



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-2023-001569 (RZ, CUP, DR)

APPLICANT: Braden Bernards of CVP –
Riverside DB, LLC

LOCATION: 4990 and 4997 Van Buren Boulevard,
on the west side of Van Buren
Boulevard, north of Wells Avenue, in
Ward 6

PROPOSAL: To consider the following entitlements to construct a 950-square-foot drive-thru coffee shop (Dutch Bros Coffee): (1) Rezone to amend the site's zoning designation from R-1-7000 – Single-Family Residential to CR – Commercial Retail; (2) Conditional Use Permit to allow a drive-thru restaurant; and (3) Design Review of project plans.

ENVIRONMENTAL DETERMINATION: The Planning Commission recommended that the City Council determine that the proposed project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15061 (Common Sense) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment.

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 19, 2024, 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: November 5, 2024



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: November 19, 2024
MEETING TIME: 3:00 p.m.

CONTACT PLANNER: Veronica Hernandez
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DONESIA GAUSE, MMC
City Clerk of the City of Riverside