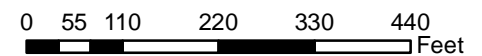


Exhibit 3 - P16-0183, Aerial Photo/Location

0 55 110 220 330 440 Feet



Exhibit 4 - P16-0183, General Plan Map



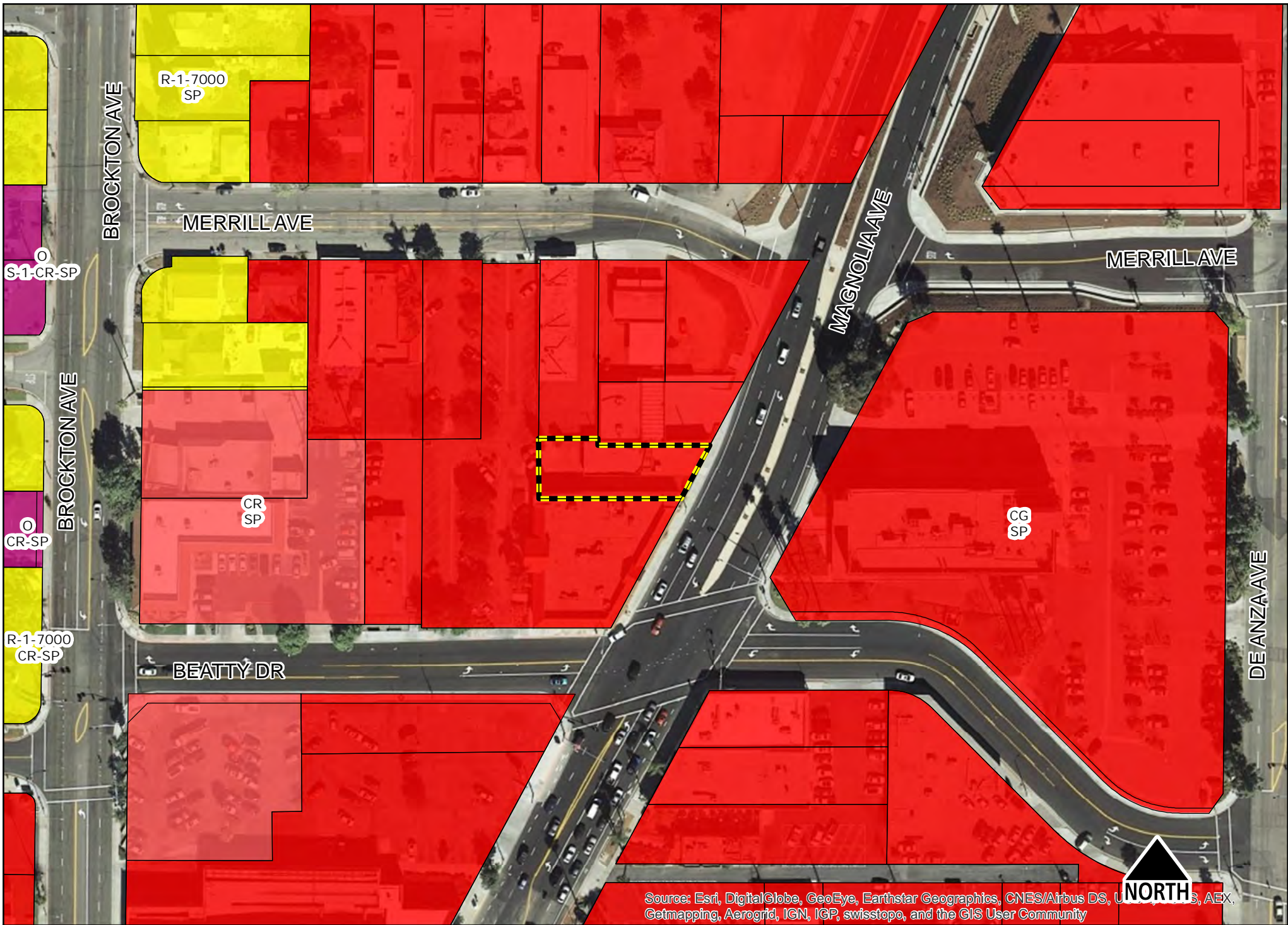
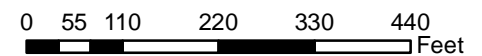
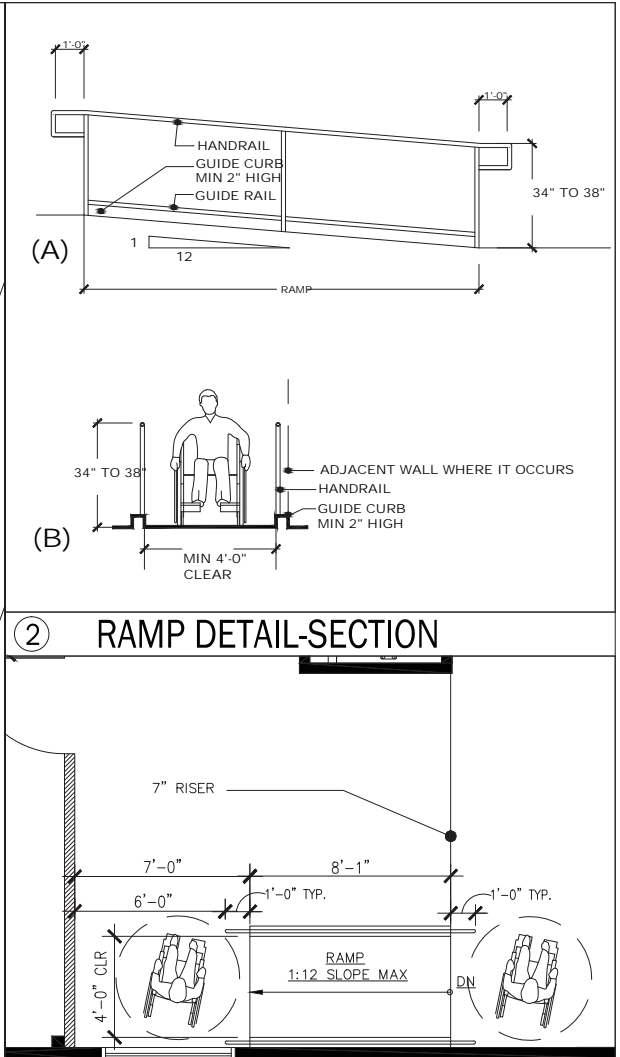
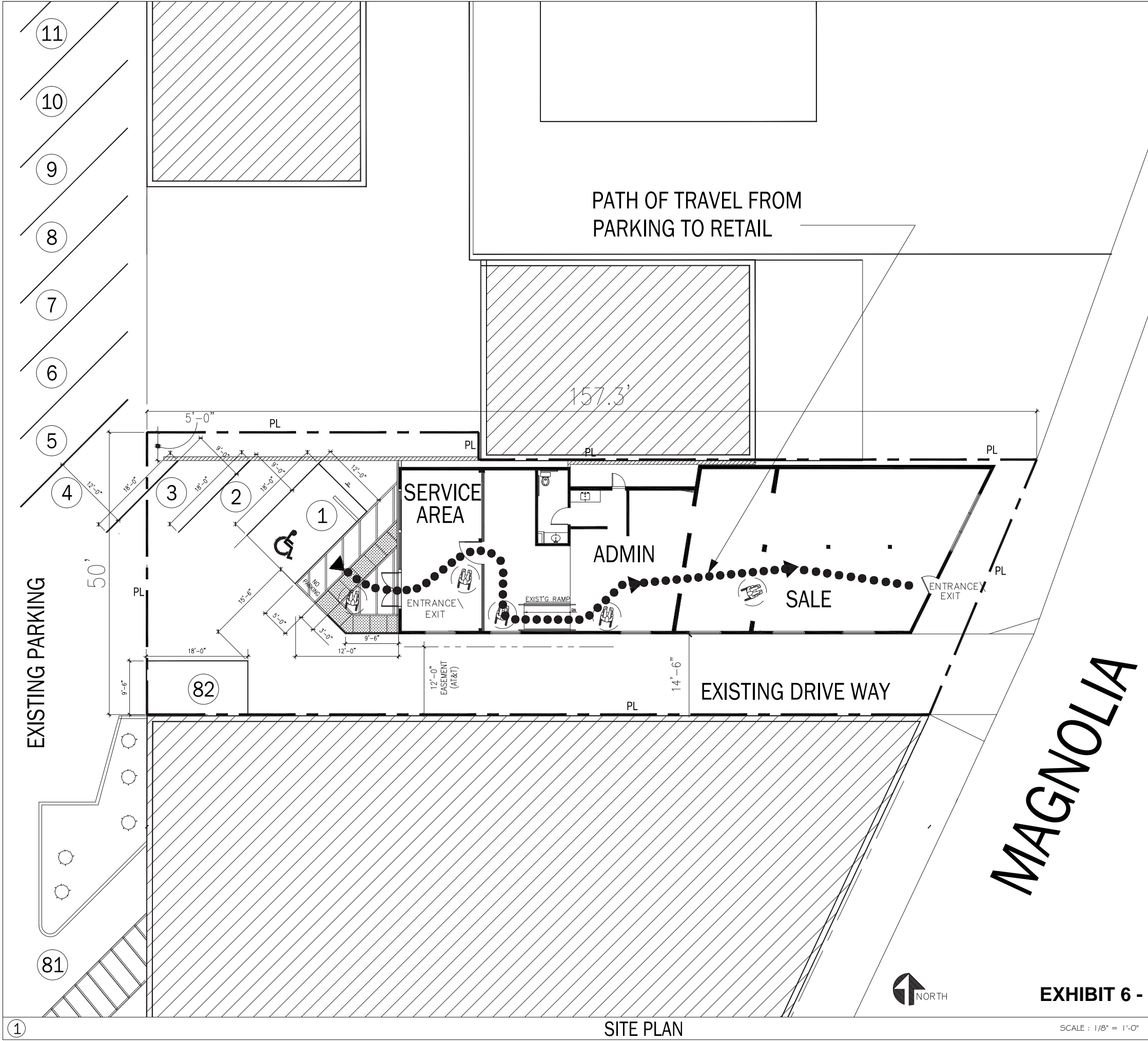


Exhibit 5 - P16-0183, Zoning Map





SHEET INDEX



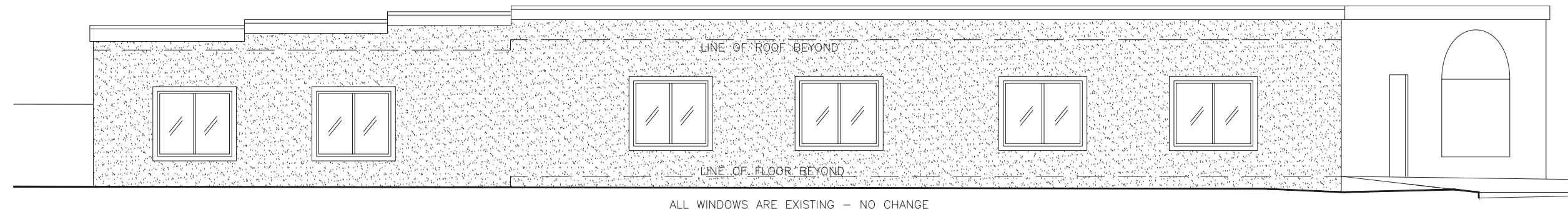
REVISION	
A	FIRE DEPT. CORR 05-20-16
B	BLDG DEPT. CORR 06-08-16
C	PLNG DEPT. CORR 06-30-16
<div> <div>McClellan Badiyi & Associates</div> <div>ARCHITECTS</div> </div> <div> <div>391 LOTUS AVE</div> <div>PASADENA, CA 91107</div> </div> <div> <div>TEL NO: 626.449.7396</div> <div>E-MAIL: MCCLELLANARCH@YAHOO.COM</div> </div>	
<div>PROPOSED NEW RETAIL SPACE LOCATED AT:</div> <div>6359 MAGNOLIA AVE.</div> <div>RIVERSIDE, CALIFORNIA</div>	
<div>DATE: 03-28-16</div> <div>Scale:</div> <div>Sheet</div>	
<div>T-2</div> <div>Of Sheets</div>	

EXHIBIT 6 - P16-0183/P16-0343, Site Plan

SCALE : 1/8" = 1'-0"

SITE PLAN

	REVISION
A	FIRE DEPT. CORR 05-20-16
	BLDG DEPT. CORR 06-08-16
B	PLNG DEPT. CORR 06-30-16



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

WEST ELEVATION - PARKING AREA ENTRANCE

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

EAST ELEVATION - MAGNOLIA ENTRANCE

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

NOTES:

- 1- PROVIDE SECURITY GRILL OR CURTAIN AT ALL INTERIOR WINDOWS
ALL INSTALLATION TO TAKE PLACE ON THE INTERIOR SIDE

- 2- NEW WALL EXISTING WALL

FOR DOOR SCHED
SEE 9/A-3

Exhibit 7 - P16-0183/P16-0343, Floor Plan

PROPOSED FLOOR PLAN

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

6359 MAGNOLIA AVE.
RIVERSIDE, CALIFORNIA

DATE: 03-28-16

scale:

Sheet_

A-1



EXHIBIT 8 – Applicant Prepared Variance Findings

To permit 10 parking spaces for a custom motorcycle specialty shop with retail sales of accessories, where 16 parking spaces would be required.

- a. The strict application of the provisions of the Zoning Code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code;

The location is a 2,735 square foot single story building, to be a custom motorcycle specialty shop. The service area is only 410 square feet and the remainder is retail, storage, and restroom. Our customers do not remain on site for long periods. It is a quick drop off of the bike or a run in to the store and pick up a specific item. It is not as usual retail shops. This specific group of customers comes with a specific purpose and there is no browsing or long stays. The customer are coming and going throughout the day. I hope the 10 parking spaces will be approved by the city as I know it will service our customers.

- b. *There are special circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the vicinity and under the identical zoning classification.*

The location business does not generate a high volume of parking because the repair and service area of the business is on an appointment basis and again is a quick drop off or pick up scenario. The retail portion of the business has varying customer visits throughout the day. There is not a "rush" or busier time of the day. Our business is intended for a very specific customer base, consisting of motorcycle enthusiasts whom come to the shop/store with a purpose of buying specific items. Therefore, existing and allocated parking spaces would service our customers.

- c. *The granting of this request will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which the property is located.*

This location business will not require a high parking demand. Our business consists of retail sales (helmets, parts and accessories) and repair services targeted to the motorcycle enthusiasts; therefore, the demand will not be dramatic impact on the surroundings. The location has 10 spaces that will service our clientele. Again because of the specific needs of motorcycle riders the demand on parking or long visits is not the normal. I believe our business fits perfectly with other businesses in our general area of Magnolia Ave.

- d. *The granting of this request will not be contrary to the objectives of any part of the General Plan.*

No.

Thank you for your consideration.



View from Magnolia Avenue



View from Magnolia Avenue



Southerly Drive Aisle Exiting onto Magnolia Avenue



Rear View of the Site

1DOWN Biker Supply House

March 15, 2016

6359 Magnolia Ave.
Riverside, CA 92506
(909) 518-8137
1downbsh@gmail.com

City of Riverside

Building & Planning CUP
3900 Main St. 3rd Floor
Riverside, CA 92522

Dear Planning Staff:

I would like to submit a letter of operation in regards to my proposed business at 6359 Magnolia Avenue Riverside, CA 92506. The following details how this business would operate.

Name of business: 1DOWN Biker Supply House
Type of business: Custom Motorcycle Shop: Sales & Service
Number of employees: 1 full-time / 1 part-time
Hours of operation: Open Tuesday - Friday 10 am-6pm.
Closed on Saturday, Sunday & Monday

1DOWN Biker Supply House will be a “small custom motorcycle specialty” shop. A shop that would specialize in offering customers everything under one roof. As customers enter the front of the store from Magnolia Avenue, they would enter the stores retail sales area. The retail sales area would host all the for sale products we have in stock including Shirts, Vest, Chaps, Helmets, Boots, Pants, Jackets, Glasses, Rings, Women’s clothes, and plenty of Motorcycle parts and accessories. What we don’t have in stock, we can special order with generally a one-day delivery turn-around.

Customers per day could average up to five walk-ins on a normal day or maybe up to ten persons on a busy day. Customer shopping visits tend to last for about 20 minutes. Most customers come in already knowing what they want. During the week, most customers that show up looking to browse/shop, arrive in an automobile/car. These people are typically on lunch break or off work for the day and drove their car just in case they need to transport items home that they purchased. I speak of this because I want the City of Riverside to know that most customers do not ride their motorcycles to

Exhibit 10 - P16-0183/P16-0343, Project Description (Applicant)

the shop. The noise levels of being a motorcycle shop will not cause noise pollution and will not be a nuisance. We are not a Repair Shop, so there will be no need for revving the motors or creating unwanted noise. No motorcycle servicing would be seen or visible from the front of the building via Magnolia Avenue.

Customers will ride their motorcycles to the shop to buy something they need on the fly or when dropping off their bike for a quick service to be picked up the same day. The sound of a motorcycle would be upon arrival and leaving and rarely while at the shop. When motorcycles are parked/staged for service, the motorcycle is pushed into the service area. Starting it to ride it into the shop is not necessary at all, it's a short distance.

Type of services we will conduct on motorcycle will be simple, same day services. This includes replacing tires, brakes, tune-ups/services, and small part installation that simply bolt on to the bike. We will not conduct internal motor work, or any types of activities that would be considered "major" repair work. We specialize in easy, simple jobs that would be looked at as "In & Out" same day jobs with all motorcycle service jobs conducted inside the service portion of the building area.

We offer motorcycle service jobs by appointment. The customer calls in, sets up an appointment, drops the bike off and then picks up the bike on the same day. In some cases when a customer shows up and there is something we can do for him right then and there, we will - as a customer friendly operation.

Our motorcycle sales approach is simple. We will only host one or two bikes for sale at a time at - max! We are not in the business of making money solely from motorcycle sales, but being able to sell a motorcycle or two in a month would really help us. All motorcycles for sale would be staged inside the building, in the retail sales area. These for-sale bikes would not be visible from the outside. No motorcycles would be parked or staged in front of the building - at all.

The façade of the building facing Magnolia Avenue will remain unchanged and uninterrupted with its current look. This facade will forever continue to uphold the retail appearance of Magnolia Avenue and it will never take on an "automotive shop" presence.

When people walk in, they will feel like they just walked into a retail clothing store, not a motorcycle shop. They will immediately feel comfortable and confident in their decision to shop in Riverside, CA.

I, DeWitt Vercher III, will work at this location every day of operation, Tuesday through Friday from open to close. I will have one mechanic, Tim, who has been a motorcycle mechanic for over 15 years, with a great reputation.

The hours of operation for the *1DOWN Biker Supply House* would not interfere with the natural existing flow on Magnolia Avenue. We will not host “bikes nights”, as this seems to be typical of most motorcycle shops. We will be closed on the weekends including Mondays. Our four days of operation will set the tone for us being a specialty shop with limited days and hours of operation. Our goal and presence on Magnolia Avenue is to help keep it beautiful and provide a quality service.

I feel every business needs a “niche” to be successful! I have a vision of being that small “Mom & Pop” type shop that we used to have back in the day! A shop that offered everything you needed with first hand quality service coming straight from the Owner of the shop to the Customer; the Owner working there everyday building a relationship with his customers and with his City. The niche for the *1DOWN Biker Supply House* would have everything to do with being blessed with the Conditional Use Permit (CUP) to operate with a small service shop in the back of the building along with being able to host one or two bikes at a time for sale.

In closing, we propose that should you grant us the opportunity to exercise a CUP, we would agree to a condition, that should we the property owner cease to operate the Motorcycle shop, we would surrender the CUP. We understand that the CUP runs with the land and since we are the Property Owner and Operator of the business, we can make this commitment.

Thank you very much for your time and consideration of granting us a Conditional Use Permit.

Sincerely,
1DOWN Biker Supply House

DeWitt Vercher III
Owner/operator