

City of Arts & Innovation

CITY OF RIVERSIDE NOTICE OF PUBLIC HEARING

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

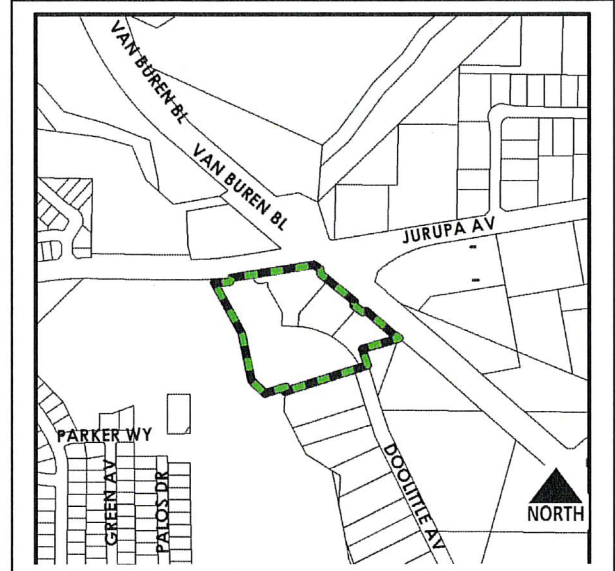
CASE NUMBER: P18-0246, P17-0638, P18-0247, P18-0248, P17-0639, and P19-0160

APPLICANT: Eric LeVaughan of Sater Oil Group, LLC.

LOCATION: Southwest corner of Van Buren Boulevard and Jurupa Avenue

PROPOSAL: Entitlements for construction of a commercial development including 1) rezoning 9.54 acres from BMP - Business and Manufacturing Park Zone and PF - Public Facilities Zone to CR - Commercial Retail Zone; 2) conditional use permit for a vehicle service station consisting of a 4,872-square-foot canopy with 16 fuel stations, a 1,152-square-foot automated car wash, and a 3,800-square-foot convenience store in conjunction with the off sale of beer and wine; 3) conditional use permit for a 3,750-square-foot drive-thru restaurant (Steak 'n Shake); 4) conditional use permit for 4,990-square-foot multi-tenant building with a drive-thru; 5) design review of project plans; and 6) variance to allow off-sale of alcoholic beverages within 600 feet of a park.

ENVIRONMENTAL DETERMINATION: The Planning Commission recommends (1) 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 (2) adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6.



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

MEETING DATE: May 21, 2019
MEETING TIME: 3 p.m.

CONTACT PLANNER: Alyssa Berlino
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E-MAIL: aberlino@riversideca.gov

Eva Arceo
 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 and Published: May 7, 2019