

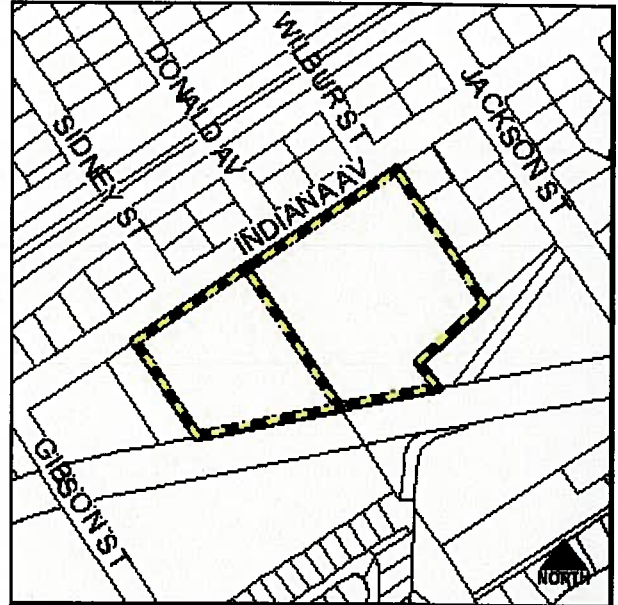
## CITY OF RIVERSIDE NOTICE OF PUBLIC HEARING

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

**CASE NUMBERS:** P16-0112 (GPA), P16-0113 (RZ), P16-0114 (TM), P16-0111 (PRD AND DR), and P16-0883 (VR)

**APPLICANT:** Steve Berzansky of Steven Walker Communities, Inc.

**LOCATION:** 9170 Indiana Avenue, situated on the south side of Indiana Avenue between Gibson and Jackson Streets



**PROPOSAL:** The Planning Commission recommends the City Council approve the following entitlements to facilitate construction of a 54-lot planned residential development on 6.85 acres: (1) General Plan Amendment to change the land use designation from B/OP - Business/Office Park to MDR - Medium Density Residential; (2) rezone from PF - Public Facilities Zone to R-1-7000 - Single-Family Residential Zone; (3) Tract Map 37032 to subdivide two contiguous parcels into 54 residential lots; (4) Planned Residential Development and design review for 54 single-family detached residences; and (5) variances to allow fences and walls higher than permitted by Code to allow reduced setbacks along the project perimeter and interior lots.

**ENVIRONMENTAL DETERMINATION:** The Planning Commission recommends finding that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

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: October 31, 2017

Published and mailed: October 31, 2017

### CITY COUNCIL HEARING

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

**MEETING DATE:** November 14, 2017  
**MEETING TIME:** 3 p.m.

**CONTACT PLANNER:** Stephanie Tang  
**PHONE:** (951) 826-3965  
**E-MAIL:** Stang@riversideca.gov

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