



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Project Description: Obtain license for residential care facility for up to 12 occupants

Project Location: 5014 Sierra Street, Riverside CA 92504

Assessor's Parcel Number (APN): 226-143-052

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

To reduce the total number of parking stalls required from 6 stalls to 4 stalls,

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.

See attached written response.

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.

See attached written response.

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.

See attached written response.

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

See attached written response.

April 20, 2020
City of Riverside
Community Development Department
Assisted Living Facility
5041 Sierra Street
Riverside, CA 92504

Variance Justification Form
Responses to Required Findings

1. Yes. The Zoning Code provisions apply to all developments anywhere in the city of Riverside regardless of the size of the development, our project is small in scale compared to most typical care facility found on a commercial lot. Our small-scale operation has a very low parking demand, none of the resident clients can drive and most visitors are scheduled as to minimize the parking demand, we are including a copy of our “visitor log” with this application to show this.
2. Yes. This residential care facility has been operating at the current location for the past 23 years and it has never received any complaints related to excessive parking. We have also noticed how the neighborhood has changed very little over the past 23 years and has remain primarily as single-family homes (no apartments) and therefore free of excessive street parking. Also, the owners of this development have an opportunity to secure a reciprocal parking agreement with the owner of a nearby property but this is not allowed by the Zoning classification.
3. No. Our request is only reducing the required parking by two stalls, this will have very little or no impact on the overall operation and appearance of the facility as the actual parking demand is very low. We have had discussions with some of our neighbors and have received positive feedback and support. A reduction in parking demand is backed by the sad fact that most elderly residents are not visited very frequently by their families.

4. No. The overall look and use and size of the existing building will remain as residential which is comparable to the rest of the surrounding properties and land uses. The General Plan intent will remain unchanged and this facility will continue to provide a much-needed service to the community without diminishing the public's welfare.

VARIANCE – PROPERTY OWNERS' SIGNATURES

WE, THE UNDERSIGNED, OWN PROPERTY IMMEDIATELY ADJACENT TO OR DIRECTLY ACROSS THE STREET FROM _____ (FILL IN ADDRESS). WE HAVE REVIEWED THE PROPOSED VARIANCE AS REQUESTED BY THE PROPERTY OWNER _____ (PRINT NAME OF APPLICANT) AND **HAVE NO OBJECTIONS**. WE HAVE ALSO SIGNED THE PLOT PLAN SUBMITTED BY THE APPLICANT.

Pat Lerma
Signature
Pat Lerma
Print Name
6758 Burnside Ct
Street Address, City, State & Zip 92504

Lewis Rainwater
Signature
6765 Montclair Dr
Print Name
Lewis Rainwater
Street Address, City, State & Zip 92504

Maria Kostecki
Signature
Maria Kostecki
Print Name
5029 Sierra Street
Street Address, City, State & Zip Riverside, CA 92504

Julie Daniels
Signature
JULIE DANIELS
Print Name
5030 SIERRA ST. RIVERSIDE, CA 92504
Street Address, City, State & Zip

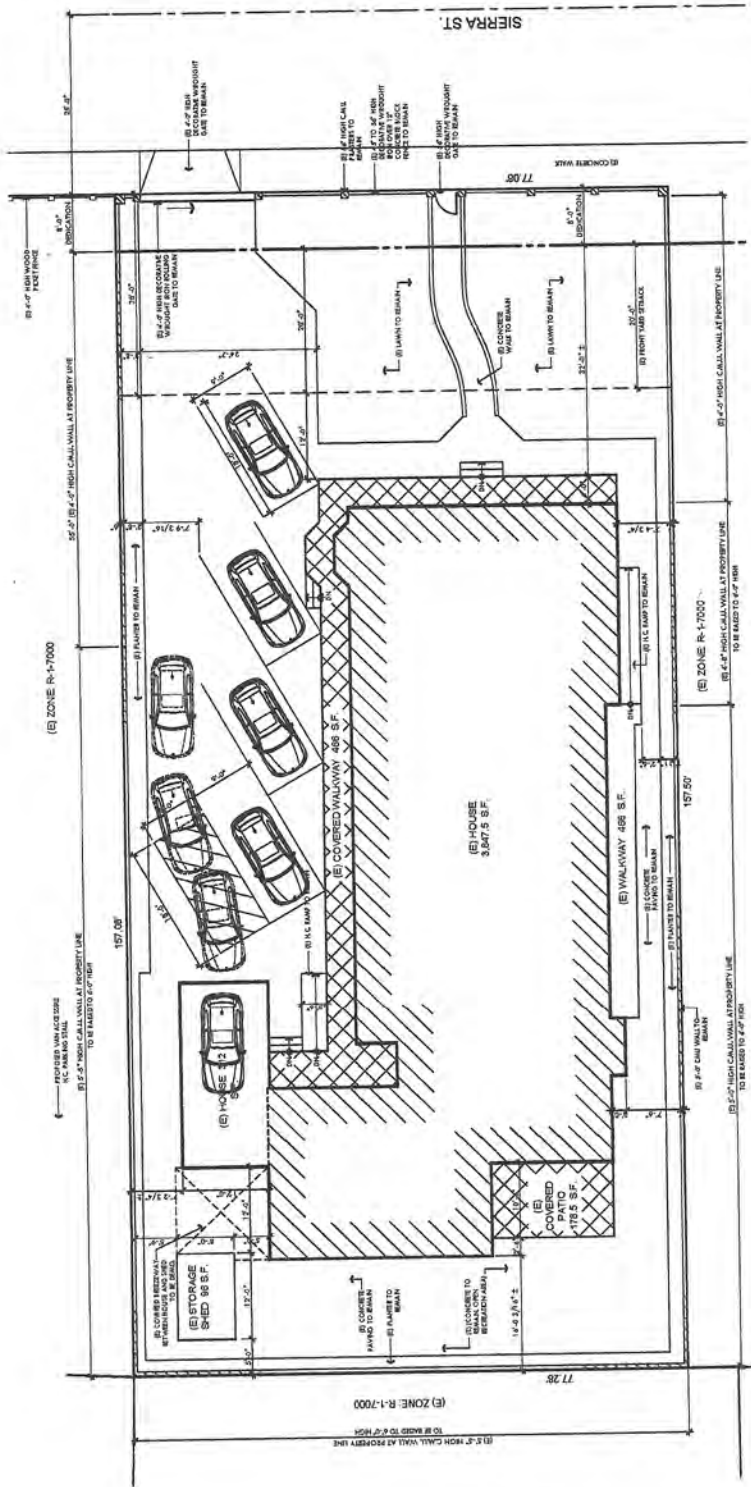
Laverne Bennett
Signature
Laverne Bennett
Print Name
5040 Sierra Street Riv. 92504
Street Address, City, State & Zip

L. A. Rainwater
Signature
ANN RAINWATER
Print Name
6765 MONTCLAIR AVE
Street Address, City, State & Zip Riv. 92504

Arnulfo Quintana Jr.
Signature
ARNULFO QUINTANA JR.
Print Name
5060 SIERRA STREET RIVERSIDE CA 92504
Street Address, City, State & Zip

Dawn Boyer
Signature
Dawn Boyer
Print Name
5055 Sierra St Riv 92504
Street Address, City, State & Zip

3900 Main Street – Third Floor, Riverside, CA 92522
Phone: (951) 826-5371 / Fax: (951) 826-5981
www.riversideca.gov/planning



SITE PLAN
10'-1'-0"

Pat Leema, 6758 Burnside Ct
Luis Ramirez, 6765 Montclair Dr
Yvonne Ann Reedwater, 6765 Montclair Dr
Road 92504
Maria Kostecki, 5029 Sierra St. Riverside, CA. 92504
JULIE DANIELS, 5030 SIERRA ST. RIVERSIDE, CA 92504
Ladene Bennett 5040 Sierra St Riverside, CA 92504
Amigo Dwyer 5060 Sierra St. Riverside CA 92504
Dawn Boyer 5055 Sierra St Riverside CA 92504

VARIANCE – PROPERTY OWNERS' SIGNATURES

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Signature
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Print Name
6758 Burnside Ct
Street Address, City, State & Zip 92504

Laverne Bennett
Signature
Laverne Bennett
Print Name
5040 Sierra Street Riv. 92504
Street Address, City, State & Zip

Lewis Rainwater
Signature
6765 Montclair Dr
Print Name
Lewis Rainwater
Street Address, City, State & Zip 92504

L. A. Rainwater
Signature
ANN RAINWATER
Print Name
6765 Montclair Ave
Street Address, City, State & Zip Riv. 92504

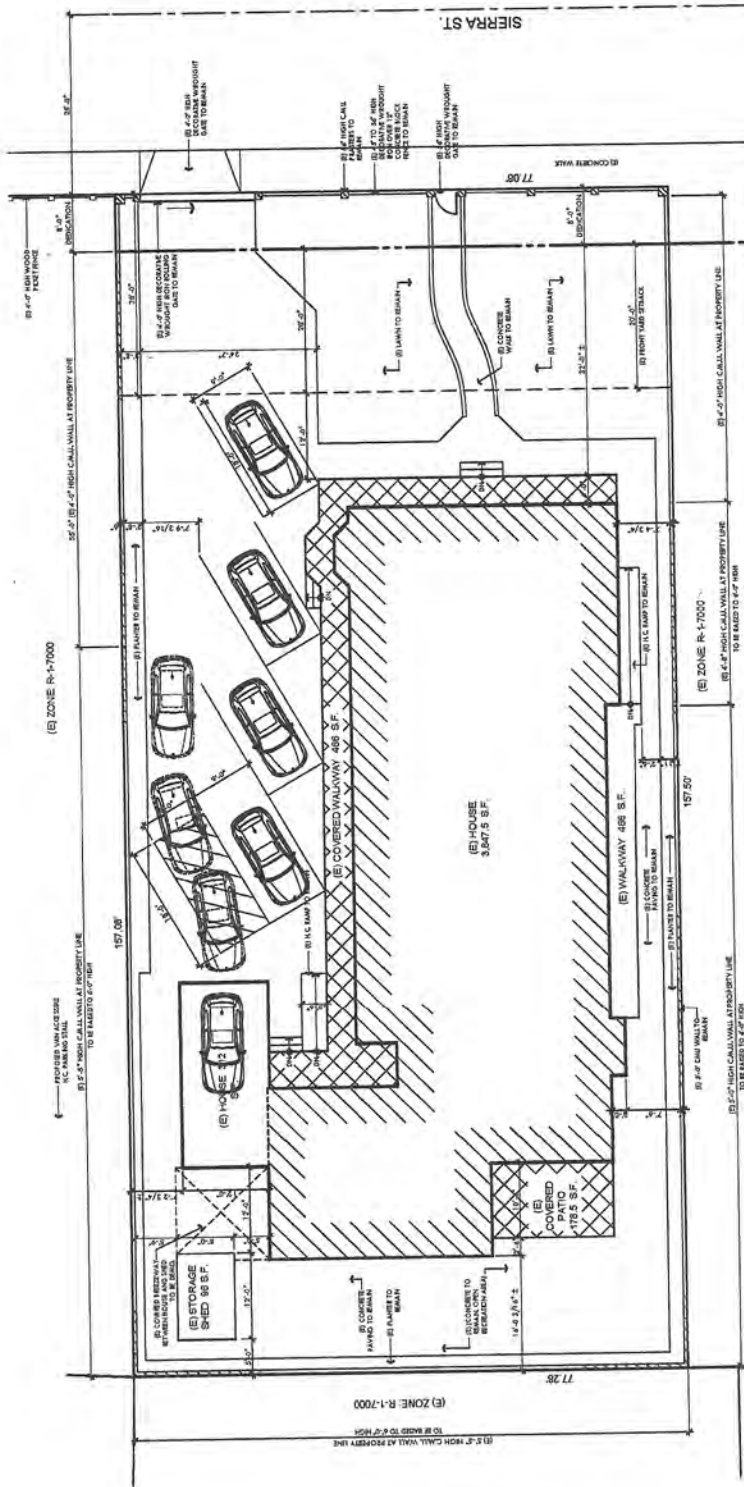
Maria Kostecki
Signature
Maria Kostecki
Print Name
5029 Sierra Street
Street Address, City, State & Zip Riverside, CA. 92504

Arnulfo Quintana Jr.
Signature
ARNULFO QUINTANA JR.
Print Name
5060 SIERRA STREET RIVERSIDE CA 92504
Street Address, City, State & Zip

Julie Daniels
Signature
JULIE DANIELS
Print Name
5030 SIERRA ST. RIVERSIDE, CA 92504
Street Address, City, State & Zip

Dawn Boyer
Signature
Dawn Boyer
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SITE PLAN
8/17/07
NORTH

Pat Leema, 6758 Burnside Ct
Luis Ramon, 6765 Montclair Dr
Yvonne Ann Ramon, 6765 Montclair Dr
Maria Kotecki, 5029 Sierra St, Riverside, CA 92504
Julie Daniels, 5036 Sierra St, Riverside, CA 92504
Ladene Bennett, 5040 Sierra St, Riverside, CA 92504
Amely Dimfory, 5060 Sierra St, Riverside, CA 92504
Dawn Boyer, 5055 Sierra St, Riverside, CA 92504