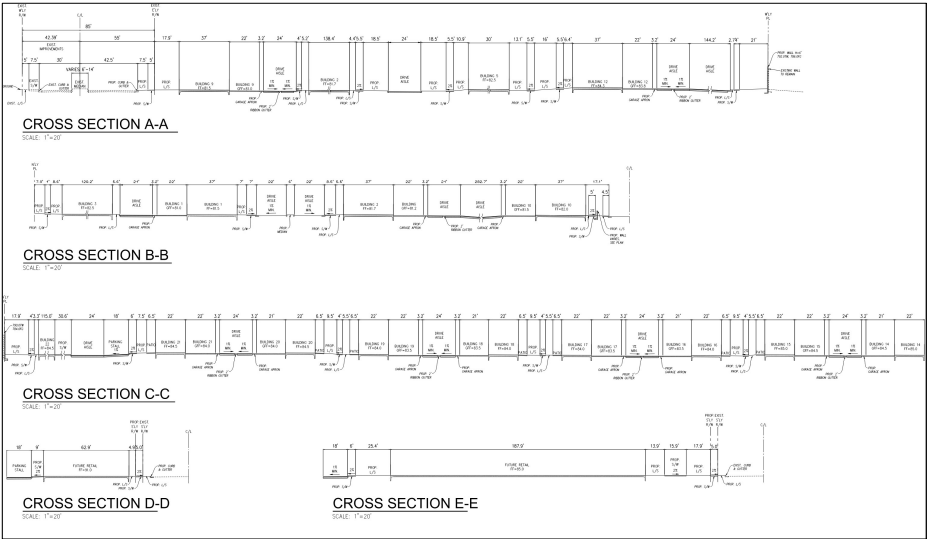



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CROSS SECTIONS

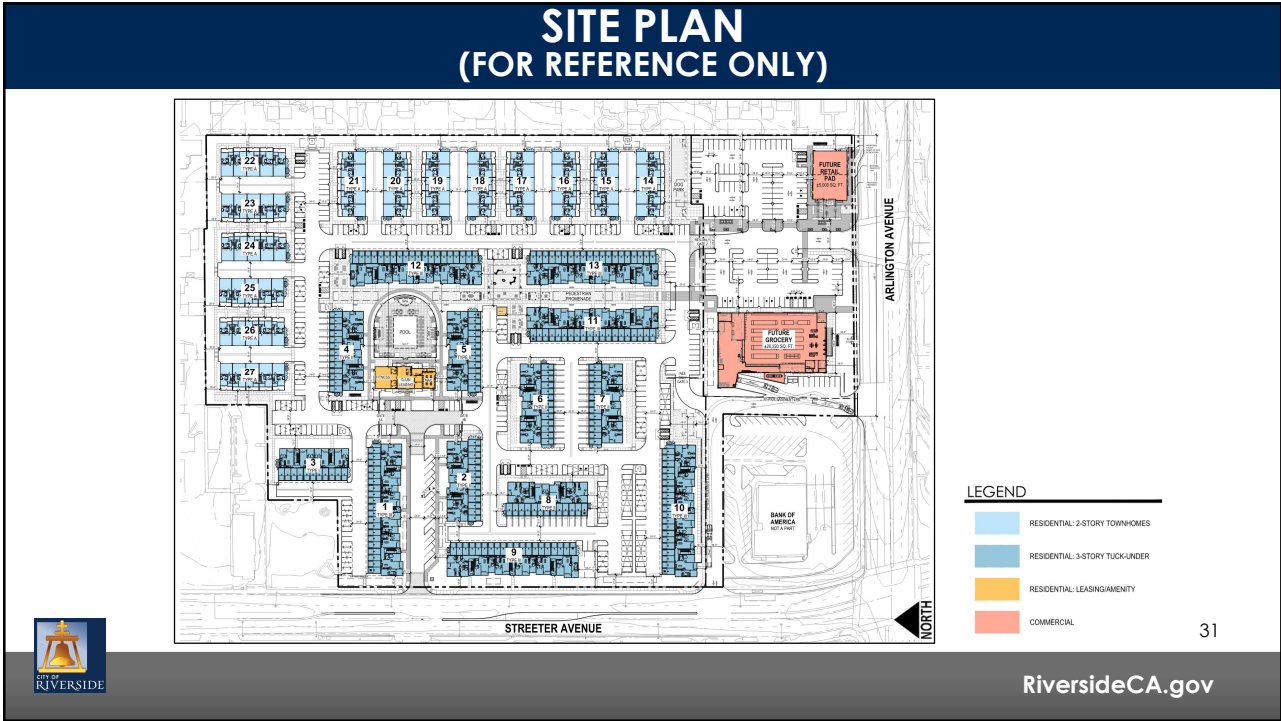
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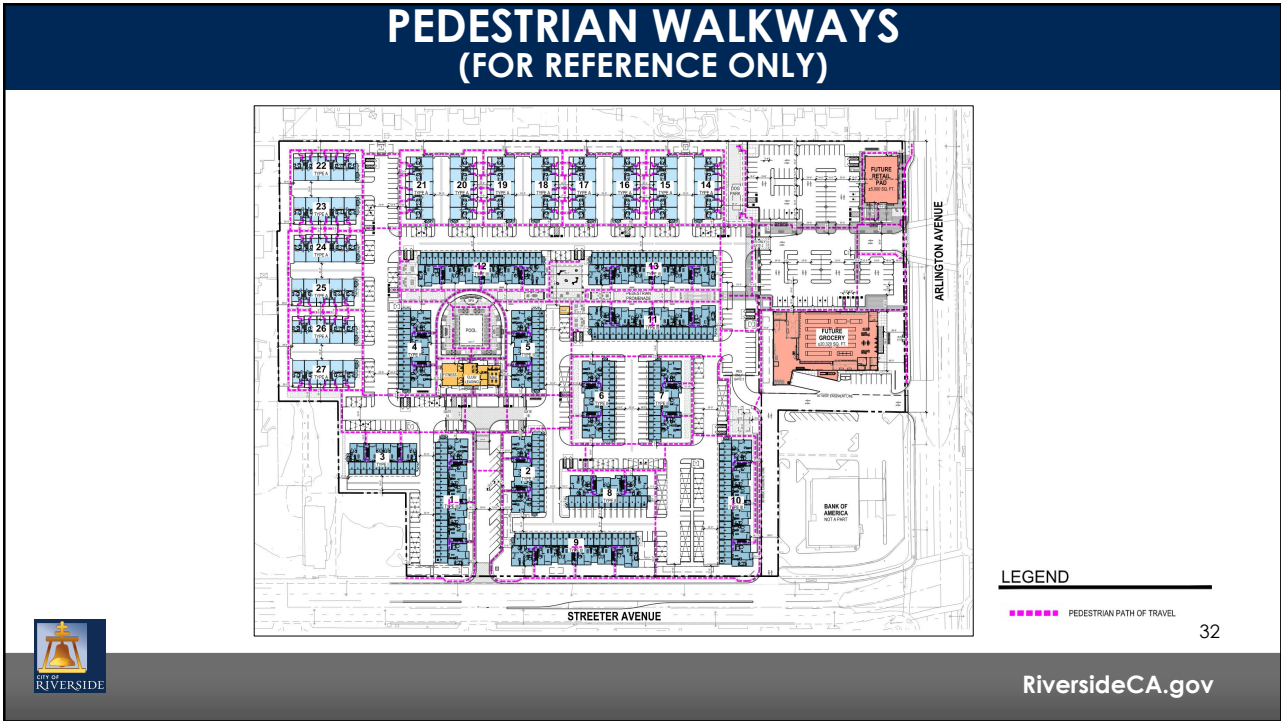


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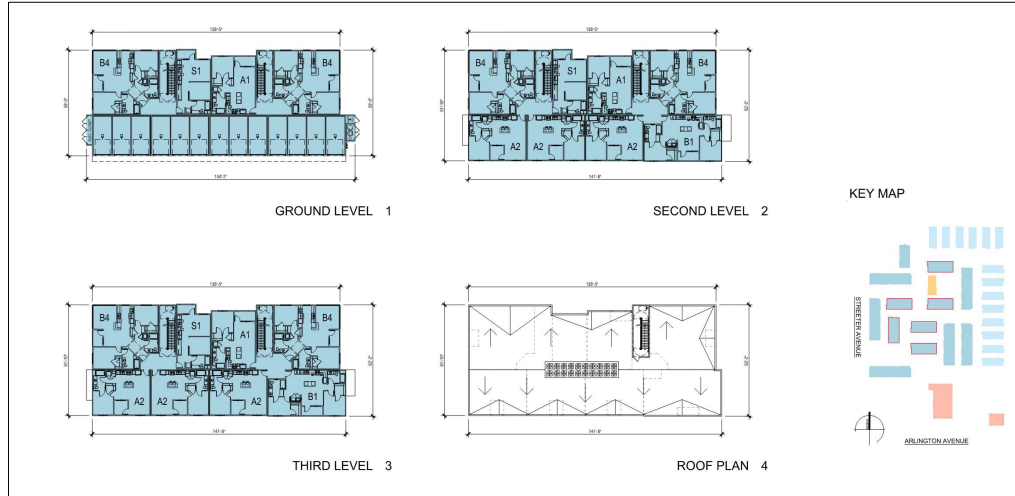


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FLOOR PLANS – 3-STORY (FOR REFERENCE ONLY)

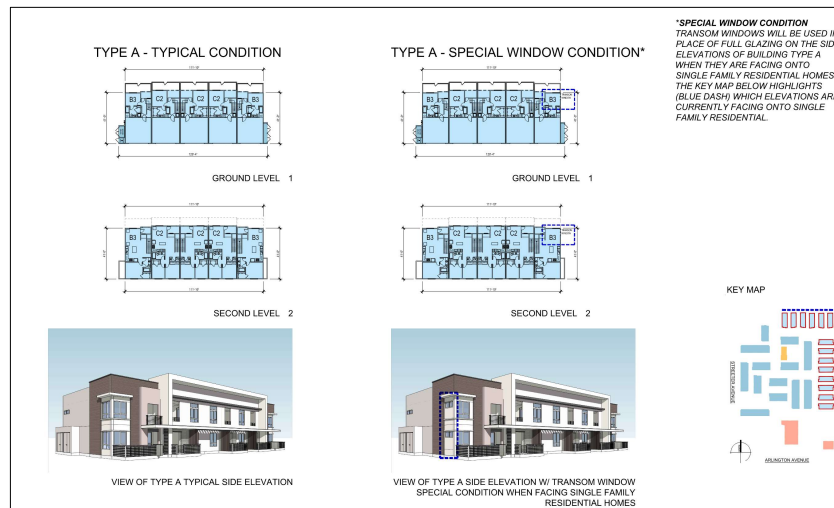


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BUILDING ELEVATION/FLOOR PLANS – 2-STORY (FOR REFERENCE ONLY)



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BUILDING ELEVATIONS – 3-STORY (FOR REFERENCE ONLY)

FRONT ELEVATION - ENHANCED MATERIALS 1

FRONT ELEVATION - ALL STUCCO 1

REAR ELEVATION 2

LEFT ELEVATION 3

RIGHT ELEVATION 4

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BUILDING ELEVATIONS – CLUBHOUSE (FOR REFERENCE ONLY)

WEST ELEVATION 1

NORTH ELEVATION 2

EAST ELEVATION 2

SOUTH ELEVATION 4

A. EXISTING DECORATIVE METAL FACADE ON SEARS (TO BE RE-PURPOSED ON CLUBHOUSE ELEVATION, IF FEASIBLE)

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

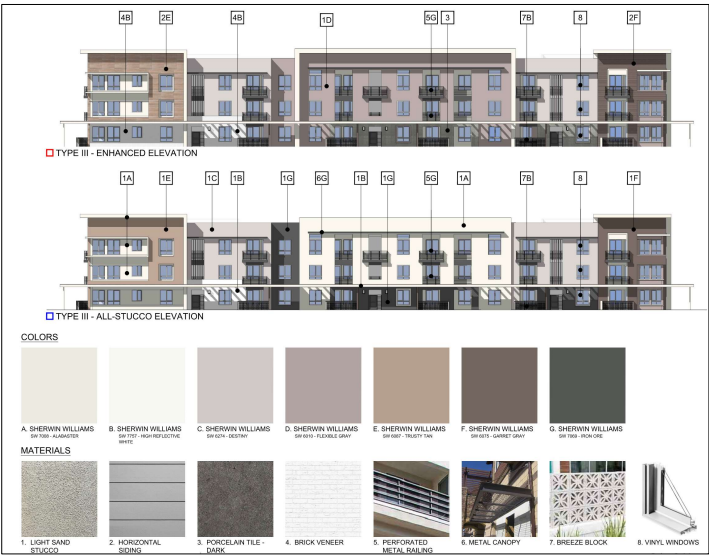


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MATERIAL SAMPLE BOARD (FOR REFERENCE ONLY)

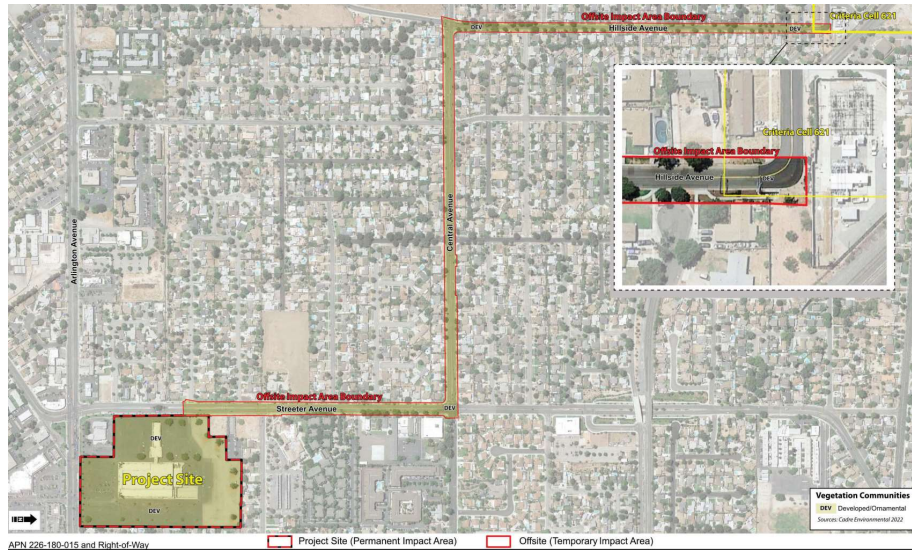


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OFF-SITE (FOR REFERENCE ONLY)



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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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