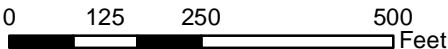




Exhibit 3 - Aerial Photo / Location



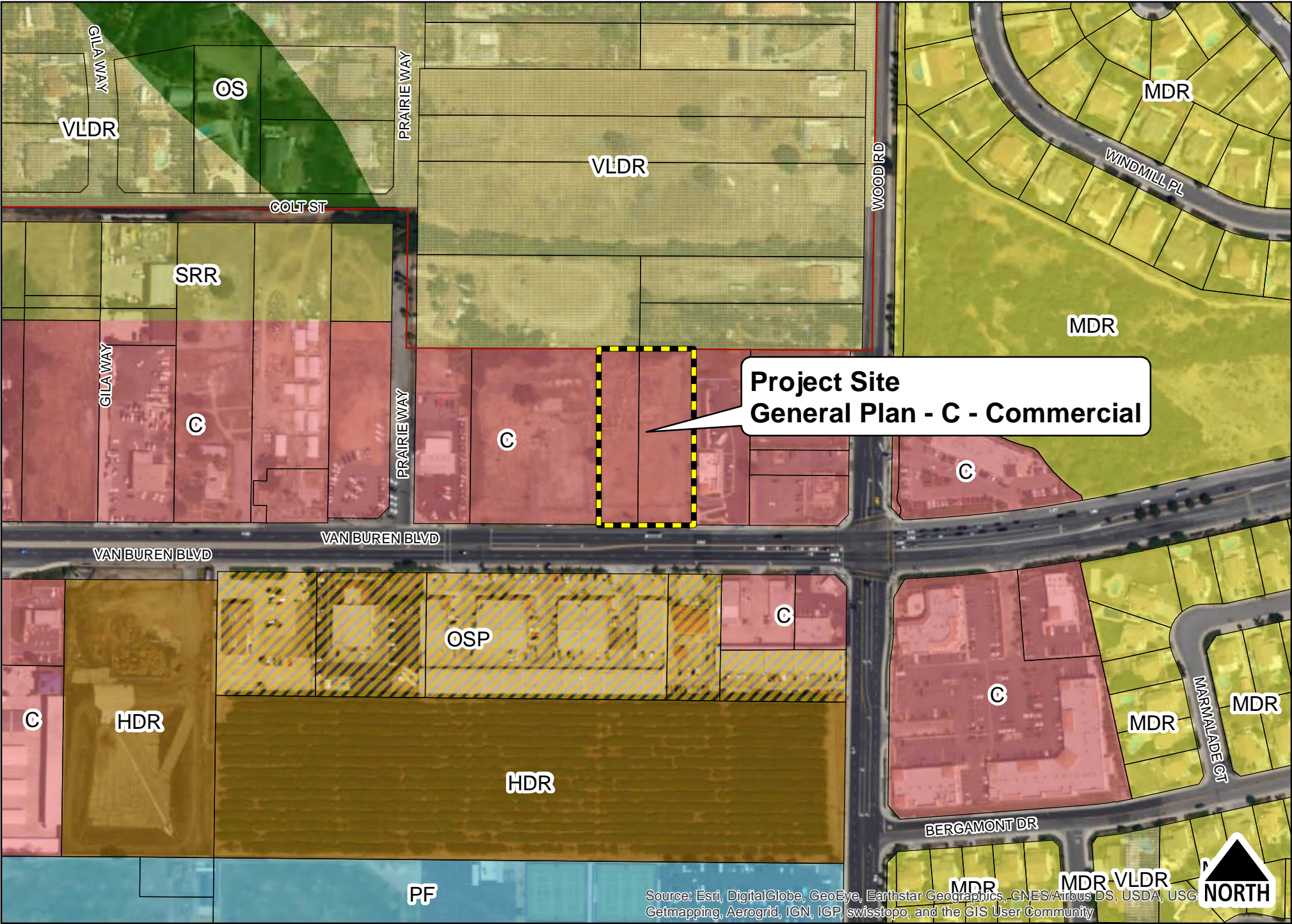


Exhibit 4 - General Plan Map

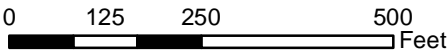
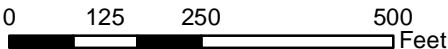




Exhibit 5 - Specific Plan / Zoning Map



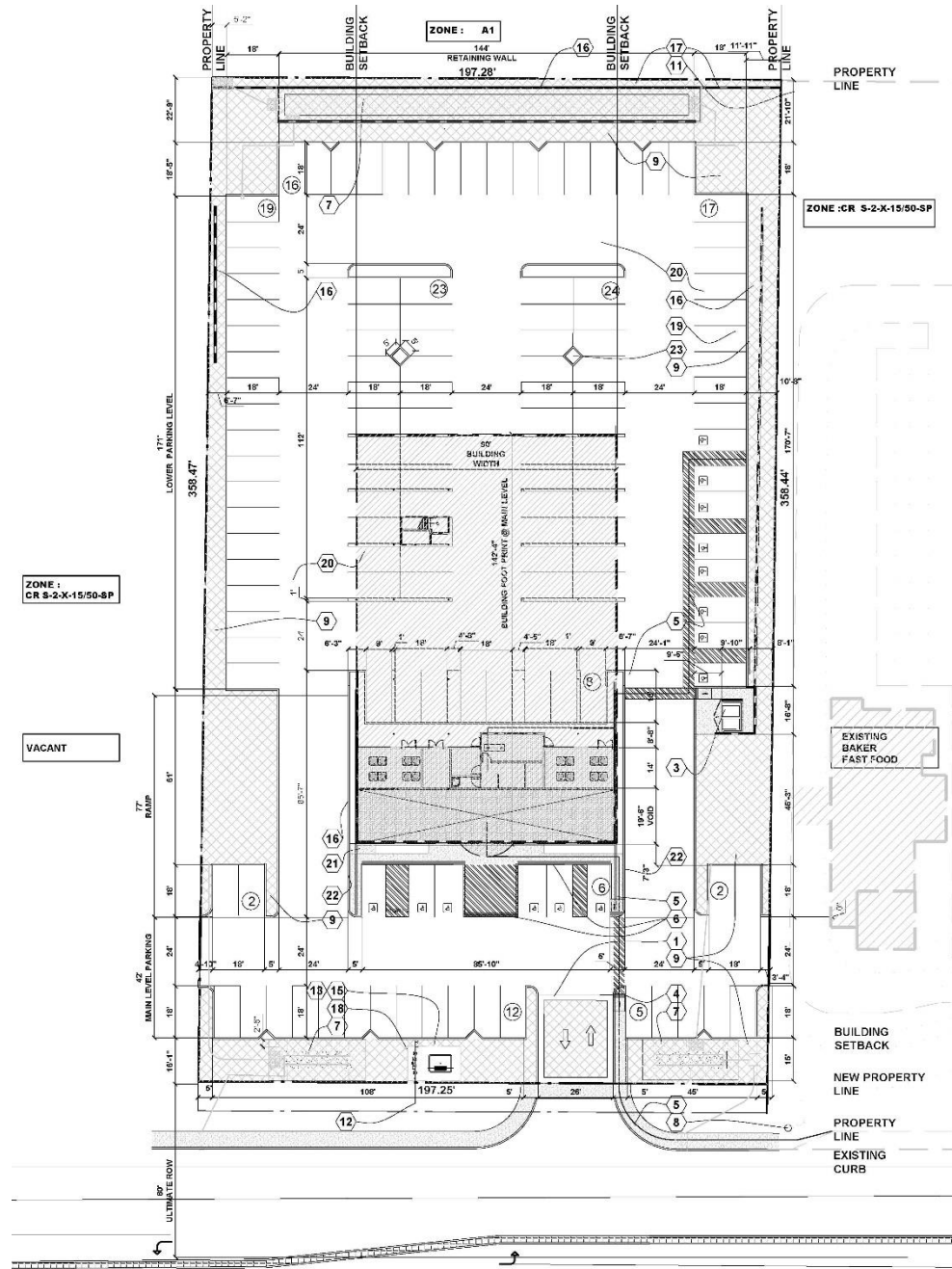
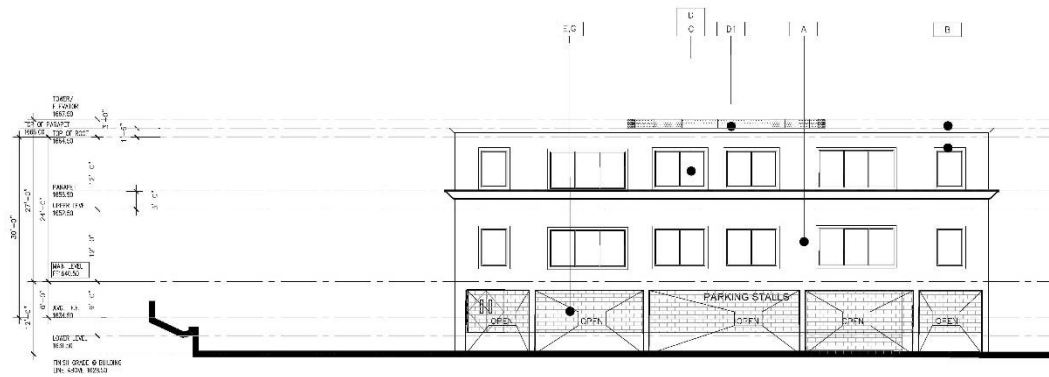
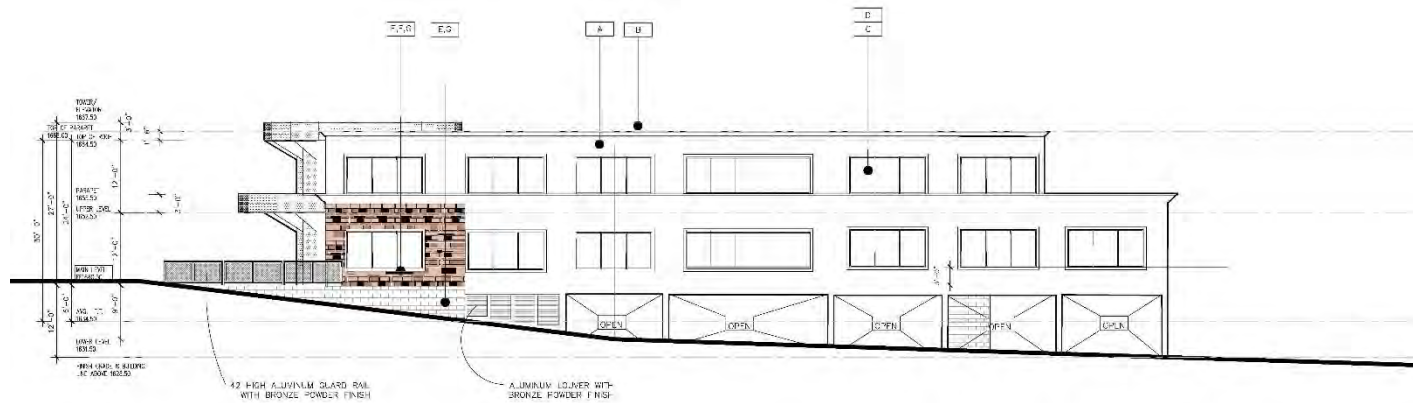


Exhibit 6 - Project Plans (Site Plan)

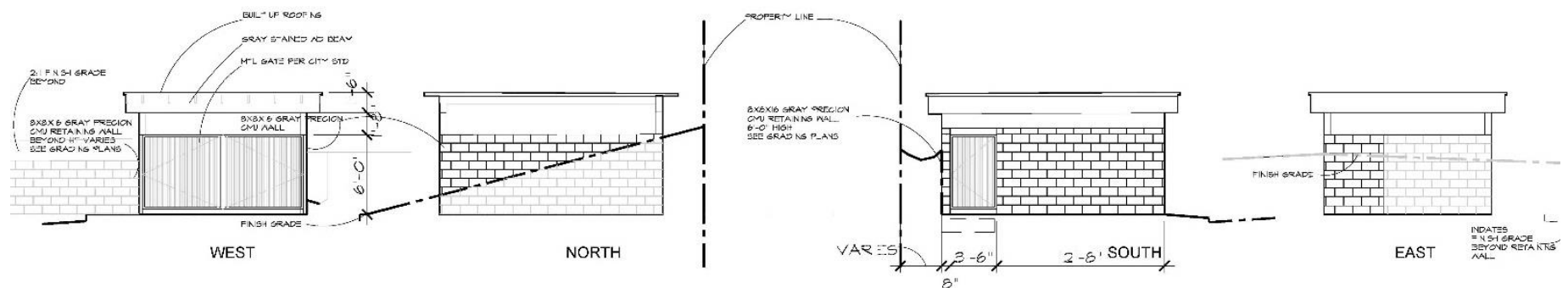




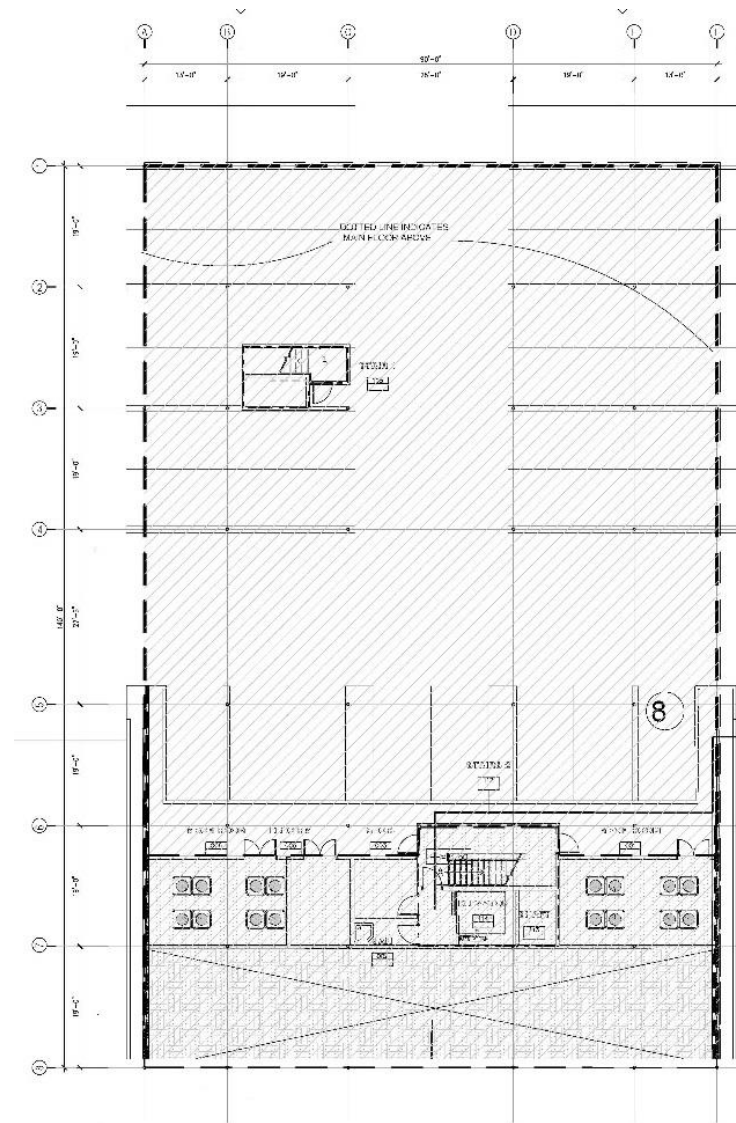
North Elevation



East Elevation



Trash Enclosure Elevations



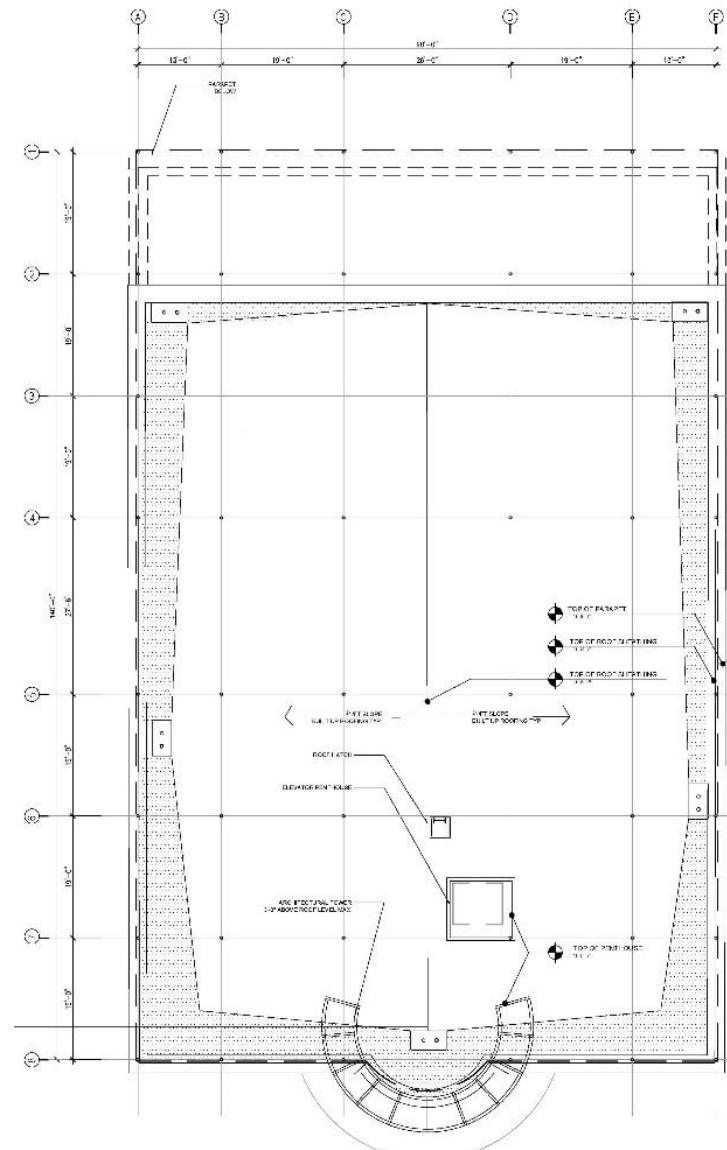
Lower Level Plan



Exhibit 6 - Project Plans (Floor Plan)



Exhibit 6 - Project Plans (Floor Plan)



Roof Plan



Exhibit 6 - Project Plans (Conceptual Landscape Plan)

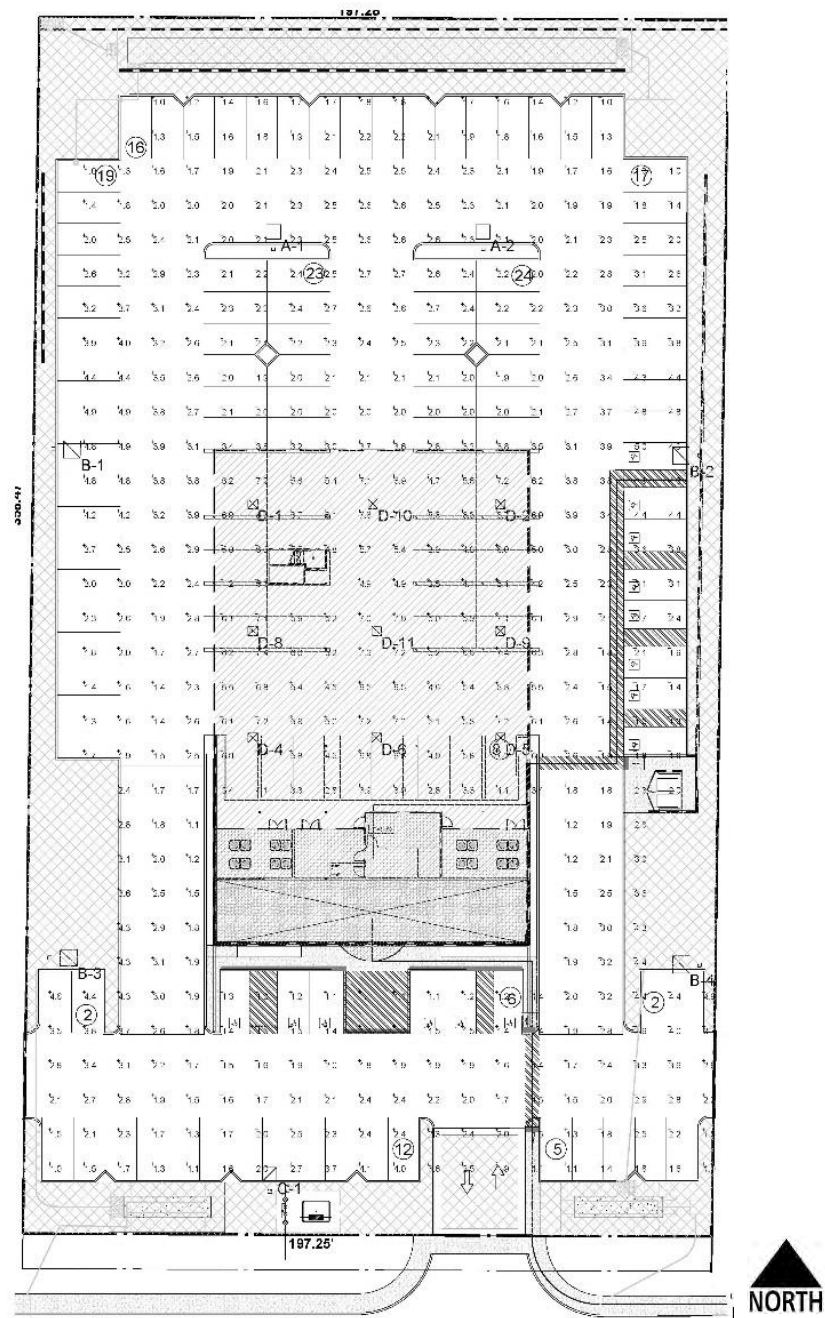


Exhibit 6 - Project Plans (Photometric Plan)



Exhibit 6 - Project Plans (Renderings)



Southeast corner of the Project Site looking west.



Southeast corner of the Project site looking north.



Southwest corner of the project site looking northeast.



Southwest corner of the project site looking north.

**SHAKIL PATEL
AND ASSOCIATES AIA**

**ARCHITECTS
PLANNING
CONSTRUCTION
MANAGEMENT**

September 19, 2016

To
Travis Randell
City of Riverside.
Senior planner

**Subject: HEIGHT VARIANCE FOR PROPOSED MEDICAL OFFICE BUILDING (MOB)
@18876 VAN BUREN BLVD. RIVERSIDE,**

Dear Randell,

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, Proposed project lots slopes towards north, resulting height increased to 49 feet from average ground level. Additional 14 feet will be used for parking stalls (no habitable space). However front of lot meets the height requirements. General purpose and intent of the Zoning Code will be in compliance.

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, site topography, ADA access, pedestrian access, hydrology and curb appeal results in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning 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, proposed infill MOB project meets and exceeds zoning requirements. Also front setback is increased to 120 feet in lieu of 25 feet, and rear setback is increased 80 feet in lieu of 50 feet. Height increase is justified by providing additional 30 feet to rear yard setback.

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

25982 Hinckley Street
LOMA LINDA CA 92354

**Tele. 909-913-3175
Fax 909-796-0300**

patelshakil@gmail.com

**SHAKIL PATEL
AND ASSOCIATES AIA**

**ARCHITECTS
PLANNING
CONSTRUCTION
MANAGEMENT**

NO. height increase is mitigated by additional 30 feet rear setback, tree buffering and 6 feet high property wall. With added features and mitigation MOB project is in compliance and blends with immediate neighbors.

Please consider these justifications as persuasive evidence that the height increase deviation from code is minor and should have little or no effect on the subject project, nor the surrounding streets and properties. We look forward to a favorable recommendation for this variance as the project completes the approval process. Please feel free to contact me with any questions or for any additional information as you review this request.

Sincerely,

Shakil Patel AIA, LEED BC
Chief executive officer.

25982 Hinckley Street
LOMA LINDA CA 92354

Tele. 909-913-3175
Fax 909-796-0300

patelshakil@gmail.com

CONSTRUCTION OF A MEDICAL OFFICE BUILDING AT
18876 VAN BUREN Blvd, Riverside CA 92508

EXCEPTIONS REQUESTED:

The proposed development of Medical Office Building is two stories high at the street level with parking under the building (partially three stories towards north). Proposed site slopes down from Van Buren Blvd toward north approximately 30 feet. Depending upon topography we have come up with a solution for best use of the land. However with site characteristics and topographical challenges we have to design a retaining wall taller than six feet to satisfy proposed developments.

Please consider these justifications as persuasive evidence that the Grading exception from code is minor and should have little or no effect on either the subject project or the surrounding streets and properties. We look forward to a favorable recommendation for this variance as the project completes the approval process.

1. Will the strict application of the provisions of this title result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of Title 17 of the Riverside Municipal Code (Grading)? Explain in detail.
YES. Characteristics of unusual topography is resulting in practical difficulties and unnecessary hardships inconsistent with the general purpose and intent of Title 17 of the Riverside Municipal Code. However, by our creative design we have minimized the height of retaining walls to 8 to 10 ft.
Also if the proposed development is forced to be designed 20 feet below the street level, the project will be pedestrian unfriendly and will present a serious lack of curb appeal making it extremely difficult to sell or lease the property.
2. Are there exceptional circumstances or conditions applicable to the property involved or the intended use or development of the property that do not apply generally to other properties in the same zone or neighborhood? Explain in detail.
YES. Characteristics of unusual topography, drainage problems, or the impartibility of employing a conforming grading plan. Grade difference from south to north of the property is approximately 30 feet. Hence grading exception is justified.
3. Will the granting of a waiver be materially detrimental to the public welfare or injurious to the property or improvements in the some of neighborhood in which the property is located? Explain in detail.
NO. Proposed retaining walls will be design by a Structural Engineer and will also be reviewed and approved by City of Riverside. A special deputy inspector as required by CBC (and is hired by the Owner) will be at the job site during the excavation, erecting the retaining wall and backfilling as specified in soil investigation report. The granting of a waiver for retaining walls over 6 feet in height is justified.

P16-0671