



# 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 virtual and in-person Public Hearing regarding the following item:

**CASE NUMBER:** PR-2021-001023 (General Plan Amendment, Zoning Code Map Amendment, Conditional Use Permit, Variance, Design Review)

**APPLICANT:** Eugene Marini of KA Enterprises

**LOCATION:** 360 E. Alessandro Boulevard, situated on the northwest corner of Alessandro Boulevard and Mission Grove Parkway, in Ward 4.

**PROPOSAL:** Consider Entitlements to facilitate the development of an automated vehicle wash facility: (1) General Plan Amendment to change the land use designation from O–Office to C–Commercial; (2) Zoning Code Map Amendment to change the zone from O–Office Zone to CR–Commercial Retail Zone; (3) Conditional Use Permit to permit an automated vehicle was facility; (4) Variance to allow a perimeter wall higher than allowed by the Zoning Code; and (5) Design Review of project plans. The project site consists of 0.88 acre developed with an abandoned AT&T facility, located at 360 E. Alessandro Boulevard, situated on the northwest corner of Alessandro Boulevard and Mission Grove Parkway, in the O–Office Zone, in Ward 4.

**ENVIRONMENTAL DETERMINATION:** Determine this project will not have a significant effect on the environment and that a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) be adopted pursuant to the California Environmental Quality Act (CEQA) Sections 15074 and 21081.6.

Mail written statements to City Clerk, City Hall, 3900 Main Street, Riverside, CA 92522, or email [City\\_Clerk@riversideca.gov](mailto:City_Clerk@riversideca.gov). Comments via the eComments feature may be submitted through 11 a.m. on June 21, 2022, at [www.riversideca.gov/meeting](http://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: June 7, 2022



**CITY COUNCIL HEARING  
IN-PERSON AND VIRTUAL MEETING**  
Art Pick Council Chamber, City Hall  
3900 Main Street, Riverside, CA 92522

View live webcast at  
[www.riversideca.gov/meeting](http://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:** June 21, 2022  
**MEETING TIME:** 3:00 p.m.

**CONTACT PLANNER:** Candice Assadzadeh  
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DONESIA GAUSE, MMC  
City Clerk of the City of Riverside