



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 NUMBER: P17-0494, P17-0495, P18-0986, P18-0987, P18-0988, P18-0989, P18-0990, and P18-0991

APPLICANT: Steve Berzansky of Steven Walker Communities

LOCATION: 9501 Lincoln Avenue, northwest corner of Van Buren Boulevard and Lincoln Avenue

PROPOSAL: Entitlements for construction of a vehicle fuel station, a 5,250-square-foot multi-tenant commercial building, and a drive-thru restaurant including (1) a General Plan amendment to change land use designation from VHDR - Very High Density Residential to C - Commercial; (2) rezoning from R-4 - Multiple Family Residential Zone to CR - Commercial Retail Zone; (3) conditional use permit for a vehicle fuel station consisting of a 3,062-square-foot convenience store with off-sale of beer/wine (Type 20 Alcohol License); (4) conditional use permit for a 1,960-square-foot drive-thru restaurant; (5) Parcel Map to subdivide 1.44 acres into two lots; (6) design review of project plans; (7) variances to allow alcohol sales within 100 feet of property zoned for residential uses and a reduced landscape setback along the west property line; and (8) determination of public convenience or necessity to allow the off-sale of beer/wine.



CITY COUNCIL HEARING

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

MEETING DATE: November 19, 2019

MEETING TIME: 1 p.m.

CONTACT PLANNER: Candice Assadzadeh

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E-MAIL: cassadzadeh@riversideca.gov

COLLEEN J. NICOL, MMC
City Clerk of the City of Riverside

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).

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: November 6, 2019