

CITY OF RIVERSIDE NOTICE OF PUBLIC HEARING

City of Arts & Innovation

YOU ARE INVITED TO ATTEND a Public Hearing before the City Council of the City of Riverside regarding the following items:

CASE NOS.: P13-0263, P13-0264, P14-0769,
P15-0269, AND P15-00158

APPLICANT: MIKE SADEGHIAN

LOCATION: 18171 VAN BUREN BOULEVARD

PROPOSAL: The Planning Commission recommends (1) amending the General Plan land use designation of approximately 7.7 acres from VLDR - Very Low Density Residential to C - Commercial; (2) amending Municipal Code (Title 19) to rezone approximately 7.7 acres from the R-1-1/2 Acre - SP - Single Family Residential and Specific Plan (Orangecrest) Overlay Zones to CR-SP - Commercial Retail and Specific Plan (Orangecrest) Overlay Zones; (3) a conditional use permit to establish an approximately 10,000-square-foot day care center for up to 175 children; (4) a conditional use permit to establish approximately 2,540-square-foot drive-thru restaurant; and (5) design review of the plot plan and building elevations for approximately 4,700-square-foot and 6,000-square-foot shell buildings for future occupancy by commercial/retail uses, an approximately 10,000-square-foot day care center, 2,540-square-foot drive-thru restaurant, 10,000-square-foot two-story office building, 8,000-square-foot medical office building, and associated surface parking.

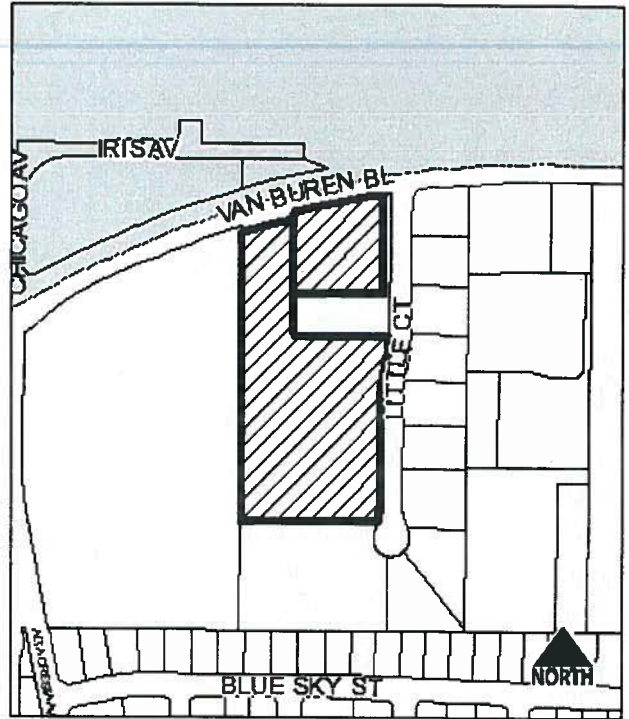
ENVIRONMENTAL DETERMINATION: The Planning Commission recommends finding that the proposed project will not have a significant effect on the environment based upon the findings and mitigation measures set forth in the case record and adopt a Mitigate Negative Declaration.

Mail written statements to City Clerk, City Hall, 3900 Main Street, Riverside, CA 92522.

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 17, 2015

Published and mailed: November 17, 2015



CITY COUNCIL HEARING

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

MEETING DATE: December 1, 2015
MEETING TIME: 3 p.m.

CONTACT PLANNER: Kyle Smith
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COLLEEN J. NICOL, MMC
City Clerk of the City of Riverside