

## CITY OF RIVERSIDE NOTICE OF PUBLIC HEARING

*City of Arts & Innovation*

YOU ARE INVITED TO COMMENT a Public Hearing before the City Council of the City of Riverside regarding the following items:

**CASE NOS.:** P17-0506, P17-0507, P17-0748 and P17-0749

**APPLICANT:** Jim Guthrie, of Guthrie Companies

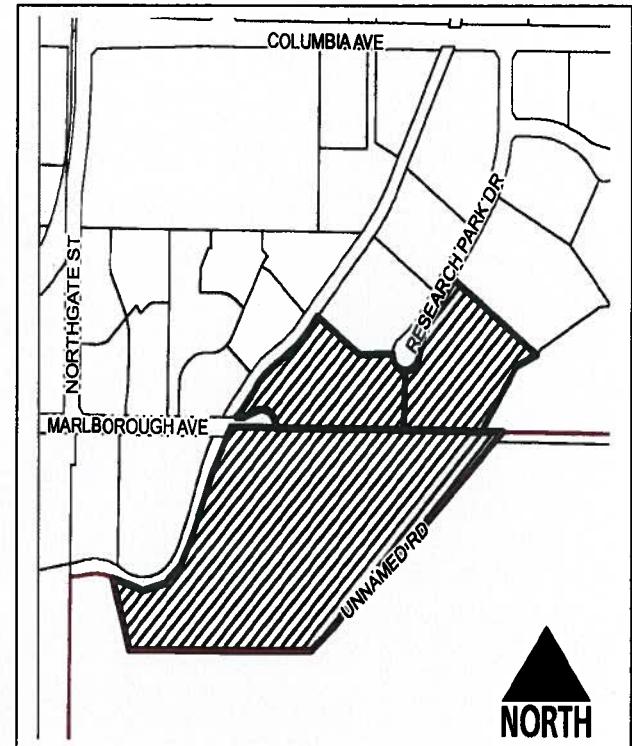
**LOCATION:** 750 Marlborough Avenue and 1550 Research Park Drive, eastern terminus of Marlborough Avenue and the southwestern terminus of Research Park Drive

**PROPOSAL:** Design review, grading exception for retaining walls higher than permitted by Code along the east and west property lines and slope height; and a variance to allow a reduced front yard landscape setback along Marlborough Avenue for construction of a 346,290 square-foot industrial warehouse building, consisting of 6,820 square-feet of office use and 339,470 square-feet of warehouse area on two contiguous parcels and a portion of a third parcel located north of the project site for a total 22.34 acres.

**ENVIRONMENTAL DETERMINATION:** The Development Review Committee recommends finding that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record, and recommends City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6.

Mail written statements to City Clerk, City Hall, 3900 Main Street, Riverside, CA 92522.

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.



**CITY COUNCIL HEARING**  
Art Pick Council Chamber, City Hall  
3900 Main Street  
Riverside, CA 92522

**MEETING DATE:** June 19, 2018  
**MEETING TIME:** 3 p.m.

**CONTACT PLANNER:**  
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*Sherry Morton for*  
COLLEEN J. NICOL, MMC