



Notice of Public Hearing

NOTICE IS HEREBY GIVEN that a 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, September 3, 2020, 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 CASES P19-0064 (GPA), P19-0065 (SP), P19-0063 (AMD), P20-0443 (RZ), P19-0066 (PEIR), Proposal by the City of Riverside to consider the following items in conjunction with the proposed interjurisdictional Northside Neighborhood and Pellissier Ranch Specific Plan (NSP): **1) General Plan Amendment** to amend the Land Use and Urban Design Element of the General Plan to include the Northside Specific Plan into Table LU-2, amend Figure LU-9 – Neighborhoods to adjust neighborhood boundaries, amend Figure LU-10 – Land Use Policy Map to apply the NSP – Northside Specific Plan land use designation to the project area within the City of Riverside and the unincorporated properties within its Sphere of Influence, amend Table LU-5 – Zoning/General Plan Consistency Matrix, and amend Objectives, Policies for consistency with the NSP; **2) Specific Plan** to create the NSP and amend the Downtown Specific Plan to incorporate the North Main Street District into the NSP boundaries; **3) Zoning Code Amendment** to amend Title 19 (Zoning) of the Riverside Municipal Code to add Chapter 19.146 – Northside Specific Plan (NSP) and amend relevant information in Chapter 19.220; **4) Zoning Code Amendment** to rezone properties to the districts proposed in the NSP; and **5) Program Environmental Impact Report**. The Northside Specific Plan consists of approximately 2,000 acres within the City of Riverside, the City of Colton, and the unincorporated County of Riverside. It is generally bounded by Pellissier Ranch to the north, State Route 60 (SR-60) and portions of Main Street in Downtown Riverside to the south, Interstate 215 (I-215) and residences to the east, and the Santa Ana River to the west. **Contact Planner:** David Murray, Principal Planner, (951) 826-5773 dmurray@riversideca.gov.

Specific questions regarding this particular project should be directed to the Contact Planner; general questions regarding this notice or other matters should be directed to the CEDD Public Information Staff at (951) 826-5371.

Copies of the Draft Northside Specific Plan and Draft Program Environmental Impact Report can be viewed on the Northside Specific Plan project website: <http://northsideplan.com/>. Due to City of Riverside facility closures as a result of the COVID19 Pandemic, hard copies of the Draft Northside Specific Plan and Draft Program Environmental Impact Report are not currently available for inspection at City Hall or public libraries, however, copies of the Draft EIR will be made available for public viewing at the following City facilities when they return to normal hours of operation: 1) City of Riverside City Hall, Community & Economic Development Department, Planning Division, 3900 Main Street, Riverside, CA 92522; 2) the Riverside Main Public Library, 3581 Mission Inn Avenue, Riverside, CA 92501; 3) SPC Jesus S Duran Eastside Library Branch, 4033 Chicago Avenue, Suite C, Riverside, CA 92507.

Any comments, prior to the meeting date, must be submitted, in writing, on or before to Community & Economic Development Department, Planning Division, 3900 Main Street, Riverside, CA 92522.

Public comments can also be submitted by e-comment at www.engageriverside.com until 8:00 a.m. before the meeting. Or call 951-826-8600 at 9:00 a.m. on meeting day for Telephone Public Comment.

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. Interested persons are invited to appear at the hearings to express their opinions on the above matters.

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

DATE: August 7, 2020

Mary Kopaskie-Brown, City Planner