



City of Arts & Innovation

CITY OF RIVERSIDE NOTICE OF PUBLIC HEARING

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

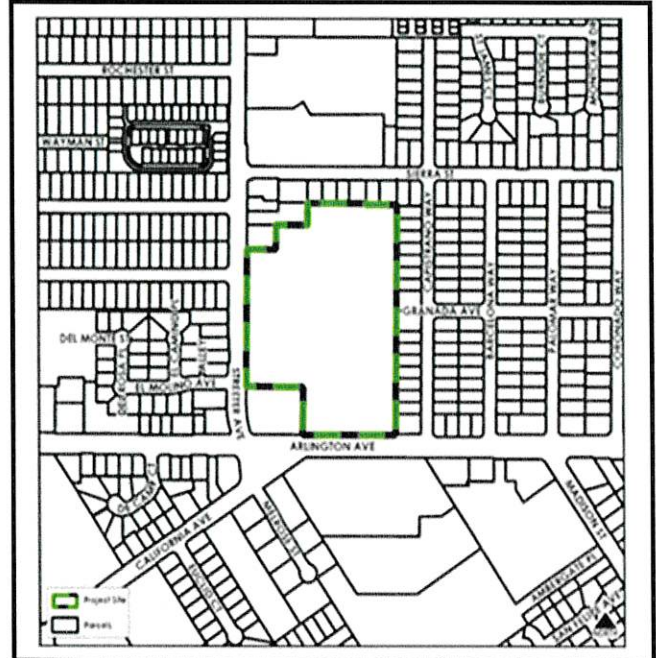
CASE NUMBER: General Plan Amendment - DP-2022-00035, Rezone - DP-2022-00036, Site Plan Review - DP-2022-00025, Tentative Parcel Map - SD-2022-00002, Certificate of Appropriateness - DP-2022-00047 and Environmental Impact Report - DP-2022-00048

APPLICANT: Jamie Chapman of Riverside Property Owner, LLC

LOCATION: 5261 Arlington Avenue (APN 226-108-015), generally situated northeast of the intersection of Arlington and Streeter Avenues, in Ward 3

PROPOSAL: To consider the following to facilitate construction of a mixed-use development consisting of 388 multifamily residential units and 25,320 square feet of commercial retail space: (1) Appeal for City Council to Overrule Airport Land Use Commission (ALUC) determination of the projects inconsistency with the Riverside County Airport Land Use compatibility Plan; (2) Appeal of Cultural Heritage Boards recommendation; and (3) Project Entitlements, i) General Plan Amendment to amend the land use designation of the project site from C-Commercial to MU-V – Mixed Use-Village; ii) Zoning Code Amendment to rezone the project site from CG-Commercial General Zone to MU-V – Mixed Use-Village Zone; iii) Site Plan Review for site design and building elevations; iv) Tentative Parcel Map (TPM-38638) to subdivide the 17.37-acre project site into 2 parcels, ranging in size from 2.93-acres to 14.44-acres; v) Certificate of Appropriateness for the demolition of the former 192,139 square foot Sears building and all appurtenances; and vi) Environmental Impact Report.

ENVIRONMENTAL DETERMINATION: The City of Riverside has prepared an Environmental Impact Report (EIR) for this project (SCH No: 2023060428), consistent with the California Environmental Quality



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

View live webcast at
www.RiversideCA.gov/Meeting

To listen to the public hearing live and provide comment by phone call (951) 826-8686 at 6:15 p.m.

MEETING DATE: September 17, 2024
MEETING TIME: 6:15 p.m.

CONTACT PLANNER: Brian Norton
PHONE: (951) 826-2308
E-MAIL: bnorton@riversideca.gov

DONESIA GAUSE, MMC
 City Clerk of the City of Riverside

Act (CEQA). The City Council will consider whether to adopt resolution to certify the Final Environmental Impact Report (EIR), concur with the findings contained in the Final Environmental Impact Report, the CEQA resolution, the case file and the administrative record, and adopt the Findings of Fact attached to the California Environmental Quality Act Resolution; Adopt the Statement of Overriding Considerations, related to cultural resources, greenhouse gases, hazards, land use & planning and transportation; Adopt the Mitigation Monitoring and Reporting Program; Find 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 Environmental Impact Report hazards, land use & planning and transportation.

Mail written statements to City Clerk, City Hall, 3900 Main Street, Riverside, CA 92522, or email City_Clerk@riversideca.gov. Comments via the eComment feature may be submitted through 11 a.m., September 17, 2024, 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, Published, and mailed: September 3, 2024