



## Notice of Public Hearing

**NOTICE IS HEREBY GIVEN** that a 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, March 28, 2024, relative to the following matters, beginning at the approximate times indicated below. View virtual meeting live via webcast at [www.riversideca.gov/meeting](http://www.riversideca.gov/meeting). No item will be heard before the times indicated, but possibly later.

9:00 A.M.

**PLANNING CASE PLANNING CASE PR-2023-001571 (MOD,CUP,DR):** Proposal by Michelle Rubin of Regional Properties, Inc, to consider the following entitlements for the construction of a new 3,500-square foot Panera Bread drive-thru restaurant: 1) Conditional Use Permit to permit a drive-thru restaurant; 2) Design Review of project plans; and 3) Modification of Conditions to modify a condition of Parcel Map 30214 prohibiting drive-thru businesses. The 1.37-acre vacant project site consists of two contiguous parcels in the Mission Grove Shopping Center, located at 509 East Alessandro Boulevard, situated on the south side of Alessandro Boulevard, between Northrop Drive and Mission Grove Parkway, in the CR-SP – Commercial Retail and Specific Plan (Mission Grove) Overlay Zones, 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 15332 (Infill Development) and 15303 (New Construction or Conversion of Small Structures) 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](mailto:szughayer@riversideca.gov).

The Commission is authorized to grant Conditional Use Permits, Design Reviews and Modifications of Conditions.

Public comments can be submitted by e-comment at [www.riversideca.gov/meeting](http://www.riversideca.gov/meeting) 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: February 27, 2024  
Maribeth Tinio, City Planner