

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: PR-22022-001359 (General Plan Amendment, Specific Plan Amendment, Rezone, Tentative Parcel Map, Design Review, and Environmental Impact)

APPLICANT: Michelle Rubin of Regional Properties, Inc.

LOCATION: 375 Alessandro Boulevard (APN 276-110-018), generally situated on the northwest corner of Mission Grove Parkway and Mission Village Drive, south of Alessandro Boulevard, in Ward 4.



PROPOSAL: To consider the following to facilitate construction of a multi-family residential development consisting of 347 units: (1) Overrule of Riverside County Airport Land Use Commission (ALUC) determination of the project's inconsistency with the March Air Reserve Base Land Use Compatibility Plan; and (2) Project Entitlements for PR-2022-001359, (i) General Plan Amendment to amend The Land Use Designation of the project site from C – Commercial to MU-U – Mixed Use-Urban; (ii) Specific Plan Amendment to revise the Mission Grove Specific Plan and establish a Mixed-Use Urban category for the subject site, and minor text modifications; (iii) Zoning Code Amendment to rezone the project site from CR-SP – Commercial Retail and Specific Plan (Mission Grove) Overlay Zones to MU-U-SP – Mixed-Use – Urban and Specific Plan (Mission Grove) Overlay Zones; (iv) Tentative Parcel Map (TPM-38598) to modify Parcel Map 36320 to create two parcels for financing and conveyance purposes; (v) Design Review for site design and building elevations; and (vi) Environmental Impact Report.

ENVIRONMENTAL DETERMINATION: The City of Riverside has prepared an Environmental Impact Report (EIR) for this project (SCH No: 2022100610), consistent with the California Environmental Quality 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 hazards, land use & planning, and transportation; Adopt the Mitigation

CITY COUNCIL PUBLIC HEARING

Art Pick Council Chamber, City Hall
3900 Main Street, Riverside, CA 92522

View live webcast at
www.RiversideCA.gov/Meeting

MEETING DATE: December 3, 2024

MEETING TIME: 6:15 p.m.

CONTACT PLANNER: Veronica Hernandez

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DONESIA GAUSE, MMC
City Clerk of the City of Riverside

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., December 3, 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: November 19, 2024

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