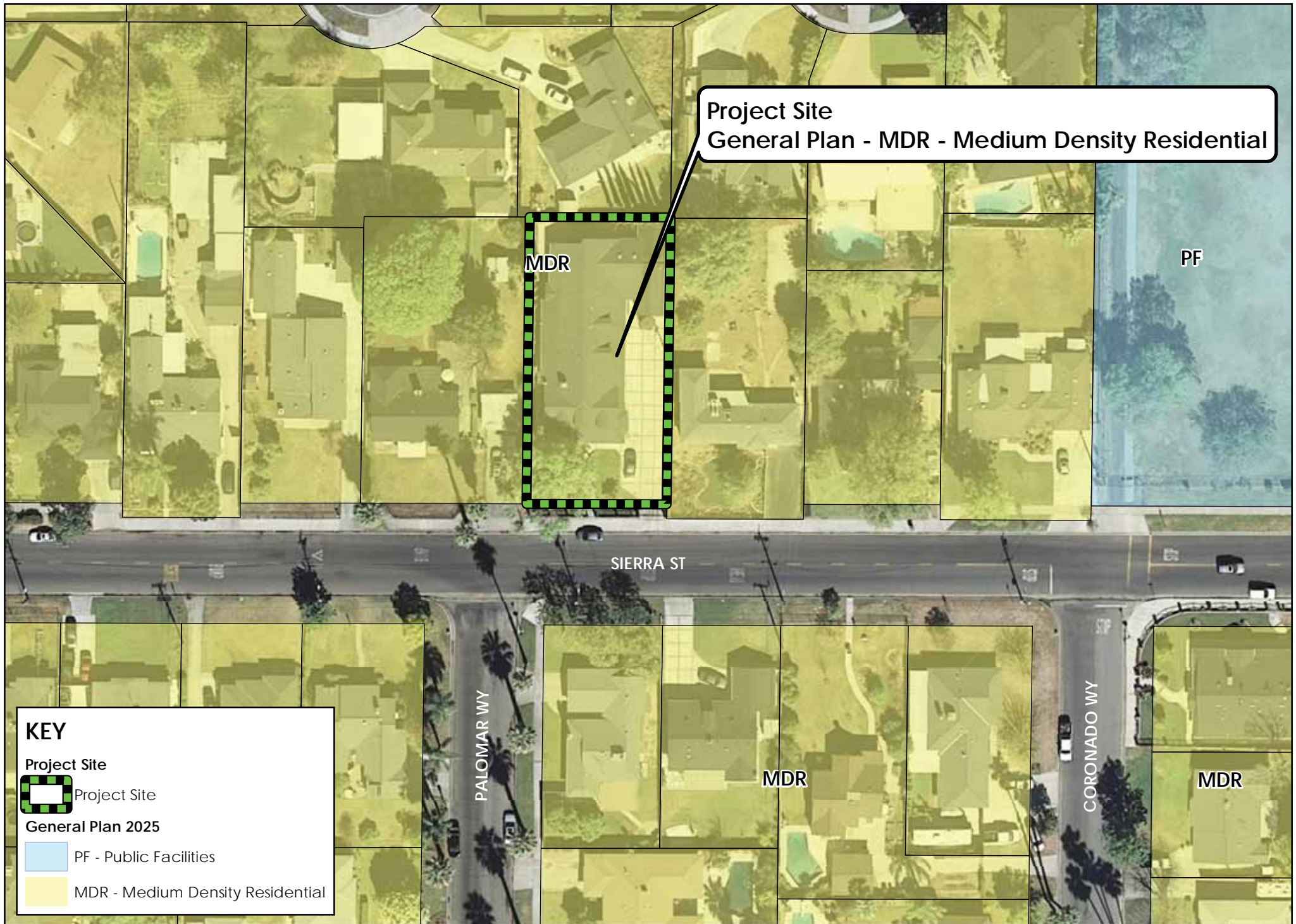
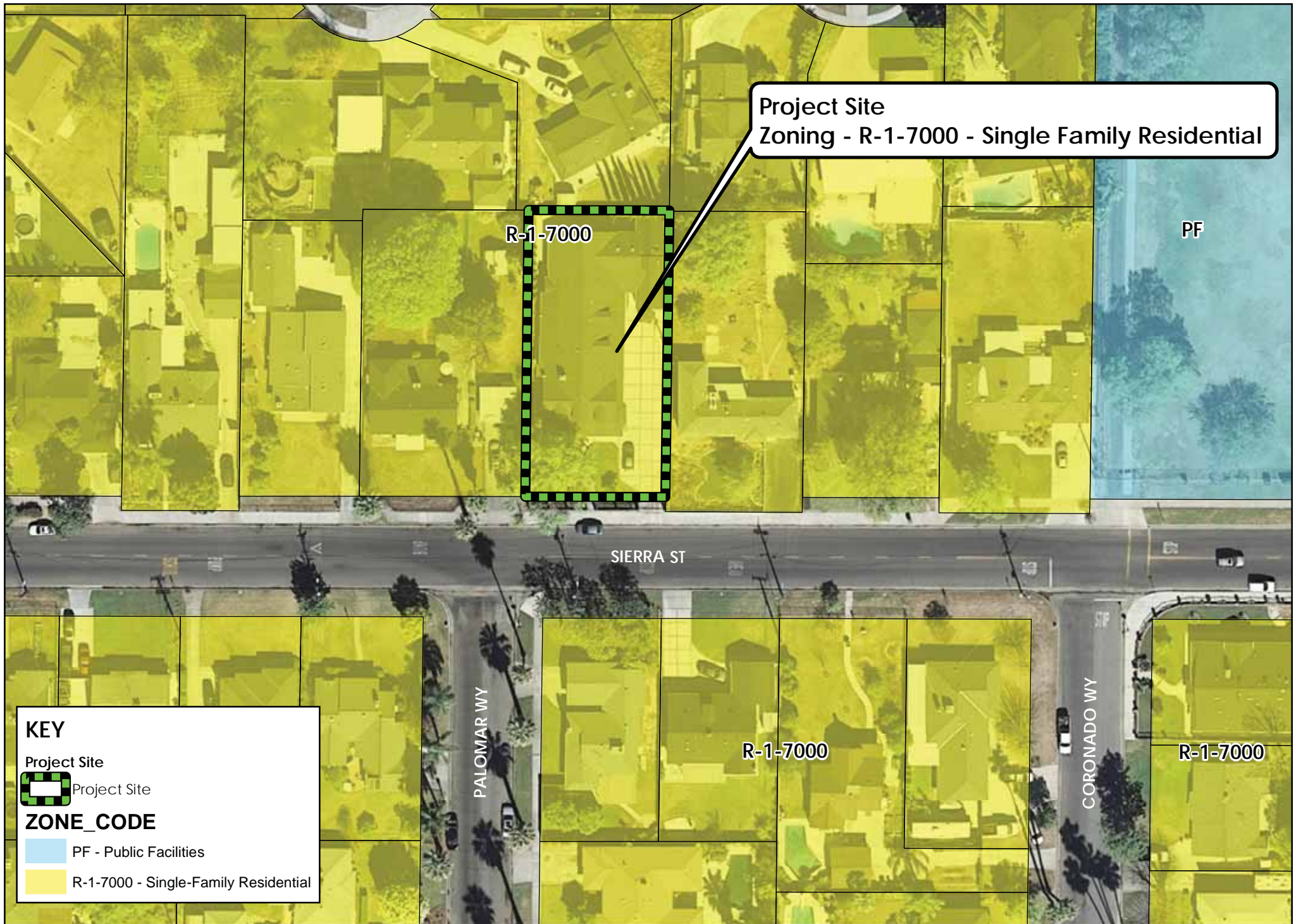


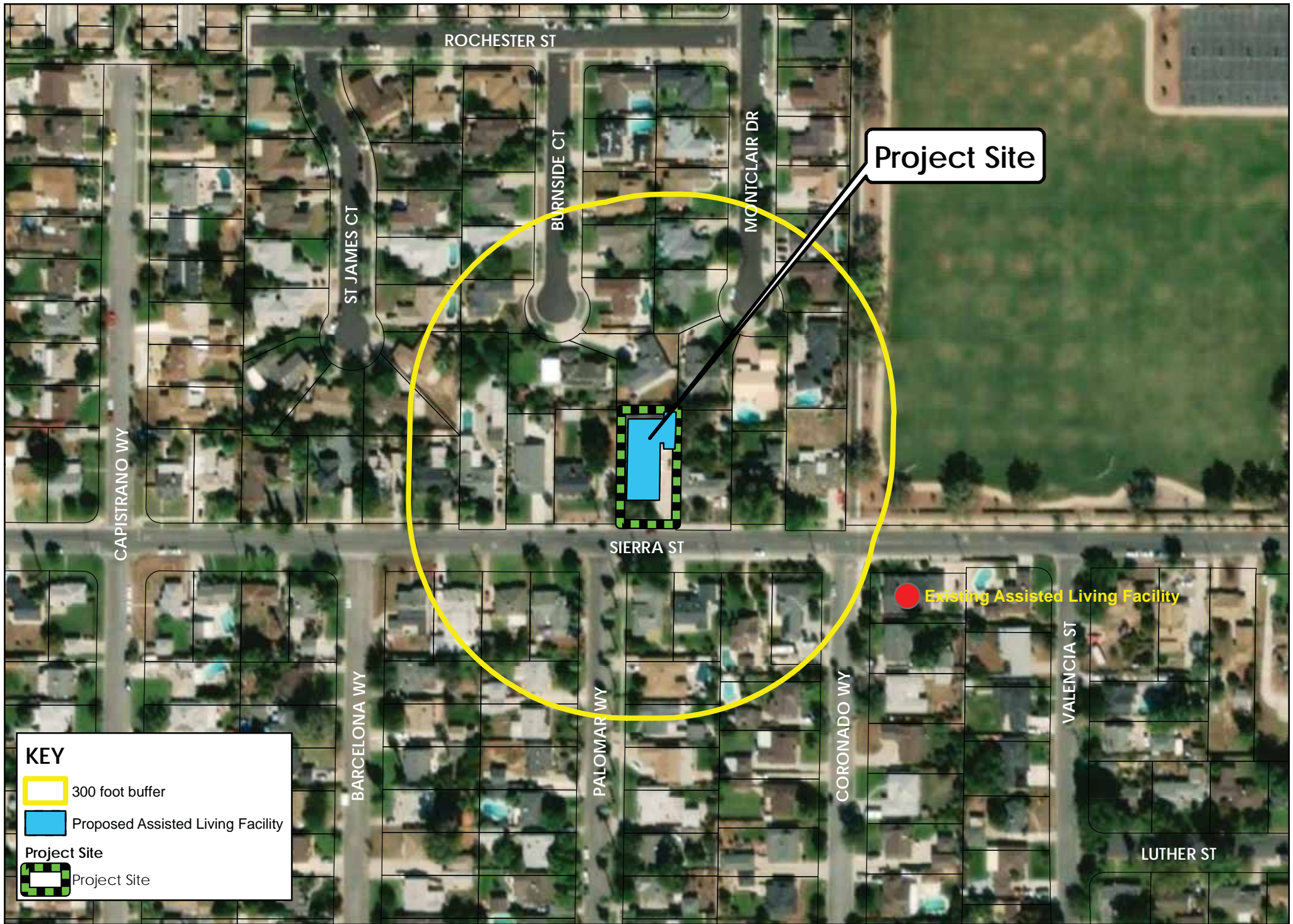


P19-0570, P19-0571 Exhibit 3 - Location Map



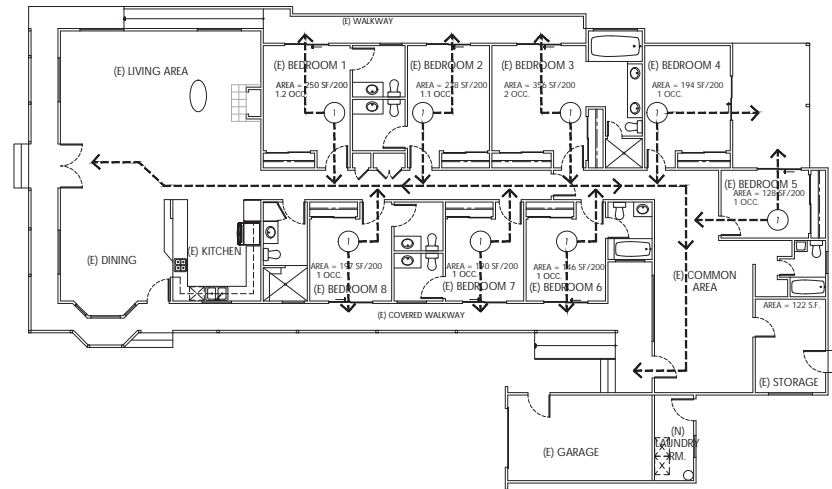






FIRE NOTES

FIRE NOTES



EXITING PLAN
1/8" = 1'-0"

- DOOR
- 04.20.20 SECOND SUBMITTAL

NO DATE REVISION

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EXITING PLAN

DRAWN BY R.A.M.

DESIGNED BY

SCALE AS NOTED

DATE 07.22.19

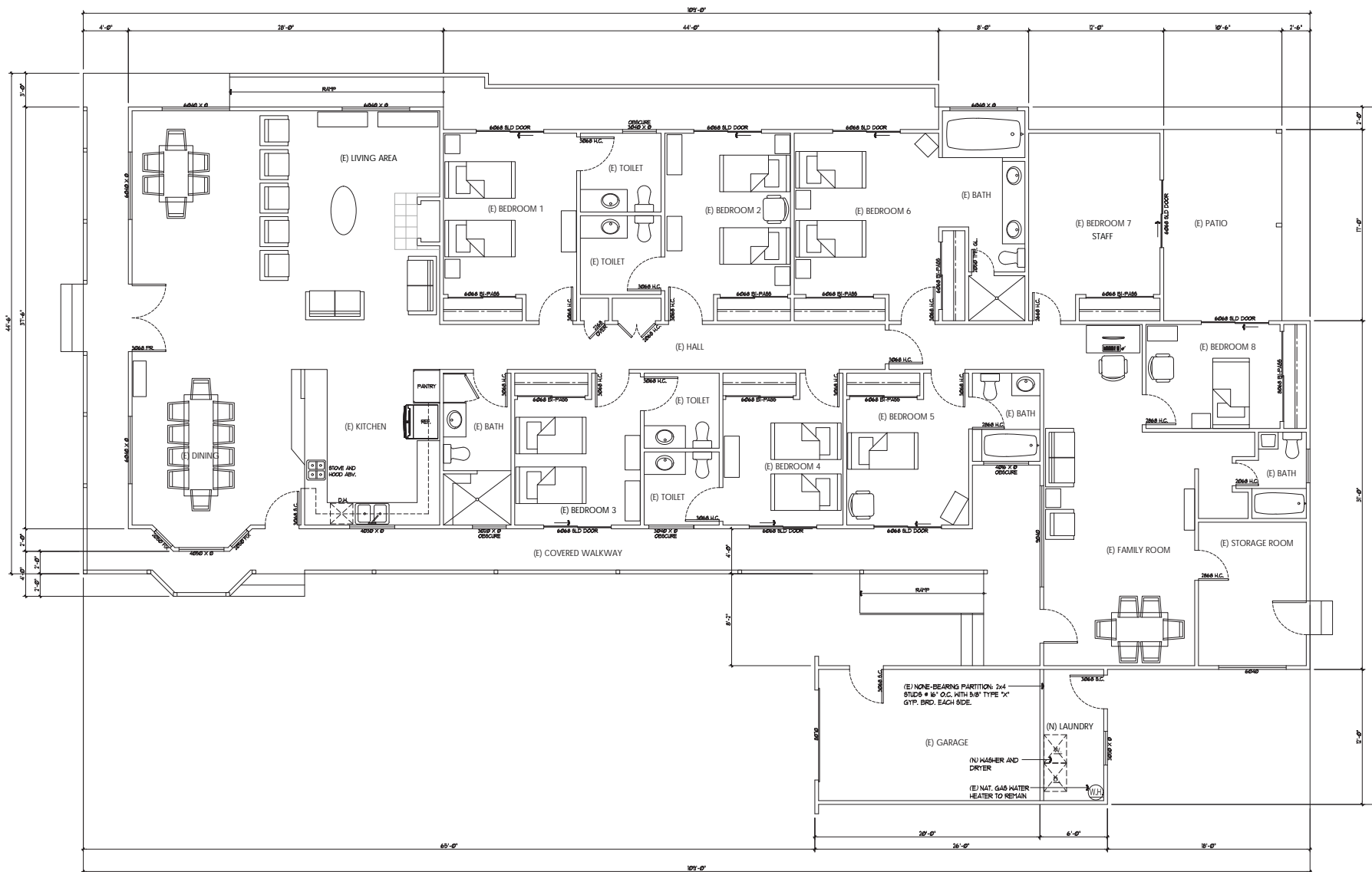
JOB 18015

SHEET

A-0.2

DESIGNS
R.A.M.
1807 San Marino Blvd. #2
Los Angeles, CA 90019
TEL 323 748-8933
TEL 951 876-6048
r.m.ram@ramdesigns.net

CUP APPLICATION FOR:
RESIDENTIAL CARE FOR THE ELDERLY
BLESSED ELDER CARE, INC.
PROJECT LOCATION:
5041 SIERRA STREET
RIVERSIDE, CA 92504



FLOOR PLAN



CUP APPLICATION FOR:
 RESIDENTIAL CARE FOR THE ELDERLY
 BLESSED ELDER CARE, INC.
 PROJECT LOCATION:
 5041 SIERRA STREET
 RIVERSIDE, CA 92504

CONSULTING

REVISION

04.20.20 SECOND SUBMITTAL

NO DATE REVISION

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FLOOR PLAN

DESIGN • RAM

CONSULTING •

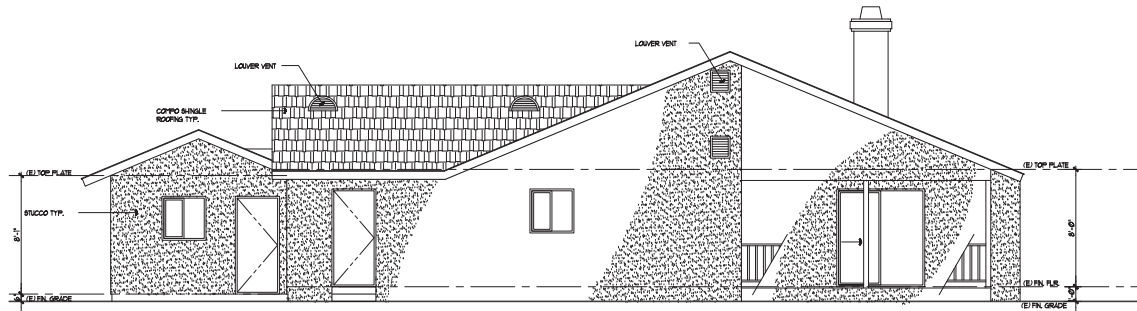
SCALE • AS NOTED

DATE • 07.22.19

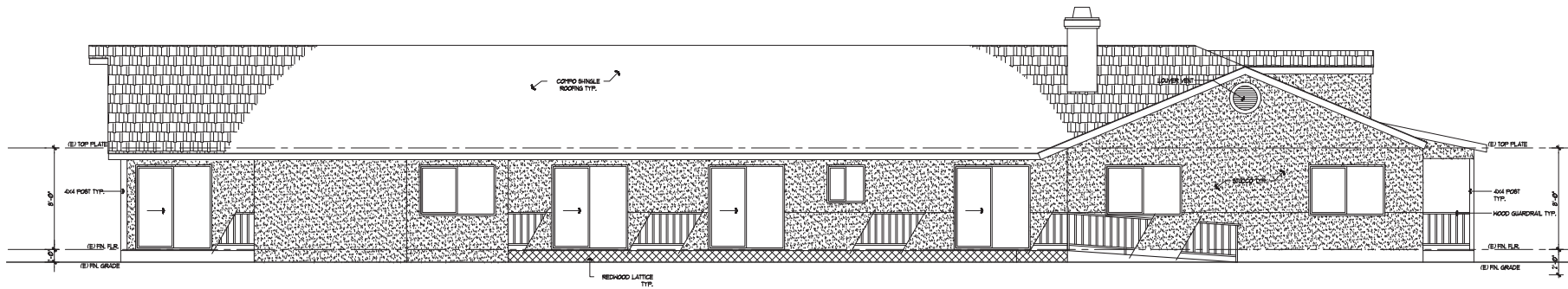
JOB • 18015

SHEET •

A-2



NOTH ELEVATION
1/4"=1'-0"



WEST ELEVATION
1/4"=1'-0"

CUP APPLICATION FOR:
RESIDENTIAL CARE FOR THE ELDERLY
BLESSED ELDER CARE, INC.
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5041 SIERRA STREET
RIVERSIDE, CA 92504

CONSULTANT

04.20.20 SECOND SUBMITTAL

NO DATE REVISION

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ELEVATIONS

DRAWN R.A.M.

DESIGNED

SCALE AS NOTED

DATE

07.22.19

JOB

180015

SHEET

A-3



A-4



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.



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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.

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

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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.

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

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

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

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

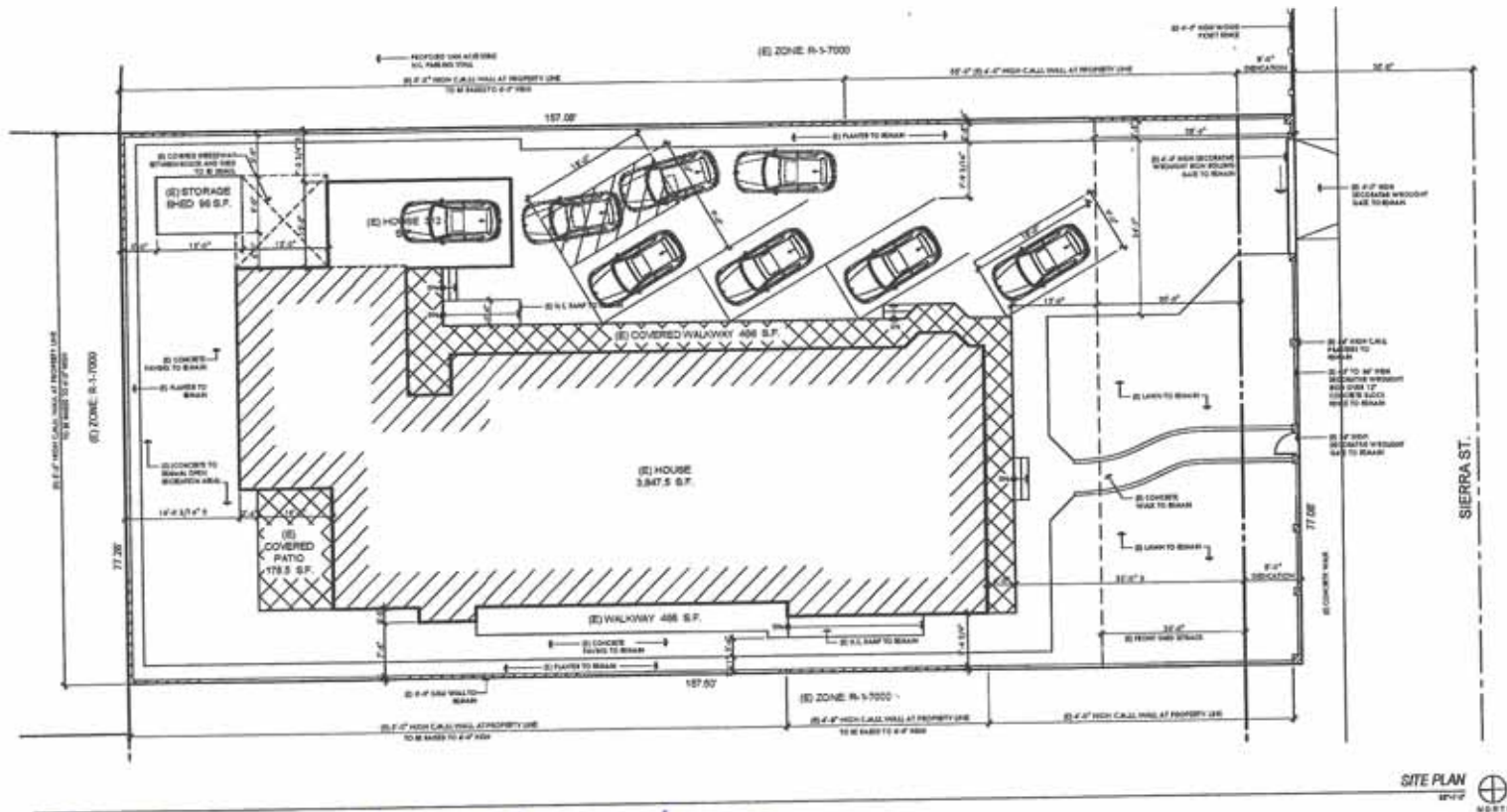
Signature Maria Kosteki
 Print Name Maria Kosteki
 Street Address, City, State & Zip 509 Sienna Street Riverside, CA 92504

Signature Druid Goodwin
 Print Name Druid Goodwin
 Street Address, City, State & Zip 5060 Sierra Street Riverside CA 92504

Signature Julie Daniels
 Print Name Julie Daniels
 Street Address, City, State & Zip 5030 Sierra St. Riverside CA 92504

Signature Deann Boyer
 Print Name Deann Boyer
 Street Address, City, State & Zip 5055 Sienna St Riv 92504

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



Pat Leema, 6758 Burnside Ct
 Luis Ramirez, 6765 Montclair Dr.
 Yvonne Ann Reenwater, 6765 Montclair Dr
 Road 92504
 Maria Kostecki, 5029 Sienna St, Riverside, CA. 92504
 JULIE DANIELS, 5036 SIERRA ST. RIVERSIDE, CA. 92504
 Leanne Bennett 5040 Sierra St Riverside, CA 92504
 Amigo Ben Farris 5060 Sierra St. Riverside CA 92504
 Dawn Boyer 5055 Sierra St Rv 92504

DESIGNS RAM
 Los Angeles, CA 90008
 TEL: 310 740-1000
 TEL: 310 740-1000
 ram@designsram.com

NEW GARAGE CONVERSION FOR:
 MAGDALENA GURAU
 PROJECT LOCATION:
 5041 SIERRA STREET
 RIVERSIDE, CA 92504

SITE PLAN

A-1

VARIANCE — PROPERTY OWNERS' SIGNATURES

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

Signature Maria Kosteki
Print Name Maria Kosteki
Street Address, City, State & Zip 509 Sienna Street 92504

Signature Julie Daniels
Print Name Julie Daniels
Street Address, City, State & Zip 5030 Sierra St. Riverside CA 92504

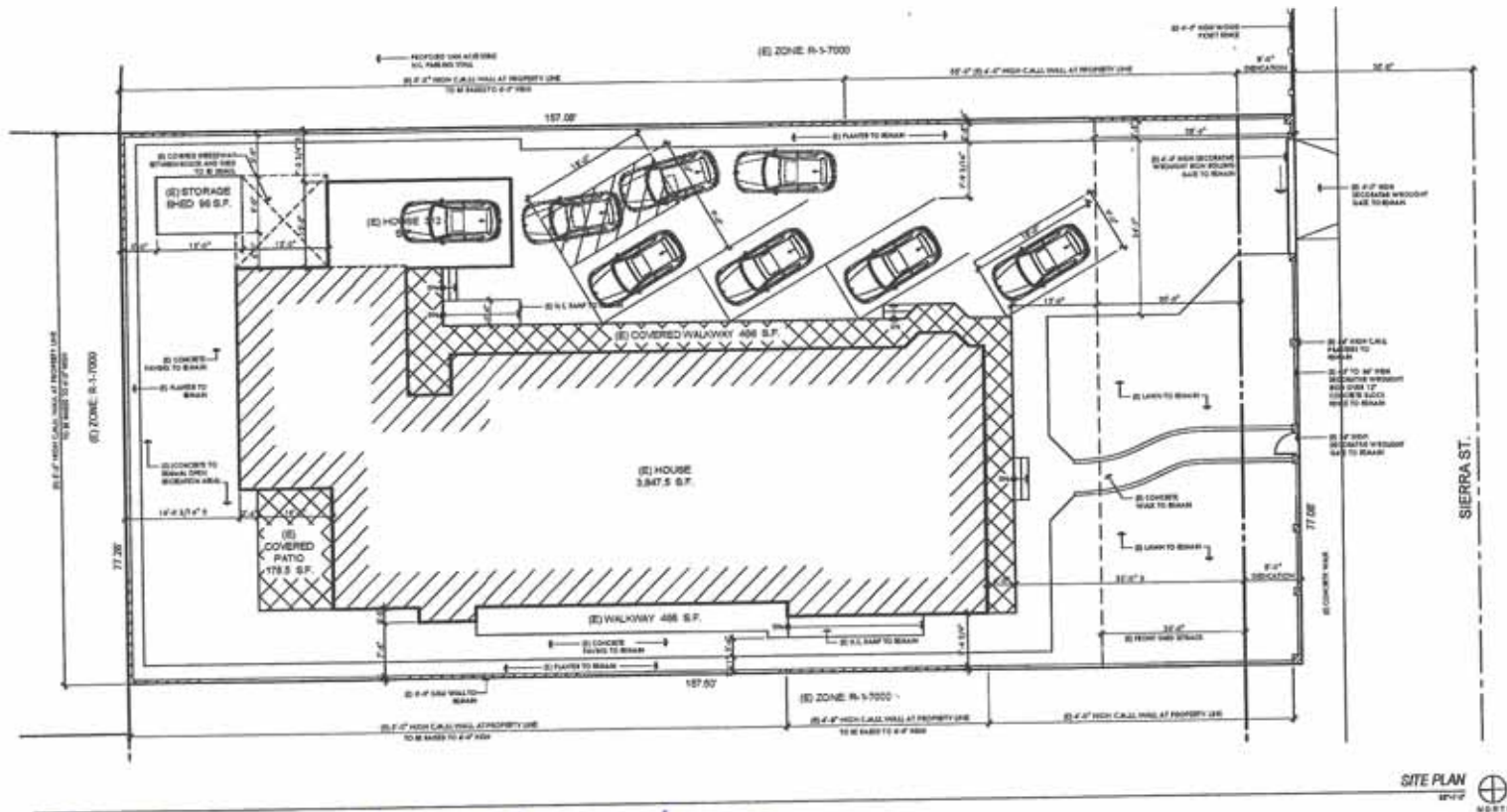
Signature Valene Bennett
Print Name Valene Bennett
Street Address, City, State & Zip 5040 Sierra Street Riv 92504

Signature Ann Rainwater
Print Name Ann Rainwater
Street Address, City, State & Zip 6765 Montclair Ave 92504

Signature Druid Goodwin
Print Name Druid Goodwin
Street Address, City, State & Zip 5060 Sierra Street Riverside CA 92504

Signature Bauren Boyer
Print Name Bauren Boyer
Street Address, City, State & Zip 5055 Sienna St Riv 92504

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 Amigo Benfary 5060 Sierra St. Riverside CA 92504
 Dawn Boyer 5055 Sierra St Rv 92504

DESIGNS R.A.M.
 Los Angeles, CA 90008
 TEL: 310 740-1000
 TEL: 310 740-1000
 ram@ramdesigns.com

NEW GARAGE CONVERSION FOR:
 MAGDALENA GURAU
 PROJECT LOCATION:
 5041 SIERRA STREET
 RIVERSIDE, CA 92504

SITE PLAN

A-1

Blessed Elder Care Visitor Sign in Sheet



Date	Visitor Name	Resident Name	Sign In Time	Sign Out Time
8/21/19	Shari Garcia	Phyllis Cochran	4:45pm	5:00pm
8/23/19	Marcia Bay (RN)	Phyllis Cochran	11:25pm	11:47pm
8/23/19	Shari Garcia	Phyllis Cochran	4:20pm	4:45pm
8/24/19	Renee Kohls	Ruth Inness	11:27 am	1:40pm
8/24/19	Shari Garcia	Phyllis Cochran	12:40pm	1:20pm
8/26/19	Valerie Quivarte	Loretta Burton (Pak-R)	8:00am	4:00pm
8/27/19	Shari & Caleb Garcia	Phyllis Cochran	3:00 p.m	3:45pm
8/29/19	MARK KERR	Eitro Pickertt	2:20 p.m	2:30pm
8/29/19	Shari Garcia	Phyllis Cochran	4:15 p.m	5:15 pm
8/30/19	Shari Garcia	Phyllis Cochran	4:05pm	4:40 pm
8-31-19	Steve Cannon	LORETTA BURTON	9:21 AM	9:21 AM
09/02/19	Rania Abdul Hay al	Mary Young/Hospice	2:00pm	2:20 pm
9/4/19	Marcia Bay	RN Nurse	12:05	12:20
9/4/19	Jim Diers	MARY Young	11:45	12:45 pm
9/5/19	Jim Diers	Mary Young	11:15	
9/5/19	Shella CLUN	Mary Young	11:00	12:00
9/5/19	Rose Gutierrez	Mary Young	1:40	2:55
9/5/19	Shari Garcia	Phyllis Cochran	4:20	4:40

Blessed Elder Care Visitor Sign in Sheet



Date	Visitor Name	Resident Name	Sign In Time	Sign Out Time
9-6-19	Mario W. Guerrero	Young Mary	11:30A	12:20p
9/6/19	Shari Garcia	Phyllis Cochra	3:20 p.m.	
9/6/19	Renee Kohls	Ruth Inness	11:00am	
9/9/19	E Zapata	Mary Young	8:54	
9-9-19	Mario W. Guerrero	Mary young.	11:30	1:00pm
9-9-19	Jim Diers	Mary Young	1:00p	2:00p
9-10-19	Jim Diers	Mary Young	10A	11:30A
9-10-19	Sarah Linckey	Virginia Turner	3:35 p	4:20 pm
9-11-19	Mario W. Guerrero	Young Mary	11:25AM	12:10pm
9-11-19	Sonner Sonow	Turner Virginia	12:30	1:30
9-12-19	Jim Diers	Mary Young	12:50	2:20P-
9/12/19	Rose Gutierrez	Mary Young	1:50p	2:54P- 2:30p
9/12/19	Shari Garcia	Phyllis Cochran	4:35	5:00 p.m.
9-13-19	Mario W. Guerrero	Young Mary	12:00pm	12:45 pm
9/14/19	Shari Garcia	Phyllis Cochran	2:15	2:40
9/14/19	Renee Kohls	Ruth Inness	2:30	4:56

P19-0570, P19-0571 Exhibit 8b - Applicant Prepared Variance Justifications

Blessed Elder Care Health Care Sign in Sheet



Date	Visitor Name	Resident Name	Sign In Time	Sign Out Time
10/01/19	Reyanna Glen	Blessed Care	19:35	
10/2/19	Shari Garcia	Phyllis Cochran	3:30	3:45
10/2/19	Ernesta Salazar	Enrique M	9:30	
10/12/19	Mario W. Guerrero	Mary Young	11:40	12:55
10/2/19	Shari Garcia	Phyllis Cochran	5:45	5:55
10/2	Isaac Miranda	Enrique Monreal	5:50	7:19
10/3/19	Dan Rouse P.T.	Phyllis Cochran	10:15	11:00
10/3/19	K. Bryant RN	Enrique Monreal		
10/3/19	Ruth Shramek	Enrique Monreal	11:21	12:40
10/3/19	James Diers	Mary Young	1:00p	1:45
10/3/19	Ruth Shramek	Enrique Monreal	2:32	
10/3/19	Marcia Lopez RN	Phyllis Cochran	4:15	4:35
10-4-19	Mario W. Guerrero	Mary Young	10:50	
10/4/19	Orlando	Young, Mary	2p	
10-5	James Diers	Mary Young	11:40A	
10/5	Shari Garcia	Phyllis Cochran	2:10	2:30
10/6	Shari Garcia	Phyllis Cochran	2:00	2:30

Blessed Elder Care Health Care Sign in Sheet



Date	Visitor Name	Resident Name	Sign In Time	Sign Out Time
9/24/19	Shari Garcia	Phyllis Cochran	4:00	4:15
9/24/19	Irma + Rosie	Enrique	4:30	5:43
9-25-19	JOYCE LACAS	RUTH INNES	10:50	6:15
9-25-19	Mario W. Guerrero	Mary Young	11:30 AM	12:30
9-25	James Diers	Mary Young	12:25 p	
9-27	Joan Fargerland	Phyllis Cochran	3:07 PM	4:10 PM
9-26	Mark Yacar	Ruth Inness	12:00	3:00
9/27/19	TANA WELLOTT	GERT NOLAN	7:00	7:16
9-27-19	Rania Aboul Hajal	Mary Young	7:00 PM	7:30
9/27/19	Jessica RN	Mary Young	8:15 PM	8:40 PM
9-28	James Diers	Mary Young	11:50 A	1 PM
9-28	IRMA / Rosie	ENRIQUE MONREAL	6:06 p	7:55 p
9/29	Maria Hop RN	Phyllis Cochran	8:30 AM	8:45
9/29	LINDA MONA	SANTIAGO	12:10 PM	
9-30	Jim Diers	Mary Young	11:15	12:30
10/1/19	Donna Karen P.T.	Phyllis Cochran	10:30	11:15
10/1/19	Renée G. / at Companion Hospice	Enrique	11:00	12:15

Blessed Elder Care Visitor Sign in Sheet



Date	Visitor Name	Resident Name	Sign In Time	Sign Out Time
9-16-19	James Diers	Mary Young	10:35A	11:50
9-16-19	Mario W. Guerrero	Mary Young	11:30 AM	12:30
9-17-19	Liliana Jimenez	Virginia Turner	1:15	2:00
9/17/19	Sheila Dittler	Virginia Turner	2:00	3:00
9/17/19	Shari Garcia	Phyllis Garcia	2:10	4:20
9/17/19	Eleanor Strickmeyer	Virginia Turner	5:00	6:00
9/19/19	Dani Rancan PT.	Phyllis Garcia	9:10	10:00
9-18	James Diers	Mary Young	9:30	9:50
9-18	Mario W. Guerrero	Mary Young	9:45	10:45
9/18	Miller Jones	Virginia Wheelock	4:00	4:30
9/18	Jo Ann Fargerlund	Phyllis Cochran	3:15 pm	4:55 pm
9/19	Shari Garcia		5:40	6:05 p.m.
9/19	Irma Miranda		9:05	
9/19	Loretta Herrera	Phyllis Cochran	10:35	
9/23	Odalys Amarillas	CBU Volunteer	3:00	7:06

Existing Site Photos



