



## GRADING EXCEPTIONS JUSTIFICATION FORM

### INTRODUCTION

Conditional exceptions to the regulations contained in Title 17 of the Riverside Municipal Code (Grading) shall be permitted, subject to Chapter 17.32, upon a determination by the Development Review Committee that exceptional or special circumstances apply to the property. Such exceptional or special circumstances shall include such characteristics as unusual lot size, shape, or topography, drainage problems, or the impracticality of employing a conforming grading plan, by reason or prior existing recorded subdivisions or other characteristics of contiguous properties.

An application for the waiver of any requirement of Title 17 of the Riverside Municipal Code (Grading) shall be filed with the Planning Division prior to the approval of a grading plan. The application shall contain information which demonstrates that there are exceptional or special circumstances that apply to the property that would prevent full compliance with this title. The application shall demonstrate the existence of exceptional or special circumstances by making the findings listed on the second page of this form.

### APPLICATION

#### Legal Owner/Applicant/Representative

Printed Name: Orangecrest Community Church

Address: 20010 Orange Terrace Parkway

City: Riverside State: CA ZIP: 92508

Daytime Telephone: (951) 215-0563 Facsimile: ( )

Email Address: jon@orangecrestcc.org

#### Project/Property Information

Assessor's Parcel Number(s): 222-250-006

Address: 5695 Glenhaven Avenue, Riverside, CA 92506

Project Description/Location: Orangecrest Church Redevelopment

Size of Subject Property (Square Feet/Acres): 229,561 s.f./ 5.27 Acres

#### Exceptions Requested

*Describe the exceptions requested in detail; Attach a separate sheet if necessary:*

The project proposes a retaining wall that maybe visible from the public right of way that exceed 3ft

in height exposed. The wall various in height from 0- to 5' max. exposed, with the majority being under 3'. the wall is proposed to be plantable to help screen the wall. The proposed wall lies 86' from the proposed right of way dedication of Alessandro Blvd. at its closest point.

### **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 question 3 "no" to justify granting an exception. Attach written details if insufficient space is provided on this form. Economic hardship is not an allowable justification for an exception from Title 17 of the Riverside Municipal Code (Grading).

1. Will the strict application of the provisions of this title result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of Title 17 of the Riverside Municipal Code (Grading)? Explain in detail.

Yes. without the proposed retaining wall, the proposed church will lose approximately 17 parking stalls and impact the necessary size of the church buildings.

2. Are there exceptional circumstances or conditions applicable to the property involved or the intended use or development of the property that do not apply generally to other properties in the same zone or neighborhood? Explain in detail.

Yes. --- The project is a future church and as such requires more parking than the surrounding existing residential developments.

3. Will the granting of a waiver be materially detrimental to the public welfare or injurious to the property or improvements in the some of neighborhood in which the property is located? Explain in detail.

No. The proposed retaining wall is located approximately 86 feet from the public right of way and will not be detrimental to the public or improvements of the neighborhood. the wall will also be plantable, such that screening will occur.

