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July 22, 2019

Community & Economic
Development Department

Ms. Candice Assadzadeh, Associate Planner
City of Riverside
Community and Economic Development
3900 Main Street, 3rd Floor
Riverside, CA 92522

RE: Variance Request- To allow alcohol sales within 100 feet of any existing residential dwelling or property zoned for residential uses located at 9501 Van Buren.

Dear Ms. Assadzadeh,

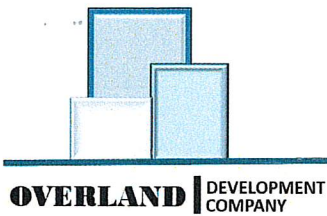
This variance is submitted to allow alcohol sales within 100 feet of any residential dwelling or property zoned for residential use. The current parcel is located at 9501 Van Buren (APN 234-270-020). This variance is to specifically request that the proposed 7-Eleven convenience store located at 9501 Van Buren be allowed to acquire a Type 20 license for off-sale beer and wine, based upon the following four findings;

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?

Yes, the strict application of the Zoning Code will result in difficulties and unnecessary hardships in the overall development of the proposed 7-Eleven convenience store on APN 234-270-020. The request complies with the purpose and intent of alcohol sales development standards (Chapter 19.450) of the Zoning Code, which is to regulate the sale of alcohol in such a way that compatibility with surrounding uses and properties will be ensured, and any associated impacts are avoided.

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?

Yes, this site is located near a Single-Family and surrounded by Multi-Family Residential Zone. The proposed 7-Eleven is located on a parcel fronting Van Buren Boulevard, designated in the General Plan as a 120 -foot arterial, scenic and special boulevard, and parkway. Van Buren Boulevard provides connections between many neighborhoods and business centers, feeding into local streets. The General Plan designates the majority of the properties fronting Van Buren



Boulevard for commercial and high-density residential uses; which creates a unique development pattern, such that residential and non-residential uses are in close proximity of each other yet creates a harmonious synergy of uses and a unique neighborhood. However, this blending of uses that has organically developed over time has also created special circumstances for the proposed 7-Eleven convenience store in that it is adjacent to existing residential uses.

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?

No, the granting of this variance would not be materially detrimental to the public welfare or injurious to the improvements within the zone and neighborhood. The sale of beer and wine will be incidental to the primary use and will provide additional convenience for the customers. The Riverside Police Department recommends conditions of approval requiring the use of security cameras, the continued upkeep of the property, and the prohibition of loitering. Therefore, the granting of the variance will not have a detrimental impact on the neighborhood.

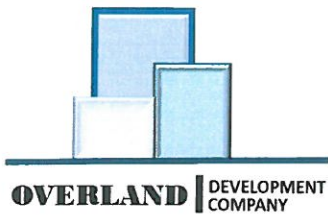
4. Will the granting of such variance be contrary to the objectives of any part of the General Plan?

No, the granting of this request will not be contrary to the objectives of the General Plan 2025.

I trust that the above findings are satisfactory in helping the City to support our Variance Request. If you have any additional questions or concerns, please do not hesitate to reach out.

Respectfully Submitted,
Overland Development Company

Andrew Walcker
President



September 18, 2019

Ms. Candice Assadzadeh
City of Riverside
Community and Economic Development, Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

RE: Variance Request to allow the proposed building to encroach within the 15-foot setback on Mission Inn Avenue.

Dear Ms. Assadzadeh,

This Variance is submitted to request approval of a two-foot setback from the face of curb to the property line along the westerly side of the project wherein code requires a five-foot setback next to a residential zone.

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?

Yes, the strict application of the Zoning Code will result in difficulties and unnecessary hardships in the overall development of the proposed site. The overall development included the multi-family project that surrounds this and was a development collaboration. In a typical commercial retail development, the required block wall is entirely on that parcel. In this particular case, the wall was strategically placed on the multi-family parcel, including the entire wall footing. One of the reasons for the municipal code for a five-foot between a curb and the property line is to accommodate the block wall and footing. The footing for a 6-foot freestanding wall per the, "City of Riverside Building Department Freestanding Block Wall" standard drawing is 34 inches. This effectively allows for 20" of planting when considering the roots of a plant or tree. In this situation the same 20" is available for the plant roots when considering that the width of the curb itself is 6". In effect, from a planting perspective, this variance provides for the same planting considerations.



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?

Yes, being able to design both this commercial / retail site in conjunction with the adjacent multi-family project allowed both projects to accommodate their joint conditions. Most times there is not a chance for two projects to coordinate on how they join together and hence why zoning codes prescribe certain setbacks to accommodate on-site features to stand alone and independent of an adjacent and existing use. This request for a two-foot setback from property line to curb is a great example of how to gain the same planting parameters but in a different configuration.

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?

No, the granting of this variance would not be materially detrimental to the public welfare or injurious to the improvements within the zone, as this project is one of the many improvements being done in the area. The granting of this variance would allow for the proposed retail and gas development that will benefit the entire community.

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

No, the granting of this request will not be contrary to the objectives of the General Plan 2025.

I trust that the above findings are satisfactory in helping the City to support this Variance Request. If you have any additional questions or concerns, please do not hesitate to reach out.

Respectfully Submitted,
Overland Development Company

Andrew Walcker
President