

# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

## VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Case: P20-0486

Project Description: Beer & Wine Off site Sales Goodwin's Organic Foods & Drinks

Project Location: 191 W. Big Springs Rd Riverside CA 92507

Assessor's Parcel Number (APN): 251-253-013

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

For the Sale of Off site Alcoholic Beverages within 600ft of a public park (Pool, Islander Park) as well as 600ft within an Assemblies of People (Church, 3 churches: Saint Andrews, The Way Church & Stratton Ministries.)

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, Due to the Over lay of Zoning this Area is the only area zoned for Commercial Building then surrounded by Residential. For the Convenience & proper Planning of the city to keep the two separate. Thus there are a couple small churches, & other retail businesses in this shopping center zoned for Commercial Buildings

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.

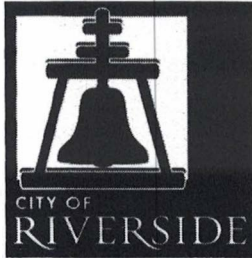
Yes, The Park is More A gated Pool & over 700ft Walking distance on public sidewalks. They also Monitor & do not allow Alcohol in the park. For the Churches they are mostly active Sundays which is our slowest day of the week. There should be no issue with churches close by.

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, we have been in business since 1946 and have experience dealing with off site Alcohol sales. We have good management in place & Training for our staff regarding Alcohol sales. We will be a positive influence in & to our community/neighborhood. The Park is fully gated & only open for Summer. The Churches also have proper distance when using public sidewalk!

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

No, Our current Zoning by the State & County Allow for two Alcohol Licenses in this direct Area. Due to the Over lay of this Plaza we have Businesses & Churches in this Commercial Zoned property. We will make no problems or issues with the local Assembly of Peoples. One of the Churches that is more Active (Saint Andrews) is Blocked off & out of sight by an 8ft Brick wall that will also



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 Project Location: 191 W. Big Springs Rd Riverside CA 92507  
 Assessor's Parcel Number (APN): 251-253-013

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

For the Off-sale of Alcoholic Beverages (Beer & Wine) within 1000 ft from a business licensed by the state of California for off-site general Alcoholic Beverages with less 15K sq ft. University Village Market & Liquor

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, This Area is zoned by the ABC to contain 2 Alcoholic Beverage Licenses. Due to the Housing zone surrounding this area zoned commercial the Alcoholic Beverage license businesses will be closer together. This ~~is~~ walking distance from door to door on city approved sidewalk is around 477ft. The Next closest businesses are located over 10K feet away. <sup>State Brothers & Ralph</sup>

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 this would be a great added convenience for our Direct Neighborhood as well as for All of Riverside as there are not alot of stores to buy Organic or Natural Beer & Wine. Due to the Overlay of Zoning Residential & Commercial this would be the only other space allowed to have a off site by the ABC.

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, we have been in business since 1946 and have good policy & Management experience with dealing with Beer & Wine Sale. We will create value & Benefit to our community as we have when we entered this community 2008. We have well trained staff & pro to calls in place. We love our community & will continue to try our best to uplift it.

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

No, this overlay Zoning Commercial The ABC zoned 2 slots for this Commercial area Retail Shopping Center area to meet the need & want for our community. We will continue to do our best to enhance our community & area.