



CITY OF RIVERSIDE NOTICE OF PUBLIC HEARING

City of Arts & Innovation

YOU ARE HEREBY NOTIFIED that the City Council of the City of Riverside will hold a Public Hearing meeting regarding the following item:

CASE NUMBERS: P20-0214 (GPA), P20-0215 (SPA), P20-0216 (RZ), P20-0217 (DR), and DP-2020-00073 (VR)

APPLICANT: Glen Espinoza of The Motorcycle Company

LOCATION: 7688 Indiana Avenue, 7681 And 7691 Casa Blanca Street, on the south side of Indiana Avenue, north side of Casa Blanca Street, and west of Winstrom Street, in Ward 4.

PROPOSAL: Permit the following entitlements for the expansion of the existing Harley-Davidson dealership building: 1) General Plan Amendment for a portion of the lots located at 7681 and 7691 Casa Blanca Street to change the land use designation from MDR-Medium Density Residential to CRC-Commercial Regional Center; 2) Specific Plan Amendment to include a portion of the lots located at 7681 and 7691 Casa Blanca Street into the boundaries of the Riverside Auto Center Specific Plan; 3) Zoning Code Map Amendment to rezone a portion of the lots located at 7681 and 7691 Casa Blanca Street from R-1-7000 - Single Family Residential Zone to CG-S-2-X-25-SP-Commercial General, Building Stories (maximum of 2 Stories), Building Setback (25 feet), and Specific Plan (Riverside Auto Center) Overlay Zones; 4) Design Review of project plans; and 5) Variance to allow a reduced lot area for the conversion from residential to commercial zoning in the Riverside Auto Center Specific Plan.

ENVIRONMENTAL DETERMINATION: The Planning Commission recommends finding that this project will not have a significant effect on the environment based on the findings set forth in the case record and recommend that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP), pursuant to Sections 15074 and 21081.6 of the California Environmental Quality Act (CEQA) Guidelines.



CITY COUNCIL HEARING

Art Pick Council Chamber, City Hall
3900 Main Street
Riverside, CA 92522
View live webcast at
www.engageriverside.com.

Tuesday, April 13, 2021, at 1 p.m.
For telephone public comment, call:
(669)900-6833

Enter Meeting ID: 931 4944 3969

CONTACT PLANNER: Judy Egúez
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EVA ARSEO

Interim City Clerk of the City of Riverside

Mail written statements to City Clerk, City Hall, 3900 Main Street, Riverside, CA 92522, or email City_Clerk@riversideca.gov. View live webcast at www.engageriverside.com. For telephone

public comment, call (669)900-6833 and enter Meeting ID: 931 4944 3969 at 1 p.m. on April 13, 2021. eComments may be submitted until two hours before the meeting.

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: March 30, 2021

Published and mailed: March 30, 2021