



## 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 regarding the following item:

**CASE NUMBERS:** P20-0476 (Conditional Use Permit)  
and P20-0477 (Design Review)

**APPLICANT:** Riverside Express, LLC

**LOCATION:** 3729 and 3745 Van Buren  
Boulevard, on the east side of Van  
Buren Boulevard between  
Magnolia Avenue and Andrew  
Street, in Ward 5.

**PROPOSAL:** To consider the appeal by Riverside Express, LLC, of the Planning Commission's denial of the following entitlements to construct a proposed 9,708 square-foot vehicle wash facility: 1) Conditional Use Permit to permit a self-automated vehicle wash facility; and 2) Design Review of project plans.

**ENVIRONMENTAL DETERMINATION:** The Planning Division of the Community & Economic Development Department recommends that the City Council determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment.

Mail written statements to City Clerk, City Hall, 3900 Main Street, Riverside, CA 92522, or email [City\\_Clerk@riversideca.gov](mailto:City_Clerk@riversideca.gov). eComments may be submitted until two hours before the meeting at [www.riversideca.gov/meeting](http://www.riversideca.gov/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: September 7, 2021

Published and mailed: September 7, 2021



### CITY COUNCIL HEARING

Art Pick Council Chamber, 3900 Main Street,  
Riverside, CA.

**MEETING DATE:** September 21, 2021

**MEETING TIME:** 3:00 p.m.

View live webcast at:

[www.riversideca.gov/meeting](http://www.riversideca.gov/meeting).

Live feed with open captions for hearing  
impaired at: [www.WatchRiverside.com](http://www.WatchRiverside.com)

To listen to the public hearing live and  
provide comment by phone, call  
(669) 900-6833 and enter Meeting  
ID: 926 9699 1265 at 3:00 p.m.

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DONESIA GAUSE, MMC  
City Clerk of the City of Riverside