



Ms. Regine Osorio, Associate Planner
City of Riverside
Community and Economic Development – Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

May 21, 2020

RE: TTR 37740 Modification Request for a greater than 600' cul-de-sac

Dear Ms. Osorio,

Following is a letter written to request a Modification to the City's Municipal Code allowing for a cul-de-sac in excess of 600'.

- 1. Is the property of such size or shape, or affected by such topographic conditions, or are there such special circumstances or conditions affecting the property that it is impossible, impractical or undesirable for the petitioner to fully conform with the regulations prescribed by this Title, or requested conformance would result in undue hardship? Explain in detail.**

Yes, the property consists of 5 individual parcels that have been assimilated by the developer over the last 12 years. One of the parcels is currently land locked with no legal access to a public right of way. In addition, the project's distinctive boundary is highly unusual and has proven to be a very difficult site to apply the City of Riverside's municipal code for development of single-family residential homes. The site layout conforms to the City's R-1-7000 Planned Residential Development Guidelines. There are no requested variances associated with TTM 37740 for lot widths, depths or minimum square footage. The site also has a considerable elevation difference between Bushnell Avenue and the middle of the site. Due to this elevation difference and the shape of the tract boundary, it creates a greater than 600' long cul-de-sac. The street width and longitudinal grade comply with City standards and all proposed parcels enjoy good access from the private cul-de-sac with access to the public right of way on Bushnell Avenue. It's also important to note that TTM37740 facilitates an emergency vehicular access that connects directly to Bushnell Avenue, so although the development lies on a private cul-de-sac, the street isn't a dead-end.

2. Is the modification necessary for the preservation and enjoyment of a substantial property right of the petitioner? Explain in detail.

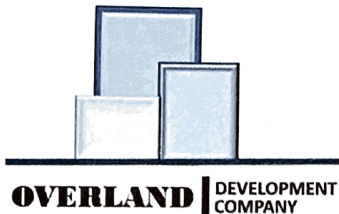
Yes, the granting of this modification ensures that the property owner may develop their property in compliance with the City Municipal Code under the Planned Residential Development (PRD). This modification allows the preservation of the target density for SFR units as established by the PRD.

3. Will the modification be detrimental to the public health, safety or welfare, or be injurious to other properties in the vicinity. Explain in detail.

No, the granting of this modification would not be materially detrimental to the public welfare or injurious to the improvements within the zone and neighborhood. There is an emergency vehicular access that connects directly to Bushnell Avenue allowing for evacuation or access for emergency personnel. The granting of this modification would allow for single-family homes to be constructed within the street plane and would fit the typical development trend of this neighborhood.

4. Is the granting of the modification in accordance with the purposes set forth in Title 18 – Subdivision Code (Chapter 18.020 – Purpose and Scope) of the Riverside Municipal Code? Explain in detail.

Yes, the granting of this modification is in accordance to the objectives of the purposes set forth in Title 18 – Subdivision Code of the Riverside Municipal Code. It allows for adequate access to each building site as outlined in section E of Title 18 and the construction of not only this parcel, but a larger development as envisioned by the General Plan.



5. Is granting of the modification contrary to the objectives of the Zoning Code set forth in Title 19 – Zoning Code of the Riverside Municipal Code and the General Plan? Explain in detail.

No, the granting of this modification is not contrary to the objectives of the General Plan. On the contrary, it allows for the construction of not only this parcel, but a larger development as envisioned by the General Plan.

I hope the above information provides acceptable information to allow the support of this Modification. If you require any additional information please let me know, thank you.

Respectfully Submitted,
Overland Development Company

Andrew Walcker
Principal