

CITY OF RIVERSIDE NOTICE OF PUBLIC HEARING

City of Arts & Innovation

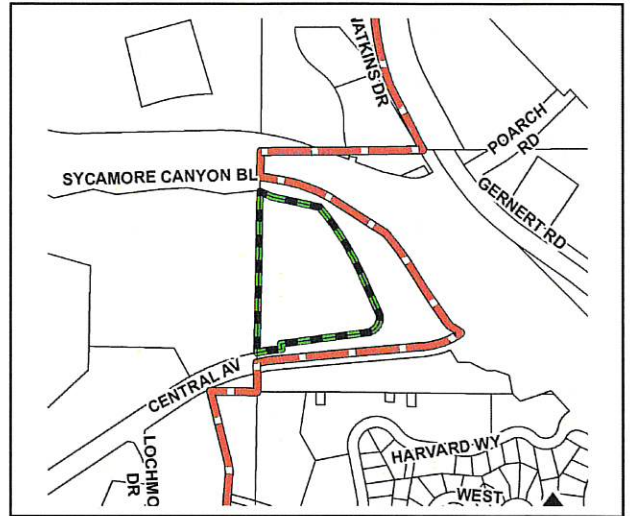
YOU ARE HEREBY NOTIFIED that the City Council of the City of Riverside will hold a Public Hearing regarding the following item:

CASE NUMBERS: P19-0775 (GPA), P19-0776 (RZ),
P19-0777 (DR), P20-0307 (VR),
P20-0308 (GE), P20-0309 (GE),
P20-0310 (VC-S), P19-0905 (EIR)

APPLICANT: Ken Assi of KA Enterprises

LOCATION: Situated at the northwest corner of Central Avenue and Sycamore Canyon Boulevard, in Ward 2

PROPOSAL: To consider the following entitlements for the construction of a multi-family residential development, consisting of 237 residential apartment units, on 9.44 acres: (1) General Plan Amendment to amend the land use designation from C – Commercial to VHDR – Very High Density Residential; (2) Zoning Code Amendment to change the zone from CG – Commercial General Zone to R-4 – Multiple Family Residential Zone; (3) Design Review for the proposed site design and building elevations; (4) Variance to allow perimeter solid masonry walls and tubular steel fencing up to 6 feet in height within the front yard setbacks along Central Avenue and Sycamore Canyon Boulevard, where 3-foot high solid walls 4-foot high open fencing are permitted by the Zoning Code; and to allow project improvements to encroach into the 15-foot landscaped front yard setback along Central Avenue required in the R-4 Zone when adjacent to an arterial; (5) Grading Exception to allow the height of retaining walls not open to public view to be up to 11.7 feet, where the Grading Code allows a maximum height of 6 feet; and to allow the height of retaining walls visible from the public right of way (Central Avenue and Sycamore Canyon Boulevard) to be up to 5 feet, where the Grading Code allows a maximum height of 3 feet; (6) Grading Exception to allow slopes with a ratio of 3.9:1 or steeper to be up to 28 feet in vertical height, where the Grading Code limits slopes up to a maximum vertical height of 20 feet; (7) Summary Vacation for the vacation of excess right-of-way along Sycamore Canyon Boulevard and Central Avenue, totaling 19,200 square feet or .44 acre; and (8) Environmental Impact Report.



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: Candice Assadzadeh

PHONE: (951) 826-5667

E-MAIL: cassadzadeh@riversideca.gov

DONESIA GAUSE, 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 Mitigation Monitoring and Reporting Program; (4) concurrence with the findings contained in the Final EIR, the CEQA Resolution, the case file and the administrative record; and (5) 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, or email City_Clerk@riversideca.gov. eComments may be submitted until two hours before the meeting at 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: October 5, 2021

Published and mailed: October 5, 2021