



Notice of Public Hearing

NOTICE IS HEREBY GIVEN that a hybrid (in-person and virtual) public hearing will be held before the City Planning Commission of the City of Riverside, in the Council Chamber of City Hall, 3900 Main Street, Riverside, California, on Thursday, April 11th, 2024, relative to the following matters, beginning at the approximate times indicated below. View virtual meeting live webcast at www.engageriverside.com. No item will be heard before the times indicated, but possibly later.

9:00 A.M.

PLANNING CASE PR-2023-001533 (CUP): Proposal by Crystal Cardona of Andresen Architecture for the following entitlement: 1) Conditional Use Permit to establish a child daycare facility (The Learning Lab) within an existing building. The 0.52-acre project site consists of two contiguous parcels located at 3711 Central Avenue, situated on the North side of Central Avenue, between De Anza and Magnolia Avenues, in the CG-CR-SP – Commercial General, Cultural Resources and Specific Plan (Magnolia Avenue) Overlay Zones in Ward 3. The Planning Division of the Community & Economic Development Department has determined that the proposal exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment. **Contact Planner:** Sarah Zughayer, Assistant Planner, 951-826-5932, SZughayer@riversideca.gov

PLANNING CASE PR-2022-001411 (TTM): Proposal by Rod Deluhery and Betty Jimenez to consider a Tentative Tract Map to subdivide 4.50-acre parcel developed with one single-family residence into five parcels for the future development of single-family residences. The property is located at 18870 Lurin Avenue, situated on the west side of Wood Road between Lurin Avenue and Woodcrest Lane, in the R-1-13000 – Single Family Residential Zone and Specific Plan (Orancrest) Overlay Zone, in Ward 4. The Planning Division of the Community & Economic Development Department has determined that the proposal exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15304 (Minor Alterations to Land) and 15061 (Common Sense) of the CEQA Guidelines, as the project will not have a significant effect on the environment. **Contact Planner:** Sarah Zughayer, Assistant Planner, 951-826-5932, SZughayer@riversideca.gov

PLANNING CASE SD-2024-00001 (VC): Proposal by Steve Berzansky to consider a Street Vacation to vacate Sunrise Place, a public street consisting of approximately 11,390 square feet of right-of-way, approximately 285 feet in length and 40 feet in width, located on the east side of Knob Hill Drive, in Ward 3. The Community and Economic Development Department recommends the Planning Commission determine that this project is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3), as it can be seen with certainty there is no possibility the proposed amendment will have a significant effect on the environment. **Contact Planner:** Judy Egüez, Senior Planner, (951) 826-3969, jeguez@riversideca.gov.



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The Commission is authorized to grant Conditional Use Permits, Tentative Tract Maps and Street Vacations.

Public comments can be submitted by e-comment at www.engageriverside.com up to two hours before the meeting. Or call 669-900-6833 (Meeting ID: 926 9699 1265) at 9:00 a.m. on meeting day for Telephone Public Comment. To participate via Zoom, use the following link: <https://zoom.us/j/92696991265>. Comments may be sent electronically to the Contact Planner listed above or via regular mail at City of Riverside Community & Economic Development Department, Planning Division, 3900 Main Street, Riverside, CA 92522.

Decisions of the City Planning Commission are appealable to the City Council within ten calendar days following the respective meeting dates. Appeal procedures are available from the Planning Division.

If you challenge any of the above proposed actions 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 Planning Division at, or prior to, the public hearing.

Copies of the staff report are available 12 days preceding the hearing on the City's webpage at <https://riversideca.legistar.com/Calendar.aspx>.

Please refer to the meeting agenda at <https://riversideca.legistar.com/Calendar.aspx> for up-to-date information regarding the in-person or virtual Planning Commission meeting.

DATE: March 15, 2024

Maribeth Tinio, City Planner