

City of Riverside  
3900 Main Street  
Riverside, California 92522

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011623647

FILE NO. 0011623647

### PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**09/15/2023**

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: September 15, 2023.

At: Riverside, California



Signature

**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, October 12, 2023, relative to the following matters, beginning at the approximate times indicated below. View virtual meeting live webcast at [www.engageriverside.com](http://www.engageriverside.com). No item will be heard before the times indicated, but possibly later.

9:00 A.M.

**PLANNING CASE PR-2022-001345 (DR, VR, VR, GE, GE):** Proposal by Mike Sadeghian for the following entitlements to facilitate construction of a 16,202 square foot single family residence with an 844 square foot detached garage: 1) Design Review of project plans; 2) Variance to allow for a residence 30 feet in height, where the Zoning Code allows for a maximum building height of 20 feet; 3) Variance to allow for a 2-story residence, where the Zoning Code allows for a maximum of one-story; 4) Grading Exception to allow for 44,887 square foot graded pad, where the Grading Code allows a maximum graded pad area of 21,000 square feet; and 5) Grading Exception to allow for a 20 foot wide driveway, where the Grading Code allows a maximum width of 15 feet. The project site consists of two contiguous parcels totaling 4.84 vacant acres, located at 7530 and 7540 Spencer Court, situated at the terminus of Spencer Court, in the RC – Residential Conservation Zone, in Ward 4. The Planning Division of the Community & Economic Development Department determined the proposal exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 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:** Candice Assadzadeh, Senior Planner, 951-826-5667, [cassadzadeh@riversideca.gov](mailto:cassadzadeh@riversideca.gov)

Chapter 19.650.020.C.1.a of the Zoning Code authorizes the Planning Commission to review Design Reviews, Variances, and Grading Exceptions, upon referral by the Community and Economic Development Director or designee.

Public comments can be submitted by e-comment at [www.engageriverside.com](http://www.engageriverside.com) 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: September 15, 2023

Marlbeth Tinlo, City Planner  
The Press-Enterprise  
Published: 9/15/23