



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

GRADING EXCEPTIONS JUSTIFICATION FORM

Conditional exceptions to the regulations contained in Title 17 of the Riverside Municipal Code (Grading) shall be permitted, subject to Chapter 17.32, upon a determination by the Zoning Administrator that exceptional or special circumstances apply to the property. Such exceptional or special circumstances shall include such characteristics as unusual lot size, shape, or topography, drainage problems, or the impracticability of employing a conforming grading plan, by reason or prior existing recorded subdivisions or other characteristics of contiguous properties.

An application for the waiver of any requirement of Title 17 of the Riverside Municipal Code (Grading) shall be filed with the Planning Division prior to the approval of a grading plan. The application shall contain information which demonstrates that there are exceptional or special circumstances that apply to the property that would prevent full compliance with this title. The application shall demonstrate the existence of exceptional or special circumstances by making the findings listed on the second page of this form.

PLEASE NOTE: If at any time the Zoning Administrator believes that sufficient controversy or public interest may exist regarding an application, the application may be referred to the City Planning Commission for consideration. The City Planning Commission may set the action for review at a public hearing if they so determine that it would be appropriate.

PLEASE TYPE OR PRINT CLEARLY

LEGAL OWNER/APPLICANT/REPRESENTATIVE

Printed Name: MATT ACTON - HOLT ARCHITECTURE

Address: 3891 11TH STREET

City: RIVERSIDE State: CA Zip: 92501

Daytime Telephone: (951) 462-1451 Facsimile: (810) 623-4219

E-Mail Address: MACTON@HOLTARCHITECTURE.COM

PROJECT/PROPERTY INFORMATION

Assessor's Parcel Number(s): 223-150-010-2

Address: 3300 Central Ave., Riverside, CA 92506

Project Description/Location: Olivewood Memorial Park

Size of Subject Property (Square Feet/Acres): Project Area: 3.92 Ac.

Site Area: 53 Ac.

GRADING EXCEPTIONS JUSTIFICATION FORM

EXCEPTIONS REQUESTED

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

Exception to Section 17.28, driveway shall not exceed 15'-0" in width.

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, adherence to Section 17.28 for a 15'-0" max driveway width would result in severe on-site traffic issues, cause further on-site parking issues, and eliminate the use of new driveway for Fire Access.

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, the site is an active Memorial Cemetery Park. This use generates larger on-site traffic volumes and circulation needs than a typical home in the residential zone. A 15'-0" max driveway results in one-way traffic which would only cause further traffic issues on-site.

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. The on-site driveway in question would not be visible from the public right-of-way and would better suit the general public that access the site for visitation and/or services.

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EXCEPTIONS REQUESTED

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

Exception to Section 17.28.020, paragraph 10, slope ratio of 3.9:1 or steeper shall
not exceed 20-feet in height.

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, strict adherence to the provisions of this title will result in additional contour grading and unnecessary site escarpment of the hillside resulting in more visible affects of hillside grading. We have a geotechnical engineer and report justifying the height and maximum 1:1 cut slope for the requested variance.

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, the site is an active Memorial Cemetery Park. Existing residences are located south of the project site. Grading has been designed to minimize blasting and inconveniences to nearby residences. In addition, the proposed road is contour graded to "blend" in hillside.

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, Grading of waiver will not be detrimental to public welfare. The proposed slopes minimize the grading impacts to the site natural hillside contours and vistas. All grading will be performed under the supervision of a licensed civil and geotechnical engineer in the State of California.

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EXCEPTIONS REQUESTED

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

Exception to Section 17.28, max. retaining wall height of 6.0'

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.

Adherence to Section 17.28, for max 6' retaining wall will require additional site blasting of bedrock for building pad and/or access road.

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, the site is an active Memorial Cemetery Park. Existing residences are located south of the project site. Grading has been designed to minimize blasting and inconveniences to nearby residences. In addition, the proposed road is contour graded to "blend" in hillside.

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.

Grading of waiver will not be detrimental to public welfare. Using a 6' max retaining wall design would increase local community disruption with additional site blasting as well as raise more constructability issues for the project.

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