



Project Site

ARLINGTON AV

ADEN WV

WESTWOOD DR

**KEY**

Project Site

Project Site

P17-0478, P17-0630, P17-0937 - 0939, Exhibit 3 - Aerial Photo/Location

N



Project Site  
O - Office

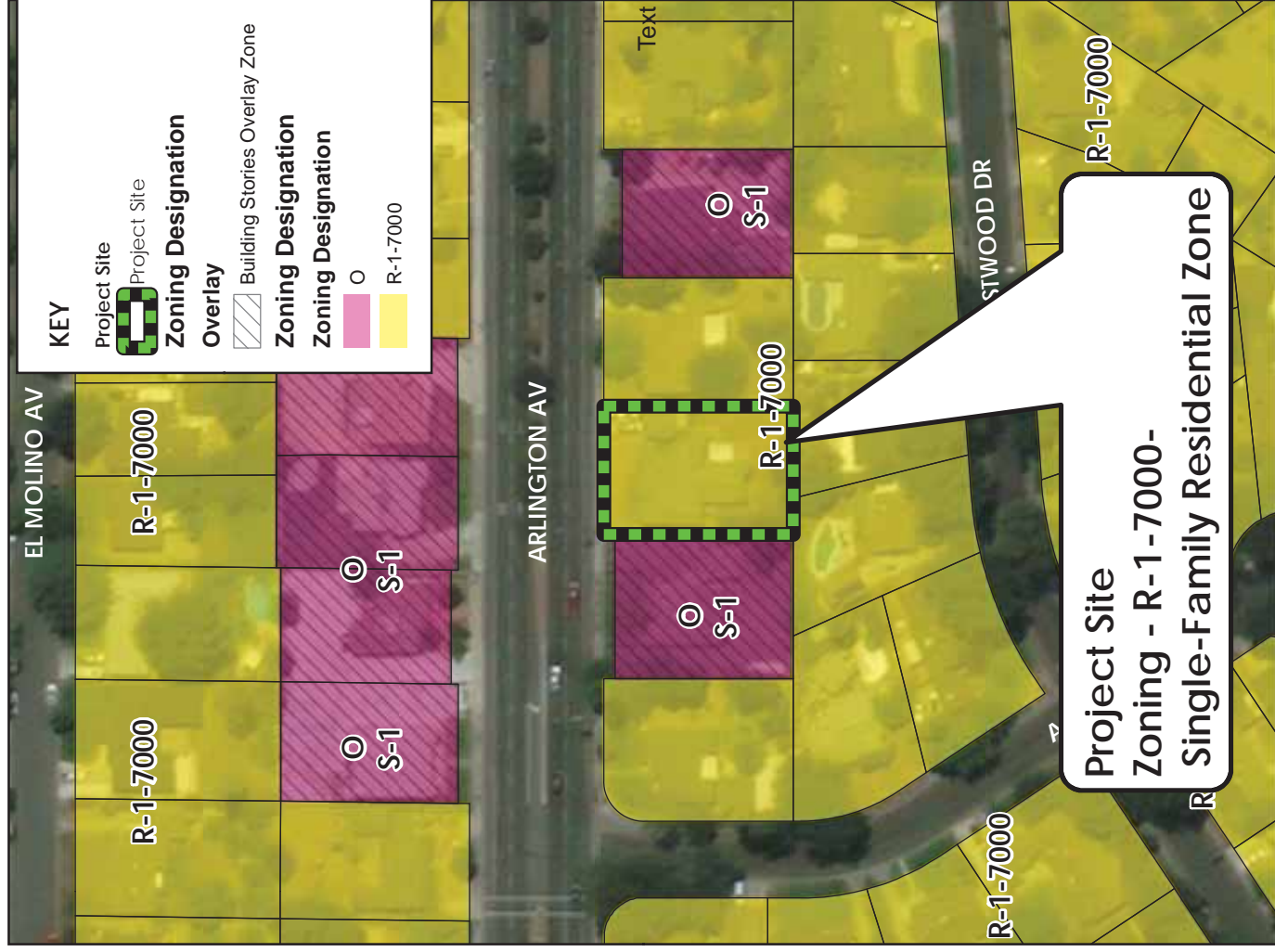
**KEY**

Project Site  
Project Site

**General Plan 2025**

MDR - MEDIUM DENSITY RESIDENTIAL  
O - OFFICE

## EXISTING ZONING



## PROPOSED ZONING





**STREET VIEW**



**REAR VIEW**



**SIDE VIEW**

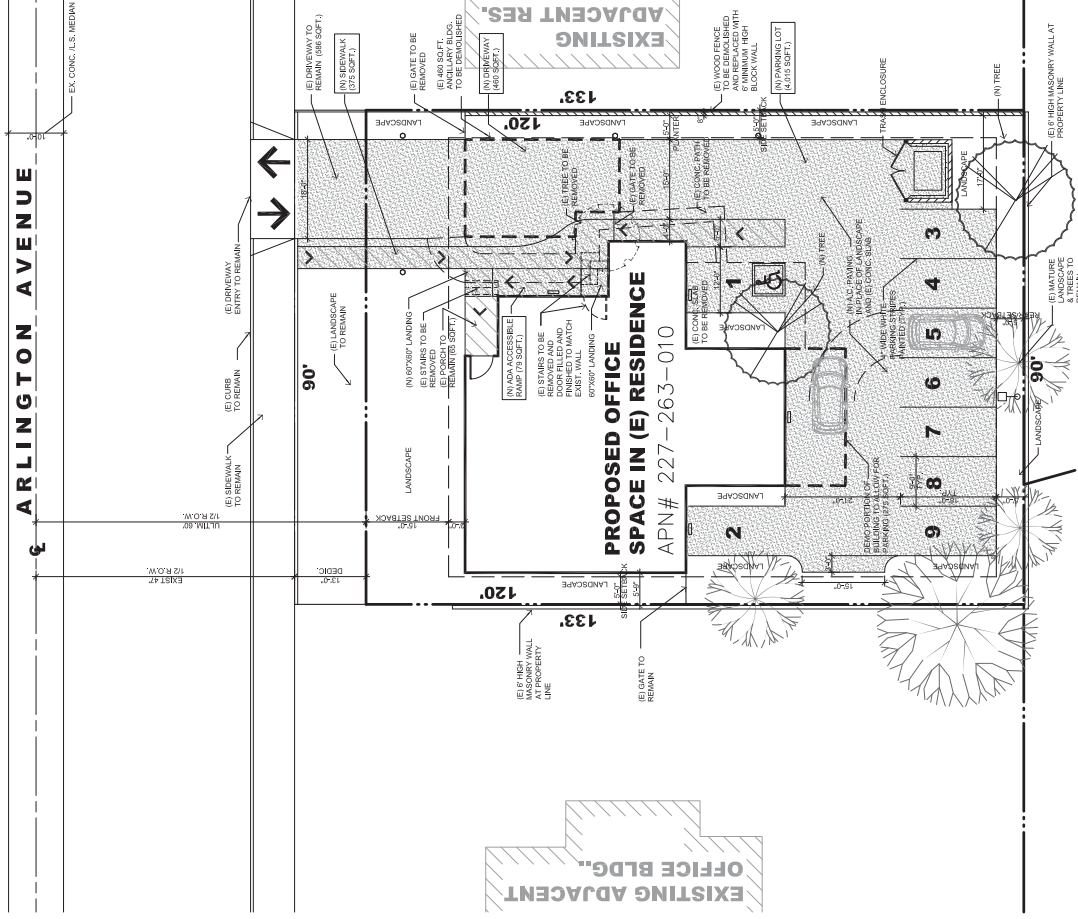


**BACKYARD VIEW**

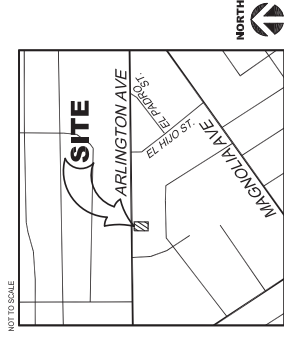
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**REMODEL OF EXISTING RESIDENCE INTO OFFICE PER  
REZONING APPLICATION #P17-0478**



**VICINITY MAP**



**PROJECT DATA**

**Project Description**  
REMODEL TO AN EXISTING 2,716 S.F. BUILDING

**PARCELA**  
11,816 S.F. (271.4 ACRES)  
REMODEL TO AN EXISTING BUILDING

**OWNER**  
INLAND MEMORIAL, INC.  
REVERBEE, CA 92504-9446

**APPLICANT**  
INLAND MEMORIAL, INC.  
4822 ARLINGTON AVENUE  
REVERBEE, CA 92504-9446  
CONTACT: [REDACTED]  
PHONE: [REDACTED]

**APPLICANT'S REPRESENTATIVE**  
PETERSON GROUP, INC.  
711 BERGAVILLA AVENUE  
REVERBEE, CA 92504-9019  
CONTACT: [REDACTED]  
PHONE: 951-762-1779  
FAX: 951-762-1778  
2270204110

**APRN**  
OFFICE B

**Occupancy**  
OFFICE

**Type of Construction**  
VAN

**Existing and Proposed Zoned Land Use**  
Existing: R-1 (2000)  
Proposed: O (OFFICE)  
General Plan: [REDACTED]

**PARKING ANALYSIS**

LAND USE	S.F.	REQUIREMENT	REQ'D.	PROVIDED	DIFFERENCE
MINI BLDG.	2,542	1:250	10.168	10.168	
TOTALS			10.168	9	-2

**ACCESSIBLE PARKING ANALYSIS**

PARCEL	REQUIRED PARKING	REQ'D.	PROVIDED
TOTAL PARKING	11	1	0

**WEMP CALCULATION**

TOTAL OPERATORS - NEW OR REPLACED  
4,790 S.F.

**CITY OF RIVERSIDE PLANNING CASE P17-0478  
AND DESIGN REVIEW P17-0630**

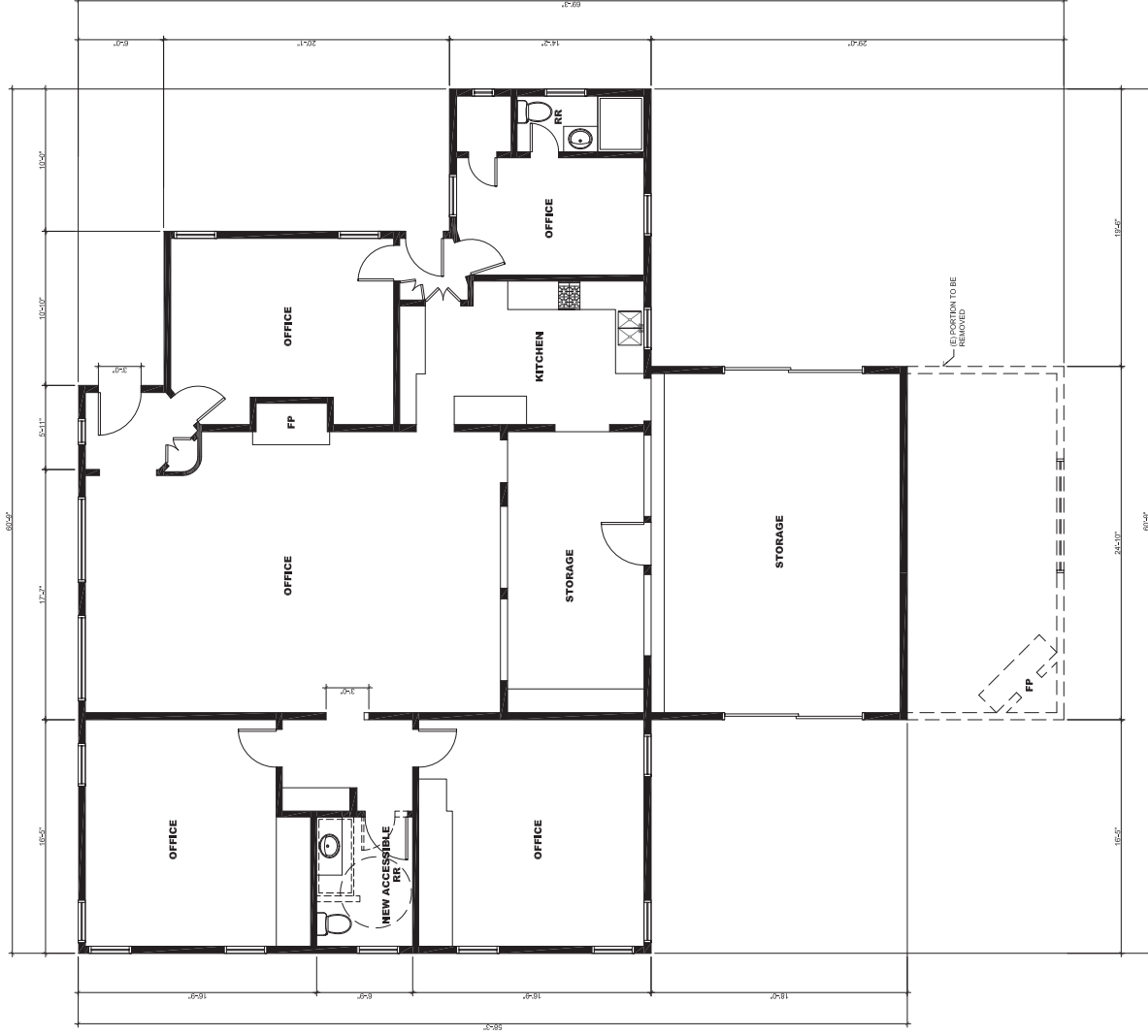
SCALE: 3/32" = 1'-0"

**ZC-1**

DATE: 10/1/18

**Zone Change Site / Landscape plan**

INLAND MEMORIAL  
4838 ARLINGTON AVE.



TOTAL - 2,566 S.F.

SCALE: 1/4" = 1'-0"

ZC-2

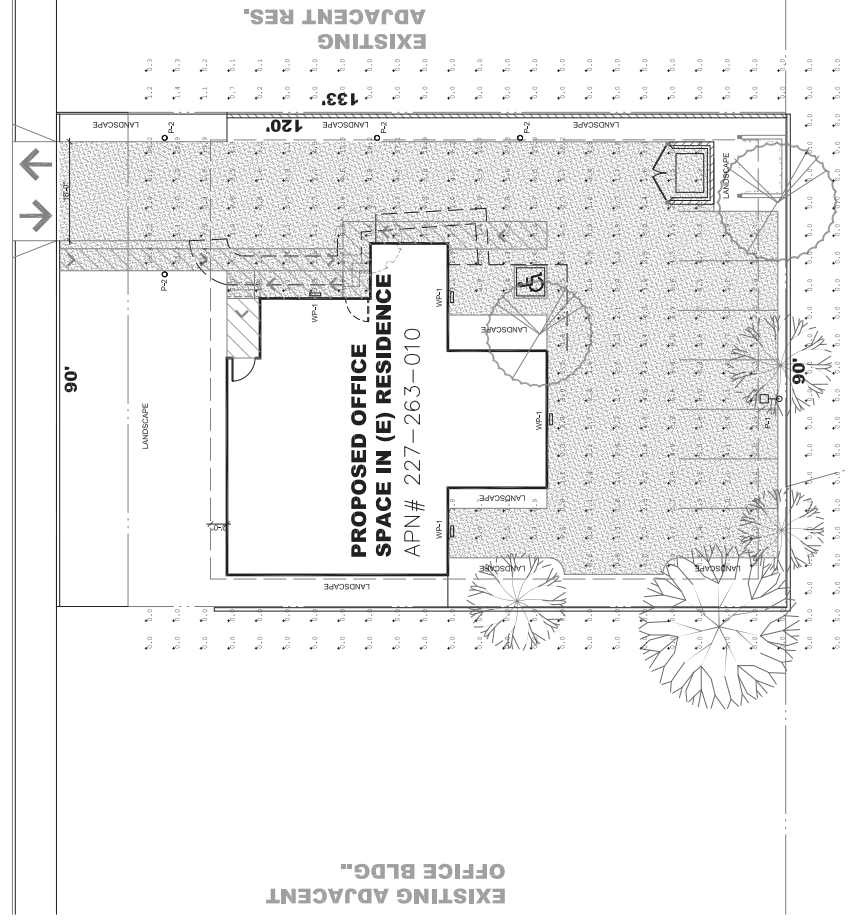
DATE: 1/27/18



**Floor Plan**  
 INLAND MEMORIAL  
 4838 ARLINGTON AVE.



REMODEL OF EXISTING RESIDENCE INTO OFFICE PER  
REZONING APPLICATION #P17-0478



FIXTURE SCHEDULE

SYMBOL	TYPE	WATTS	SEPECIFICATION	NOTES
☐	WP-1	25W	FRUS3481HFP-35356CCO-10R8FC	PANT TO MATCH BUILDING
□	PA-1	80W	1642LED48FC-35356CCO-10R8FC-476-4000BT	-
○	PA-2	31W	ES20LED16LR-35356CCO-10R8FC	-

ZC-2

DATE: 11/8/17

SCALE: 3/32" = 1'-0"

*Zone Change Site / Lighting Cales*  
INLAND MEMORIAL  
4838 ARLINGTON AVE.



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

September 14, 2017

Ms. Judy Equez, Project Planner  
City of Riverside Planning Division  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside CA 92522

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1088RI17  
Related File Nos.: P17-0478 (Rezone), P17-0630 (Design Review)  
APN: 227-263-010

Dear Ms. Equez:

On September 14, 2017, the Riverside County Airport Land Use Commission (ALUC) found City of Riverside Case No. PLN17-0478 (Rezone), a proposal to rezone 0.27 acres located at 4838 Arlington Avenue (on the south side of Arlington Avenue, easterly of its intersection with Aden Way and westerly of its intersection with El Hijo Street) from Single Family Residential (R-1-7000) to Office (O) zoning, **CONSISTENT** with the 2005 Riverside Municipal Airport Land Use Compatibility Plan.

On September 14, 2017, the Riverside County Airport Land Use Commission (ALUC) found City of Riverside Case No. P17-0630 (Design Review), a proposal to remodel and utilize an existing 2,716 square foot single-family residence on the above-referenced 0.27-acre parcel as an office, **CONSISTENT** with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, subject to the following conditions:

## CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)



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Rod Ballance  
Riverside

**VICE CHAIRMAN**  
Steve Manos  
Lake Elsinore

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Glen Holmes  
Hemet

Russell Betts  
Desert Hot Springs

Steven Stewart  
Palm Springs

**STAFF**

Director  
Simon A. Housman

John Guerin  
Paul Rull  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
  - (e) Children's schools, day care centers, libraries, hospitals, nursing homes, highly noise-sensitive outdoor nonresidential uses, and hazards to flight.
3. The attached notice shall be given to all prospective purchasers and/or tenants of the property, and shall be recorded as a deed notice.
  4. No new detention basins are depicted on the site plan. Any new detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
  5. This project has been evaluated for 2,716 square feet of office area. Any increase in building area or change in use of the project will require an amended review by the Airport Land Use Commission or subsequent compatibility evaluation by the City.
  6. Noise attenuation shall be incorporated into the design of the office building, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



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Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

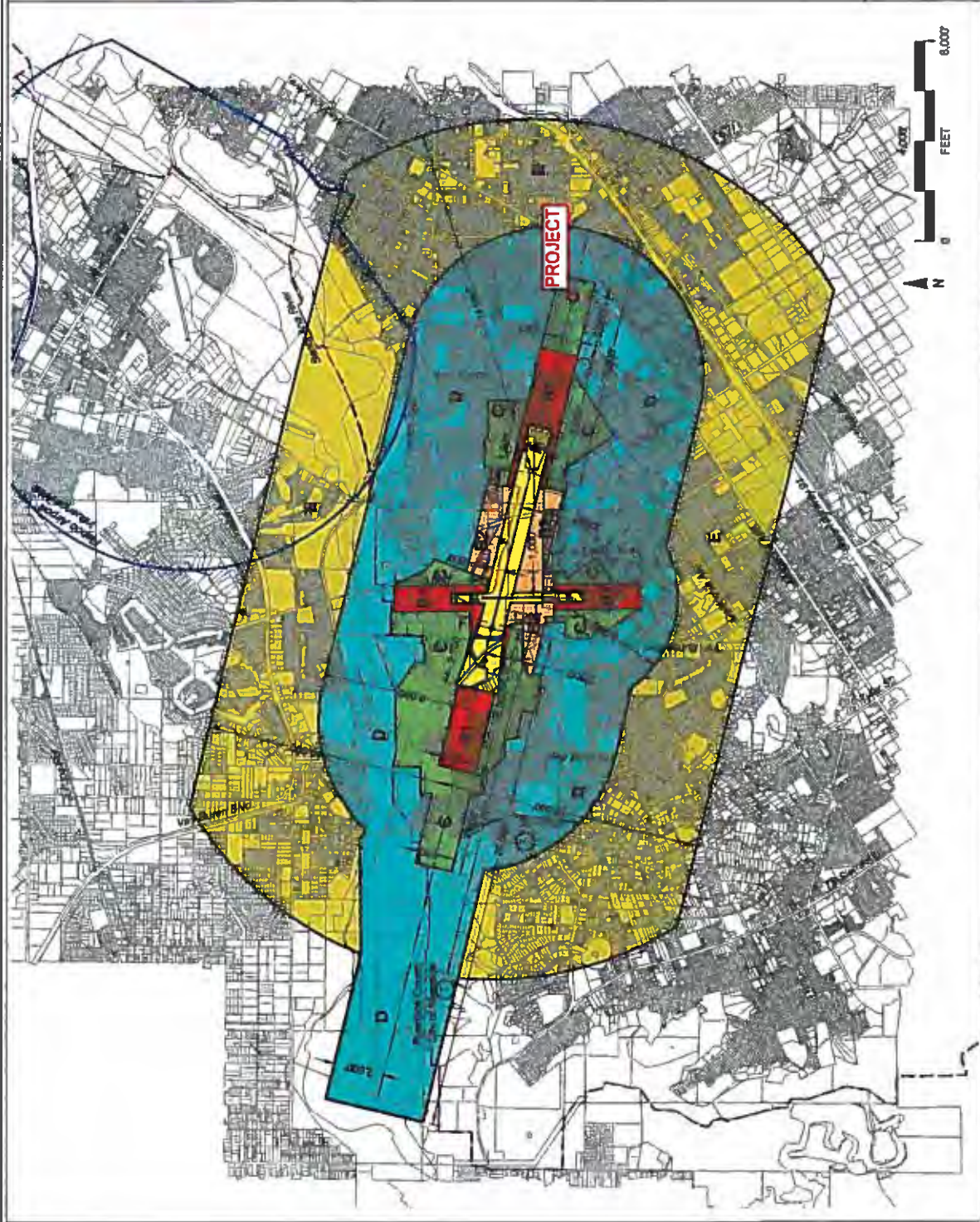
cc: Mark Durbin, Inland Memorial, Inc. /KKMA Enterprises, Inc. (applicant/landowner)  
Kim Ellis, Manager, Riverside Municipal Airport  
ALUC Case File

Y:\AIRPORT CASE FILES\Riverside\ZAP1088RI17\ZAP1088RI17.LTR.doc



# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influent area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



- Legend**
- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C
  - Zone D
  - Zone E
  - Height Review Overlay Zone
- Boundary Lines**
- Airport Property Line
  - City Limits

**Note**  
 Airport influence boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.  
 See Chapter 2, Table 2A for compatibility criteria associated with this map. See Section RL.2 for special exceptions to the Table 2A criteria.

Riverside County  
 Airport Land Use Commission  
 Riverside County  
 Airport Land Use Compatibility Plan  
 Policy Document  
 (Adapted March 2005)

Map RL-1  
**Compatibility Map**  
 Riverside Municipal Airport

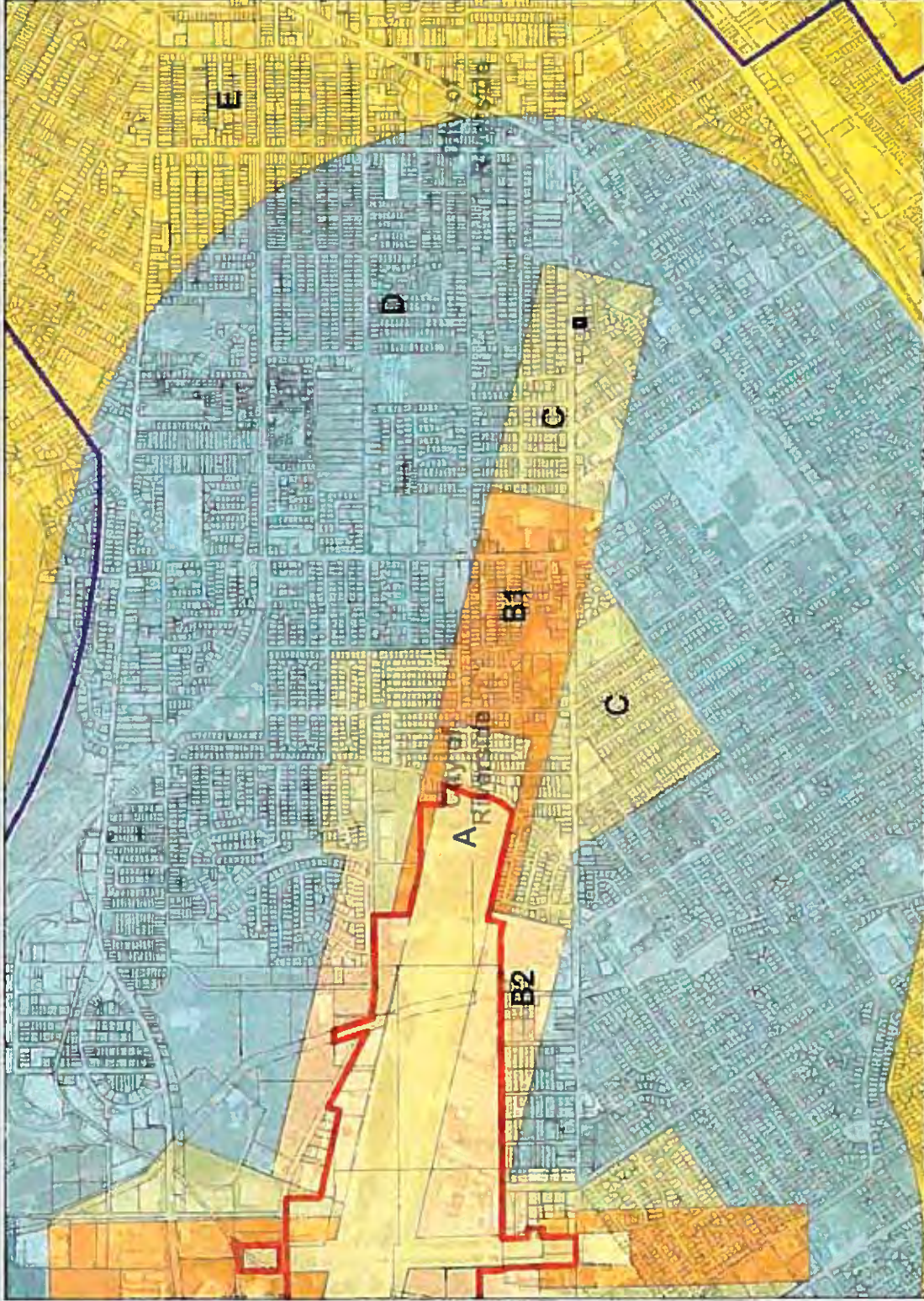
# My Map



**Legend**

- Airports
- AIA
- Airport Compatibility
- OTHER ZONE

A	A-EXC1	B1	B1-APZ I	B1-APZ I-EXC1	B1-APZ II	B1-APZ II-EXC1	B1-EXC1	B2	B2-EXC1	C	C1	C1-EXC1	C1-EXC3	C1-EXC4	C1-HIGHT	C2	C2-EXC1	C2-EXC2	C2-EXC3	C2-EXC5	C2-EXC6	C2-HIGHT
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## Notes

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



0 2,436 4,872 Feet



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# My Map



**Legend**

**Airports**  
 AIA

**Airport Compatibility**

**OTHER ZONE**

	A
	A-EXC1
	B1
	B1-APZ I
	B1-APZ I-EXC1
	B1-APZ II
	B1-APZ II-EXC1
	B1-EXC1
	B2
	B2-EXC1
	C
	C1
	C1-EXC1
	C1-EXC3
	C1-EXC4
	C1-HIGHT
	C2
	C2-EXC1
	C2-EXC2
	C2-EXC3
	C2-EXC5
	C2-EXC8
	C2-HIGHT

**Notes**

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0 239 478 Feet

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# My Map



- Legend**
- City Boundaries
  - Cities
  - highways
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - majorroads
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

## Notes

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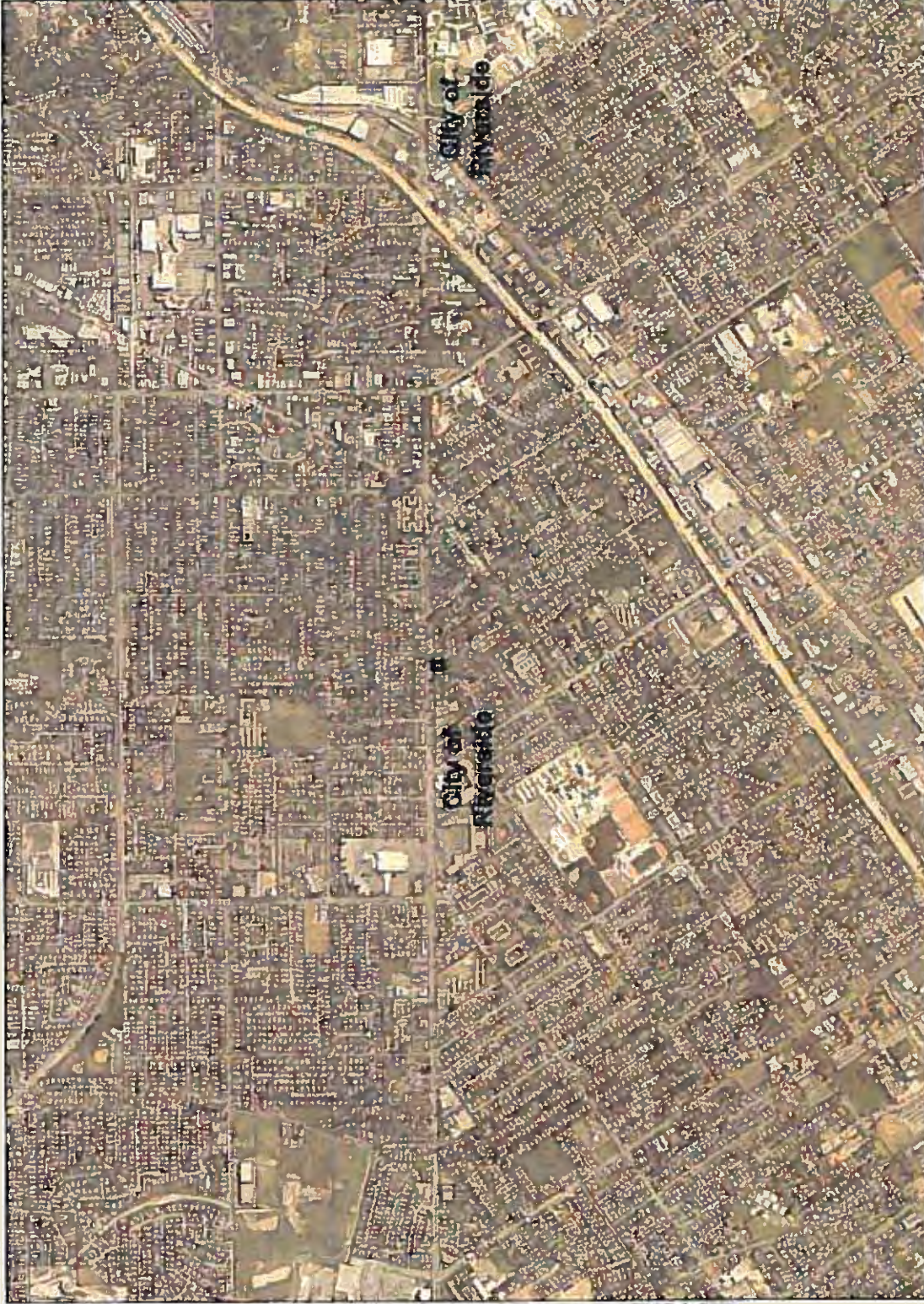
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0 4,872 9,745 Feet



# My Map



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - roads
  - Major Roads
  - Arterial
  - Collector
  - Residential
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

## Notes

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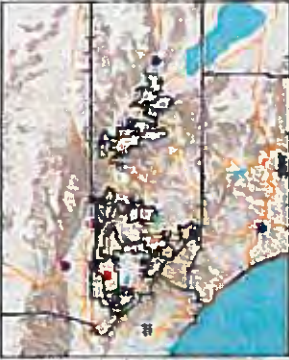


0 2,436 4,872 Feet

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# My Map



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

## Notes

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0 609 1,218 Feet

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# My Map



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

## Notes

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# My Map



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

## Notes

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0 152 305 Feet



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# My Map



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers



**Notes**

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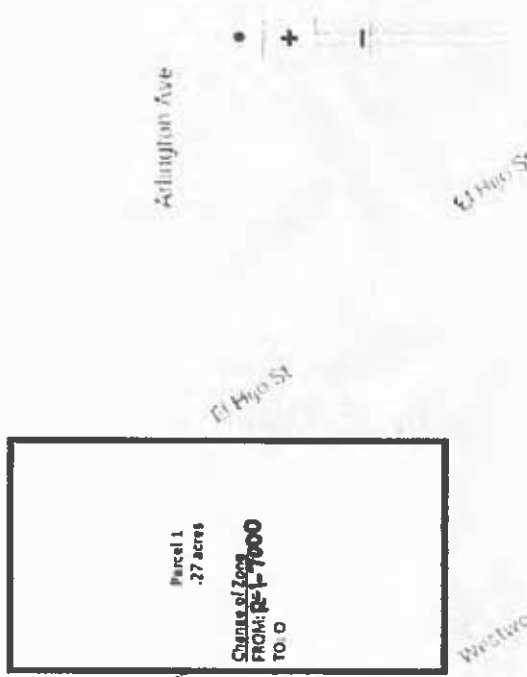


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# Change of Zone & Design Review August 2017

REZONING APPLICATION #P17-478 PLAN REVIEW #P17-0630



**LEGAL DESCRIPTION**

That portion of Lot 11, Block 17, Riverside Land and Irrigating Company, as shown by map on file in Book 1 Page 70 of maps, San Bernardino County records as follows:

Beginning at the Northwest corner of Lot 6, Block 17, thence East along the original South line of Arlington Avenue, 128.71 feet, thence South 0 degrees 38 minutes 30 seconds East, 13 feet; thence North 89 degrees 21 minutes 30 seconds East, 399.5 feet to the true point of beginning; thence South 0 degrees 38 minutes 30 seconds East, 147 feet; thence North 89 degrees 21 minutes 30 seconds East, 90 feet; thence North 0 degrees 38 minutes 30 seconds West, 147 feet; thence South 89 degrees 21 minutes 30 seconds West, 90 feet to the point of beginning. Except the North 27 feet thereof

**ASSESSOR'S PARCEL NO.**

APN #227-263-010

**OWNER**

KKMA ENTERPRISES LLC  
2050 W. KEY ST.  
COLTON, CA 92324  
909-376-0992

**APPLICANT REPRESENTATIVE**

TR DESIGN GROUP INC.  
7179 MAGNOLIA AVENUE  
RIVERSIDE, CA 92504-6319  
CONTACT: THOMAS RIGGLE  
PHONE: 951-742-7179  
FAX: 951-742-7176

**UTILITY PURVEYORS**

WATER: CITY OF RIVERSIDE  
SEWER: CITY OF RIVERSIDE  
ELECTRICITY: CITY OF RIVERSIDE  
GAS: THE GAS COMPANY  
TELEPHONE: VERIZON  
TELEVISION: AIR WAVES / CHARTER COMMUNICATIONS

**ACREAGE**

APN: 227-263-010. 0.27 ACRES

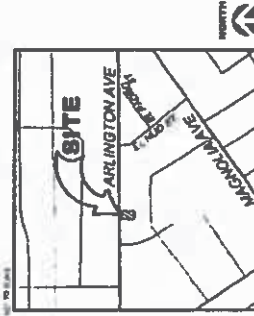
**SCHOOL DISTRICT**

RIVERSIDE UNIFIED SCHOOL DISTRICT

**EXISTING AND PROPOSED ZONE/LAND USE**

EXISTING: R-1-7000  
PROPOSED: O (OFFICE)  
GENERAL PLAN: M.U.V. (MULTI USE-VILLAGE)

**VICINITY MAP**





STREET VIEW



REAR VIEW

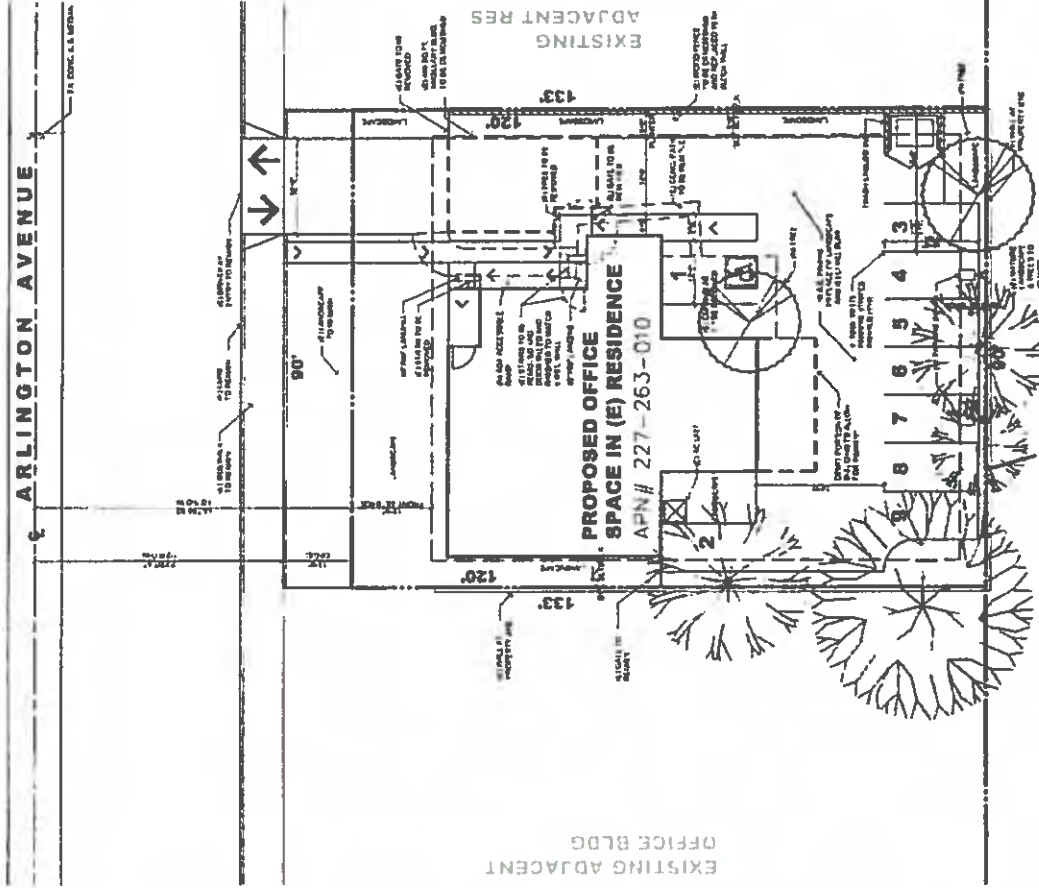


SIDE VIEW

DATE: 01/20/17  
SCALE: 3/8" = 1'-0"

**Inland Memorial Inc.**  
A Family Owned & Operated Mortuary

REMODEL OF EXISTING RESIDENCE INTO OFFICE PER  
REZONING APPLICATION #P17-0478



PROJECT DATA

Project Description: REMODEL OF EXISTING RESIDENCE INTO OFFICE PER REZONING APPLICATION #P17-0478

PARCELA: 11749 S.E. 1ST AVENUE, PORTLAND, OR 97216

OWNER: INLAND MEMORIAL INC., 4838 ARLINGTON AVE., PORTLAND, OR 97216

APPLICANT: INLAND MEMORIAL INC., 4838 ARLINGTON AVE., PORTLAND, OR 97216

APPLICANT REPRESENTATIVE: JAMES L. HARRIS, 4838 ARLINGTON AVE., PORTLAND, OR 97216

APN: 227-263-010

DATE: 01/20/17

Type of Construction: REMODEL

Building and Proposed Use: OFFICE

Estimated Construction Cost: \$1,500,000

PARKING ANALYSIS: 100 REQUIRED, 100 PROVIDED

ACCESSIBLE PARKING ANALYSIS: 100 REQUIRED, 100 PROVIDED

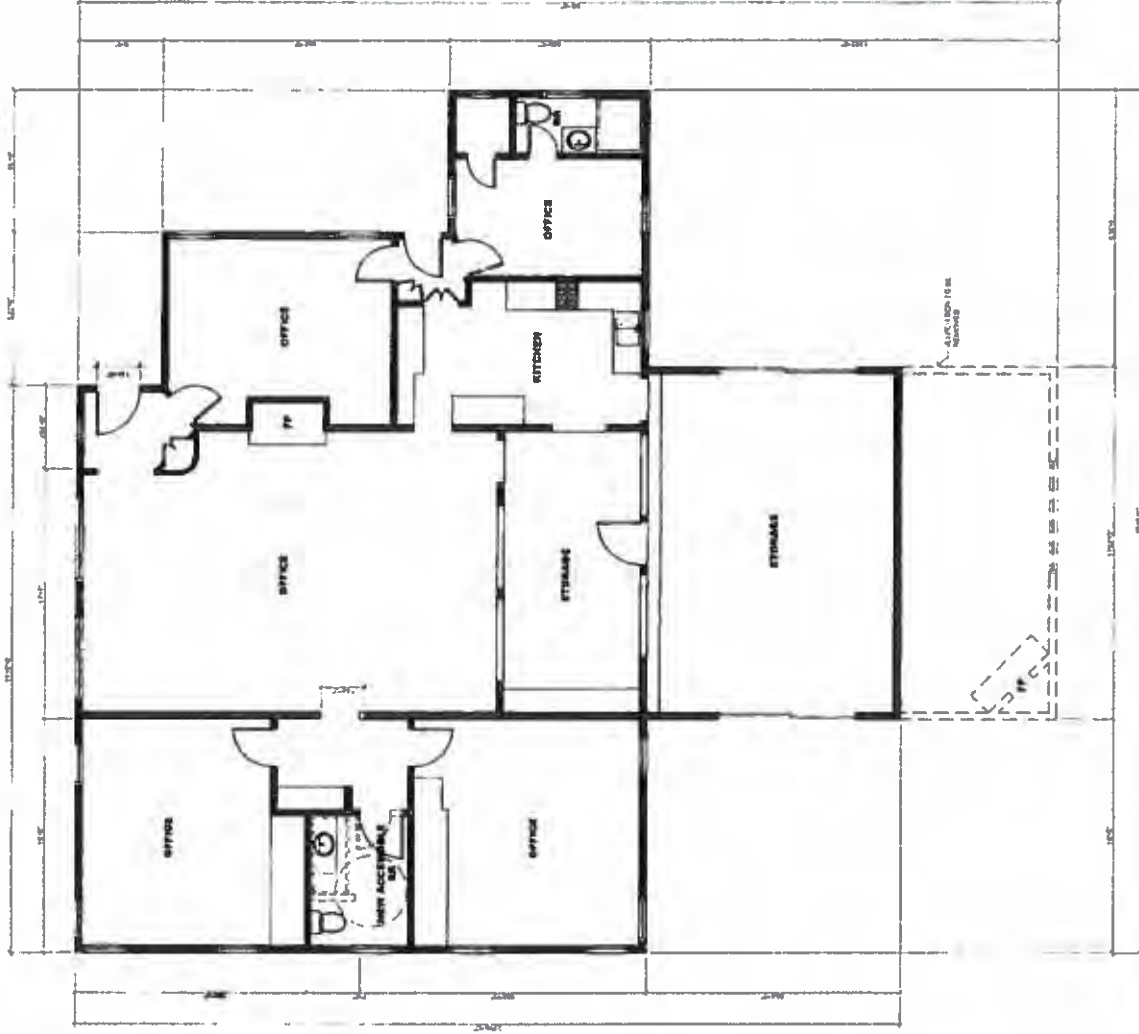
TRUMP ANALYSIS: 100 REQUIRED, 100 PROVIDED

CITY OF PORTLAND PLANNING DEPARTMENT

ZC-1

SCALE 3/8" = 1'-0"

**Zone Change Site / Landscape plan**  
INLAND MEMORIAL  
4838 ARLINGTON AVE.



TOTAL - 2,566 S.F.

ZC-2

DATE 07/01/17

SCALE 1/8" = 1'-0"



*Floor Plan*

INLAND MEMORIAL  
4838 ARLINGTON AVE.

*Inland Memorial Inc.*  
A Family Owned & Operated Business



Southwest view of existing Residence.



View looking north on Arlington Avenue.



View looking east on Arlington Avenue



View looking west on Arlington Avenue



COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION NOV 15 2017

VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Project Description: REZONING EXISTING RESIDENTIAL PARCEL TO OFFICE - #P17-0478

Project Location: 4838 ARLINGTON AVENUE, RIVERSIDE, CA

Assessor's Parcel Number (APN): 227-263-010

VARIANCES REQUESTED – State variance(s) requested specifically and in detail. Please attach separate sheets(s) as necessary.

VARIANCES 1. FOR A REDUCTION IN THE NUMBER OF PARKING SPACES PER SECTION 19.580.060

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 STRICT APPLICATION OF THE PROVISIONS OF THE ZONING CODE WOULD CREATE UNNECESSARY HARDSHIP FOR THIS BUSINESS . THE REQUIRED PARKING CANNOT BE PROVIDED WITHOUT REMOLISHING ADDITIONAL BUILDING AREA. THE PROPOSED PARKING AREA CURRENTLY UTILIZES THE ENTIRE AVAILABLE SITE AREA. THE LIMITED SCOPE OF THE PROJECT LIMITS OTHER DESIGN OPTIONS.**

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 DIMENSIONS OF THE PROPERTY AND THE EXISTING STRUCTURE LIMIT THE ABILITY TO MEET THIS REQUIREMENT. THE ENTIRE AVAILABLE SITE AREA IS ALREADY UTILIZED, ADDITIONAL DEMOLITION WOULD BE NECESSARY TO CREATE PARKING, HOWEVER, ADDITIONAL DEMOLITION WOULD ELIMINATE THE NEED FOR ADDITIONAL SPACES. DUE TO THE UNIQUE NATURE OF THE BUSINESS THE 9 PROPOSED PARKING SPACES ARE IN EXCESS OF THE ANTICIPATED NEED.**

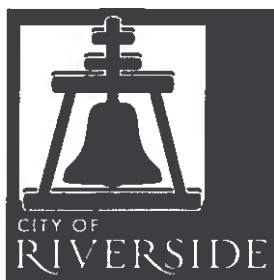
3. Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located? Explain in detail.

**NO, THE GRANTING OF THESE VARIANCES WILL NOT BE MATERIALLY DETRIMENTAL TO THE PUBLIC WELFARE IN THE ZONE OR NEIGHBORHOOD. THIS BUSINESS HAS EXISTED SUCCESSFULLY AT A NEARBY LOCATION WITH SIMILAR PARKING. THE ANTICIPATED PARKING WILL BE CONTAINED ON-SITE WITHOUT AFFECT ON THE NEIGHBORING AREA.**

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

**NO, THE AFFECTS OF THIS VARIANCE ARE LIMITED TO THIS SITE AND ITS USERS WITH NO APPARENT AFFECT ON ADJACENT PROPERTIES. THE VARIANCE WILL ALLOW DEVELOPMENT OF THE PROPERTY SIMILAR TO OTHER RESIDENCES THAT HAVE BEEN SUCCESSFULLY CONVERTED TO OFFICE. IT IS ANTICIPATED THAT THE PROPOSED PARKING WILL BE CONTAINED ON SITE AND NOT AFFECT THE SURROUNDING AREA.**





# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

## VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Project Description: REZONING EXISTING RESIDENTIAL PARCEL TO OFFICE - #P17-0478

Project Location: 4838 ARLINGTON AVENUE, RIVERSIDE, CA

Assessor's Parcel Number (APN): 227-263-010

**VARIANCES REQUESTED** – State variance(s) requested specifically and in detail. Please attach separate sheets(s) as necessary.

**VARIANCE 2. DRIVEWAY WIDTH OF 14' IN LIEU OF 20' PER TABLE 19.580.080 C**

**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 DIMENSIONS OF THE PROPERTY AND THE EXISTING STRUCTURE CONFIGURATION LIMIT THE ABILITY TO MEET THIS REQUIREMENT. THERE IS INSUFFICIENT SPACE ON THE SITE TO PROVIDE THE REQUIRED WIDTH, PARTIAL DEMOLITION OF THE STRUCTURE WOULD BE NECESSARY AND THE LIMITED SCALE OF THE PROJECT DOES NOT ALLOW FOR OTHER DESIGN OPTIONS.**

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.

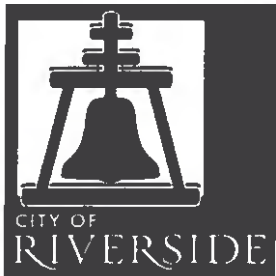
**YES, THE DIMENSIONS OF THE PROPERTY AND THE EXISTING STRUCTURE LIMIT THE ABILITY TO MEET THIS REQUIREMENT. THE POSITION OF THE BUILDING ON THE SITE DOES NOT ALLOW FOR THE REQUIRED DRIVEWAY WIDTH BETWEEN THE BUILDING AND THE ADJACENT PROPERTY WALL. DEMOLITION WOULD BE REQUIRED TO MEET THE STRICT APPLICATION OF THE CODE.**

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, THE GRANTING OF THESE VARIANCES WILL NOT BE MATERIALLY DETRIMENTAL TO THE PUBLIC WELFARE IN THE ZONE OR NEIGHBORHOOD. THE AFFECTS OF THIS VARIANCE ARE LIMITED TO THIS SITE AND ITS USERS, THE DRIVEWAY WIDTH HAS NO AFFECT ON ADJACENT PROPERTIES, IT ALLOWS THE LIMITED NUMBER OF CARS TO ACCESS THE PARKING AT THE REAR OF THE SITE.**

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

**NO, THE AFFECTS OF THIS VARIANCE ARE LIMITED TO THIS SITE AND ITS USERS WITH NO APPARENT AFFECT ON ADJACENT PROPERTIES. THE VARIANCE WILL ALLOW DEVELOPMENT OF THE PROPERTY SIMILAR TO SEVERAL ADJACENT PROPERTIES AND CREATE A NEW OFFICE LOCATION FOR THIS BUSINESS. THE DEVELOPMENT WILL BE CONSISTENT IN DESIGN AND EXECUTION TO SEVERAL ADJACENT RESIDENTIAL TO OFFICE CONVERSIONS.**



# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

## VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Project Description: REZONING EXISTING RESIDENTIAL PARCEL TO OFFICE - #P17-0478

Project Location: 4838 ARLINGTON AVENUE, RIVERSIDE, CA

Assessor's Parcel Number (APN): 227-263-010

VARIANCES REQUESTED – State variance(s) requested specifically and in detail. Please attach separate sheets(s) as necessary.

VARIANCE 3. REDUCE REAR

: Parking drive aisle from

24' to 21'

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 DIMENSIONS OF THE PROPERTY AND THE EXISTING STRUCTURE CONFIGURATION LIMIT THE ABILITY TO MEET THIS REQUIREMENT. THERE IS INSUFFICIENT SPACE ON THE SITE TO PROVIDE THE REQUIRED DEPTH AT THE REAR SETBACK. ADDITIONAL DEMOLITION OF THE STRUCTURE WOULD BE NECESSARY AND THE LIMITED SCALE OF THE PROJECT DOES NOT ALLOW FOR OTHER DESIGN OPTIONS.**

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 DIMENSIONS OF THE PROPERTY AND EXISTING STRUCTURE LIMIT THE ABILITY TO MEET THIS REQUIREMENT. THE POSITION OF THE BUILDING AND REQUIRED PARKING DIMENSIONS DO NOT ALLOW FOR THE 5' SETBACK AT THE REAR YARD. DEMOLITION WOULD BE REQUIRED TO MEET THE STRICT APPLICATION OF THE CODE. ADDITIONAL LANDSCAPING IS PROVIDED IN OTHER SETBACK AREAS.**

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, THE GRANTING OF THESE VARIANCES WILL NOT BE MATERIALLY DETRIMENTAL TO THE PUBLIC WELFARE IN THE ZONE OR NEIGHBORHOOD. THE AFFECTS OF THIS VARIANCE ARE LIMITED TO THIS SITE AND ITS USERS, THE LANDSCAPE DEPTH HAS NO AFFECT ON ADJACENT PROPERTIES. THE LANDSCAPE REDUCTION SIGNIFICANTLY ENHANCES THE USABILITY OF THE FACILITY FOR IT'S INTENDED USE.**

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

**NO, THE AFFECTS OF THIS VARIANCE ARE LIMITED TO THIS SITE AND ITS USERS WITH NO OBVIOUS AFFECT ON ADJACENT PROPERTIES. THE VARIANCE WILL ALLOW DEVELOPMENT OF THE PROPERTY SIMILAR TO SEVERAL ADJACENT PROPERTIES AND CREATE A NEW OFFICE LOCATION FOR THIS BUSINESS. THE SITE WILL BE DEVELOPED IN A MANNER SIGNIFICANTLY IN COMPLIANCE WITH THE GENERAL PLAN, PROVIDING LANDSCAPING IN OTHER AREAS AS REQUIRED, AND ADDITIONAL LANDSCAPING ON THE WEST PARKING BOUNDARY AND IN THE SE CORNER WITH A TOTAL AREA EQUIVALENT TO A 5' SETBACK AT ALL SIDES.**