

City of Arts & Innovation

CITY OF RIVERSIDE NOTICE OF PUBLIC HEARING

YOU ARE HEREBY NOTIFIED that the City Council of the City of Riverside will hold a virtual and in-person Public Hearing regarding the following item:

CASE NUMBER: PR-2021-001120 (General Plan Amendment, Rezone, Design Review Variance)

APPLICANT: Andy Turner of Tierra Corporation

LOCATION: 2998 Ivy Street and 3399 Central Avenue, situated on the south side of Ivy Street, west of Rockhill Way and East of State Route 91, in Ward 3.

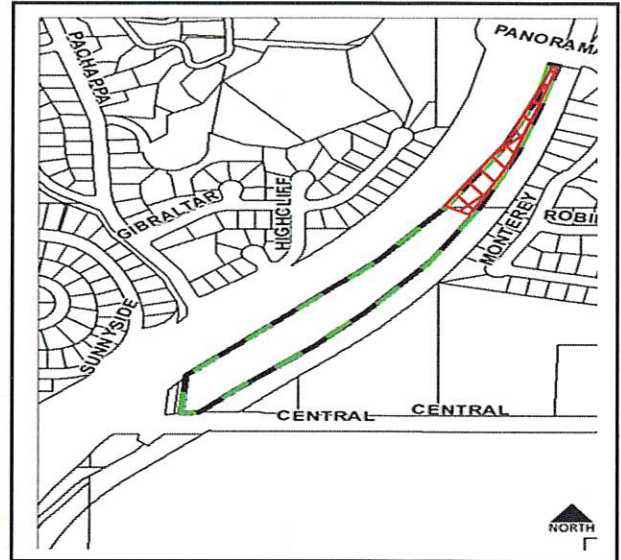
PROPOSAL: To consider the following entitlements to expand an existing commercial self-storage facility by 158 units: (1) General Plan Amendment to amend the General Plan 2025 land use designation of approximately 1.51-acres from LDR – Low Density Residential to C – Commercial; (2) Rezone to amend the zoning designation of approximately 1.62-acres from R-1-7000 – Single Family Residential to CG-CS – Commercial General and Commercial Storage overlay zones; (3) Design Review of project plans; and (4) Variance to allow a 6-foot high fence, around the perimeter of the property, where the Zoning Code requires a 6-foot high wall. The 8.22-acre site consists of four contiguous parcels, of which 6.6-acres are fully developed with an existing self-storage facility.

ENVIRONMENTAL DETERMINATION: The Community and Economic Development Department recommends that the City Council determine that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Sections 15074 and 21081.6.

Interested parties may contact the Planner between 8:00 a.m. and 5:00 p.m. Monday through Friday. Mail written statements to City Clerk, City Hall, 3900 Main Street, Riverside, CA 92522, or email City_Clerk@riversideca.gov. Comments via the eComment feature may be submitted through 11 a.m., December 13, 2022, at www.RiversideCa.gov/meeting. The staff report will be available on December 1, 2022, at www.RiversideCa.gov/meeting.

If you challenge the above proposed action 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 City Clerk of the City of Riverside at, or prior to, the public hearing.

Dated, Published, and Mailed: November 29, 2022



**CITY COUNCIL PUBLIC HEARING
IN-PERSON AND VIRTUAL MEETING**

Art Pick Council Chamber, City Hall
3900 Main Street, Riverside, CA 92522

View live webcast at
www.RiversideCa.gov/meeting.

To listen to the public hearing live and provide comment by phone via Zoom, call (669) 900-6833 and enter Meeting ID: 926 9699 1265 at 3:00 p.m.

MEETING DATE: December 13, 2022
MEETING TIME: 3:00 p.m.

CONTACT PLANNER: Brian Norton,
Principal Planner
PHONE: (951) 826-2308
E-MAIL: bnorton@riversideca.gov


DONESIA GAUSE, MMC
City Clerk of the City of Riverside