

March 29, 2021

**City of Riverside**  
**Community Development Department – Planning Division**  
**Mr. Brian Norton, Senior Planner**  
3900 Main Street, Third Floor  
Riverside, California 92522

**Re: Marriott AC / Residence Inn Front Setback Variance Justification**

Dear Mr. Norton,

Please find the following questions and answers to justify the setback variance request for the mixed-use Marriott dual flagged hotel and creative office within the historic fire station.

**Question No. 1:**

***Yes, the strict application of the provisions of the Zoning Regulations and Specific Plan for this parcel will result in practical difficulties and unnecessary hardships.***

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This request is to allow the proposed Marriott Residence Inn and AC Hotel to extend into the 15-foot setback along Mission Inn Avenue. This building is being developed alongside the historic Fire Station #1, an existing building adjacent and easterly. The Fire Station is on the State's Historic Registry and is an inspiring example of the International Architectural style. The Marriott building has commissioned an extensive historic architectural review by Taylor Loudin & Associates to determine how this new structure should be integrated into the surrounding environment. Within this block of Mission Inn Avenue, and on this side of the street, the fire station has set the development pattern by street / pedestrian forward architecture and the recommendation was that this building should take those same design ques.

**Question No. 2:**

***Yes, there are exceptional circumstances and conditions applicable to this property and the intended use which do not generally apply to other property in the same zone and neighborhood.***

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The historic Fire Station, which by State Historic Registry Code, dictates that the structure must be maintained in its original exterior configuration and would not allow any movement of the front façade to accommodate the 15-foot setback. In addition, through the City's Certificate of Appropriateness process it was determined that the new Marriott building should also be pushed forward to match the fire station. These types of opportunities are rare in which a new and historic building are developed together and are able to be contemplated at the same time under this type of analysis.

**Question No. 3:**

***No, the granting of these variances will not prove materially detrimental to the public welfare or injurious to the property or improvements within the immediate neighborhood.***

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On the contrary, granting this variance will prove beneficial to the property while having a positive impact on Downtown Riverside's image. Granting this variance not only recognizes the architectural requirements of

this project. Granting this variance also aids in improving the pedestrian friendly environment that Downtown Riverside has strived to build and maintain, through the preservation of historic architectural pride similar to other icons along Mission Inn Avenue, such as the Mission Inn, the Riverside Art Museum, the Riverside Municipal Auditorium, and many more.

**Question No. 4:**

***No, the granting of this request will not be contrary to the objective of the General Plan.***

This development proposal and specifically the requested variance is not contrary to the objective of the General Plan. The General Plan and the Downtown Specific Plan, both encourage this exact type of development but without the benefit of the appropriate historic protection provisions and analysis.

As always, I appreciate your assistance with this process and please let me know if you have any questions or comments.

Respectfully Submitted,  
**Overland Development Company**

Andrew Walcker  
President