



CITY OF RIVERSIDE NOTICE OF PUBLIC HEARING

City of Arts & Innovation

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-2021-000932 (Minor Conditional Use Permit, Design Review, Variance, Grading Exception)

APPLICANT: David Stapley and Deanna Magnon of Turn 9, LLC

LOCATION: 900, 960, 980 Marlborough Avenue, situated on the south side of Marlborough Avenue, between Northgate Street and Rustin Avenue, in Ward 1.

PROPOSAL: A referral, on behalf of Councilmember Cervantes, of the Development Review Committee approval of the proposal by David Stapley and Deanna Magnon of the Magnon Companies to consider the following entitlements: (1) Minor Conditional Use Permit to permit two non-refrigerated warehouse buildings totaling 99,950 square feet; (2) Design Review of project plans; (3) Variance to allow for a reduced front yard setback; and (4) Grading Exception to allow retaining walls higher than allowed by the Grading Code. The 5.58-acre vacant site consists of three contiguous parcels, located at 900, 960, 980 Marlborough Avenue, situated on the south side of Marlborough Avenue, between Northgate Street and Rustin Avenue, in the BMP-SP - Business and Manufacturing Park and Specific Plan (Hunter Business Park) Overlay Zones, in Ward 1.

ENVIRONMENTAL DETERMINATION: The Development Review Committee recommends that the City Council uphold the decision of the Development Review Committee, 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 Section 21081.6.



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 6, 2022

MEETING TIME: 3:00 p.m.

CONTACT PLANNER: Alyssa Berlino,
Associate Planner

PHONE: (951) 826-5628

E-MAIL: aberlino@riversideca.gov

DONESIA GAUSE, MMC
City Clerk of the City of Riverside

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 may be submitted via the eComment feature

through 11 a.m., December 6, 2022, at www.riversideca.gov/meeting. The staff report will be available on November 23, 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 22, 2022