

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-2021-001114 (GPA, RZ, DR)

APPLICANT: Hugo Lepe of Century Heritage Builders, Inc.

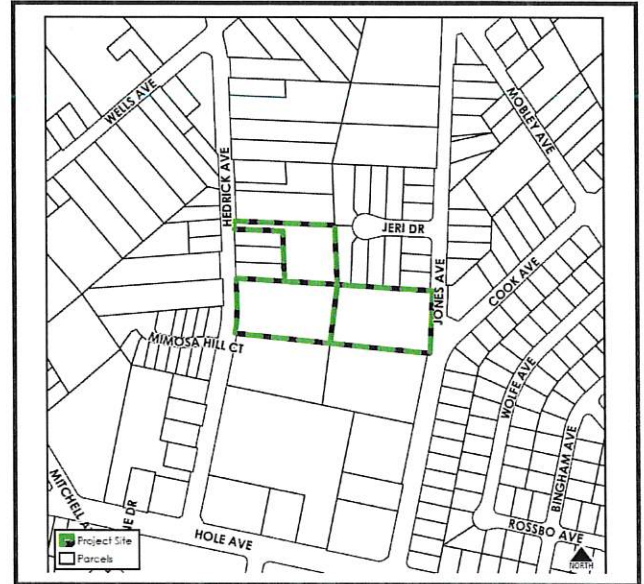
LOCATION: 4663 and 4705 Hedrick Avenue and 4618 Jones Avenue, bounded by Hedrick Avenue to the west and Jones Avenue to the east, in Ward 6

PROPOSAL: To consider the following entitlements to construct a 117-unit multi-family residential development: (1) General Plan Amendment to amend 2.72 acres of the project site from the MDR - Medium Density Residential land use designation to HDR - High Density Residential; (2) Zoning Code Amendment to rezone 2.72 acres of the project site from R-1-7000 - Single Family Residential Zone to R-3-1500 - Multiple Family Residential Zone; and (3) Design Review of project plans.

ENVIRONMENTAL DETERMINATION: The Planning Division of the Community & Economic Development Department recommends that the City Council determine the project will not have a significant effect on the environment and adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP).

Persons unable to attend the hearing may send written comments to: City Clerk's Office, City Hall, 3900 Main Street, Riverside, CA 92522, or by email to City_Clerk@RiversideCA.gov prior to February 3, 2026. Comments via the eComment feature at www.RiversideCA.gov/Meeting may be submitted until 11:00 a.m. on February 3, 2026.

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.



CITY COUNCIL PUBLIC HEARING

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

Live webcast can be viewed at
www.RiversideCA.gov/Meeting

To listen to the public hearing live and provide public comment by phone call
(951) 826-8686

MEETING DATE: February 3, 2026

MEETING TIME: 3:00 p.m.

CONTACT PLANNER: Yenifer Cid

PHONE: (951) 826-5652

E-MAIL: ycid@RiversideCA.gov


DONESIA GAUSE, MMC

City Clerk of the City of Riverside

For questions relating to the proceedings, or any particulars, please contact the City Clerk's Office at City_Clerk@RiversideCA.gov or (951) 826-5557 or write to City Clerk's Office, City Hall 3900 Main Street, Riverside, CA 92522.

Dated, published and mailed: January 22, 2026