



ARLINGTON MIXED USE DEVELOPMENT

DP-2022-00047 (COA), -00048 (EIR)

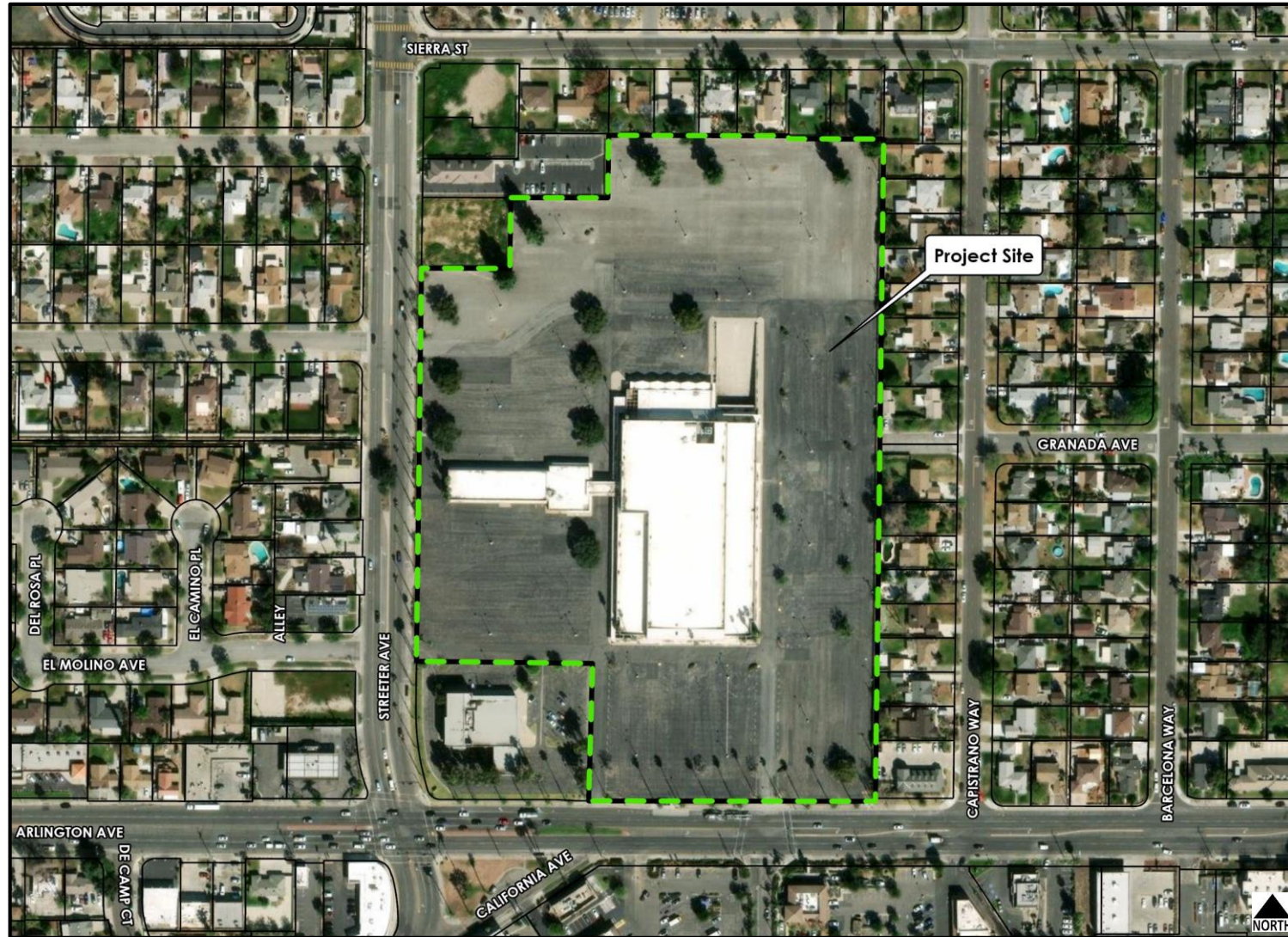
Community & Economic Development Department

Cultural Heritage Board

Agenda Item: 5

April 17, 2024

AERIAL PHOTO/LOCATION



EXISTING SITE PHOTOS



FORMER SEARS BUILDING



Rendering from Press Enterprise May 3, 1964

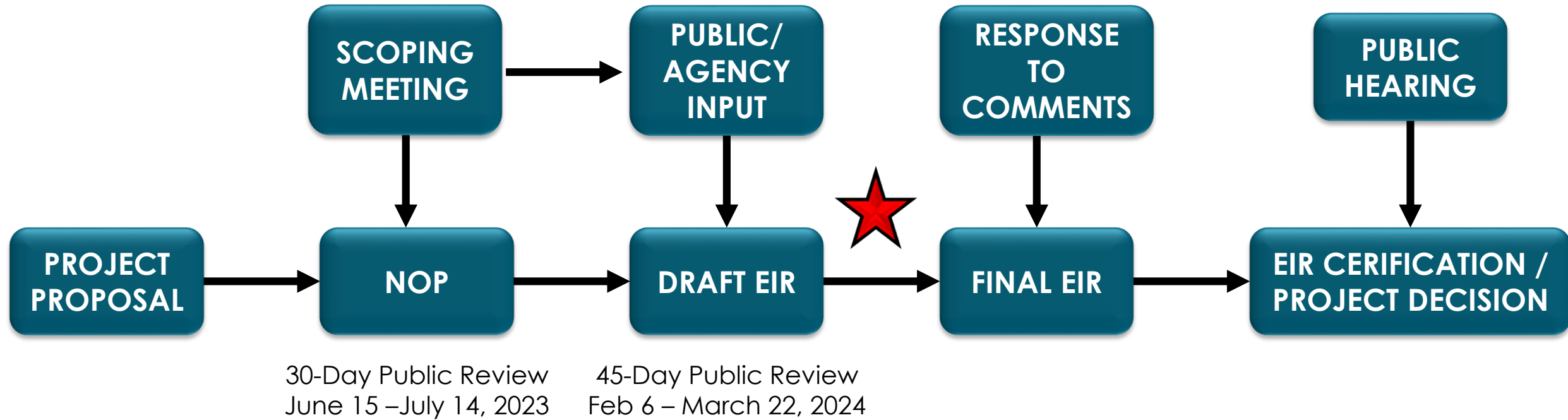
PROPOSED MIXED USE DEVELOPMENT



PROPOSED MIXED USE DEVELOPMENT



CEQA PROCESS



DRAFT EIR RESULTS

Cultural Resources: The proposed project will result in project-specific and cumulative significant and unavoidable impacts to a potential historic resource because it involves demolition of a potential historic resource.

- A Statement of Overriding Considerations will be prepared.
- Staff concurs with the methodology and findings of the Draft EIR.
- Draft Mitigation Measures and Project Design Features

NEXT STEPS

1. Response to comments and prepare Final Environmental Impact Report (EIR)
 - All comments will be appropriately addressed in the Final EIR
2. Certification of the Final EIR
 - The Final EIR will be considered for certification by the City Council
3. Consideration of Project approvals

STRATEGIC PLAN ALIGNMENT

Strategic Priority No. 5 – High Performing Government

Goal 5.3 – Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &
Resiliency



Equity



Innovation

RECOMMENDATION

Staff recommends that the Cultural Heritage Board:

1. **DETERMINE** whether the proposed request meets the Principles and Standards of Site Development and Design findings, provided in Section 20.25.050.A of the Riverside Municipal Code.

RECOMMENDATION (CONT'D)

If the Cultural Heritage Board determines the request meets the required Principles and Standards of Site Development and Design:

1. RECOMMEND that the City Council find:

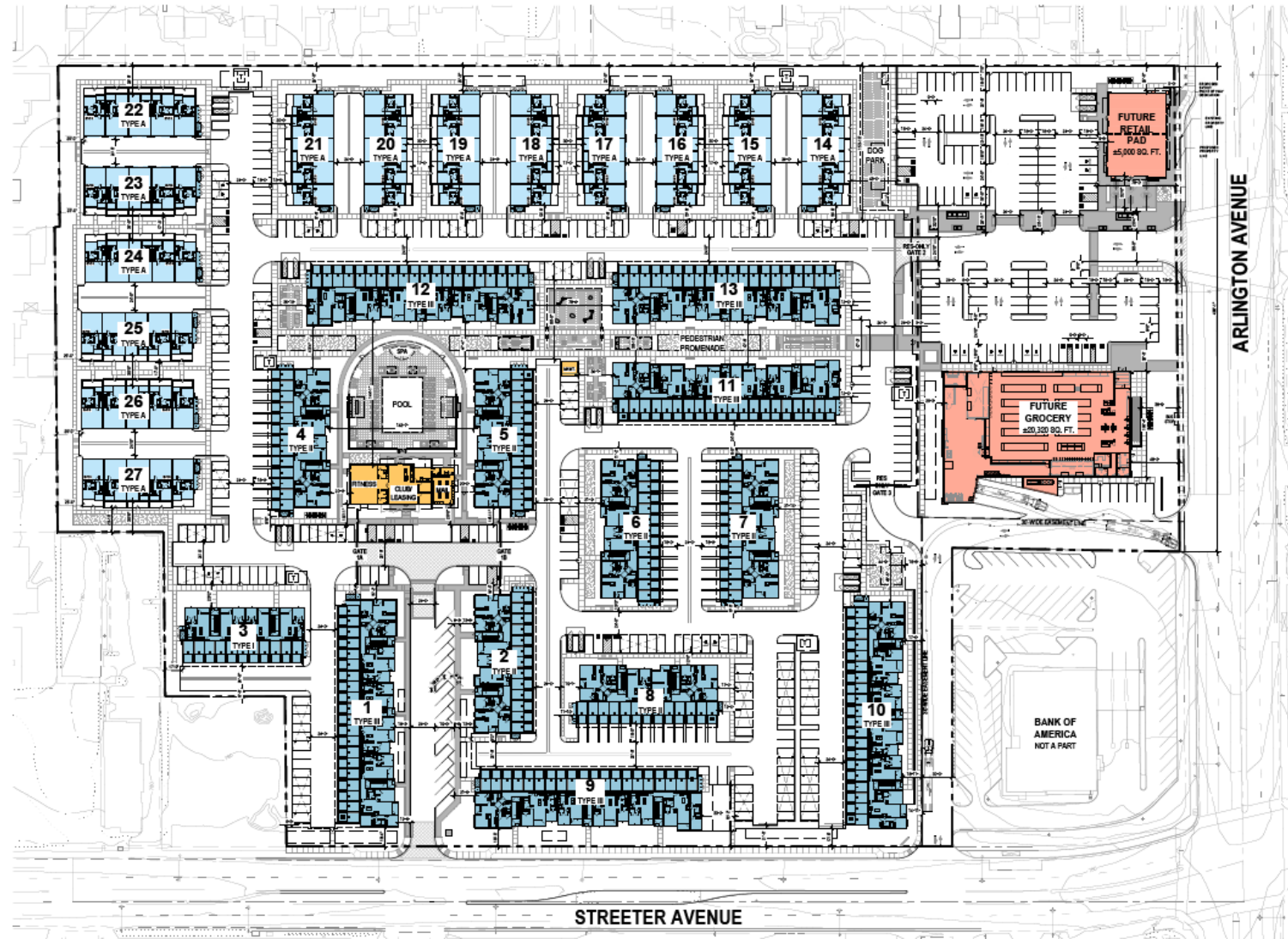
- a. The draft project Environmental Impact Report (DP-2022-00048) has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The project will have a significant effect on the environment; but
- c. There are no feasible alternatives to the project or mitigation measures that will avoid or substantially lessen the significant environmental effects as identified in the Draft EIR for project-specific significant and unavoidable impacts to a potential historic resource because it involves demolition of a potential historic resource; and

2. PROVIDE A RECOMMENDATION TO APPROVE OR DENY Planning Case DP-2023-00047 (Certificate of Appropriateness), based on the facts for findings outlined and summarized in the staff report, and subject to the recommended conditions and mitigation measures.



PROPOSED SITE PLAN

(FOR REFERENCE)



PROPOSED LANDSCAPE SITE PLAN (FOR REFERENCE)



PROPOSED LANDSCAPE SITE PLAN

(FOR REFERENCE)



STREETER ENTRANCE



POOL & CLUBHOUSE



MULT-FAMILY OPEN SPACE

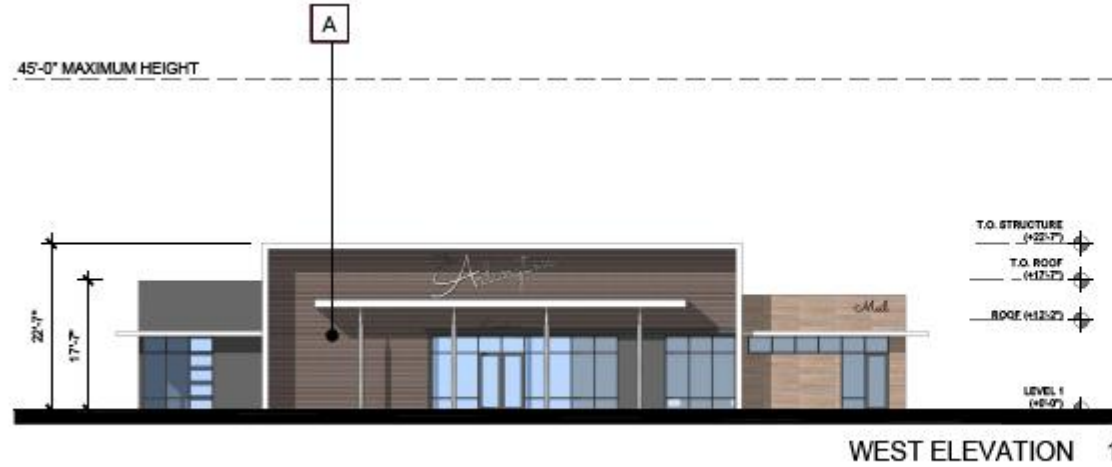
PROPOSED LANDSCAPE SITE PLAN (FOR REFERENCE)



COMMERCIAL & PUBLIC SPACE

PROPOSED LEASING OFFICE ELEVATIONS

(FOR REFERENCE)



SAMPLE RESIDENTIAL ELEVATIONS

(FOR REFERENCE)

45'-0" MAXIMUM HEIGHT



FRONT ELEVATION - ENHANCED MATERIALS 1

45'-0" MAXIMUM HEIGHT



FRONT ELEVATION - ENHANCED MATERIALS 1

45'-0" MAXIMUM HEIGHT



LEFT ELEVATION 3

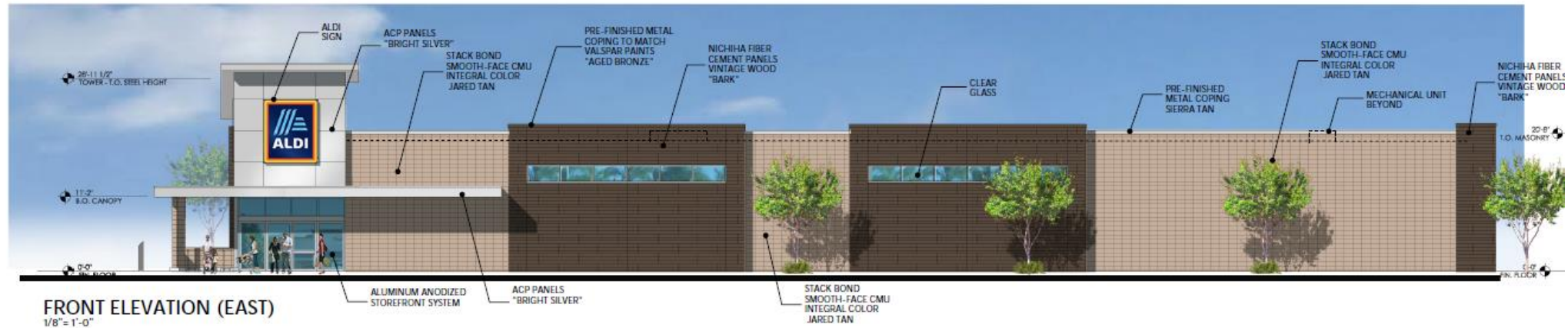
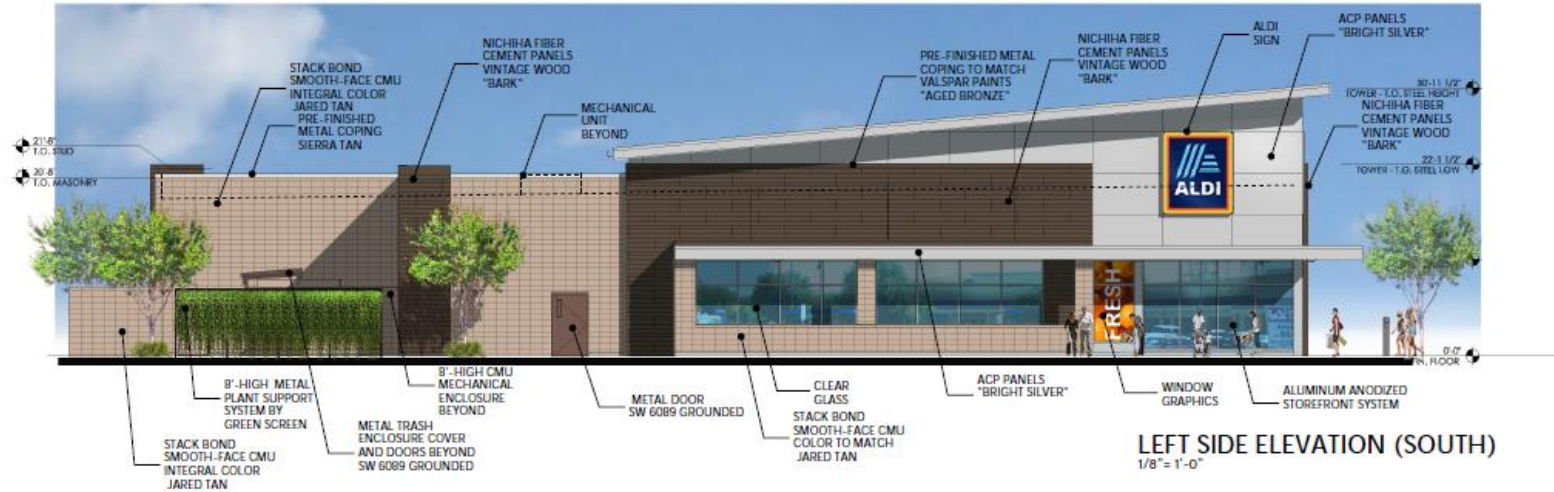
PROPOSED COMMERCIAL ELEVATIONS

(FOR REFERENCE)



PROPOSED ALDI ELEVATIONS

(FOR REFERENCE)



SCOPE OF DRAFT EIR ANALYSIS

(FOR REFERENCE)

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
- * Significant and Unavoidable Impacts