



*City of Arts & Innovation*

## 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:** P18-0091, P18-0092, P18-0093, P18-0094, P18-0095, P18-0096, P18-0097, P18-0098, P18-0099, P18-0100, P18-0101, P18-0401, and P18-0424

**APPLICANT:** Jim Guthrie, AFG Development

**LOCATION:** Bounded by Orange Street to the west, Strong Street to the north, State Route 60 (SR-60) to the south and Interstate 215 (I-215) to the east

**PROPOSAL:** Entitlements for construction of a mixed-use development on seven parcels totaling approximately 35.4 acres including: 1) amendment to land use designations of 34.34 acres from MDR - Medium Density Residential and O - Office to MU-U - Mixed Use Urban and the remainder 1.06 acres of the site from O - Office to C - Commercial; 2) rezone approximately 34.34 acres from R-1-7000 Single Family Residential Zone, R-3-1500 - Multi-Family Residential Zone, and R-1-7000-WC - Single Family Residential - Watercourse Overlay Zones to MU-U - Mixed Use Urban, and the remainder 1.06 acres of the site from R-1-7000 - Single Family Residential Zone to CR - Commercial Retail Zone; 3) Tentative Parcel Map No. 37475 to subdivide 4 of 7 parcels into 12 parcels; 4) site plan review of project plans for mixed use project consisting of 482 multi-family residential dwelling units, 49,000-square-feet of commercial retail space, two hotels, and 23 recreational vehicle (RV) overnight spaces; 5) conditional use permits for hotels and RV parking, vehicle fuel station, drive-thru restaurant, live entertainment and special events, and a farmers market; 6) minor conditional use permit and variance for two freestanding freeway-oriented monument signs; 7) design review of project plans for vehicle fuel station and convenience store; 8) grading exception for on-site retaining walls higher than permitted by Code; and 9) an Environmental Impact Report.



### CITY COUNCIL HEARING

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

**MEETING DATE:** June 4, 2019

**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

**ENVIRONMENTAL DETERMINATION:** The Planning Commission recommends (1) adoption of 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 and Published: May 21, 2019