



DP-2020-00073

## COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

### VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Project Description: Harley Davidson Phase 3 Showroom & Parking Expansion.

Project Location: North of Casa Blanca, South of Indiana, and East of Winstrom.

Assessor's Parcel Number (APN): 230-242-026, 230-242-005, 230-242-006

**VARIANCES REQUESTED** – State variance(s) requested specifically and in detail. Please attach separate sheets(s) as necessary. This variance is being requested to allow the rezone of 12,400 sf of residential to commercial zone, and would incorporate it into an existing commercial parcel. The area is being rezoned concurrent with a lot line adjustment between the 2 existing residential lots and the existing Harley Davidson Dealership. This allows Harley Davidson's expansion of parking and showroom and provides 12,400 sf of the required 13,000 sf by the City of Riverside zoning code.

**REQUIRED FINDINGS** – Answer each of the following questions yes or no and then explain your answer in detail. Questions 1 and 2 must be answered "yes" and 3 and 4 "no" to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not an allowable justification for a variance.

1. Will the strict application of the provisions of the Zoning Code result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code? Explain in detail.

Yes. The General Plan does not include a provision for rezoning a portion of an existing parcel less than 13,000 sf, to be incorporated to an existing commercial zone per a lot line adjustment.

2. Are there special circumstances or conditions applicable to your property or to the intended use or development of your property that do not apply generally to other property in the vicinity and under the identical zoning classification? Explain in detail.

Yes. The requested variance is not for an entire parcel that is less than 13,000 sf. The variance being requested is for an area of 12,400 sf being obtained in a lot line adjustment, and is being incorporated into an existing commercial zone. The 12,400 sf area being obtained in the lot line adjustment and rezoned is less than the required 13,000 sf due to keeping the existing residential lots at the allowable 7,000 sf minimum.

3. Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located? Explain in detail.

No. Granting a variance does not create a new commercial parcel. It takes a portion of adjacent residential lots, incorporate and rezone it to an existing commercial parcel. It allows the adjacent residential lots to maintain the 7,000 sf minimum without having to rezone, while allowing the expansion of the Harley Davidson Dealership.

4. Will the granting of such variance be contrary to the objectives of any part of the General Plan? Explain in detail.

No. The current site is already designated for commercial use. The Variance would merely allow that the area being obtained from the adjacent residential lots, via a lot line adjustment, to be rezoned to Commercial General. It would not negatively impact the objectives the General Plan.