



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 25, 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-2022-001252 (GPA, RZ, PPE, PM, EIR): Proposal by Jamie Chapman of Riverside Property Owner, LLC to consider the following entitlements for the construction of a mixed-use development consisting of 388 multi-family residential dwelling units and 25,320 square feet of commercial retail space: 1) General Plan Amendment to amend the land use designation of the project site from C – Commercial to MU-V – Mixed Use-Village; 2) Zoning Code Amendment to rezone the project site from CG – Commercial General Zone to MU-V – Mixed Use-Village Zone; 3) Site Plan Review for site design and building elevations; 4) Tentative Parcel Map (38638) to subdivide the 17.37-acre project site into 2 parcels, ranging in size from 2.93-acres to 14.44-acres; and 5) an Environmental Impact Report. The 17.37-acre project site is located at 5261 Arlington Avenue, generally situated northeast of the intersection of Arlington and Streeter Avenues, in Ward 3.

The Draft Environmental Impact Report determined that even with feasible mitigation measures Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use, and Transportation would result in significant and unavoidable environmental impacts. Copies of the Draft Environmental Impact Report are available for inspection at the Planning Division of the Community & Economic Development Department, City Hall, 3900 Main Street, Riverside and can also be viewed on the City's website: <https://riversideca.gov/cedd/planning/development-projects-and-ceqa-documents>. Copies of the Draft EIR are available for public viewing at the following City facilities: (1) the Riverside Main Public Library, 3911 University Avenue, Riverside, CA 92501; and (2) Marcy Public Library, 6927 Magnolia Avenue, Riverside, CA 92506. Any comments must be submitted, in writing, prior to the hearing on or before April 25, 2024 to the following address.

City of Riverside
Community & Economic Development Department
Planning Division
Attn: Brian Norton
3900 Main Street, 3rd Floor
Riverside, CA 92522
bnorton@riversideca.gov

The Commission is authorized to make recommendations on this project involving General Plan amendment, Zoning Code amendment, Site Plan Review, Parcel Maps, as well as environmental documents.



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Public comments can be submitted by e-comment at www.riversideca.gov/meeting until 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. 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>.

DATE: March 29, 2024

Maribeth Tinio, City Planner