



## 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 NUMBERS:** DP-2021-00008 (CUP), DP-2021-01307 (MCUP), DP-2021-01650 (RZ), DP-2021-01306 (MCUP), SD-2021-00020 (VC-S), DR-2021-00009 (DR) and DP-2021-00731 (EIR)

**APPLICANT:** Skyler Denniston of Kaiser Permanente

**LOCATION:** 10800 Magnolia Avenue - Hospital Expansion Site  
10821 Magnolia Avenue - Off-Site Area 1  
11510 Magnolia Avenue - Off-Site Area 2

**PROPOSAL:** Consider the following entitlements for the expansion of the Kaiser Permanente Riverside Medical Center and ancillary parking areas: (1) Conditional Use Permit to modify a previously approved Conditional Use Permit (CU-038-834) for the redevelopment of approximately 15.5 acres of the existing 37.5-acre medical facility site to construct a 175,968-square-foot five-story hospital tower with 152 beds, a 115,526-square-foot two-story diagnostic and treatment building, a five-story 1,151-space parking structure and upgrades to the existing on-site central utility plant (Hospital Expansion Site); (2) Minor Conditional Use Permit to permit Off-Site Area 1 to be developed with a 87-space surface parking lot and five temporary construction trailers on 1.3 acres; (3) Zoning Code Amendment to rezone the 5.0-acre Off-Site Area 2 from R-1-7000-SP-Single Family Residential and Specific Plan (Magnolia Avenue) Overlay Zones and CG-SP-Commercial General and Specific Plan (Magnolia Avenue) Overlay Zones to MU-V-SP-Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay Zones; (4) Minor Conditional Use Permit to permit Off-Site Area 2 to be developed with a 516 space surface parking lot; (5) Summary Vacation for the vacation of excess right-of-way along Park Sierra Drive; (6) Design Review of site plans and building elevations; and (7) Environmental Impact Report, in Ward 6.

**ENVIRONMENTAL DETERMINATION:** The Planning Commission recommends that the City Council: (1) adopt a 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) concur with the findings contained in the Final Environmental Impact Report, the California Environmental Quality Act Resolution, the case file and the administrative record, and adopt the Findings of Fact attached to the California Environmental Quality Act Resolution; (3) adopt the Statement of Overriding Considerations, related to Project Vehicle Miles, Traveled attached to the California Environmental Quality Act Resolution; (4) adopt the Mitigation Monitoring and Reporting Program attached to the California Environmental Quality Act Resolution; (5) find that no feasible alternatives to the Project have been



**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:** July 5, 2022  
**MEETING TIME:** 3:00 p.m.

**CONTACT PLANNER:** Brian Norton  
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DONESIA GAUSE, MMC  
City Clerk of the City of Riverside

proposed that will avoid or substantially lessen the significant environmental effects as set forth in the Final Environmental Impact Report; and (6) reject all late comments as untimely.

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 July 5, 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: June 21, 2022

Published and mailed: June 21, 2022