

SIRIUS MECHANICAL INC.

VRF & VRV AIR CONDITIONING • VENTILATION • INDOOR AIR QUALITY

PO BOX 5316, RIVERSIDE, CA, 92517 • PH. (888) 508-3381 • FAX (951) 776-8843 • EMAIL SIRIUSMECHANICAL@MSN.COM • CSL. # 851512

October 16, 2025

Riverside Planning Commission
3900 Main Street
Riverside, CA 92501

Re: Case No.: PR-2021-001026

Dear Commissioners,

We are writing to express our opposition to the proposed minor conditional use permit by Steve Richardson at 10030 Indiana Avenue, under Case No.: PR-2021-001026.

We have several concerns regarding this proposal:

- Such storage facilities are often associated with a higher risk of crime and vandalism, which could pose safety concerns for our business and employees.
- The facility would likely increase traffic on an already congested street, potentially leading to traffic jams and accidents due to the large vehicles' turning radii and restricted sightlines.
- The presence of a temporary storage facility offers no benefit to the surrounding community or businesses. Additionally, these types of businesses often have an unappealing appearance, with features such as razor wire, high walls, and 24-hour bright lighting, creating a negative impression of the area.

It is with sincere concern for our business and the community that we respectfully request the permit not be approved.

Thank you for the opportunity to voice our concerns. We trust that you will carefully consider the impact of this project.

Respectfully,

Case Bennett

SIRIUS Mechanical, Inc.

President

Phone: (888) 508-3381

Email: siriusmechanical@msn.com

TO: RIVERSIDE Planning Commission
3900 MAIN ST.
RIVERSIDE, CA. 92501

RE: CASE #: PR - 2021-001026

IT HAS COME TO MY ATTENTION THAT STEVE RICHARDSON IS SEEKING TO OBTAIN A MINOR CONDITIONAL USE PERMIT FOR THE PROPERTY AT 10030 INDIANA AVE FOR THE PURPOSE OF STORING TRAILERS AND RECREATIONAL VEHICLES.

AS OUR BUSINESS IS LOCATED NEXT TO THIS PROPERTY WE FEEL THAT YOUR APPROVAL OF THIS PERMIT WILL CREATE A NEGATIVE IMPACT ON OUR BUSINESS. WE HAVE BEEN AT OUR LOCATION FOR OVER 35 YEARS AND OUR CUSTOMERS HAVE MANY TIMES COMMENTED ON THE PROFESSIONAL SETTING OF OUR BUSINESS BEING IN AN UPSCALE BUSINESS PLAZA.

WE FEEL THAT THE TYPE OF BUSINESS BEING REQUESTED BY THIS PERMIT WILL BRING NOT ONLY INCREASED TRAFFIC ISSUES, BUT ALSO WILL BE A MAGNET FOR INCREASED CRIME SUCH AS THEFT AND VANDALISM.

I HOPE YOU WILL SERIOUSLY CONSIDER THE IMPACT THIS WILL HAVE NOT ONLY ON MY BUSINESS BUT ON OTHER PROFESSIONAL BUSINESSES LOCATED AROUND ME.

SINCERELY
Arnold Klapow
Arnold Klapow
PRESIDENT
TANDEM ALTERATION
STARTER & A/C

Gary Tilden
Core Logistics and Construction, Inc.
9960 Indiana Avenue – Ste #10
Riverside, CA 92503
10/13/2025

c/o City Clerk
3900 Main St.
Riverside, CA 92522

RE: Opposition to Outdoor Storage Facility (MCUP and Design Review for 10030 Indiana Avenue)

Dear Ms. Gause,

Please include as part of the official record for this project. I write to oppose the proposed outdoor RV and trailer storage facility near my place of business, with particular concern for the visual and aesthetic degradation this project would cause.

Outdoor storage of oversized vehicles will fundamentally change the appearance of our district for the worse. Rows of RVs and trailers create an unsightly, cluttered environment that cannot be effectively screened, no matter what landscaping or fencing is proposed. Visitors, customers, and potential investors will immediately notice the visual downgrade when entering the area, which will damage the professional and welcoming character that surrounding businesses have worked hard to establish.

My business relies on projecting a professional image to clients. The presence of a large storage lot filled with idle vehicles undermines that image and signals disinvestment rather than vitality. Unlike active businesses, an outdoor storage yard offers nothing to the streetscape—no windows, no storefront activity, no signage that draws interest. It is essentially a dead zone, contributing only to a perception of neglect.

Property values are closely tied to aesthetics. Clean, attractive districts invite growth; blighted or unattractive ones repel it. Allowing an RV and trailer storage facility in a prominent location risks dragging down not just the look of the immediate site, but the reputation of the broader area.

Our commercial environment should reflect ambition, growth, and opportunity—not the warehousing of idle vehicles. For these reasons, I strongly urge you to deny this project.

With appreciation,

Signature: 
Gary Tilden - President

Date: 10 / 16 / 2025

ANDRES NUÑEZ

Gym Rats Fit Inc. | 9950 Indiana Ave. Suite 11/10 | Riverside Ca 92503

October 14, 2025

Chair Wilson
Riverside Planning Commission
3900 Main St.
Riverside, Ca 92501

Dear Chair Wilson:

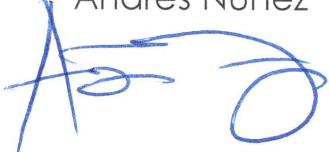
I am writing to oppose the proposed RV and trailer storage facility next to my business, Gym Rats Fit Inc. This project raises concerns about air quality and drainage.

The movement of large recreational vehicles will increase exhaust emissions and diesel fumes, negatively impacting the air quality for my employees and customers. Additionally, the paved surfaces used for storage can lead to runoff issues, concentrating pollutants that may contaminate storm drains and affect local waterways.

For these reasons, I urge you to reject this proposal at your meeting on November 6. We must prioritize a healthy environment and effective stormwater management.

Thank you for your consideration.

Sincerely,
Andres Nuñez



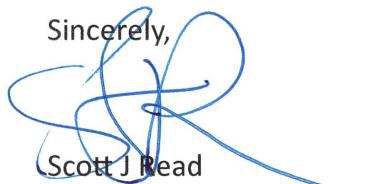
SJR Concrete Inc

9950 Indiana Ave, Suite 4 – Riverside, CA 92503

To Whom it May Concern,

We are in opposition of the expansion of storage for RVs, Trailer, & Recreational Vehicles. This will only bring in degenerates who are looking to break in and steal from these units. This will also be unsightly for our business community and brings zero benefit to the Arlington Business Plaza.

Sincerely,

A handwritten signature in blue ink, appearing to read "SJR".

Scott J. Read

President

SJR Concrete Inc.

951-8333194

Michael Roberts
PG Sales Company LLC
9980 Indiana Avenue, Unit 15
Riverside, CA 92503

October 14, 2025

City of Riverside
Community and Economic Development Department – Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
Re: Opposition to Proposed Project at 10030 Indiana Avenue

To Whom it May Concern:

I am writing to oppose the proposed outdoor RV and trailer storage facility near my business, based on the unacceptable noise, light, and operational disturbances it will introduce.

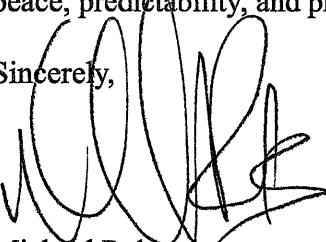
Such facilities operate outside of typical business hours, with RV owners often arriving early in the morning, late at night, or on weekends to retrieve or return their vehicles. These off-hour operations inevitably bring noise—idling engines, backing alarms, metal gates opening and closing, and people preparing for trips. These disturbances are not consistent with the professional environment that surrounding businesses rely upon.

Additionally, the project would require bright security lighting to deter trespassing and theft. This lighting will spill over onto neighboring properties, creating an uncomfortable and intrusive environment for businesses like mine. The result is an ongoing disturbance that degrades the quality of our commercial setting both day and night.

Unlike retail or office tenants who adhere to predictable hours and conduct professional operations, an RV storage yard is inherently disruptive. Its operational model creates noise and light pollution by design, which makes it entirely inappropriate in close proximity to active businesses.

For these reasons, I respectfully ask you to deny this application. Our community deserves peace, predictability, and professionalism—not ongoing disturbances from an ill-suited use.

Sincerely,



Michael Roberts
President

Rahman A Sheriff
9990 Indiana Ave., Suite 8
Riverside CA 92503
OCT 15, 2025

ATTN: Brian Norton
Principal Planner – Project Management
City of Riverside
Community and Economic Development Department – Planning Division
3900 Main Street, 3rd Floor

Re: Proposed RV and Trailer Storage Facility at 10030 Indiana Ave.

Dear Mr. Norton,

This is to bring my strong opposition to the proposed outdoor RV and trailer storage facility very close to my business, specifically due to the serious traffic and circulation issues it will create.

Storage facilities for RV and trailer require, frequent movement of oversized vehicles in and out of the site. These are not typical passenger cars; they are large, difficult-to-maneuver vehicles that often require additional turning radii and extended time to enter or exit driveways. Our roads were not designed to accommodate high volumes of such oversized vehicles, and introducing this use will undoubtedly lead to congestion, safety hazards, and operational inefficiencies for surrounding businesses.

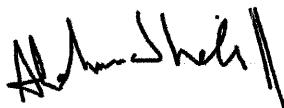
Our business relies on efficient vehicle circulation for customers, employees, and deliveries. Adding the burden of RVs and trailers attempting to access a facility next door will compromise the flow of traffic and create bottlenecks. Delivery trucks, clients, and vendors will be forced to navigate around slow-moving recreational vehicles, creating unnecessary frustration and delays.

The safety implications are equally concerning. Large RVs often obstruct sight lines, increasing the risk of accidents, particularly in areas with cross-streets, driveways, and pedestrian crossings. Furthermore, drivers unfamiliar with maneuvering such vehicles often require multiple attempts to park or turn, backing up traffic for everyone else.

This is not an appropriate land use in an area that depends on smooth, predictable traffic circulation. The proposal would compromise both the safety and efficiency of transportation near my business, and in turn, threaten our ability to operate effectively.

I urge the board to deny this application to protect the safe and efficient use of our local roadways.

Respectfully,



Rahman A Sheriff

Riverside Planning Commission
3900 Main Street
Riverside, Ca, 92501

Re: Opposition to Proposal for Minor Conditional Use Permit by Steve Richardson at 10030
Indiana Avenue Case No.: PR-2021-001026

To Whom It May Concern,

As I am sure you are aware, there has been a HUGE influx of people moving into this area. We must keep it clean and safe. Camping World' located at 10717 Indiana Avenue had to install electrified fencing to keep homeless people from breaking in and using the RV's and Trailers as their personal hotels. Local businesses do not want unsightly structures or unwanted attention in the area. If Steve Richardson needs a spot to park his recreational vehicles, he should be searching for an appropriate spot, not filing for a "minor conditional use permits."

Thank you,



Ben Palmer
SanMar CNC
9950 Indiana Ave.
Riverside, Ca 92503

10/07/2025

To whom it may concern

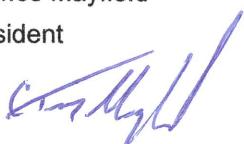
Case No: PR-2021-001026

My name is Charles Mayfield and I am a business owner in the city of Riverside. I lease a building on the 3300 block of Harrison St. It has come to my attention that the neighboring property at 10030 Indiana Ave. will be housing trailers in a storage yard. I oppose this permit due to the traffic it will cause on Indiana Ave. The entrance to this property is narrow and will require blocking both east and west bound traffic in order for a trailer usually ranging in length from 48' to 53' to access the entrance. The trailers would need to be backed in from the street due to the narrow property lines. This would cause unnecessary stopping of traffic for both east and west bound lanes not to mention the danger of vehicle collisions. There are other properties locally that can accommodate trailer storage but this address is not one of them. It would be greatly appreciated if this permit was not granted.

Respectfully

Charles Mayfield

President



Green Check, Inc.

Tel 951-476-6496

3380 La Sierra Ave. Ste 104
#272 Riverside, CA 92503

Greenchecktesting.com
Dispatch@greenchecktesting.com





October 6, 2025

Riverside Planning Commission
3900 Main Street
Riverside, CA 92501

Re: Case #PR-2021-001026

To Whom It May Concern:

With respect to the above-referenced case number, we hereby submit our formal objection to the proposed Minor Conditional Use Permit on the following grounds:

- Increasing instances of homelessness, crime, and vandalism have raised safety concerns for customers, employees, and property owners, as these conditions may contribute to illegal dumping, break-ins, and after-hours loitering.
- The development of an outdoor storage lot would generate additional traffic and heighten safety risks for motorists and pedestrians, primarily because of the continual movement of large trailers to and from the property.
- The existing development along Indiana Avenue consists exclusively of enclosed facilities that contribute to a cohesive and visually appealing streetscape. The addition of an outdoor storage use would disrupt this character, introducing industrial fencing and visual elements more consistent with an industrial rather than a commercial environment.
- This proposed use offers little in terms of economic value to the community. It will create minimal employment opportunities, attract no customer traffic, and provide negligible benefit to nearby businesses or the overall economic vitality of the area.

Ultimately, the City of Riverside's development decisions should reflect a vision for lasting community growth and sustainability, rather than being driven by immediate or short-term benefits.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ismael Elzein".

Ismael Elzein
Chief Executive Officer



October 1, 2025

Riverside Planning Commission
3900 Main St.
Riverside, CA 92501

**Re: Opposition to Proposal for Minor Conditional Use Permit and Design Review by Steve Richardson at 10030 Indiana Avenue
Case No: PR-2021-001026**

Dear Riverside Planning Commission,

I am writing on behalf of PacificPro Physical Therapy & Sports Medicine, located at 9900 Indiana Avenue, Suite 8, to formally oppose the proposed minor conditional use permit for outdoor storage of trailers and recreational vehicles at the property adjacent to our location.

Our clinic and other businesses in the Arlington Business Plaza are working to improve and revitalize the area, creating a more professional, welcoming, and attractive commercial environment. The proposed outdoor storage facility would have several negative impacts:

1. **Visual and Neighborhood Impact:** While there is an existing storage facility nearby, it is an indoor, clean, and well-maintained facility. The proposed outdoor storage of trailers and recreational vehicles would drastically change the visual character of the area, creating an eyesore and significantly undermining ongoing efforts to improve the neighborhood's appearance.
2. **Traffic and Safety Concerns:** Tractor trailers and recreational vehicles entering and exiting the site will increase traffic congestion and create safety risks for vehicles accessing the plaza.
3. **Neighborhood Compatibility:** Outdoor storage facilities are typically suited to industrial or heavy commercial zones, not commercial areas like Arlington Business Plaza. Introducing this use would take the neighborhood backward, undermining ongoing efforts to improve the appearance, safety, and overall environment.
4. **Economic and Community Impact:** The proposed use provides little to no economic benefit to the area. It does not attract customer traffic, generate sales, or enhance community engagement. Instead, it may reduce interest in visiting nearby businesses and discourage investment in the area.
5. **Safety and Crime Concerns:** Outdoor storage facilities can attract vandalism or illicit activity, increasing security risks for neighboring businesses and their clients. This could negatively affect the sense of safety and professionalism that our plaza is working to establish.

For these reasons, we strongly urge the Planning Commission to deny the proposed minor conditional use permit. The proposed outdoor storage is incompatible with the character, safety, and revitalization efforts in our business area and would significantly undermine ongoing improvements to create a more presentable and welcoming neighborhood.

Thank you for your time and consideration.

Sincerely,


Bret Fairbanks, DPT
PacificPro Physical Therapy & Sports Medicine



September 29, 2025

Riverside Planning Commission
3900 Main Street
Riverside, CA 92501

Re: Case #PR-2021-001026

To Whom It May Concern:

With respect to the above-referenced case number, we hereby submit our formal objection to the proposed Minor Conditional Use Permit on the following grounds:

- The establishment of an outdoor storage lot will generate additional traffic and pose significant safety risks to both motorists and pedestrians, particularly due to the frequent movement of large trailers entering and exiting the premises.
- Safety is a significant concern for both my customers, employees and myself due to the rise in homelessness, crime, and vandalism, which may result in illegal dumping, break-ins, and nighttime loitering.
- Indiana Avenue is currently comprised entirely of indoor facilities, and the introduction of an outdoor facility would negatively impact the visual character of the area, creating an unsightly appearance with industrial fencing and a prison-like atmosphere. Outdoor vehicle storage is generally industrial not commercial in character.
- We fail to see how this proposed business would provide any meaningful economic benefit to the area, as it will generate minimal employment opportunities, attract no customer traffic, and contribute little, if anything, to the success of established businesses.

In conclusion, Development decisions made by the City of Riverside should be guided by the long-term growth and sustainability of the community rather than short-term gains.

Sincerely,

James Elzein
Safa Services, Inc.
Chief Executive Officer
9980 Indiana Avenue, Ste. 9
Riverside, CA 92503