

# CITY OF RIVERSIDE NOTICE OF PUBLIC HEARING

*City of Arts & Innovation*

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

**CASE NUMBERS:** P18-0571, P18-0612, P18-0432, P18-0433, P18-0434, P18-0436, P18-0437, and P19-0282

**APPLICANT:** Oscar Etemadian of Magnolia Crossings, LLC

**LOCATION:** 3483 and 3505 Van Buren Boulevard, situated on the northeast corner of Van Buren Boulevard and State Route 91

**PROPOSAL:** Entitlements for construction of a commercial shopping center including (1) amendment to the Magnolia Avenue Specific Plan to permit a Community Entry Sign (freeway-oriented sign); (2) rezoning the boundaries of the Neighborhood Commercial Overlay Zone; (3) conditional use permit for a 3,812-square-foot fast food drive-thru restaurant (In-N-Out Burger); (4) conditional use permit for a vehicle fuel station with a 3,800-square-foot convenience store in conjunction with off-sale of beer/wine (Type 20 Alcohol License) and a 1,300-square-foot quick service restaurant; (5) conditional use permit for a 1,200-square-foot automated car wash facility; (6) design review of project plans, including a 9,250-square-foot multi-tenant commercial building; (7) variance to allow alcohol sales within 100 feet of single family residences; and (8) determination of public convenience or necessity to allow a Type 20 Alcohol License within an over concentrated Census Tract.


**ENVIRONMENTAL DETERMINATION:** The Planning Commission recommends finding that this project will not have a significant effect on the environment based on the findings set forth in the case record and recommend that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP).



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

**MEETING DATE:** December 17, 2019  
**MEETING TIME:** 3 p.m.

**CONTACT PLANNER:** Judy Egüez  
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 COLLEEN J. NICOL, MMC  
 City Clerk of the City of Riverside

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.

Dated, mailed, and published: December 3, 2019