

# **ARLINGTON MIXED USE DEVELOPMENT**

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

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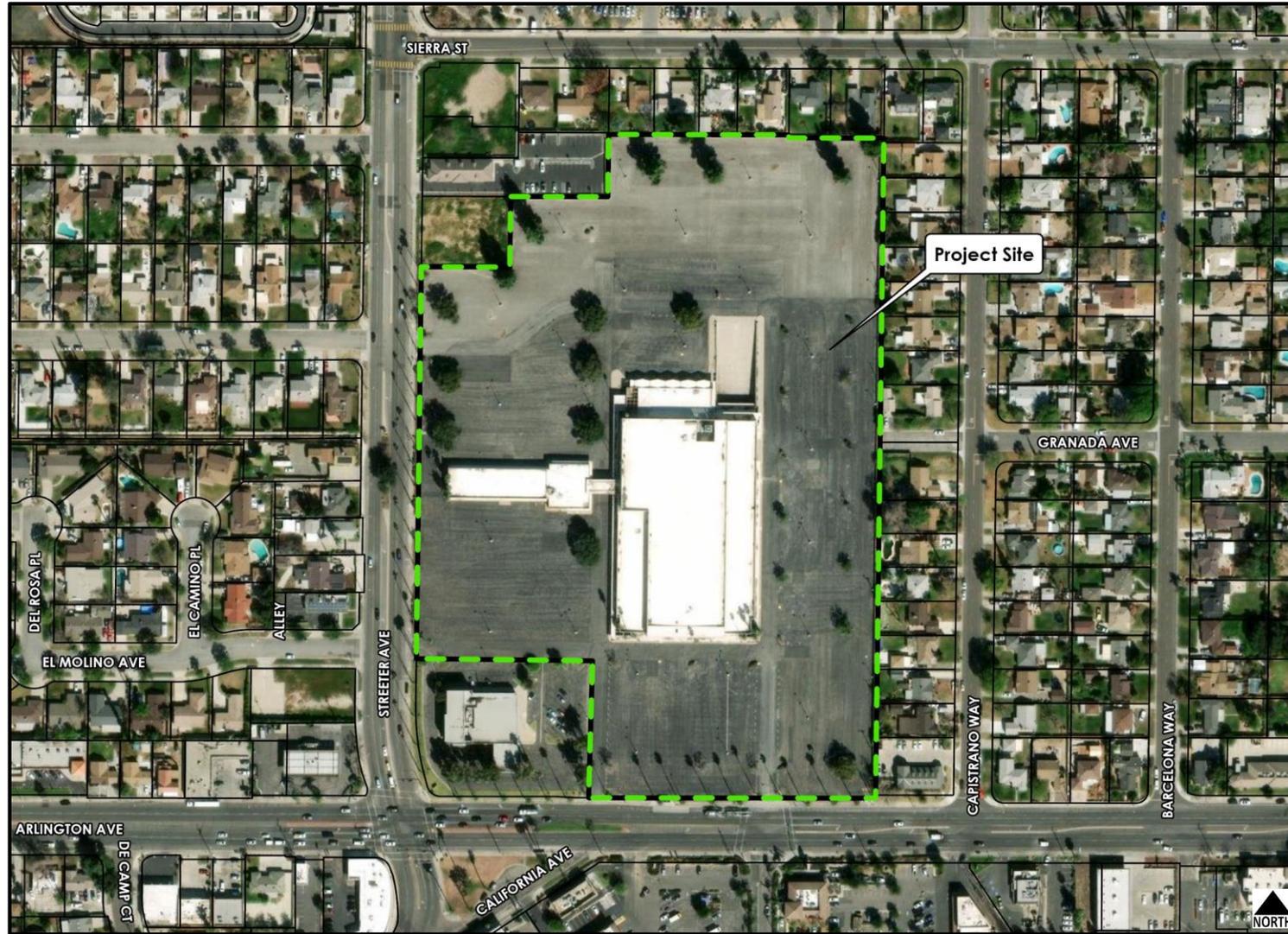
**Community & Economic Development Department**

**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

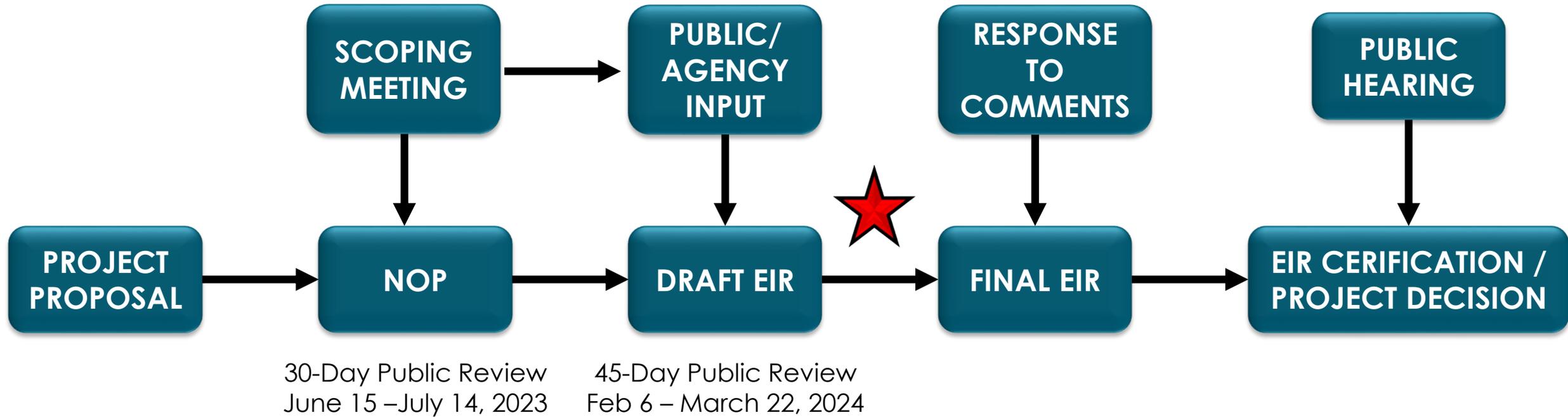
# PROPOSED MIXED USE DEVELOPMENT



# 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

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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.



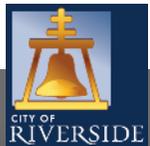
# RECOMMENDATION (CONT'D)

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

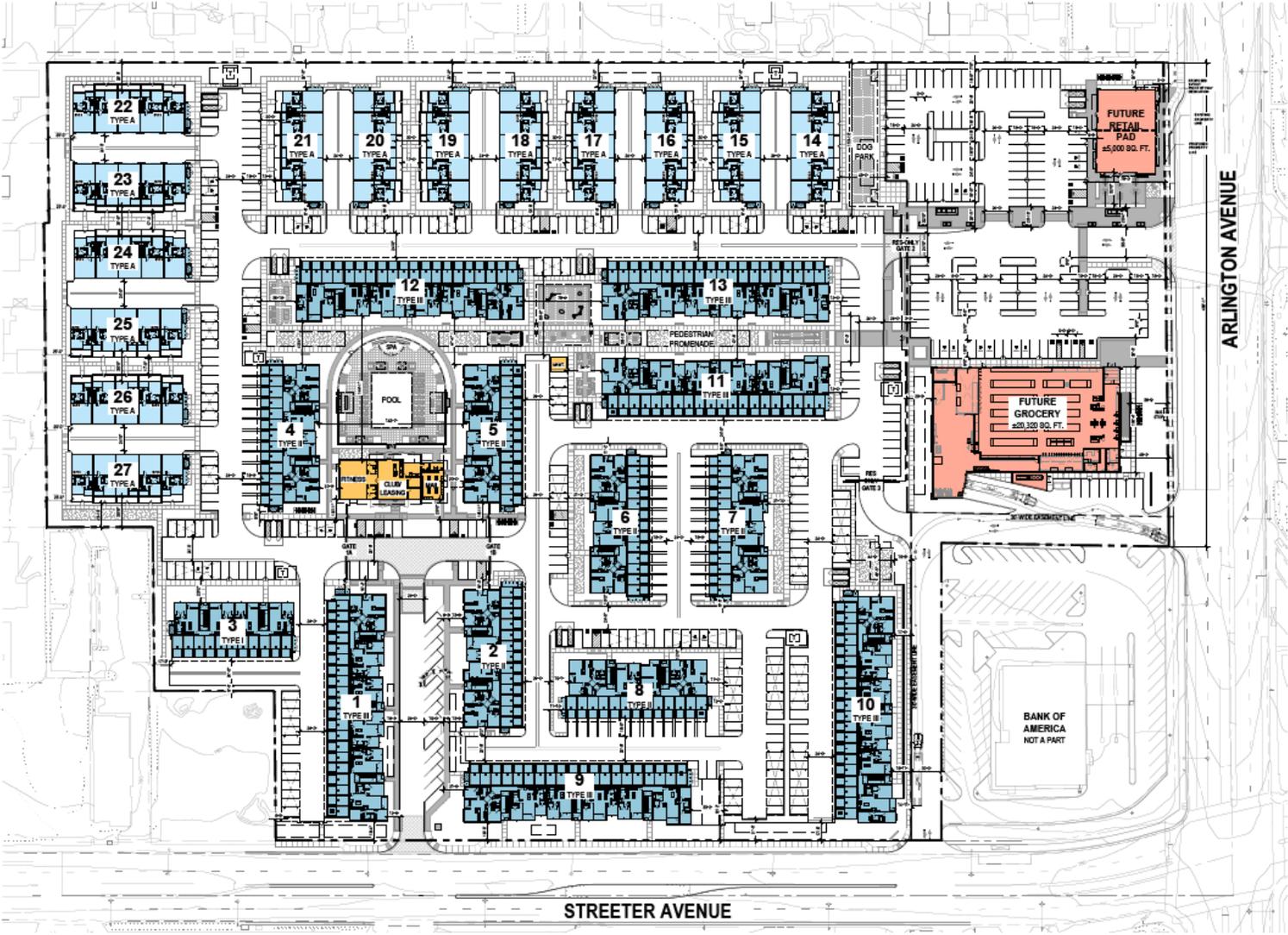
**1. RECOMMEND** that the City Council find:

- 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



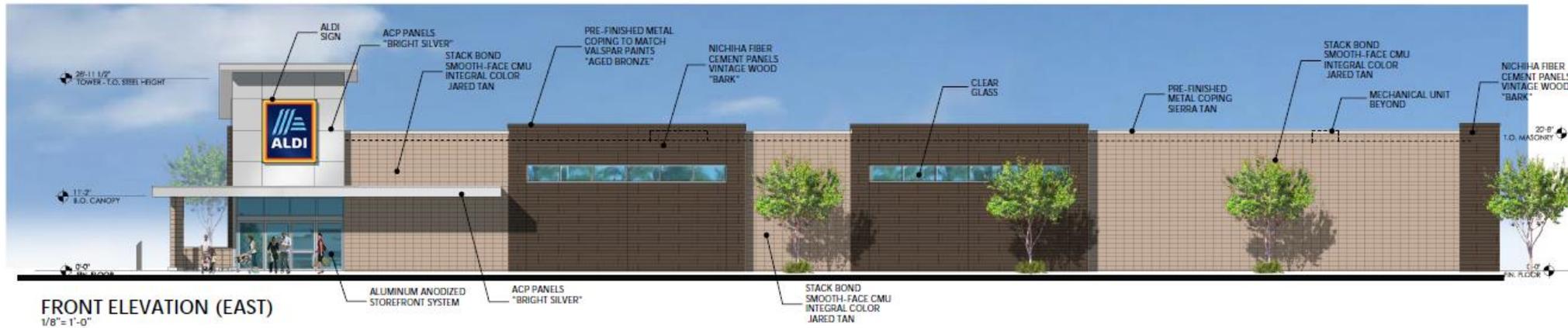
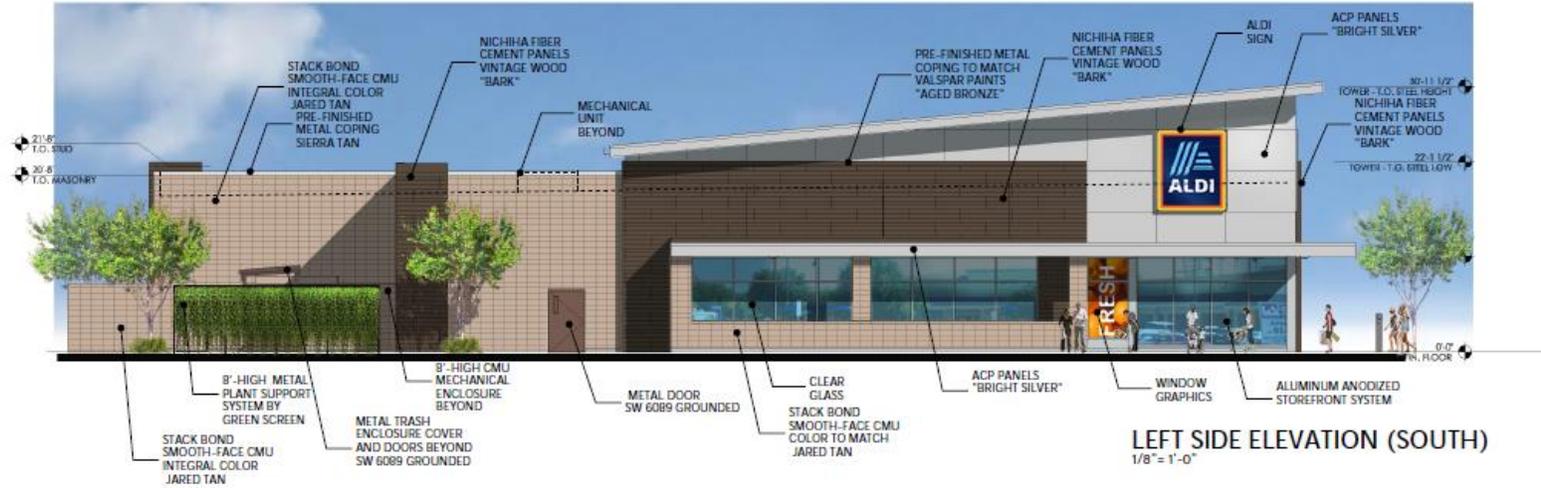
LEFT ELEVATION 3

# 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