



Colleen J. Nicol, MMC
City Clerk
City of Riverside
3900 Main Street
Riverside, CA 92522

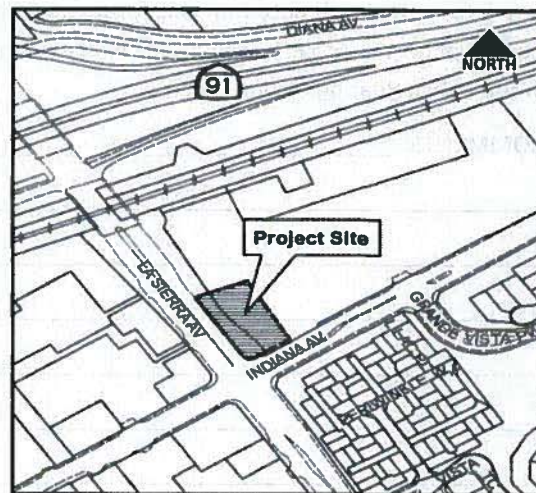
Notice of Public Hearing

YOU ARE INVITED TO ATTEND a Public Hearing before the City Council of the City of Riverside, in the Art Pick Council Chamber, City Hall, 3900 Main Street, Riverside, California, on Tuesday, August 9, 2016, at 3 p.m., regarding the following items:

CASE NOS.: P13-0967, P13-0968, P14-0341, P14-0342, and P16-0372

APPLICANT: Fred Cohen of CJC Design, Inc.

LOCATION: Northeast corner of La Sierra and Indiana Avenues



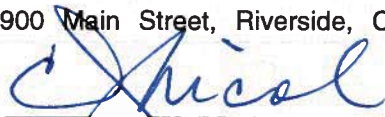
PROPOSAL: Planning Commission recommends a vehicle fuel station with a drive-thru vehicle wash facility and the off-sale of alcohol on a 1.2-acre vacant site on the northeast corner of La Sierra and Indiana Avenues, adjacent to and south of the existing La Sierra Metrolink station: (1) rezone 1.2 acres from the R-1-7000-SP - Single Family Residential and Specific Plan (Riverwalk Vista) Overlay Zones to the CG-SP - Commercial General and Specific Plan (Riverwalk Vista) Overlay Zones; (2) conditional use permit to allow construction of a vehicle fuel station with an automated vehicle wash facility and concurrent off-sale of beer and wine in conjunction with vehicle fuel sales; (3) Findings of Public Convenience and/or Necessity to permit two off-sale alcohol licenses in the subject Census Tract where one is permitted; (4) design review of the plot plan and building elevations for a 4,760-square-foot vehicle fuel canopy, a 7,065-square-foot two-story convenience store, and a 1,940-square-foot attached vehicle wash facility with a single-lane automated vehicle wash facility; and (5) variances to permit the vehicle wash facility to encroach within the required 30-foot rear setback and to permit the off-sale of alcohol with 1,000 feet of an existing establishment with the off-sale of alcohol.

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, adoption of a Mitigated Negative Declaration, and adoption of the Mitigation Monitoring Program pursuant to Section 21081.6 of the California Environmental Quality Act (CEQA).

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: Matthew Taylor, Planning Technician, 3900 Main Street, Riverside, California, 92522, (951) 826-5944 or email: mtaylor@riversideca.gov

Dated, Mailed and Published: July 26, 2016


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

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Stamp
Here

**City Clerk of the City of Riverside
City Hall
3900 Main Street
Riverside, CA 92522**

Cases P13-0967, P13-0968, P14-0341, P14-0342, and P16-0372
Response to Public Notice

Any information submitted on this form is public record and can be viewed by any member of the public upon request. Public Comment for this project closes at the Public Hearing on Tuesday, August 9, 2016. Comments submitted on this form will be included in the Public Hearing record:

COMMENTS: _____

PHONE (OPTIONAL): _____

EMAIL (OPTIONAL): _____

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