

From: [Thelma Korpman](#)
To: [Berlino, Alyssa](#)
Subject: [External] Artivan Dance and Banquet Center
Date: Sunday, October 13, 2019 10:27:20 PM

To the Members of the Riverside planning department:

Allow me to introduce myself. My name is Thelma Korpman, MD. I am writing in support of the Artivan Dance and Banquet Center that David Vanderzell anticipates opening soon in Riverside. For many years I was the president of the Inland Empire Chapter of the United States Amateur Ballroom Dancers Association. Mr. Vanderzell is very well respected in the ballroom dance community. He has been in business in the Riverside area for over 20 years and has built a reputation of conducting his business with expertise, dedication, and respectability. Mr. Vanderzell has generously opened his studio to our chapter to hold dances and other events. Mr. Vanderzell has been committed to the Inland Empire and has participated in numerous charity events and has been generous with his resources.

On a personal note, David has been my dance instructor for the last 10 years, and I have found him to be a diligent and talented man, who loves bringing dance into the lives of the citizens of Riverside and the surrounding Inland Empire. I've counted on him to organize and produce my 65th and 70th birthday parties which took place in his studio for over 200 guests. I hope that my 75th will take place in this new site in the future.

The people that will attend his new venue will appreciate the first-class facility, built for dance enthusiasts, and will be respectful of the property and its surroundings. A venue such as the Artivan is needed in the Inland Empire and Mr. Vanderzell will be carefully monitoring those that rent his center as he did in previous sites.

The new location across from the Kaiser Riverside where I work will be an asset to the area as it is well accepted that dancing is the best exercise for body and mind. I hope you will favorably view Mr. Vanderzell's plans and support his intention of opening the Artivan. Please contact me if I can answer any questions you may have.

Thelma Z. Korpman, MD



JANET GOESKE
FOUNDATION

Judith Vails
Executive Director

October 10, 2019

Dear Ms. Berlino,

I am writing this letter in support of David Vanderzell, a long-standing community partner, and his upcoming business project The Artivan Dance and Banquet Center.

Janet Goeske Foundation (JGF) has a well-established, 35-year strong, presence in the City of Riverside as a non-profit service provider for senior/older adult programming. Successful aging, health & wellness offerings include 225+ weekly programs and services being provided at the Janet Goeske Center. JGF delivers classes, services and resources to over 24,000 monthly senior visits. These visits are directly impacting and serving residents throughout the City by touching lives in every Ward.

JGF relies on fundraising efforts to support our seven-day-a-week operation and this is how our involvement and partnership with Mr. Vanderzell (David) began over 10 years ago. David has provided JGF with in-kind dance choreography & instruction/lessons to support our Dancing with the Stars fundraising gala entertainment. The gala is an annual Spring event providing JGF with over \$200K in net proceeds to fund senior programming and Center operations. David's in-kind support to JGF takes place over the course of 3 months in preparation for the gala event. High-profile "VIP" couples are sent to studios to prepare for a live performance on stage at the Fox/RMA as part of the gala entertainment. David provides many hours of dance choreography and instruction to prepare each couple for their performance including assisting with music selection, dance genre and attire.

I understand that there may be some question to the business model taking shape at the new location being established in the Park Sierra space/area. I am writing to share that my personal observation of the former studio was always found, year after year, to be immaculate in style, as well as tasteful with handsome décor and ambience. Well-appointed, private, mirrored dance studios lined the main corridor and opened to a very large dance floor/stage area adorned with beautiful draperies & lighting and surrounded by table rounds with seating. The couples sent to David's location for instruction always communicated to me an amazement at the professionalism, polish and quality venue space the studio provided to guests & visitors. I can also speak highly of the ownership and management. David is an exceptionally talented, dedicated and respected dancer, as well as a practiced business professional and community individual.

I would highly endorse David's new establishment as I can only imagine that it will become a wonderful venue adding vitality to the former El Torito location and the Park Sierra area.

If you have any questions or concerns, please do not hesitate to call or email.

Respectfully,



Judith Vails
Executive Director



City of Arts & Innovation

**Public Comment for October 17, 2019
 Planning Commission Meeting
 Prepared by the Planning Division at 8:30 a.m. on October 17, 2019**

Item	Name	Neighborhood	Position	Comments
<p>1. Public Comments: This portion of the agenda will be limited to a cumulative total of 15 minutes, with individual speakers limited to a maximum time limit of 3 minutes. Further discussion of any matter beyond 15 minutes will be continued to following the public hearing calendar or scheduled for a later agenda. If there is no one from the audience wishing to speak, the Commission will move to the next order of business.</p>	<p>Dwight Tate</p>		<p>Support</p>	<p>Item #3, Artivan Dance Studio and Banquet Facility. David Vanderzell was our Dance Instructor for The Goeske's "Dancing with the Stars" Fundraiser. There were six of us, all younger than I, but not by much. For our age group, 9pm is way late in the evening. We met at his studio once or twice a week for rehearsal for several months, (I needed A LOT of rehearsal.) When we were finished, we left the building, and found a mostly empty parking lot. During rehearsal, our behavior was sometimes rowdy, but not so boisterous that you would have noticed.</p> <p>David has been a stalwart citizen of the community for many years. His support of local Charitable events is long-standing and consistent. I urge the Planning Commission to approve his Planning Case for a Dance Studio and Banquet Facility. Thank you!~Dwight Tate</p>

From: Sharon Mateja <smateja@earthlink.net>
Sent: Monday, October 7, 2019 4:07 PM
To: Nicol, Colleen <CNicol@riversideca.gov>
Subject: [External] Project located at 3740 Park Sierra Drive
Importance: High

Colleen, please put my letter in the planning commissioners packet and please make it available as public record.

Thank you,
Sharon Mateja
Ward 6 Resident

Dear Planning Commissioners,

I am asking that you **not approve** the project located at **3740 Park Sierra Drive**. This project needs several variances to be approved. Code has been established to protect communities, variances are a “way around” the city code and in this case to the detriment of our community. This project is **NOT APPROPRIATE at this location**. Years ago, In Cahoots was located next to El Torito at 3742 Park Sierra Dr, Riverside, CA 92505-3062. There were complaints to the police every weekend and to our City Councilman, Jim Perry. The proposed business is described as a dance studio by day and on weekends as a banquet facility which will **host ENTERTAINMENT**. This is a BROAD use and the translation is terrifying to neighbors. Entertainment equals crowds, loud music, pulsating bass and disruption to the hospital within 600 feet of this likely cacophonous venue. This noise travels via vibrations throughout the neighborhoods and is a disruption to the quality of life to neighbors wanting quiet in the **residential** neighborhood.

2 Variances are being requested:

LIQUOR LICENSE: This project is asking for a variance to have a **liquor license approved**. If they need a variance for a liquor license that suggests this property is **NOT ELIGIBLE for a liquor license**. The Red Lobster is located at 3700 :Park Sierra and has a liquor license that was most likely grandfathered in. Kaiser Permanente Hospital is at this location with a Magnolia address but borders both Park Sierra and Polk Street. A **weekend “entertainment” hall** should not be approved to be built next to a hospital; they share the same parking lot. Nor should it be in close proximity to residences.

LACK OF PARKING. The developer is asking for a **variance for parking**. The proposed facility is expected to be ~ 10,000+ square feet with a requirement (I have been told) of 150 parking places. I believe this facility has ~50 parking places but anticipates sharing the parking with the Red Lobster and the hospital **without the sanction of either**.

Riverside needs to stop granting variances based on relationships of the developer/the property owner and city staff/employees but on the merit of the request.

The following is a definition I read for granting variances.:

the variance request is justified only if special conditions exist on the lot that create **a hardship making it too difficult to comply with the code's normal requirements**. Likewise, **a request for a variance on a normal lot with no special conditions could judiciously be denied**. The **special conditions or hardship** typically must arise from some **physical configuration of the lot or its structures**. The financial or **personal situation of the applicant normally cannot be taken into consideration**. Under most codes governing variances, **approval of the variance must not result in a public health or safety hazard and must not grant special privilege to the property owner**. In other words, when a variance is granted, **any other property owner with similar site conditions should be able to obtain a similar variance; this criterion is often addressed by citing precedent**.

I am asking that you **not approve** the project located at **3740 Park Sierra Drive**. It is NOT appropriate for this area.

I am asking that the variances requested not be granted..

Respectfully,

Dr. Sharon B. Mateja
Resident of La Sierra Ward 6

From: Tom and Lisa Chow <be_salt@msn.com>

Date: November 12, 2019 at 5:54:41 PM PST

To: "Gardner, Mike" <MGardner@riversideca.gov>, "Melendrez, Andy" <ASMelendrez@riversideca.gov>, "Soubirous, Mike" <msoubirous@riversideca.gov>, "Conder, Chuck" <CConder@riversideca.gov>, "MacArthur, Chris" <CMacArthur@riversideca.gov>, "Perry, Jim" <JPerry@riversideca.gov>, "Adams, Steven" <SAdams@riversideca.gov>, "Assadzadeh, Candice" <CAssadzadeh@riversideca.gov>, "ssmith@calbaptist.edu" <ssmith@calbaptist.edu>

Subject: [External] Nov 14, 2019 9:00 am Mtg Planning Commission Regarding decision to vacate Diana

November 12, 2019

Hello, to all involved with this plan to give Diana St to CBU.

Agenda <https://riversideca.legistar.com/View.ashx?M=A&ID=724158&GUID=21C16556-A48A-4DDC-ACEA-F34C1E4B9D27>

THIS is NOT ACCEPTABLE! Extremely disappointed and disgusted and the same time.

If you think only people who live in the immediate vicinity are the ones whom will be impacted, you would be wrong. Commuters travel down through from Mission Grove area to avoid the insane traffic of Van Buren, and other thoroughfares.

It is a slap in the face to the residents here, who DAILY use the on-ramp westbound to the 91 from Diana. And Just because CBU has purchased all the properties and then the variance of sending letters to people living 300 ft, is BS because they own everything except for the strip on Indiana.

Then CBU speaking for ALL the residents in ward 5 and beyond, whom have zero idea of what you all are doing behind their backs, CBU saying that them closing off Diana will not have an impact or directly affect those living within the city, they are crazy WRONG!

Adams access from Indiana is and has been for 33 years, a HORRIBLE mess to get onto the freeway going in each direction. WAY TO LONG and the city has never cared.

So, for the love of all of us who work so hard to deal with the added congestion into our once beautiful small town feel city, do not take away Diana.

Hundreds use this access on Diana daily and just because CBU wants it, or the city wants to suck up to CBU, IT should not be done.

And just because CBU with great inconsiderateness, put this in their general plan years does not mean it is good for our area.

The traffic has been horrible on magnolia and on Monroe ever since CBU increased capacity.

CBU is not behaving in a Christian way!

Who does CBU and the city think they are, taking away our public street and or access to the freeway? How can any of you look at yourself in the mirror and in good conscience say you care about the residents of this city?

I know 4 of you are leaving and probably don't give a crap. The city is going downhill fast, and I did not invest my money and make Riverside my home, to have the area turn into a liberal overreach of local government.

CBU is NOT REPRESENTATIVE of Christians, nor the residents that surround their properties. They are all about money and sadly the city council is in lockstep.

Shame on CBU, the Planning Commission, and all those who go along with this. Where has integrity gone too?

<https://riversideca.legistar.com/View.ashx?M=F&ID=7847434&GUID=DAC08A52-B417-4D3D-A5DE-093FEE03E9B9>

You all have never cared to hear with a heart that cares, when I have spoken before.

So I truly hope you can make this a first.

Lisa Chow

cc Mayor
City Council
City Manager
City Attorney
ACM
C&ED Director

From: Linda Baker <mamabaker51@gmail.com>

Sent: Wednesday, August 21, 2019 8:11 AM

To: Nicol, Colleen <CNicol@riversideca.gov>

Cc: Bailey, Rusty <RBailey@riversideca.gov>; Perry, Jim <JPerry@riversideca.gov>; Gardner, Mike <MGardner@riversideca.gov>; Adams, Steven <SAdams@riversideca.gov>; Conder, Chuck <CConder@riversideca.gov>; Melendrez, Andy <ASMelendrez@riversideca.gov>; Soubirous, Mike <msoubirous@riversideca.gov>; MacArthur, Chris <CMacArthur@riversideca.gov>

Subject: [External] Property at 3740 Park Sierra Drive - the old El Torito

I would just like it to be known that I am against the old El Torito property being used to have banquets, parties, quinceaneras and having a beer & wine license. When Incahoots was there, you could hear the noise all the way over into our neighborhood. There were constant problems with the alcohol being sold. And, with it being right across the street from Kaiser Hospital, how inappropriate would that be? How about another restaurant going in there? Riverside keeps getting more and more fast food places but we need good restaurants (especially across the street from the hospital). Thank you. Linda Baker

Sent from my iPhone