

## 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:** P17-0096, P17-0180, P17-0182 and P17-0521

**APPLICANT:** City of Riverside

**LOCATION:** Citywide

**PROPOSAL:** The Planning Commission recommends approval of the 2014-2021 General Plan Housing Element Implementation Program to include the following: (1) Zoning Map Amendments to change the zoning for up to 67 candidate sites to either multi-family residential or mixed-use; (2) General Plan Amendments to align land use designations with the proposed Zoning Map amendments; (3) Zoning Code Text Amendments to the Riverside Municipal Code regarding nonconformities, base zones, uses and development provisions, permitted uses, design review, site plan review, accessory dwelling units, drive-thru businesses, new regulations for Tiny Homes and Tiny Home Communities, and amendments to address State law regarding Supportive and Transitional Housing and Single Room Occupancies; (4) University Avenue Specific Plan Amendments to remove the 15-acre requirement for mixed-use developments, allow stand-alone multi-family by-right for properties zoned as MU-V and MU-U, and defer to mixed-use standards in the Zoning Code; and (5) Lot consolidation fee waiver program for small parcels, pursuant to Housing Element Implementation Tool #52.

**CITY COUNCIL HEARING**  
Art Pick Council Chamber, City Hall  
3900 Main Street  
Riverside, CA 92522

**MEETING DATE:** December 12, 2017  
**MEETING TIME:** 3 p.m.

**CONTACT PLANNER:** Doug Darnell  
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**COLLEEN J. NICOL, MMC**  
City Clerk of the City of Riverside

**ENVIRONMENTAL DETERMINATION:** The Planning Commission recommends (1) adoption of a resolution certifying that the Final Environmental Impact Report (EIR) for the proposed project: (a) has been completed in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code 21000 et seq.); (b) was presented to the City Council and the City Council reviewed and considered the information contained in the Final EIR prior to approving the project; and (c) reflects the City's independent judgment and analysis, and making certain findings of fact; (2) adoption of the Findings of Fact; (3) adoption of the Statement of Overriding Considerations; (4) adoption of the Mitigation Monitoring and Reporting Program; (5) concurrence with the findings contained in the Final EIR, the CEQA Resolution, the case file and the administrative record; and (6) finding that no feasible alternatives to the project have been proposed that will avoid or substantially lessen the significant environmental effects as set forth in the Final EIR. The Draft EIR was available for public review and comment from September 1, 2017, through October 23, 2017.

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 28, 2017

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