

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

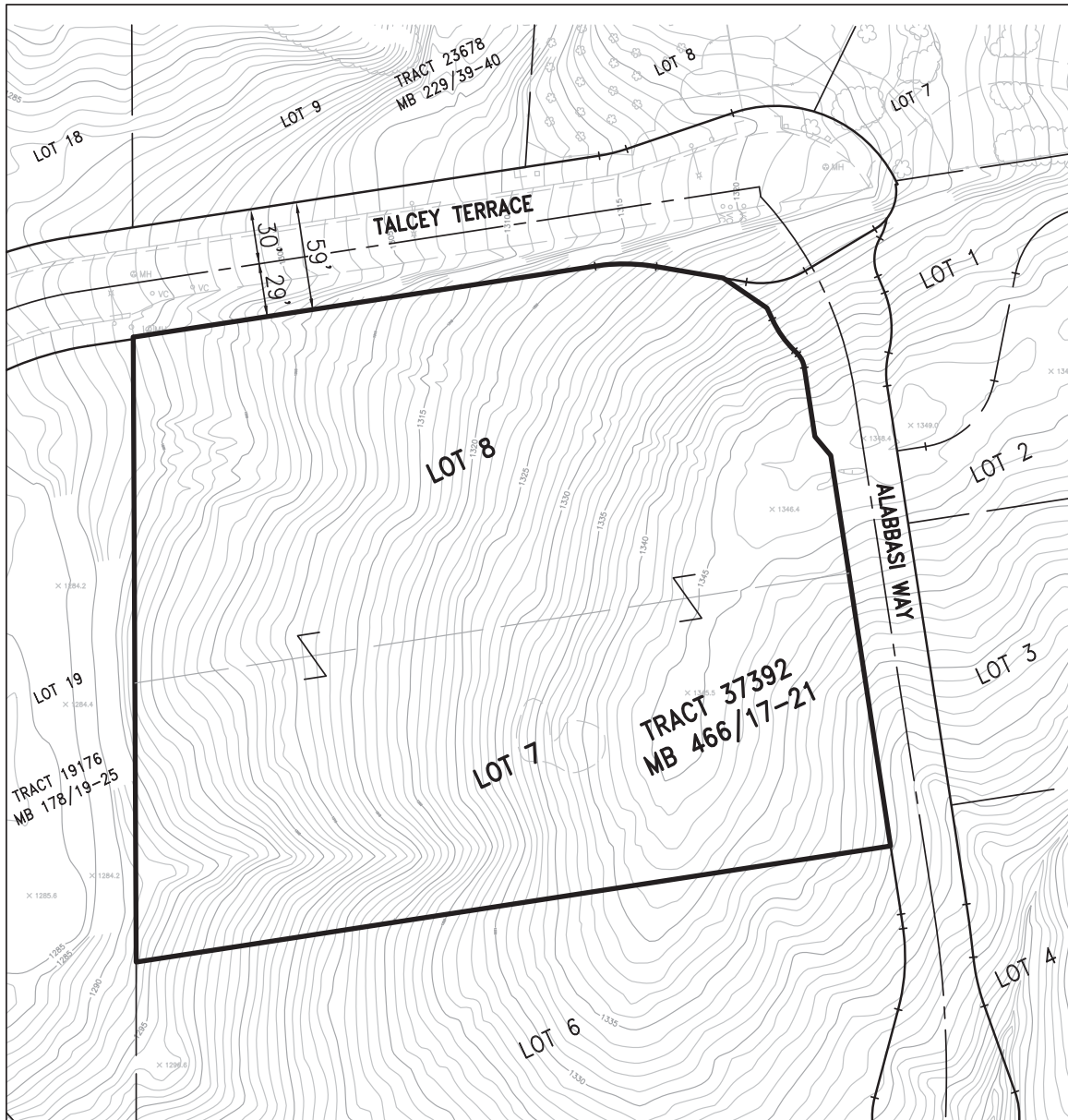
SHEET 1 OF 1

SCALE: 1"=60'

DRAWN BY: EV

DATE: 4/10/19

SUBJECT: LL-P19-0189 LOT MERGER



AVERAGE NATURAL GROUND SLOPE FORMULA

$$S = \frac{0.002296 \times I \times L}{A}$$

S = AVERAGE NATURAL GROUND SLOPE IN PERCENT

L = LENGTHS OF NATURAL CONTOURS IN FEET

A = AREA IN ACRES

0.002296 = CONVERSION CONSTANT

I = 1 FOOT

L = 21,438 FEET

A = 2.95 ACRES

$$S = \frac{0.002296 \times 1 \times 21,438}{2.95} = 16.69 \%$$



SCALE: 1"=60'



GABEL, COOK & ASSOCIATES INC.
CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNERS
125 West La Cadena Drive, Suite A, Riverside, CA 92501
Telephone (951) 788-8092 Facsimile (951) 788-5184

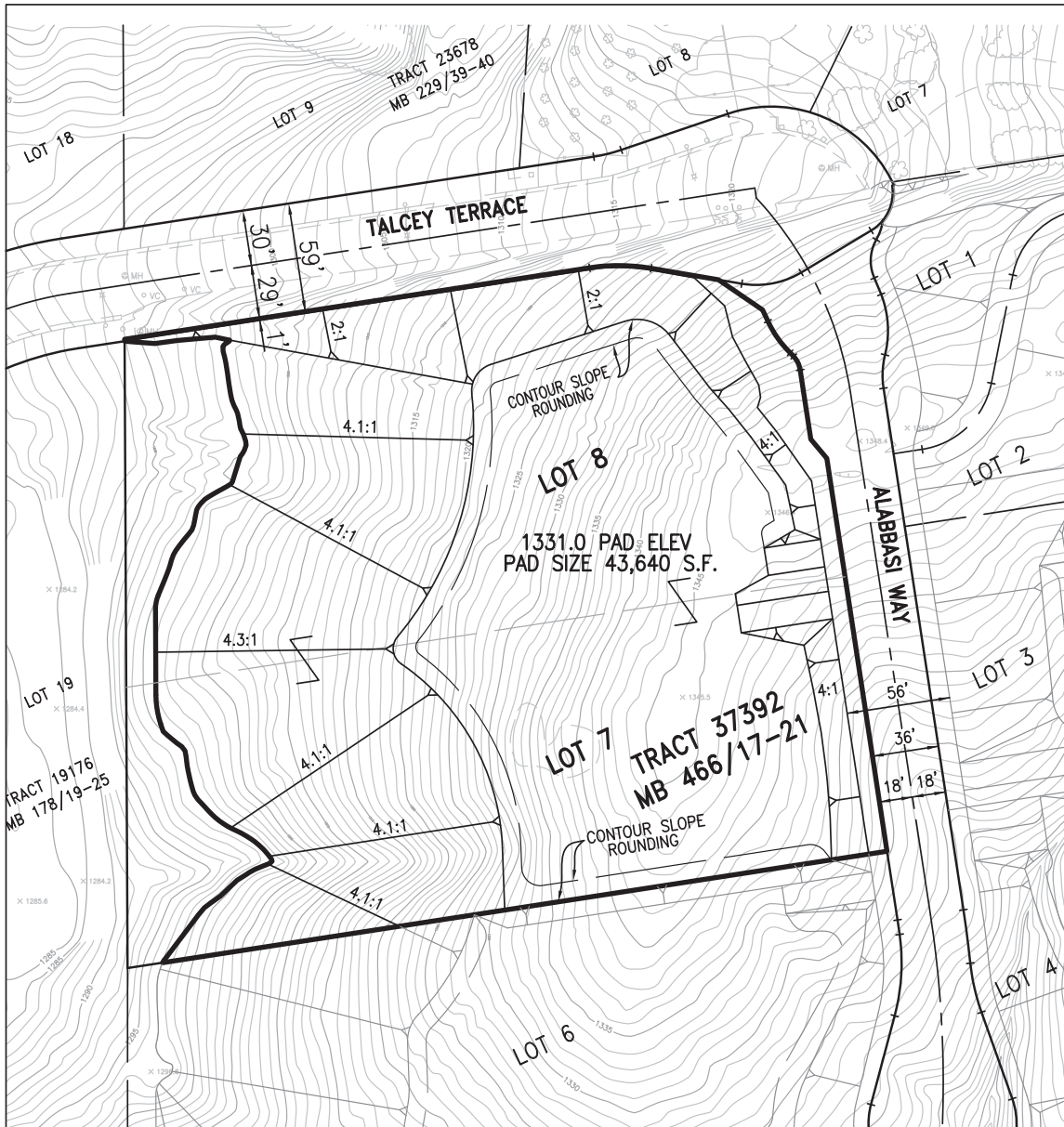
CRAIG A. COOK DATE
R.C.E. NO. 23323 EXP. DATE 12-31-19

**WHOLE LOT A.N.S.
EXHIBIT FOR MERGED
LOTS 7 & 8
OF TRACT 37392**

FOR: MARWAN AND
ELIZABETH ALABBASI

MARCH 2019

SHEET 1 OF 1



AVERAGE NATURAL GROUND SLOPE FORMULA

$$S = \frac{0.002296 \times I \times L}{A}$$

S = AVERAGE NATURAL GROUND SLOPE IN PERCENT

L = LENGTHS OF NATURAL CONTOURS IN FEET

A = AREA IN ACRES

0.002296 = CONVERSION CONSTANT

I = 1 FOOT

L = 19,828 FEET

A = 2.64 ACRES

$$S = \frac{0.002296 \times 1 \times 19,828}{2.64} = 17.24 \%$$



SCALE: 1"=60'



GABEL, COOK & ASSOCIATES INC.
CIVIL ENGINEERS LAND SURVEYORS
LAND PLANNERS
125 West La Cadena Drive, Suite A, Riverside, CA 92501
Telephone (951) 788-8092 Facsimile (951) 788-5184

CRAIG A. COOK DATE
R.C.E. NO. 23323 EXP. DATE 12-31-19

**GRADED PORTION A.N.S.
EXHIBIT FOR MERGED
LOTS 7 & 8
OF TRACT 37392**

FOR: MARWAN AND
ELIZABETH ALABBASI

MARCH 2019

SHEET 1 OF 1

GRADING EXCEPTIONS JUSTIFICATION FORM

EXCEPTIONS REQUESTED

Describe the exceptions requested in detail; attach a separate sheet if necessary.

TO VARY THE PAD SIZE ALLOWED IN TITLE 17
AS A RESULT OF MERGING TWO LOTS THAT
ALREADY HAVE GRADED PADS THAT WERE
DEVELOPED IN ACCORDANCE WITH TITLE 17.

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 question 3 "no" to justify granting an exception. Attach written details if insufficient space is provided on this form. Economic hardship is not an allowable justification for an exception from Title 17 of the Riverside Municipal Code (Grading).

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, RESTORING THE NATURAL CONDITION WOULD
CREATE HARDSHIP TO THE SURROUNDING LOTS
AND STREET DUE TO TOPOGRAPHICAL FEATURES.

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.

THE PADS ARE ALREADY GRADED ALONG WITH THE
STREET AT AN ELEVATION SIGNIFICANTLY DIFFERENT
THAN THE NATURAL TOPOGRAPHY. RESTORING WOULD
BE DETRIMENTAL TO SURROUNDING USES.

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. AS NO GRADING IS REQUIRED FOR THIS EXCEPTION
AND ALL PREVIOUS GRADING WAS IN CONFORMANCE
WITH TITLE 17, THERE IS NO IMPACT TO PUBLIC
WELFARE OR PROPERTY IN THE SURROUNDING AREA.

3900 Main Street – Third Floor, Riverside, CA 92522

Phone: (951) 826-5371 / Fax: (951) 826-5981

www.riversideca.gov/planning

April 16, 2019

City of Riverside
Community Development/ Planning Division
Planning Commission

Attn.: Mr. Brian Norton, Senior Planner

Email: bnorton@riversideca.gov

via: email

RE.: Tr. 37392; Merger of Lots 7 and 8 (Subject Property) / Case # P19- 0189 (LL); P19-0215(GE)/ Planning Commission Public Hearing May 2, 2019/ Letter of Support.

Dear Mr. Norton:

I am sending this letter to express our support to approve the proposed merger of Lot 7 and 8, Tr. 37392 referenced above to create one building pad for the purposes of constructing a single family residence. I request that this letter is submitted for consideration to the Planning Commission at the referenced Public Hearing.

My family has been living in our residence located at 1030 Talcey Terrace for over 15 years, hence we are intimately familiar with the local area as well as the immediate neighborhood and are expressing our support from the position of this understanding.

The Subject Property is located in RC (Residential Conservation) Zone generally intended to protect natural ambiance of the subject area by encouraging consistency of the existing and new residential developments with emphasis on landscape features while requiring low density of 0.50 dwelling units per gross acre with average lot size of 2 Ac.

Tr. 37392 currently comprises 8 single family residential lots per its final map (Book 466/ Pg. 17-21) with average lot size 2.0 Ac. Merger of Lots 7 and 8 will result in reduction of the total number of lots in the tract from 8 to 7 thus increasing the average lot size to 2.3 Ac, thereby positively decreasing general impact of the development, if any, on the surrounding area. The merger of Lots 7 and 8 is therefore consistent with the intended objectives of the RC zone and should be approved.

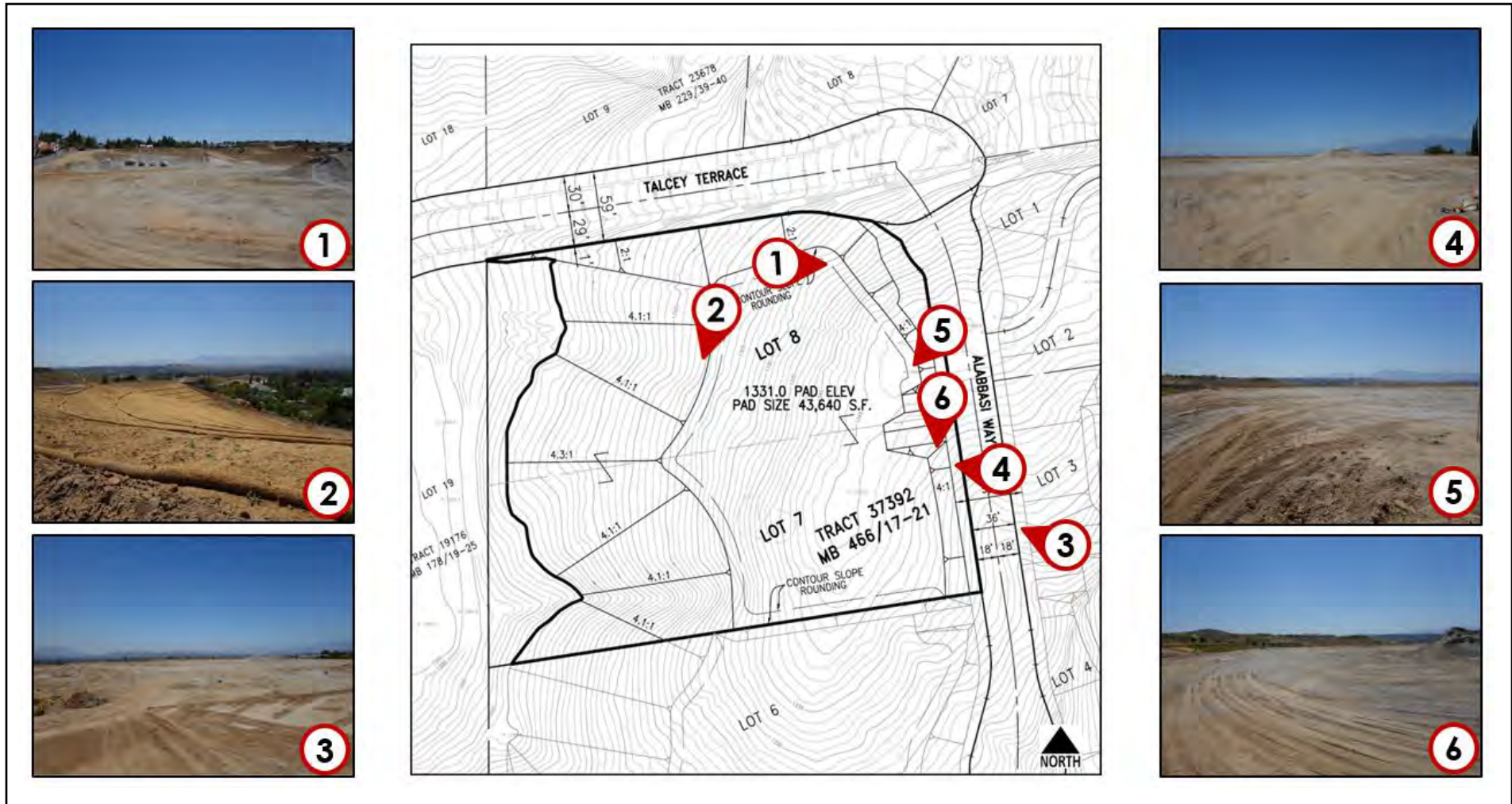
The entire neighborhood of properties abutting Talcey Terrace and Brandon Ct. comprise lots of compatible size and nearly all these properties are developed with large single family residences and rich landscape features covering majority of the entire lots' areas.

The newly created lot (now Lot 8) abuts Talcey Terrace to the South at its northerly cul-de-sac terminus and the existing residential properties fronting on Brandon Ct. to the east. It will be the last developed residential property fronting Talcey Terrace. Its larger pad developed with a single family residence and landscape features will be compatible with other existing residential properties in the neighborhood and, as the entire project, will compliment the area by enhancing its appeal and livability.

As local residents we welcome this project as a new positive addition to the neighborhood. Therefore we encourage approval of the proposed merger referenced above.

Respectfully submitted,

Vit Liskutin
1030 Talcey Terrace
Riverside, CA. 92506
Tel.: (951) 907-0097
Email: vl@llaw.us



P19-0189 & P19-0215, Exhibit 11 - Existing Site Photos