



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Project Description: TO ESTABLISH A DANCE AND BANQUET CENTER W/ ON-SALE LICENSE

Project Location: 3746 PARK SIERRA DR. RIVERSIDE, CA 92505

Assessor's Parcel Number (APN): 138-470-015

VARIANCES REQUESTED – State variance(s) requested specifically and in detail. Please attach separate sheets(s) as necessary.

A VARIANCE IS BEING REQUESTED TO ALLOW FOR ALCOHOL SALES WITHIN 600 FT. OF A HOSPITAL (KAISER PERMANENTE)

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 3 and 4 "no" to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not an allowable justification for a variance.

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. THE STRICT ZONING CODE CALLS FOR 600 FT BUT THE FACILITY HAS BEEN IN OPERATION SUCCESSFULLY FOR DECADES PRIOR TO NEW OWNERSHIP

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. THERE ARE SEVERAL OTHER PROPERTIES WITH SIMILAR CHALLENGES TO THE ZONING (RED LOBSTER, ETC.) THAT ARE OPERATING SUCCESSFULLY

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. THE PROPERTY WAS ORIGINALLY DEVELOPED FOR A SIMILAR USE AS A RESTAURANT & ENTERTAINMENT CENTER.

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

NO. THE PROPERTY WAS ORIGINALLY DEVELOPED TO HOST FOOD & BEVERAGE AND ENTERTAINMENT WITH AN ON-SALE LICENSE.