

## 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 NUMBER:** PR-2024-001665 (RZ, CUP, DR, PCRN)

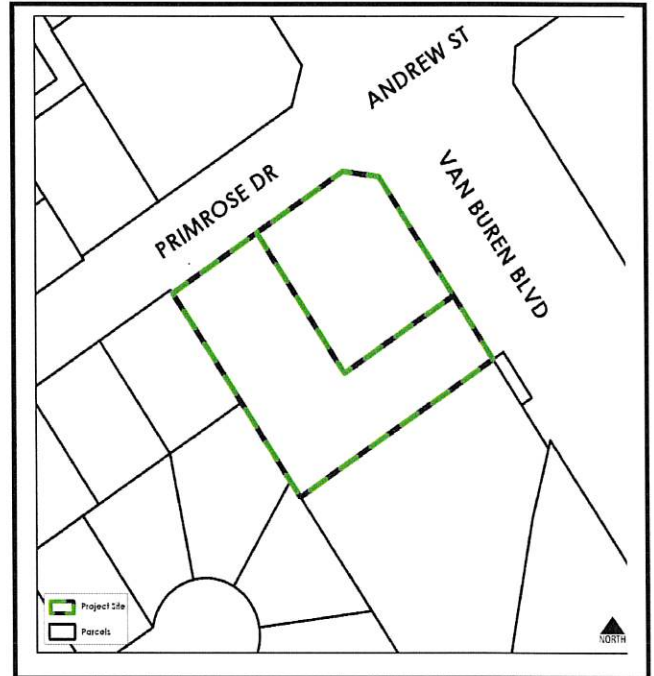
**APPLICANT:** Mike Sadeghian of AMCMAG, LLC

**LOCATION:** 3570 and 3596 Van Buren Boulevard, situated on the southwest corner of Van Buren Boulevard and Primrose Drive, in Ward 5

**PROPOSAL:** To consider the following entitlements to facilitate the construction of a vehicle fuel station with a 3,048 square foot convenience store (7-Eleven), with the off-sale of alcohol: (1) Zoning Code Map Amendment to Rezone the project site from MU-V-SP Mixed-Use – Village and Specific Plan (Magnolia Avenue) Overlay Zones to CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones; (2) Conditional Use Permit to permit a vehicle fueling station and off-sale of alcohol (Type 20 Beer and Wine); (3) Design Review of project plans; and (4) Public Convenience or Necessity (PCRN) to allow for an over concentration of off-sale alcohol licenses in Census Tract 316.01.

**ENVIRONMENTAL DETERMINATION:** The Planning Commission recommended the City Council determine that the proposal is exempt from the California Environmental Quality Act (CEQA) review 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). Comments via the eComment feature may be submitted through 11 a.m., November 5, 2024, at: [www.RiversideCA.gov/Meeting](http://www.RiversideCA.gov/Meeting).



**CITY COUNCIL PUBLIC HEARING**  
Art Pick Council Chamber, City Hall  
3900 Main Street, Riverside, CA 92522

View live webcast at  
[www.RiversideCA.gov/Meeting](http://www.RiversideCA.gov/Meeting)

**MEETING DATE:** November 5, 2024  
**MEETING TIME:** 3:00 p.m.

**CONTACT PLANNER:** Candice Assadzadeh  
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**E-MAIL:** [cassadzadeh@riversideca.gov](mailto:cassadzadeh@riversideca.gov)

  
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 22, 2024