



City of Arts & Innovation

CITY OF RIVERSIDE NOTICE OF PUBLIC HEARING

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-2024-001701 (General Plan Amendment, Specific Plan Amendment, Zoning Code Map Amendment, Design Review)

APPLICANT: Maria Iwanicki of HKS, Inc., on behalf of the Riverside Community Hospital

LOCATION: 4410, 4414, 4420, 4426, 4440, and 4468 Brockton Avenue, situated on the southeast corner of Brockton Avenue and 14th Street, in Ward 1

PROPOSAL: To consider the following entitlements to facilitate the construction of a parking garage containing 593 parking spaces to serve the Riverside Community Hospital: (1) A General Plan Amendment to amend the General Plan Land Use designation from DSP – Downtown Specific Plan to RCHSP – Riverside Community Hospital Specific Plan; (2) A Specific Plan Amendment to remove two parcels (APN No: 217-060-020 and 217-060-009) from the Downtown Specific Plan boundaries and incorporate them into the Riverside Community Hospital Specific Plan boundaries; (3) A Zoning Code Amendment to rezone the property from DSP-AS - Downtown Specific Plan – Almond Street District to RCHSP – Riverside Community Hospital Specific Plan Overlay Zone; and (4) A Design Review of project plans.

ENVIRONMENTAL DETERMINATION: The Planning Division of the Community & Economic Development Department has determined the project information provided in the Addendum will not result in significant effects on the environment, and is therefore consistent with the adopted Mitigation and Monitoring Reporting Program prepared for Planning Cases P13-0207, P13-0208, P13-0209, P13-0210, and P13-0211 Riverside Community Hospital Specific Plan Expansion Project Final Environmental Impact Report ("FEIR" or "Certified FEIR") (State Clearinghouse No. 2013071102).

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., May 20, 2025, 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: May 6, 2025



CITY COUNCIL PUBLIC HEARING

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

View live webcast at
www.RiversideCA.gov/Meeting

MEETING DATE: May 20, 2025

MEETING TIME: 3:00 p.m.

CONTACT PLANNER: Judy Egüez

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DONESIA GAUSE, MMC
City Clerk of the City of Riverside