

CITY OF RIVERSIDE NOTICE OF PUBLIC HEARING

City of Arts & Innovation

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City Council of the City of Riverside, regarding the following items:

CASE NOS.: P17-0467, P17-0466, P17-0468, P17-0469, P17-0470, P17-0471, and P17-0472

APPLICANT: Richard Hamm, on behalf of Pelican Merrill Avenue, LLC

LOCATION: 3575- 3661 Merrill Avenue, situated on the north side of Merrill Avenue between Riverside and De Anza Avenues, and segment of Merrill Avenue between Riverside and De Anza Avenues

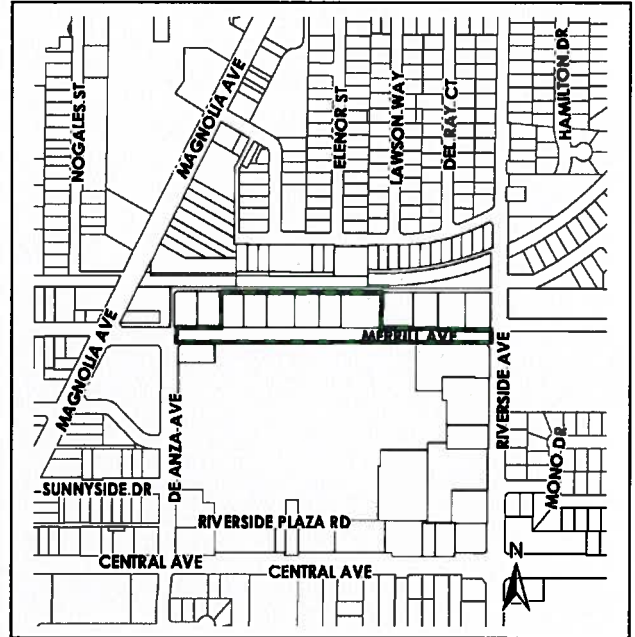
PROPOSAL: The Planning Commission recommends (1) General Plan amendment to change land use designation from C-Commercial to MU-U - Mixed-Use-Urban; (2) Magnolia Avenue Specific Plan amendment to include the MU-U - Mixed-Use-Urban land use designation in the Magnolia Center District; (3) rezoning the project site from CG-SP - Commercial General-Specific Plan (Magnolia Avenue) Overlay Zones to MU-U-SP - Mixed Use-Urban and Specific Plan (Magnolia Avenue) Overlay Zones; (4) site plan review of project plans; (5) Traffic Pattern Modification Measures for the reconfiguration of Merrill Avenue; (6) vacation of three feet of Merrill Avenue; and (7) variance to allow perimeter walls higher than permitted by Code to construct a three-story, 98,608-square-foot mixed-use development, consisting of 108 residential units and 1,200 square feet of commercial space.

ENVIRONMENTAL DETERMINATION: The Planning Commission recommends (1) 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 (2) adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) pursuant to California Environmental Quality Act Section 21081.6.

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 and Mailed: May 3, 2018
Published: May 3, 2018



CITY COUNCIL HEARING

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

MEETING DATE: May 22, 2018

MEETING TIME: 3 p.m.

CONTACT PLANNER: Brian Norton

PHONE: (951) 826-2308

E-MAIL: bnorton@riversideca.gov

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