



## NOTICE OF DETERMINATION

To:  County of Riverside  
 County Clerk & Recorder  
P.O. Box 751  
2724 Gateway Drive  
Riverside, Ca 92507-0751  
(951) 486-7405  
Office of Planning & Research  
 P.O. Box 3044,  
1400 Tenth Street, Room 222  
Sacramento, Ca 95812-3044

From: City of Riverside  
Community & Economic Development  
Department - Planning Division  
3900 Main Street, 3<sup>rd</sup> floor  
Riverside, CA 92522  
(951) 826-5625

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2020069047

Project Title: Crestview Apartments – Planning Cases P19-0775 (General Plan Amendment), P19-0776 (Zoning Code Amendment), P19-0777 (Design Review), P20-0307 (Variance), P20-0308 (Grading Exception), P20-0309 (Grading Exception), P20-0310 (Summary Vacation), and P19-0905 (Environmental Impact Report)

Project Applicant: Ken Assi of KA Enterprises

Project Location: The project site is situated at the northwest corner of Central Avenue and Sycamore Canyon Boulevard in the City of Riverside. The project site is comprised of the following single parcel: 256-050-012.

Project Description: The development 9.44 acres of vacant land with a multi-family residential development consisting of 237-units in five 3-story buildings and two 2-4 split story buildings.

Implementation of the proposed Project requires the following discretionary approvals:

- General Plan Amendment (P19-0775): To amend the land use designation from C – Commercial to VHDR – Very High Density Residential;
- Zoning Code Amendment (P19-0776): To change the zone from CG – Commercial General Zone to R-4 – Multiple Family Residential Zone;
- Design Review (P19-0777): Site design and building elevations;
- Variances (P20-0307): 1) To allow up to 6-foot-high perimeter solid masonry walls and tubular steel fencing within the front yard setbacks, where 3-foot-high solid walls and 4-foot open fencing are permitted by the Zoning Code; and 2) To allow project improvements to encroach into the 15-foot landscaped front yard setback along Central Avenue, required in the R-4 Zone when adjacent to an arterial;

- Grading Exceptions (P20-0308 and P20-0309): 1) To allow up to 11.7-foot-high retaining walls not open to public view, where the Grading Code allows a maximum height of 6 feet; 2) To allow the height of retaining walls visible from the public right of way (Central Avenue and Sycamore Canyon Boulevard) to be up to 5 feet, where the Grading Code allows a maximum height of 3 feet; and 3) To allow slopes with a ratio of 3.9:1 or steeper to be up to 28 feet in vertical height, where the Grading Code limits slopes having a ratio of 3.9:1 or greater to a maximum vertical height of 20 feet;
- Summary Street Vacation (P20-0310): To vacate excess right-of-way along Sycamore Canyon Boulevard and Central Avenue, totaling 19,200 square feet or 0.44 acres; and
- Environmental Impact Report (P19-0905).

The Draft EIR determined that the Project will not have a significant effect on the environment

This is to advise that the Riverside City Council held the first reading of the Zoning Code Amendment ordinance described above, and has approved the remainder of the above-described entitlements and above-described project on October 19, 2021 and has made the following determinations which reflect the independent judgment of the City of Riverside regarding the above described project.

1. The project [  will  will not ] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [  were  were not ] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not ] adopted for this project.
5. A Statement of Overriding Considerations [ was  was not ] adopted for this project.
6. Findings [ were  were not ] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at the City of Riverside, Community Development Department, Planning Division, 3900 Main Street, Riverside.

Signature: *Candice Assadpodeh* Title: Senior Planner

Date: 10/19/2021 Date Received for filing at OPR: \_\_\_\_\_