



## Notice of Public Hearing

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the City Planning Commission of the City of Riverside, in the Council Chamber of City Hall, 3900 Main Street, Riverside, California, on Thursday, August 15, 2024, relative to the following matters, beginning at the approximate times indicated below. View meeting live webcast at [RiversideCA.gov/Meeting](https://RiversideCA.gov/Meeting). No item will be heard before the times indicated, but possibly later.

9:00 A.M.

**PLANNING CASE PR-2024-001679(CUP, DR):** Proposal by John Caglia of Dutch Bros to consider a Conditional Use Permit and Design Review to facilitate the construction of a 950 square foot Dutch Bros Coffee drive-thru. The 0.53-acre project site consists of three contiguous parcels and is partially developed with a surface parking lot, located at 9604, 9614, and 9624 Magnolia Avenue, situated on the south side of Magnolia Avenue between Taft and Roosevelt Streets, in the CG-SP – Commercial General and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 5. The Planning Division of the Community & Economic Development Department determined the proposal is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15303 (Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment. **Contact Planner:** Judy Egüez, Senior Planner, 951-826-3969, [jeguez@riversideca.gov](mailto:jeguez@riversideca.gov).

The Commission is authorized to grant Conditional Use Permits and Design Reviews.

Public comments can be submitted by e-comment at [www.engageriverside.com](http://www.engageriverside.com) up to two hours before the meeting. Or call 951-826-8688 (Meeting ID: 926 9699 1265) at 9:00 a.m. on meeting day for Telephone Public Comment. To participate via Zoom, use the following link: <https://zoom.us/j/92696991265>. Comments may be sent electronically to the Contact Planner listed above or via regular mail at City of Riverside Community & Economic Development Department, Planning Division, 3900 Main Street, Riverside, CA 92522.

Decisions of the City Planning Commission are appealable to the City Council within ten calendar days following the respective meeting dates. Appeal procedures are available from the Planning Division.

If you challenge any of the above proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, the public hearing.

Copies of the staff report are available 12 days preceding the hearing on the City's webpage at <https://riversideca.legistar.com/Calendar.aspx>.

Please refer to the meeting agenda at <https://riversideca.legistar.com/Calendar.aspx> for up-to-date information regarding the in-person or virtual Planning Commission meeting.

DATE: August 2, 2024  
Maribeth Tinio, City Planner