



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:

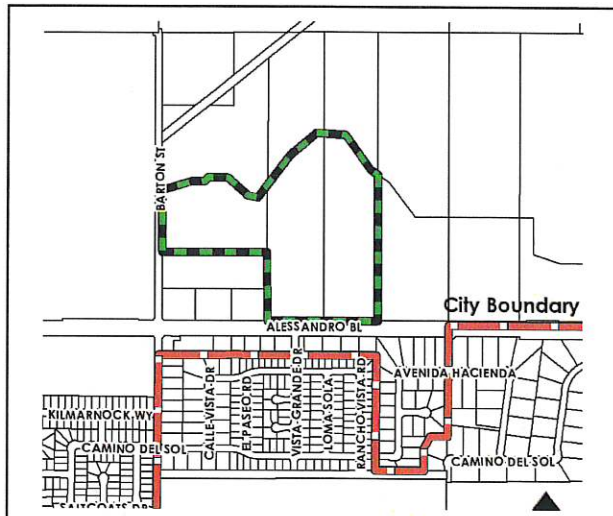
CASE NUMBERS: P20-0025 (PM), P19-0626 (MCUP),
P19-0627 (DR), P20-0258 (VR), P20-
0282 (GE), P20-0024 (EIR)

APPLICANT: Darrell Butler and Khosro Khaloghli of
KB Development

LOCATION: Situated on the north side of Alessandro
Boulevard, between Barton Street and
San Geronio Drive, in Ward 2.

PROPOSAL: To consider the following entitlements for the development of two warehouse buildings: (1) Parcel Map to subdivide the project site into two parcels and three lettered parcels; (2) Minor Conditional Use Permit to permit two warehouses totaling 603,100 square feet on 48.64 acres; (3) Design Review for the proposed site design and building elevations; (4) Variances to allow the installation of combination retaining and freestanding walls with retaining portions ranging in height from 6.4 to 7.6 feet, where a maximum retaining portion height of 4 feet is permitted by the Zoning Code; to allow combination retaining and freestanding walls with a combined height of 14.4 feet, where a maximum combined height of 10 feet is permitted by the Zoning Code; and to allow a total of 388 parking spaces for Building A, where a minimum of 430 parking spaces are required by the Zoning Code; (5) Grading Exceptions to allow three retaining walls up to 11.5 feet in height, where the Grading Code allows a maximum height of 6 feet; and (6) Environmental Impact Report.

ENVIRONMENTAL DETERMINATION: The Planning Commission recommends: (1) adoption of resolution certifying that the Final Environmental Impact Report (EIR) for the proposed project: (a) has been completed in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code 21000 et seq.); (b) was presented to the City Council and the City Council reviewed and considered the information contained in the Final EIR prior to approving the project; and (c) reflects the City's independent judgment and analysis, and making certain findings of fact; (2) adoption of the Findings of Fact; (3) adoption of the Statement of Overriding Considerations; (4) adoption of the Mitigation Monitoring and Reporting Program;



CITY COUNCIL HEARING

Art Pick Council Chamber,
3900 Main Street, Riverside, CA

View live webcast at

www.riversideca.gov/meeting.

Live feed with open captions for hearing
impaired at: www.WatchRiverside.com

To listen to the public hearing live and
provide comment by phone
call (669) 900-6833 and enter
Meeting ID: 926 9699 1265 at 3:00 p.m.

MEETING DATE: December 14, 2021

MEETING TIME: 3:00 p.m.

CONTACT PLANNER: Veronica Hernandez

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E-MAIL: vhernandez@riversideca.gov

DONESIA GAUSE, MMC
City Clerk of the City of Riverside

(5) concurrence with the findings contained in the Final EIR, the CEQA Resolution, the case file and the administrative record; and (6) finding that no feasible alternatives to the project have been proposed that will avoid or substantially lessen the significant environmental effects as set forth in the Final EIR.

Mail written statements to City Clerk, City Hall, 3900 Main Street, Riverside, CA 92522, or email City_Clerk@riversideca.gov. eComments may be submitted through 11:00 a.m. on December 14, 2021 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: November 30, 2021

Published and mailed: November 30, 2021