

## CITY OF RIVERSIDE NOTICE OF PUBLIC HEARING

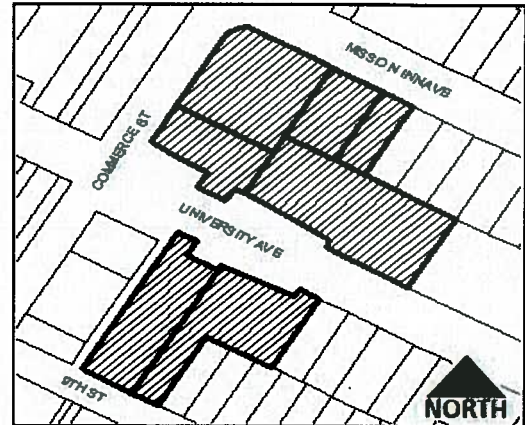
NOTICE IS HEREBY GIVEN that a public hearing will be held before the City Council of the City of Riverside, in the Art Pick Council Chamber, City Hall, 3900 Main Street, Riverside, California, on Tuesday, June 7, 2016, at 3 p.m., regarding the following items:

**CASE NUMBERS:** P14-0045, P14-0046, P14-0047, P14-0048, P15-0953, and P15-0954

**APPLICANT:** Darrin Olson, Mission Lofts, LLC

**LOCATION:** 3008-3052 Mission Inn Avenue, 3770 Commerce Street, 2981 University Avenue, and 3025-3035 Ninth Street

**PROPOSAL:** Planning Commission recommends a mixed-use development consisting of 212 residential units, 1,221-square-feet of commercial space, and 315 surface parking spaces described as follows:



1) General Plan Amendment	
<b>From:</b> <ul style="list-style-type: none"> <li>• MU-V - Mixed Use-Village,</li> <li>• B/OP - Business/Office Park, and</li> <li>• I - Industrial</li> </ul>	<b>To:</b> <ul style="list-style-type: none"> <li>• MU-U - Mixed Use-Urban</li> </ul>
2) Specific Plan Amendment	
<b>From:</b> <ul style="list-style-type: none"> <li>• Neighborhood Marketplace Sub-Area, and</li> <li>• Marketplace Urban Industrial Sub-Area</li> </ul>	<b>To:</b> <ul style="list-style-type: none"> <li>• Mixed-Use Marketplace Sub-Area</li> </ul>
3) Rezone	
<b>From:</b> <ul style="list-style-type: none"> <li>• I-SP-CR - Industrial - Specific Plan (Marketplace), Cultural Resources (Seventh Street East Historic District) Overlay Zones,</li> <li>• BMP-SP-CR - Business and Manufacturing Park, Specific Plan (Marketplace), and Cultural Resources (Seventh Street East Historic District) Overlay Zones,</li> <li>• BMP-SP - Business and Manufacturing Park, Specific Plan (Marketplace) Overlay Zones, CR-SP - Commercial Retail, Specific Plan (Market Plan) Overlay Zones, and</li> <li>• I-SP - Industrial, Specific Plan (Marketplace) Overlay Zones</li> </ul>	<b>To:</b> <ul style="list-style-type: none"> <li>• MU-U-SP - Mixed Use - Urban - Specific Plan (Marketplace) Overlay Zones, and</li> <li>• MU-U-SP-CR - Mixed Use - Urban - Specific Plan (Marketplace), Cultural Resources (Seventh Street East Historic District) Overlay Zones</li> </ul>
4) Site Plan Review	
5) Variances to permit fewer parking spaces than required by code and allow tandem parking spaces	

**ENVIRONMENTAL DETERMINATION:** 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 adoption of a Mitigated 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.

**CONTACT PLANNER:** Brain Norton, Senior Planner, 3900 Main Street, 3rd Floor, Riverside, California, 92522, (951) 826-2308 or email: [bnorton@riversideca.gov](mailto:bnorton@riversideca.gov).

Dated and Mailed: May 24, 2016

Published: May 24, 2016



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COLLEEN J. NICOL, MMC  
City Clerk of the City of Riverside