

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:

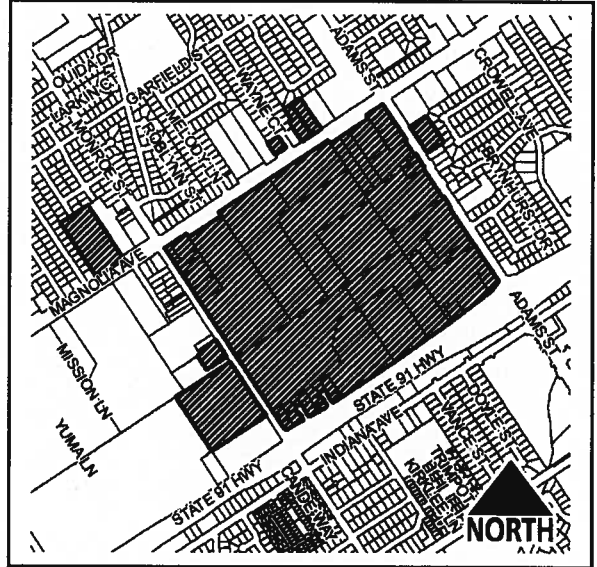
CASE NUMBERS: P15-0989 (GPA), P17-0543 (SPA), P15-0987 (RZ), and P15-0990 (EIR)

APPELLANT: Lozeau Drury LLP on behalf of Laborers International Union of North America, Local Union No. 1184

APPLICANT: Steve Smith of California Baptist University (CBU)

LOCATION: 8432 Magnolia Avenue

PROPOSAL: Appeal by Lozeau Drury, LLP, on behalf of Laborers International Union of North America, Local Union 1184, of the Planning Commission approval of a Specific Plan Amendment to facilitate campus expansions located on Magnolia Avenue bounded by Adams and Monroe Streets and State Route 91, to accommodate the projected student population through 2025, entailing a maximum of 400,000 square feet of academic, recreation, and student housing facilities and a maximum student enrollment of 12,000 students. This proposal involves the following entitlements: (1) General Plan Amendment to change the underlying General Plan land use designation for the Health Sciences Campus and Wellness Center from PF - Public Facilities/Institutional to CBUSP - California Baptist University Specific Plan (CBUSP); (2) two Specific Plan Amendments to remove the Health Sciences Campus and Wellness Center from the Magnolia Avenue Specific Plan and add into the California Baptist University Specific Plan; (3) Zoning Code Amendment to change the CBUSP Zones from MU/A - Mixed Use/Academic Planning Area, MU/R - Mixed Use/Residential Planning Area, MU/U - Mixed Use/Urban Planning Area, A - Athletics Planning Area, and OS - Open Space Planning Area to CBUSP - California Baptist University Specific Plan Zone, to rezone the CBUSP-MU/A-CR - CBUSP Mixed Use/Academic Planning Area and Cultural Resources Overlay Zones and CBUSP-MU/R-CR - CBUSP Mixed Use/Residential Planning Area and Cultural Resources Overlay Zones to CBUSP-CR - California Baptist University Specific Plan and Cultural Resources Overlay Zones, and to rezone the Health Science Campus and Wellness Center from R-1-7000 - Single Family Residential Zone to CBUSP - California Baptist University Specific Plan Zone; and (4) an Environmental Impact Report related to the project.



CITY COUNCIL HEARING

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

MEETING DATE: January 8, 2019

MEETING TIME: 3 p.m.

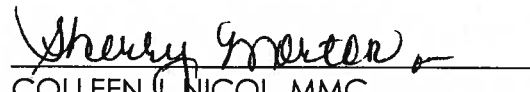
CONTACT PLANNER:

Candice Assadzadeh

PHONE: (951) 826-5667

E-MAIL:

cassadzadeh@riversideca.gov


COLLEEN L. 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.

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: December 21, 2018

Published and mailed: December 21, 2018