



# 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

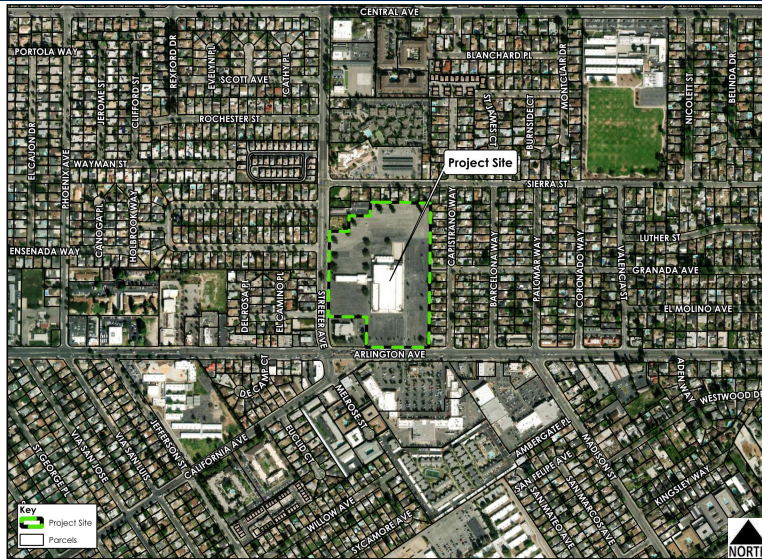
## Planning Commission

Agenda Item: 5

April 25, 2024

RiversideCA.gov

# LOCATION MAP



# SITE PHOTOS



RiversideCA.gov

# SITE PHOTOS



RiversideCA.gov

# EXISTING AND PROPOSED GENERAL PLAN LAND USE



EXISTING

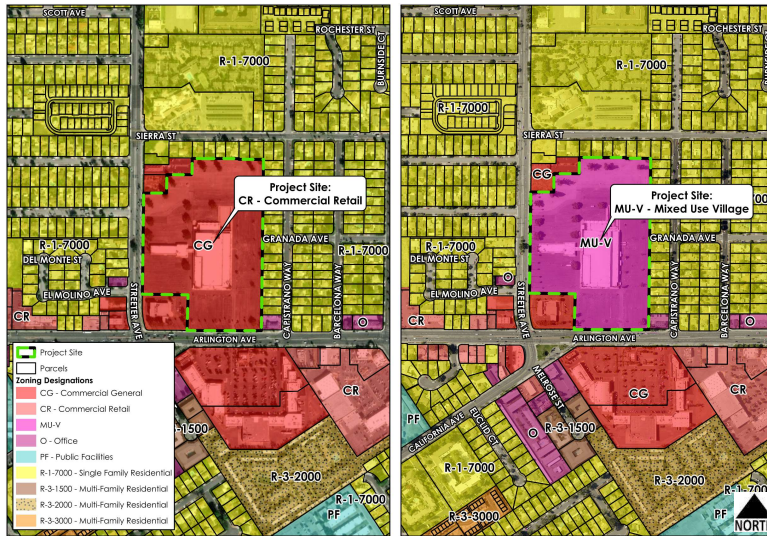
PROPOSED

5



RiversideCA.gov

# EXISTING AND PROPOSED ZONING



EXISTING

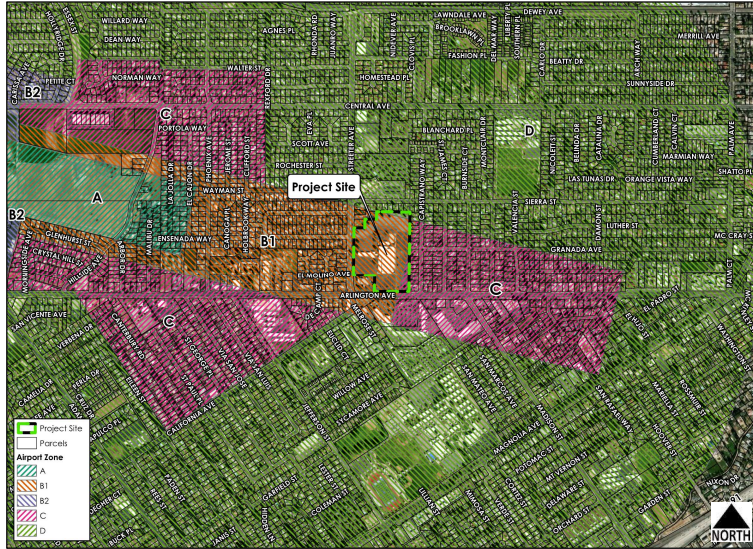
PROPOSED

6



RiversideCA.gov

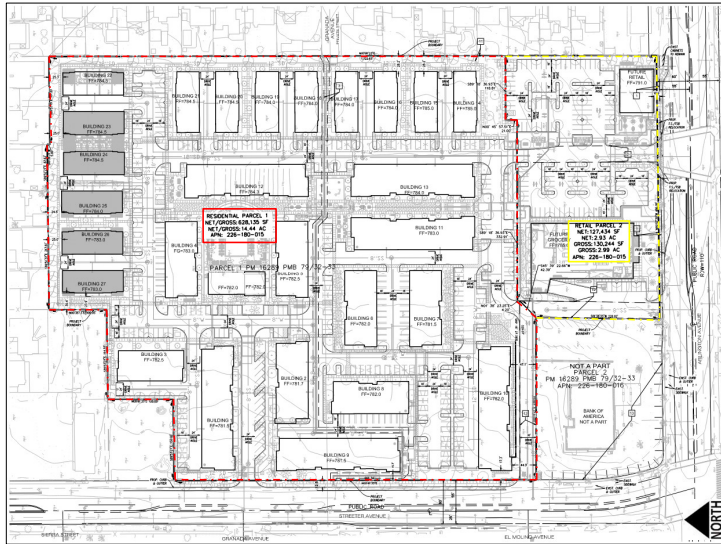
# AIRPORT LAND USE COMPATABILITY ZONES



7

RiversideCA.gov

# 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



8

RiversideCA.gov

# SITE PLAN



### LEGEND

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



# RESIDENTIAL RENDERINGS



# RESIDENTIAL RENDERINGS



11



RiversideCA.gov

# COMMERCIAL RENDERINGS

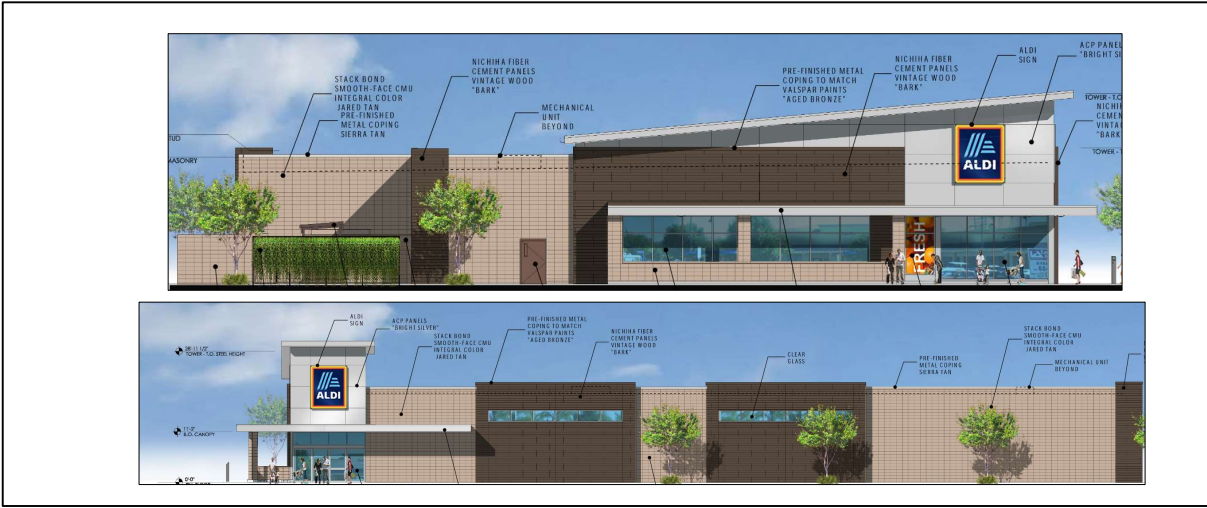


12



RiversideCA.gov

# GROCERY BUILDING ELEVATIONS



13

RiversideCA.gov

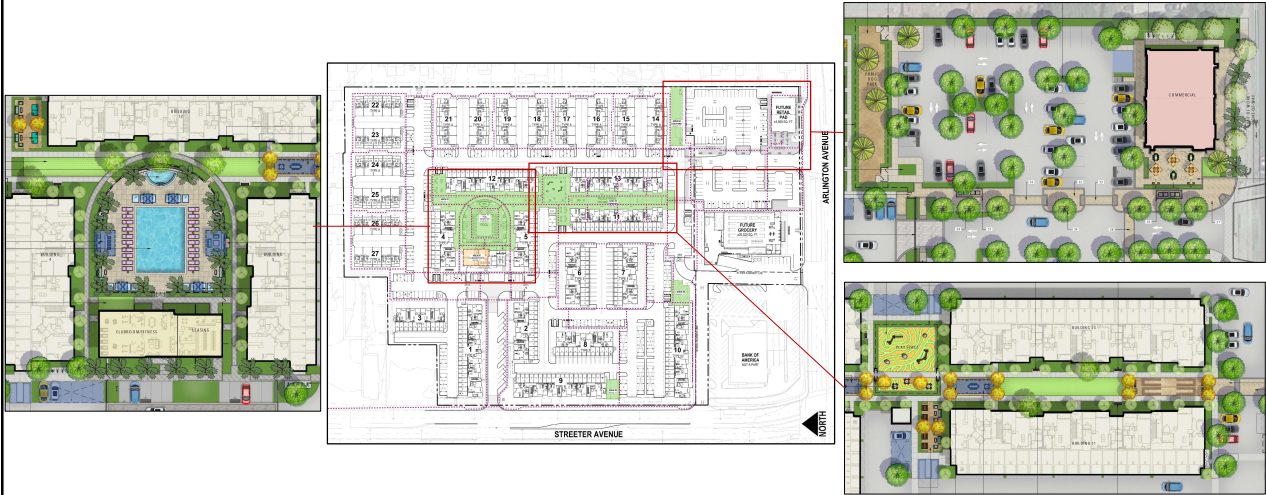
# COMMERCIAL RENDERINGS



14

RiversideCA.gov

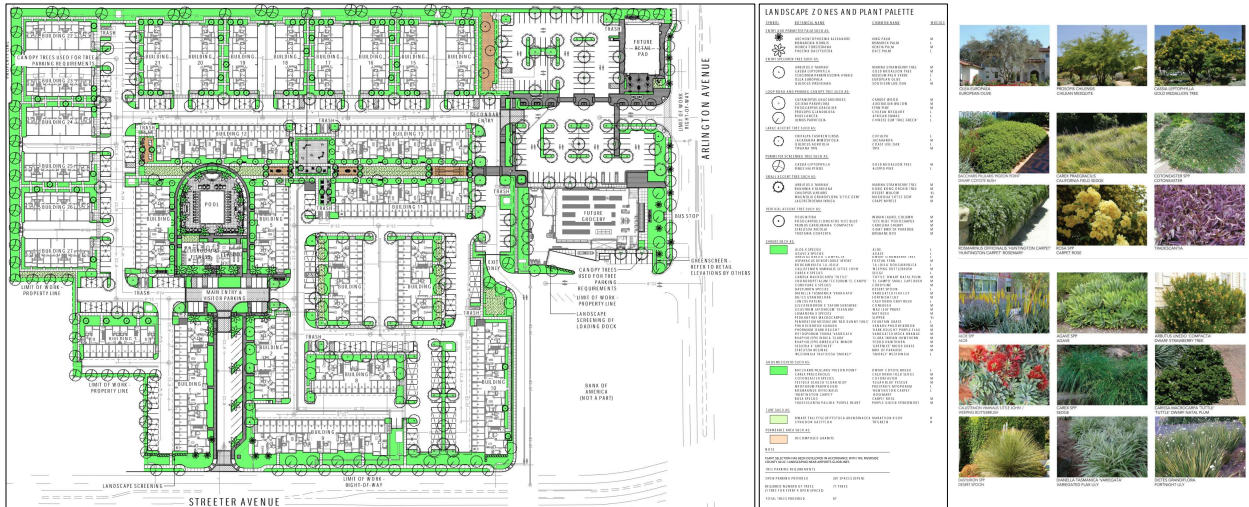
# OPEN SPACE PLAN



15

RiversideCA.gov

# CONCEPTUAL LANDSCAPE PLAN



16

RiversideCA.gov



## 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

17

[RiversideCA.gov](http://RiversideCA.gov)

## CEQA PROCESS

```

    graph LR
      PP[PROJECT PROPOSAL] --> NOP[NOP]
      SM[SCOPING MEETING] --> NOP
      SM --> PAI[PUBLIC/AGENCY INPUT]
      PAI --> DRAFT EIR[DRAFT EIR]
      PAI --> R2C[RESPONSE TO COMMENTS]
      R2C --> DRAFT EIR
      R2C --> FEIR[FINAL EIR]
      PH[PUBLIC HEARING] --> FEIR
      FEIR --> CER[EIR CERIFICATION / PROJECT DECISION]
      DRAFT EIR --> FEIR
  
```

30-Day Public Review  
June 15 – July 14, 2023
45-Day Public Review  
Feb 6 – March 22, 2024

18

[RiversideCA.gov](http://RiversideCA.gov)

## 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\*.



19

RiversideCA.gov

## 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.



20

RiversideCA.gov

## 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.



21

RiversideCA.gov

## 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)



22

RiversideCA.gov

## RECOMMENDATIONS

If the Planning Commission recommends the project, then:

**1. RECOMMEND** that the City Council find:

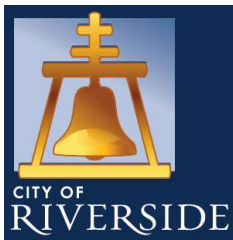
- a. The Draft Environmental Impact Report (DP-2022-00048) has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The project will have a significant effect on the environment; but
- c. There are no feasible alternatives to the project or mitigation measures that 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.



23

RiversideCA.gov



## 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**

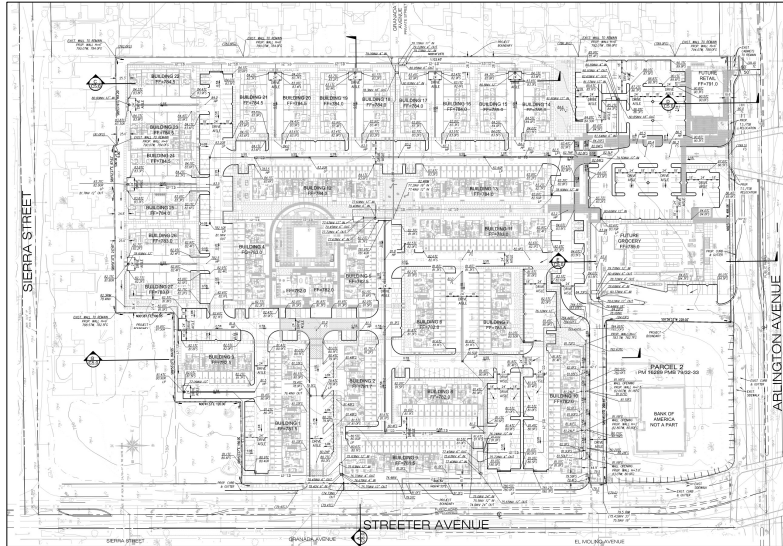
**Planning Commission**

Agenda Item: 5

April 25, 2024

RiversideCA.gov

# GRADING PLANS (FOR REFERENCE ONLY)

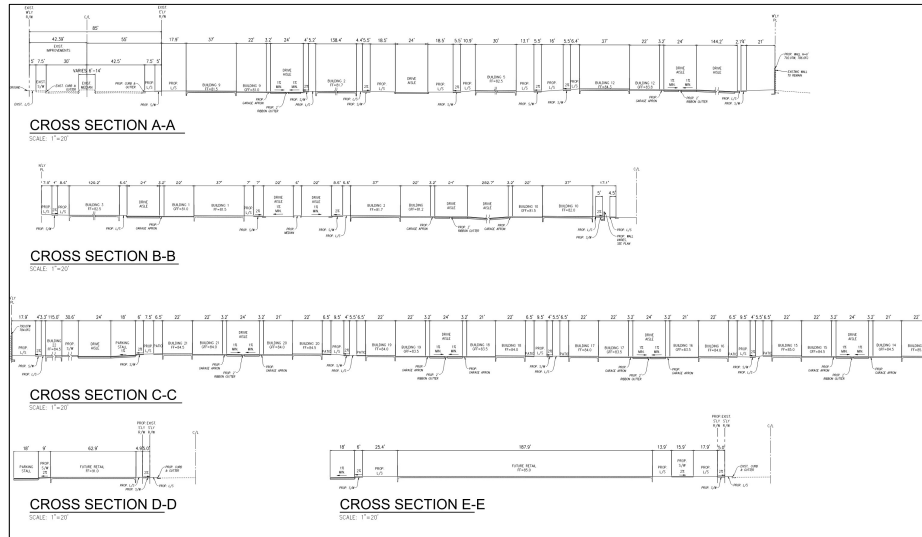


25



RiversideCA.gov

# CROSS SECTIONS (FOR REFERENCE ONLY)

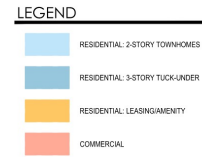
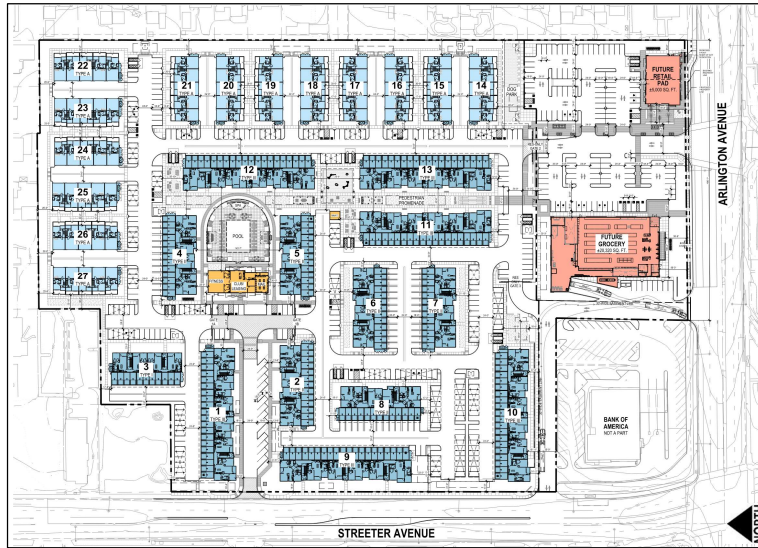


26



RiversideCA.gov

# SITE PLAN (FOR REFERENCE ONLY)

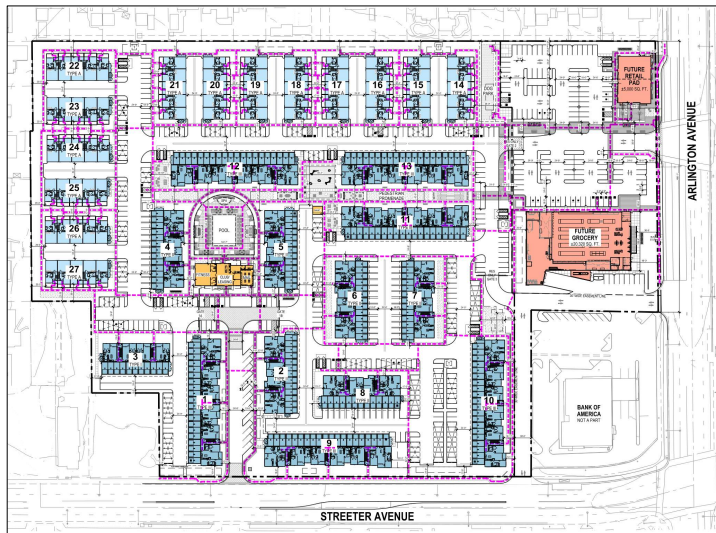


27



RiversideCA.gov

# PEDESTRIAN WALKWAYS (FOR REFERENCE ONLY)

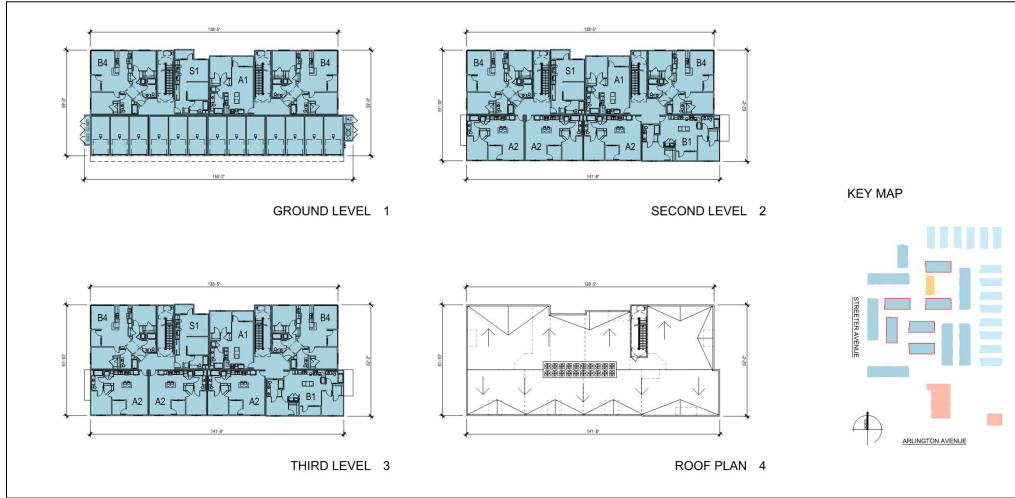


28

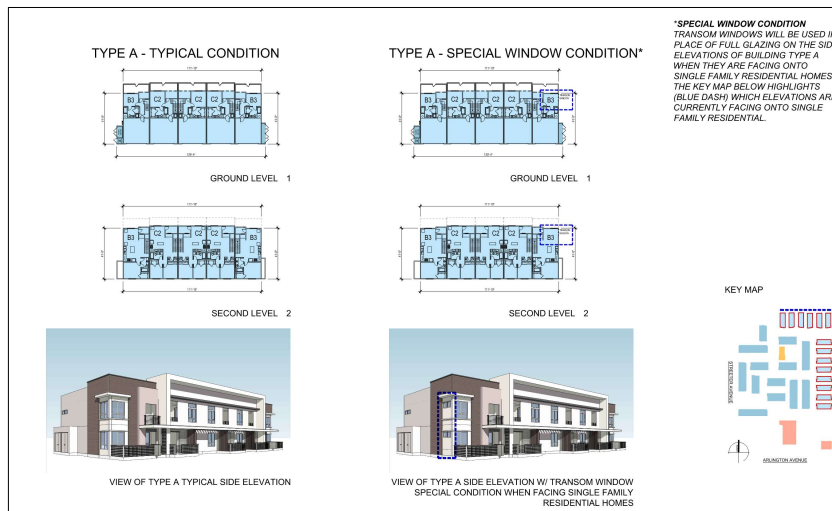


RiversideCA.gov

## FLOOR PLANS – 3-STORY (FOR REFERENCE ONLY)



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



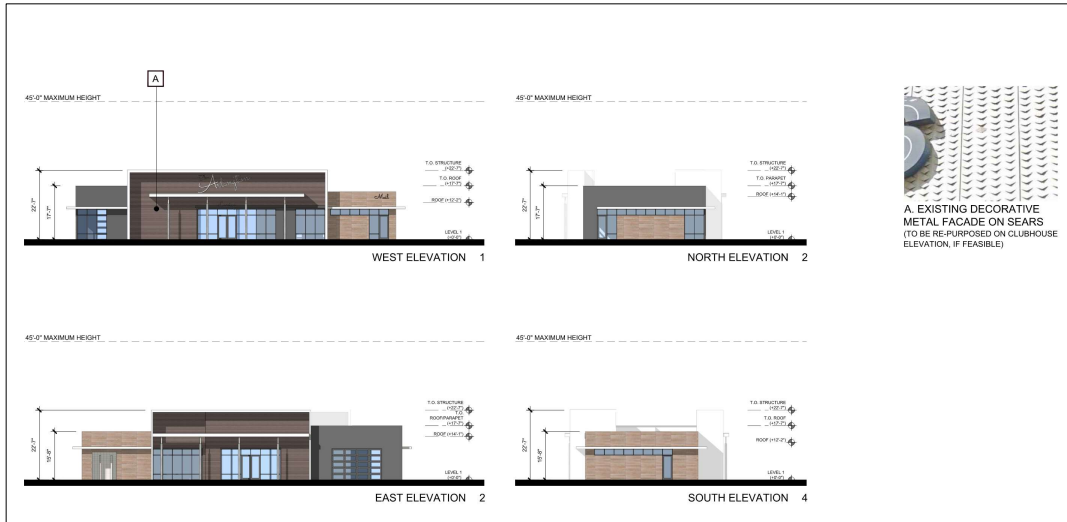
# BUILDING ELEVATIONS – 3-STORY (FOR REFERENCE ONLY)



31

RiversideCA.gov

# BUILDING ELEVATIONS – CLUBHOUSE (FOR REFERENCE ONLY)



32

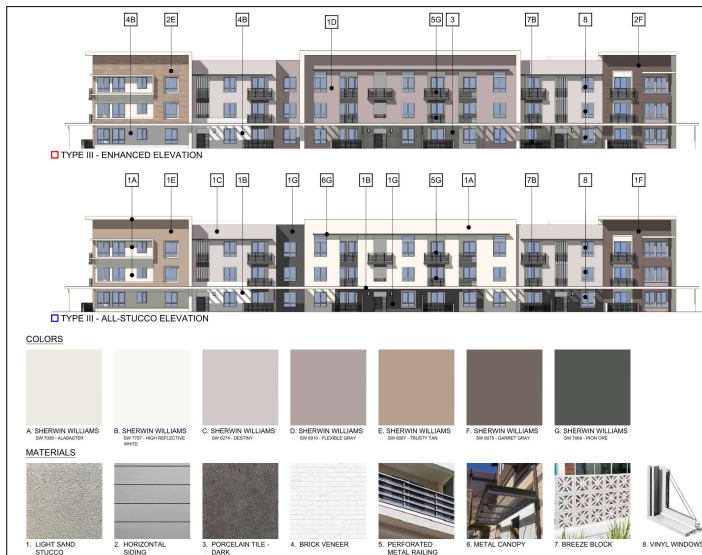
RiversideCA.gov



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



# MATERIAL SAMPLE BOARD (FOR REFERENCE ONLY)



# OFF-SITE (FOR REFERENCE ONLY)

