



City of Arts & Innovation

CITY OF RIVERSIDE NOTICE OF VIRTUAL PUBLIC HEARING

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

CASE NUMBERS: PR-2021-000949 (General Plan Amendment, Zoning Code Map Amendment, Conditional Use Permit, Design Review, and Variance)

APPLICANT: Mike Sadeghian of Van Buren Land Investments

LOCATION: 18233 Van Buren Boulevard, situated on the southwest corner of Van Buren Boulevard and Little Court, in Ward 4

PROPOSAL: To consider the following entitlements to facilitate the construction of a 6,412 square foot multi-tenant commercial building with drive-thru restaurant: (1) General Plan Amendment to change the land use designation from VLDR – Very Low Density Residential to C- Commercial; (2) Zoning Code Amendment to change the zone from R-1-1/2 Acre- SP – Single Family Residential and Specific Plan (Orangecrest) Overlay Zones to CR-SP-X-15-S-2 – Commercial Retail, Specific Plan (Orangecrest), Building Setback (15 Feet from Van Buren Boulevard), and Building Stories (Two-Story Maximum) Overlay Zones; (3) Conditional Use Permit to permit a drive-thru restaurant; (4) Design Review of project plans; and (5) Variance to allow less parking spaces than required by the Zoning Code.

ENVIRONMENTAL DETERMINATION: The Planning Division of the Community & Economic Development Department has determined that the project information provided in the Addendum will not result in significant effects on the environment, and is therefore consistent with the adopted Mitigated Negative Declaration and Mitigation and Monitoring Reporting Program prepared for Planning Cases P13-0263, P13-0264, P14-0769, P15-0269, and P15-0158.

Mail written statements to City Clerk, City Hall, 3900 Main Street, Riverside, CA 92522, or email City_Clerk@riversideca.gov. eComments may be submitted until two hours before the meeting at www.riversideca.gov/meeting.



CITY COUNCIL HEARING

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

View live Webcast at

www.riversideca.gov/meeting.

Live feed with open captions for hearing impaired at: 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 p.m.

MEETING DATE: October 19, 2021
MEETING TIME: 3:00 p.m.

CONTACT PLANNER: Alyssa Berlino
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DONESIA GAUSE, MMC
City Clerk of the City of Riverside

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, Published, and mailed: October 5, 2021