



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 Public Hearing regarding the following item:

CASE NUMBER: PR-2021-001030 (Tentative Tract Map, Planned Residential Development, Design Review)

APPLICANT: Al Cohen of Signature Realty Capital Corp.

LOCATION: Southwest corner of Dauchy Avenue and Ferrari Drive, Ward 4

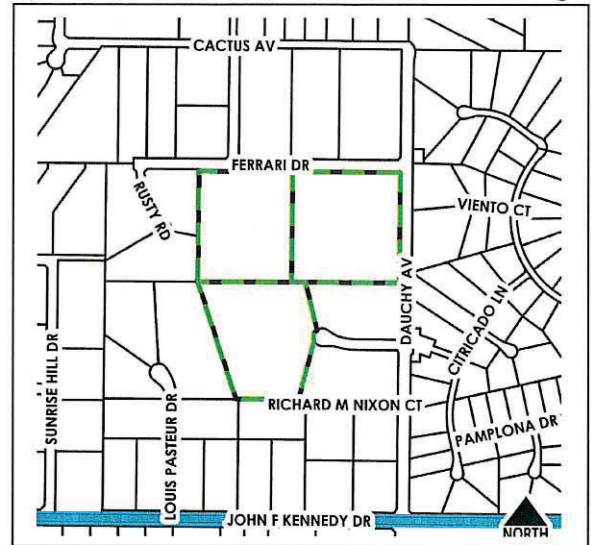
PROPOSAL: To consider the following entitlements for a Planned Residential Development: (1) Tentative Tract Map (TM-38074) to subdivide 24.73 acres into 53 single-family residential lots and lettered lots for common open space and private streets; (2) Planned Residential Development Permit for the establishment of detached single-family dwellings, open space, recreational open space, and private streets; and (3) Design Review of project plans. The 24.73-acre site consists of three contiguous parcels, partially developed with a single-family residence, located at the southwest corner of Dauchy Avenue and Ferrari Drive, in the R-1-1/2 Acre – Single Family Residential and RC-Residential Conservation Zones.

ENVIRONMENTAL DETERMINATION: The Planning Commission recommends that the City Council (1) find 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) adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP), pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines.

Mail written statements to City Clerk, City Hall, 3900 Main Street, Riverside, CA 92522. or email City_Clerk@riversideca.gov. Comments via the eComment feature may be submitted through 11 a.m., November 7, 2023, at www.RiversideCA.gov/Meeting. The staff report will be available on October 26, 2023, 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: October 24, 2023



CITY COUNCIL PUBLIC HEARING

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: November 7, 2023

MEETING TIME: 3:00 p.m.

CONTACT PLANNER: Veronica Hernandez, Senior Planner

PHONE: (951) 826-3965

E-MAIL: vhernandez@riversideca.gov

DONESIA GAUSE, MMC
City Clerk of the City of Riverside