

Date: 03-17-2020  
Item No. 46

-----Original Message-----

From: Darlene Elliot <darleneelliot@gmail.com>

Sent: Monday, March 16, 2020 3:50 PM

To: Edwards, Erin <EEwards@riversideca.gov>; Melendrez, Andy <ASMelendrez@riversideca.gov>; Fierro, Ronaldo <RFierro@riversideca.gov>; Conder, Chuck <CConder@riversideca.gov>; Plascencia, Gaby <GPlascencia@riversideca.gov>; Perry, Jim <JPerry@riversideca.gov>; Hemenway, Steve <SHemenway@riversideca.gov>; 2Mayor <2MAYOR@riversideca.gov>; Nicol, Colleen <CNicol@riversideca.gov>

Cc: Ruiz, Araceli <ARuiz@riversideca.gov>

Subject: [External] Item #46-Approve the Conditional Use Permit for the St. Michael's Project

Honorable Mayor and City Council Members

St. Michael's Church (applicant) has done its due diligence; community meetings and addressing concerns of the neighbors by redesigning the project to reduce impacts to the residents. This project is not a shelter, but a housing project for those who qualify financially to live in the units.

Homelessness is a major and growing concern for the City of Riverside community and has been identified as one of the City Council's top priorities. To that end, the Council has taken a number of steps toward solving the problem, including the City Council adoption of a Housing First strategy on March 13, 2018.

This letter is to indicate my support for the St. Michael's Project. As an engaged member of this community, I am counting on this project to help solve the growing Homeless issue and improve the Quality of Life for all residents within our city. The project will allocate twenty-five units for low income housing and would be the only project slated for low income in the last year. Our goal for regional housing is 18k by 2030, Riverside leaders can no longer put off regional housing needs

This project is a step in the right direction towards helping assess the homeless crisis.

--

Ms Darlene Elliot  
darleneelliot@gmail.com

cc Mayor  
City Council  
City Manager  
City Attorney  
ACM's  
DCM'S  
C&ED Director

Date: 03-17-2020  
Item No. 46

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**From:** Diane Hilton <[dianemhilton@att.net](mailto:dianemhilton@att.net)>  
**Sent:** Friday, March 13, 2020 6:39 PM  
**To:** Zelinka, Al <[azelinka@riversideca.gov](mailto:azelinka@riversideca.gov)>  
**Subject:** [External] St Michaels Project

Mr. Zelinka

As you know the planning commission voted 6-3 to deny the building of this project. They concluded the project is too large and does not belong in a single family residential area. It does not fit, the footprint will be excessive and burden an existing neighborhood. Reference the minutes from the February 6, 2020, Planning Commission Meeting.

The Conditional Use Permit being used is 60 years old and references **incidental residential uses for housing meant for the pastors, priests and clergy**. This will be a two story 50 unit apartment building on church property **not intended to house pastors, priests or clergy**. The definition of incidental is accompanying but not a major part of something, Does a two story 50 unit apartment building qualify as incidental? **It will be the focus.**

If there was an existing single story building on the property of St Michaels you could compare it to Camp Anza. If it were only 4 small houses being added to the property you could compare it to The Grove. If it was in a business district and was an existing building you could compare it to the Orchard. It is none of these. It is going to be a **NEW** two story 50 unit structure in a single story, single family residential area. Changing the face of our neighborhood.

The occupants of such a large facility, their impact on our neighborhood, property and safety is another concern. The specifics about who will be housed is unknown. (homeless which category?) The number of people is unknown. (89-119,190,197?) Where they will come from is unknown. (request Riverside homeless not stipulate Riverside homeless).

The potential number is 190 or 197 using the calculation of 3 persons in 24 units and 5 persons in 25 units or 3 persons in 30 units and 5 persons in 20 units depending on which presentation you have. According to an e mail I received from the mayors office they are estimating 89-119 very different than the maximum allowance stated by unit break down in the presentations.

There is concern about the services provided to the occupants with mental illness, addictions and other problems. Wrap around services will be "offered". It is my

understanding these services are not required therefore without compliance to seek out and or accept said services these individuals would not be helped and their illnesses and addictions will remain a problem for them and the neighborhood.

The traffic study sited and presented to the City Council and Planning Commission is just not realistic. Pictures were shown with no cars parked on Hawthorn, we assume it was taken on Wednesday street sweeper day, therefore, the pictures would show an empty street. City Staff suggested parking on Jackson, Jackson is RED curb from before Sage Ave. thru the light at Magnolia Ave. there is no parking on Jackson. What other details are not what they appear to be?

Our homes are adjoining the parking lot, next door and across the street. We know the traffic, parking and the area intimately. A plan can be made to look good on paper and yet in reality it is not as it appears. Please find a different site to build this project or drastically reduce its size and scope.

The Mayor reminded the council the planners have "tried" to "accommodate" the neighborhood by making minor changes to the multitude of objections we raised. However, the most important objection was ignored "we do not want such a large project" in our neighborhood. Until the Planning Commission meeting now one was listening.

The Mayor leading the City Council is dictating to and imposing on taxpaying citizens in our neighborhood. We the taxpaying citizens are being ignored, our rights and voices are being ignored while the few are given different rights and a different set of rules and standards.

We are asking to be represented, supported and have our rights upheld

Diane Hilton  
Sage Ave Homeowner

cc: Mayor  
City Council  
City Manager  
City Attorney  
ACMs  
DCMs  
C&ED Director

Date: 3-17-20

Item No.: 46

**From:** Diane Hilton <[dianemhilton@att.net](mailto:dianemhilton@att.net)>  
**Sent:** Thursday, March 12, 2020 11:36:17 AM  
**To:** Plascencia, Gaby <[GPlascencia@riversideca.gov](mailto:GPlascencia@riversideca.gov)>  
**Subject:** [External] St Michaels Project

Councilwoman Plascencia,

As you know the planning commission voted 6-3 to deny the building of this project. They concluded the project is too large and does not belong in a single family residential area. It does not fit, the footprint will be excessive and burden an existing neighborhood. Reference the minutes from the February 6, 2020, Planning Commission Meeting.

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Diane Hilton  
Sage Ave Homeowner

cc Mayor  
City Council  
City Manager  
City Attorney  
ACMs  
DCMs  
C&ED Director

Date: 03-17-20  
Item No.: 46

**From:** Elizabeth Hansburg YA <[elizabeth@yimbyaction.org](mailto:elizabeth@yimbyaction.org)>  
**Sent:** Friday, March 13, 2020 12:50 PM  
**To:** Nicol, Colleen <[CNicol@riversideca.gov](mailto:CNicol@riversideca.gov)>  
**Cc:** [elizabeth@peopleforhousing.org](mailto:elizabeth@peopleforhousing.org)  
**Subject:** [External] AGENDA ITEM 46, 3/17/2020 -- Letter to Mayor & City Council

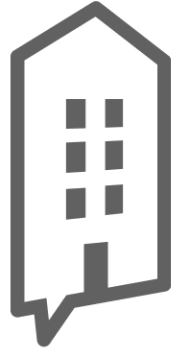
Hello--

Please find attached a letter in SUPPORT of the St. Michael's affordable housing project, Agenda item #46 on the City Council Agenda for 17 March 2020.

Could you please forward this letter to the mayor and city councilmembers so they have time to review in advance of the meeting on Tuesday? Thank you very much.

Elizabeth Hansburg  
Southern California Regional Director  
YIMBY Action  
[elizabeth@yimbyaction.org](mailto:elizabeth@yimbyaction.org)  
714 872 1418

cc Mayor  
City Council  
City Manager  
City Attorney  
ACMs  
DCMs  
C&ED Director



# YIMBY ACTION

Mayor Rusty Bailey  
City Hall  
3900 Main St., 7th Floor  
Riverside, CA 92522

March 3, 2020

## **ST. MICHAEL EPISCOPAL CHURCH**

I am writing to you to ask you to **approve the conditional use permit and design review for the construction of 50 supportive and affordable homes on the campus of St. Michael Episcopal Church** (Planning Cases P19-0507 and P19-0508). The Planning Commission denied this project at their meeting on February 6th.

As you know, California is **experiencing a crisis of affordability due to the statewide housing shortage**. Riverside has heretofore been a stand-out leader in Southern California in addressing the need for affordable housing and veteran homelessness through partnership with the faith community. **We urge you to stay the course and not be swayed by NIMBYism.**

Mayor Bailey has been a leader in the RHNA process, helping to focus regional housing needs near jobs and transit. Nevertheless, the desperate need for affordable housing is present in Riverside, as it is throughout the SCAG

YIMBY Action  
advocates for  
welcoming  
communities  
where everyone  
can thrive.

[yimbyaction.org](http://yimbyaction.org)

region. We know from the recently-approved distribution methodology that every city's RHNA numbers will reflect that need. Approving these homes on the campus of St. Michael Church **adds 50 more units of affordable housing in the pipeline, which Riverside can report in the updated Housing Element.** It also **sets a precedent for cities to identify church properties in their updated Housing Elements** as probable sites for the development of affordable housing.

We would also draw your attention to the proposed **Senate Bill 899**, which would permit **religious organizations** and hospitals to **build affordable homes** on parking lots and excess land. The bill proposes to enable new homes to **bypass local zoning** rules that often limit or block affordable projects. This bill **points to the effort of Sacramento lawmakers to reduce the barriers to development of affordable housing, including zoning restrictions and NIMBYism.** This bill is likely to pass in some form because houses of worship are major landowners in existing urban areas. Rather than have the **project come back before you under SB 899, we urge you to approve it now.** The funds spent retooling the project would be put to better use in building the project before you.

We urge you to continue your forward-thinking example by approving the St. Michael homes. Doing so continues your excellent example of what can be achieved when community institutions work together in partnership with city government.

Best regards,  
Elizabeth Hansburg  
Southern California Regional Director  
YIMBY Action

YIMBY Action  
advocates for  
welcoming  
communities  
where everyone  
can thrive.

[yimbyaction.org](http://yimbyaction.org)



Date: 03-17-2020  
Item No. 46

**From:** Erin Thomas <[divinemize@gmail.com](mailto:divinemize@gmail.com)>  
**Sent:** Saturday, March 14, 2020 12:39 PM  
**To:** Edwards, Erin <[EEwards@riversideca.gov](mailto:EEwards@riversideca.gov)>  
**Subject:** [External] Comment on St. Michael's

I am a downtown minister who deals with the homeless on a daily basis and a resident since 2008. We are desperate need of housing like this in Riverside. Mercy House and Community Development Partners have a 30 year history of building and managing these kinds of housing complexes and they have never had a problem with their residents harming anyone (Mercy House Executive said so in public meeting before Planning Commission).. The residents are fully vetted and there will be families there. Also, there will eventually be 6 resident priests living there as well has an office for case management services to come and work with the residents to help get them jobs and get back on their feet. The developer has spent two years listening to the neighbors and adjusting the design of the project in response to their concerns. The opposition groups have shared total untruths that this is a homeless shelter, which it isn't and that the residents will be pedofiles. They have created unnecessary fear. They have turned the community against this project which EXCEEDS the requirements that the City has imposed. We need to push past the fear and continue to work with the neighborhood. And if this project is not approved, which project will be? This will prevent other projects/developers from engaging with the City and we don't need that. These new residents will need good neighbors as they transform their lives. We need to support projects like this for the City of Riverside. Having people on the streets, ostracized, is not the solution. It takes a village! Please consider the larger picture rather than the anger and fear. Be courageous leaders. If you approve this, which I hope you will, the faith communities will come around this community to help insure that the people are supported and encouraged. We would do the same for the neighbors with adjoining properties. We are counting on you to lead. Blessings to you as you discern.

Erin Thomas  
5658 Borckton Ave.

sent from my HTC Droid

CC: Mayor  
City Council  
City Manager  
City Attorney  
ACM's  
DCM's  
C&ED Director

Good morning City Council members,

Please approve File # 20-0720 Agenda Item #46 to provide much needed housing in our area for those who need it but cannot afford most units.

**Before approving it I would suggest:**

- 1) Raising the wall to at least 8 feet between the project and backyards. As a tall person I can look over the current proposed wall.
- 2) Move the garbage bins away from the wall next to backyards.
- 3) Start the process of limiting street parking along the side street (Hawthorne Ave) — at no charge to the neighbors.

While a two story structure isn't pleasing to many neighbors, Senate Bill 899 would allow three story housing projects with a maximum of 40 in areas like this. Please read the article found below for more information on this important legislation introduced earlier this month.

**Act Now to Approve Item #46 and not wait for a possible three story building in this neighborhood.**

Sincerely,

George Hague

## **California churches, hospitals could build affordable homes on empty land under new bill**

**[BY HANNAH WILEY](#)**

Read more here: <https://www.sacbee.com/news/politics-government/capitol-alert/article240962936.html?#storylink=cpy>

**A San Francisco Democrat unveiled legislation this week to let religious groups and nonprofit hospitals use excess land and parking lots for affordable housing projects.**

[Senate Bill 899](#) would permit those organizations and their partnered developers to work around local zoning rules that often limit or block affordable projects.

The proposed law would also streamline construction to minimize the time it takes and money needed to build the homes. To qualify, all of the units in a project would have to be designated as affordable housing, and the faith-based or hospital affiliate would have to commit to keeping rents in that range for 45 to 55 years. **Hospitals and churches could**

skirt the red tape in residential areas as long as the building doesn't exceed 40 units and three stories. That limit expands to 150 homes and five stories in commercial and mixed-use regions.

Sen. Scott Wiener, D-San Francisco, argued during a Friday press conference in his city that California is facing an "emergency" spawned by a "massive shortage of every conceivable type of housing."

"We have an obligation to make sure everyone has access to housing," Wiener said. "SB 899 offers a creative approach to this crisis."

Many churches and nonprofit hospitals already have in mind surplus land and parking space that could be better used for homes, Wiener he said. The legislation would place them in a better position to leverage underused or overlooked assets for the people they already serve.

"There is great precedence for this. But you've got to have vision," said Rev. Arnold Townsend, vice-president of San Francisco's NAACP. Townsend said religious organizations also suffer from the lack of affordability that's forced low-income residents out of California or the city and into other states or regions.

"There is great precedence for this. But you've got to have vision," said Rev. Arnold Townsend, vice-president of San Francisco's NAACP. Townsend said religious organizations also suffer from the lack of affordability that's forced low-income residents out of California or the city and into other states or regions.

"The people who volunteer, the people who donate, are no longer in the city," Townsend said. "So then everybody begins to suffer to a greater degree. It's absolutely essential that people support this effort."

Gov. Gavin Newsom tasked lawmakers during his Feb. 19 State of the State address with delivering housing ideas that spur construction.

Newsom set an ambitious goal during his 2018 campaign to build 3.5 million new homes by 2025, a target that requires [500,000 units per year](#).

Lawmakers this year have introduced measures to [cut development fees](#), asked for [ongoing billions in the state budget](#) to battle homelessness and expanded a Los Angeles-area law that [skips](#) (March 6, 2020 "Capital Alert Newsletter")

CC: Mayor  
City Council  
City Manager  
City Attorney  
ACM's  
DCM's  
C&ED Director

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**From:** Joseph Morgan <[average.joe911@att.net](mailto:average.joe911@att.net)>

**Sent:** Monday, March 16, 2020 3:58 PM

**To:** 2Mayor <[2MAYOR@riversideca.gov](mailto:2MAYOR@riversideca.gov)>; Edwards, Erin <[EEwards@riversideca.gov](mailto:EEwards@riversideca.gov)>; Melendrez, Andy <[ASMelendrez@riversideca.gov](mailto:ASMelendrez@riversideca.gov)>; Fierro, Ronaldo <[RFierro@riversideca.gov](mailto:RFierro@riversideca.gov)>; Conder, Chuck <[CConder@riversideca.gov](mailto:CConder@riversideca.gov)>; Plascencia, Gaby <[GPlascencia@riversideca.gov](mailto:GPlascencia@riversideca.gov)>; Perry, Jim <[JPerry@riversideca.gov](mailto:JPerry@riversideca.gov)>; [shemernway@riversideca.gov](mailto:shemernway@riversideca.gov); Nicol, Colleen <[CNicol@riversideca.gov](mailto:CNicol@riversideca.gov)>; [fanrade@riversideca.gov](mailto:fanrade@riversideca.gov); KTLA <[ktla@ktla.com](mailto:ktla@ktla.com)>; [nsnbctvinfo@nbcuni.com](mailto:nsnbctvinfo@nbcuni.com); Nicol, Colleen <[CNicol@riversideca.gov](mailto:CNicol@riversideca.gov)>; [macosta@scng.com](mailto:macosta@scng.com); Kim Lindsey <[riversidestrong1@gmail.com](mailto:riversidestrong1@gmail.com)>; Scott Hilton <[scott.hilton@att.net](mailto:scott.hilton@att.net)>; Sean Mill <[smill@wfgtitleco.com](mailto:smill@wfgtitleco.com)>; Larry Allen <[allenco333@yahoo.com](mailto:allenco333@yahoo.com)>

**Subject:** [External] How can anything that happened 60 years ago be relevant to 2020, St. Michael's has become a land lord not a church !

## California Environmental Quality Act / an effort to make the St. Michael's project exempt from EIR requirements and public notification.

**California Public Resources Code sections 21000-21004:** Are designed to provide full public disclosure of all environmental impact of a purposed project. EIR's shall include identification of all significant effect's alternatives and potential mitigation measures. In other words, to protect the public and insure that projects meet all requirements current with 2020 environmental standards. That is unless you are trying to hide potential issues from the public. In my observation that is why Community Development Partners is trying to make this project exempt from The Calif. Environmental Quality Act calling it an" IN-Fill Development project". The intention is to claim a 60 year old Conditional use permit is somehow making the statement that "this project does not and never has had an impact on the environment of the community and the surrounding neighborhood."

I understand the spirit of section 15332 is to save money and not repeat costly steps but can you really tell me that 60 years and change after change in environmental codes has no bearing on this project! What is being hidden from the public? I was not able to find an existing EIR for this initial project 60 years ago, so how are we making a determination that there is no environmental impact. I live at 4020 Kingsbury Place and my Home had not even been built yet when this conditional use permit was issued. [This project has impacted me! I am Joe Public!](#)

**What is the intention of the California Environmental Quality Act** – Determinations under it are subject to substantial evidence or Fair Argument standard review. Uniformly applicable development policies or standards means standards adopted or enacted by a City or county or by a lead agency that reduce one or more adverse environmental effects. If we have no EIR to compare to how do we know if codes are being ignored.

Our City government is supposed to protect and serve not side step the law for individual gains and Company profits. 60 years is way too long to say that there is no Impact that will result from this St. Michael's project. Personally I do not think the existing buildings can stand up to Seismic building standards.

## **We need to know! Vote against the obvious if you are really a Public Servant!**

***60 years ago St. Michael's actually had a congregation, we were at war in Vietnam, we had the Cuban missile crisis, Kennedy was assassinated, Martin Luther King gave the "I have a dream speech. Man walked on the Moon, The Beatles changed American Music. there was protests and community violence. Does any of this sound relevant to 2020? Think about it!***

Joseph Morgan 4020 Kingsbury Place Riverside CA, 92503 951 7510030

Date: 3-17-20  
Item No.: 46

**From:** Joseph Morgan <[average.joe911@att.net](mailto:average.joe911@att.net)>

**Sent:** Thursday, March 12, 2020 8:14:11 PM

**To:** 2Mayor <[2MAYOR@riversideca.gov](mailto:2MAYOR@riversideca.gov)>; Edwards, Erin <[EEwards@riversideca.gov](mailto:EEwards@riversideca.gov)>; Melendrez, Andy <[ASMelendrez@riversideca.gov](mailto:ASMelendrez@riversideca.gov)>; Fierro, Ronaldo <[RFierro@riversideca.gov](mailto:RFierro@riversideca.gov)>; Conder, Chuck <[CConder@riversideca.gov](mailto:CConder@riversideca.gov)>; Plascencia, Gaby <[GPlascencia@riversideca.gov](mailto:GPlascencia@riversideca.gov)>; Perry, Jim <[JPerry@riversideca.gov](mailto:JPerry@riversideca.gov)>; [shemernway@riversideca.gov](mailto:shemernway@riversideca.gov) <[shemernway@riversideca.gov](mailto:shemernway@riversideca.gov)>; Nicol, Colleen <[CNicol@riversideca.gov](mailto:CNicol@riversideca.gov)>; KTLA <[ktla@ktla.com](mailto:ktla@ktla.com)>; Kim Lindsey <[riversidestrong1@gmail.com](mailto:riversidestrong1@gmail.com)>; [macosta@scng.com](mailto:macosta@scng.com) <[macosta@scng.com](mailto:macosta@scng.com)>; Larry Allen <[allenco333@yahoo.com](mailto:allenco333@yahoo.com)>; [fanrade@riversideca.gov](mailto:fanrade@riversideca.gov) <[fanrade@riversideca.gov](mailto:fanrade@riversideca.gov)>; [nsnbctvinfo@nbcuni.com](mailto:nsnbctvinfo@nbcuni.com) <[nsnbctvinfo@nbcuni.com](mailto:nsnbctvinfo@nbcuni.com)>; Sean Mill <[smill@wfgtitleco.com](mailto:smill@wfgtitleco.com)>

**Subject:** [External] Move the St. Michael's project to a safer location / close the kitchen !

## **St. Michael's project and the Covid-19 "Corona virus"**

In the past I have stated many compelling reasons for a different location for the St. Michael's project. But the emerging pandemic outbreak of the Corona virus now is a major focus. According to the World Health Organization "the outbreak now constitutes a global Health emergency, declaring it as a PANDEMIC"

According to Jessica Lin, researcher at the Global Health Science and Security Org. Says "that if the corona virus reaches homeless people it would present a fast moving hazard, both to those living in encampments and to outreach workers, nearby residents and Health providers."

The risk to vulnerable populations ( the homeless) who are most likely to get very sick or die, namely people who are over 60, people who have weakened immune systems or people who have underlying health conditions. Technically, that defines the homeless population in the US.

CURBED published March 10 2020.

The CDC's Community health information on symptoms and prevention says we should encourage Social Distancing. So why are we planning to place this project across the street from a Community Center, park and school traffic. Health officials have moved past the hope of containment and are trying to mitigate the risk to vulnerable populations. The corona virus is spread thru close contact, coughs, sneezes and respiratory illnesses. We need to protect our community, its elderly, our children and to protect the homeless, who are already vulnerable to many communicable diseases like pneumonia, chronic Lung issues, Hepatitis, Influenza.

***Using common sense this is a bad location for this project.***

**If there was an outbreak of the Corona Virus in the Park or Community Center across the street from this project, are we protecting the low income, homeless and mentally ill? What if there was an outbreak in the St. Michael's project are we protecting the community?**

**"Intellectuals solve problems; Geniuses prevent them. So let's be genius in our Medical Care". Albert**

**Einstein**

**Please say no to this project location!**

**Joseph Morgan, 4020 Kingsbury Pl, Riverside CA, 92503 951 751-0030**

cc: Mayor  
City Council  
City Manager  
City Attorney  
ACMs  
DCMs  
C&ED Director



Date: 3-17-20  
Item No.: 46

**From:** kim Lindsey <[riversidestrong1@gmail.com](mailto:riversidestrong1@gmail.com)>  
**Sent:** Saturday, March 7, 2020 2:11:18 PM  
**To:** Edwards, Erin <[EEwards@riversideca.gov](mailto:EEwards@riversideca.gov)>; Ronald Fierro <[Ronaldoforriverside@gmail.com](mailto:Ronaldoforriverside@gmail.com)>; Melendrez, Andy <[ASMelendrez@riversideca.gov](mailto:ASMelendrez@riversideca.gov)>; Plascencia, Gaby <[GPlascencia@riversideca.gov](mailto:GPlascencia@riversideca.gov)>; Conder, Chuck <[CConder@riversideca.gov](mailto:CConder@riversideca.gov)>; Perry, Jim <[JPerry@riversideca.gov](mailto:JPerry@riversideca.gov)>; Zelinka, Al <[azelinka@riversideca.gov](mailto:azelinka@riversideca.gov)>; Hemenway, Steve <[SHemenway@riversideca.gov](mailto:SHemenway@riversideca.gov)>  
**Subject:** [External] Mercy House vote

Saturday March 7<sup>th</sup>, 2020

Dear Riverside city council members,

My name is Kim Lindsey. I live in ward six and I am the cofounder of the community group Riverside Strong. I am writing you today to ask you to please vote “no” on the last item number on the agenda for March 17<sup>th</sup>, the St. Michaels/Mercy House project. This project is not a good fit for this neighborhood as there will not be ample parking in the lot or down Jackson as that is all red curbed on both sides, it’s two story and the houses in the neighborhood are one, and the neighborhood is overwhelmingly against it.

I am asking that you do right by your constituents, the tax-paying residents in the community. The majority of the planning commission already voted against it; therefore, a “yes” vote would be seen as an attack on our neighborhoods.

If this “homeless” issue really is as urgent as the mayor said then why would you wait around for a project that will take three years? Why would you not do something more timely and less costly?

As a resident and community group leader I will be watching how you vote on this. As Ronald Reagan said “this is a time for choosing.” Please make the best choice for your constituents and neighbors with homes. Our quality of life in this city matters.

Thank you for your time,

Kim Lindsey

cc Mayor  
City Council  
City Manager  
City Attorney  
ACMs  
DCMs  
C&ED Director

---

**From:** [fore.paul@juno.com](mailto:fore.paul@juno.com) <[fore.paul@juno.com](mailto:fore.paul@juno.com)>

**Sent:** Sunday, March 15, 2020 10:20:33 AM

**To:** 2Mayor <[2MAYOR@riversideca.gov](mailto:2MAYOR@riversideca.gov)>; Melendrez, Andy <[ASMelendrez@riversideca.gov](mailto:ASMelendrez@riversideca.gov)>; Conder, Chuck <[CConder@riversideca.gov](mailto:CConder@riversideca.gov)>; Edwards, Erin <[EEwards@riversideca.gov](mailto:EEwards@riversideca.gov)>; Plascencia, Gaby <[GPLascencia@riversideca.gov](mailto:GPLascencia@riversideca.gov)>; Perry, Jim <[JPerry@riversideca.gov](mailto:JPerry@riversideca.gov)>; Fierro, Ronaldo <[RFierro@riversideca.gov](mailto:RFierro@riversideca.gov)>; Hemenway, Steve <[SHemenway@riversideca.gov](mailto:SHemenway@riversideca.gov)>

**Cc:** [scott.hilton@att.net](mailto:scott.hilton@att.net) <[scott.hilton@att.net](mailto:scott.hilton@att.net)>; [richgardner1960@yahoo.com](mailto:richgardner1960@yahoo.com) <[richgardner1960@yahoo.com](mailto:richgardner1960@yahoo.com)>; [sugarpike@yahoo.com](mailto:sugarpike@yahoo.com) <[sugarpike@yahoo.com](mailto:sugarpike@yahoo.com)>; [hollyboo4@icloud.com](mailto:hollyboo4@icloud.com) <[hollyboo4@icloud.com](mailto:hollyboo4@icloud.com)>; [clroberts326@gmail.com](mailto:clroberts326@gmail.com) <[clroberts326@gmail.com](mailto:clroberts326@gmail.com)>; [judygt@att.net](mailto:judygt@att.net) <[judygt@att.net](mailto:judygt@att.net)>; [allenco333@yahoo.com](mailto:allenco333@yahoo.com) <[allenco333@yahoo.com](mailto:allenco333@yahoo.com)>; [kparker@ttgcorp.com](mailto:kparker@ttgcorp.com) <[kparker@ttgcorp.com](mailto:kparker@ttgcorp.com)>; [maartin@mjrinsurance.com](mailto:maartin@mjrinsurance.com) <[maartin@mjrinsurance.com](mailto:maartin@mjrinsurance.com)>; [omarzaki@allstate.com](mailto:omarzaki@allstate.com) <[omarzaki@allstate.com](mailto:omarzaki@allstate.com)>; [dbkirby@att.net](mailto:dbkirby@att.net) <[dbkirby@att.net](mailto:dbkirby@att.net)>; [richardrrubio@gmail.com](mailto:richardrrubio@gmail.com) <[richardrrubio@gmail.com](mailto:richardrrubio@gmail.com)>; [SMill@wfgtitleco.com](mailto:SMill@wfgtitleco.com) <[SMill@wfgtitleco.com](mailto:SMill@wfgtitleco.com)>

**Subject:** [External] St.Michaels PC 19-0507 and 19-0508

Mr. Mayor, Council Members,

It is time for all of you to stand up for the residents of Arlington.

As the Planning Commission determined on Feb 6, 2020, by a vote of 6 Noes and 3 Ayes this project does not fit this area!

Commissioner Teunissen comments:

"Commissioner Teunissen stated she grew up around the area and understands the impact this will have to the community. She is aware of that Mercy House did a great job at Camp Anza but that project was integrated into the environment, you didn't put 2-story housing in a single story environment. This is a very small community, across from a park. When she looks at the density of this project and the impact to the community, it is not a good fit and stated that she would not be able to support the project."

Commissioner Kirby comments in part:

"He has issues with the parking for this project."

Commissioner Parker comments in part:

"Commissioner Parker commented that this was a revision to a previously approved Conditional Use Permit which is 60 years old. The CUP references incidental residential uses for housing which were meant for the pastors, priests, and clergy not a 50-unit apartment complex. He felt

that this use on the property is no longer incidental residential, this is the primary use. He expressed his concern that the incidental use on the church property is being used as a vehicle to side step the original intent of church property and he did not feel this was right. It overtakes the existing church property and that is where he felt it goes from incidental to the primary function."

Commissioner Mill comments in part:

"The project is right for Riverside and is sorely needed but this project is located in the middle of a single-family residential neighborhood. His opposition isn't based on who will live in these units, it is based on the size and scope of the project and stated he would not be in support of the project."

Commissioner Zaki comments in part:

"He agreed with Commissioner Parker, churches are meant to be churches. Why are we building housing on property that belongs to a church, because now we are faced with complex problems."

Commissioner Roberts comments:

"Commissioner Roberts agreed with Commissioner Zaki with regard to the problem, it has to be taken care of. She stated she was not on the Commission when the Grove project was considered but understood they put in individual housing type homes, not an apartment structure. She stated the 2-story apartment structure was the sticking point for her because it doesn't fit with the neighborhood. The Commission typically looks at projects and asks that the architecture fit with the architecture nearby, that the egress/ingress work with traffic flow and don't impede the neighborhood. The project itself looks nice but the walls are not tall enough when putting in a 2-story structure looking over people's yards. She also noticed the dumpster issue and thought it was not a good location. She is familiar with the Senate Bill, it did not pass so maybe more time is needed on this so that the project can integrate with the community. She stated that because of the type of structure, she could not support the project."

Commissioner Rubio comments in part:

"Having lived in Riverside the majority of his life, he sees both sides of what is going on but also felt that the separation of church and state is somewhat important. The church is trying to do well for the community, this particular plan is not one he can favor at this time."

I have attached the Planning Commission Minutes of the meeting on Feb 6, 2020 for your review.

If we choose to ignore the recommendation of the planning commission then we open this great city up to anything! The commission was established to see that the welfare and safety of the residents are met!

Paul Anderson  
4090 Stotts Street  
Riverside, 92503

cc: Mayor  
City Council  
City Manager  
City Attorney  
ACM's  
DCM's  
C&ED Director

---

**From:** Scott Hilton <[scott.hilton@att.net](mailto:scott.hilton@att.net)>  
**Sent:** Saturday, March 14, 2020 2:08:29 PM  
**To:** Plascencia, Gaby <[GPlascencia@riversideca.gov](mailto:GPlascencia@riversideca.gov)>; Conder, Chuck <[CConder@riversideca.gov](mailto:CConder@riversideca.gov)>; Perry, Jim <[JPerry@riversideca.gov](mailto:JPerry@riversideca.gov)>; Hemenway, Steve <[SHemenway@riversideca.gov](mailto:SHemenway@riversideca.gov)>; Fierro, Ronaldo <[RFierro@riversideca.gov](mailto:RFierro@riversideca.gov)>; Edwards, Erin <[EEwards@riversideca.gov](mailto:EEwards@riversideca.gov)>; Melendrez, Andy <[ASMelendrez@riversideca.gov](mailto:ASMelendrez@riversideca.gov)>; Laura Aramburo <[laura\\_aramburo@hotmail.com](mailto:laura_aramburo@hotmail.com)>; Olivia Martinez <[martinezoly79@yahoo.com](mailto:martinezoly79@yahoo.com)>; Gary Pike <[gary.pike@gmail.com](mailto:gary.pike@gmail.com)>; Chris Moorhouse <[christophermmoorhouse@gmail.com](mailto:christophermmoorhouse@gmail.com)>; Octavio Flores <[octavioflores5@gmail.com](mailto:octavioflores5@gmail.com)>; Robin Uroza <[yardbird2255@hotmail.com](mailto:yardbird2255@hotmail.com)>; Amanda Wallace <[amwallace329@gmail.com](mailto:amwallace329@gmail.com)>; Clair McGuire <[cmcguire67@gmail.com](mailto:cmcguire67@gmail.com)>; [sugarpike@yahoo.com](mailto:sugarpike@yahoo.com) <[sugarpike@yahoo.com](mailto:sugarpike@yahoo.com)>; Paul Anderson <[fore.paul@juno.com](mailto:fore.paul@juno.com)>; Joel Ortiz <[j.ortiz0406@sdcglobal.net](mailto:j.ortiz0406@sdcglobal.net)>; Todd Haeckel <[toddhaeckel@hotmail.com](mailto:toddhaeckel@hotmail.com)>; Eudell Vis <[eudellvis@gmail.com](mailto:eudellvis@gmail.com)>; Genaro Ramirez <[genaroramirez25@gmail.com](mailto:genaroramirez25@gmail.com)>; Julie Battaglia <[hollyboo4@icloud.com](mailto:hollyboo4@icloud.com)>; Kim Lindsey <[riversidestrong1@gmail.com](mailto:riversidestrong1@gmail.com)>; Bruce McCune <[jbmccuneco@gmail.com](mailto:jbmccuneco@gmail.com)>; Sean Mill <[SMill@wfgtitleco.com](mailto:SMill@wfgtitleco.com)>; Mary Carpenter <[toadtree44@aol.com](mailto:toadtree44@aol.com)>; Joseph Morgan <[average.joe911@att.net](mailto:average.joe911@att.net)>; Amanda McMorris <[amandamcmorris@outlook.com](mailto:amandamcmorris@outlook.com)>; Diane Hilton <[dianemhilton@att.net](mailto:dianemhilton@att.net)>  
**Subject:** [External] St Michael's project vote at City Council

To all Councilmembers,

For three years now, the neighborhood of Arlington has been protesting the St Michael's Homeless project. We still contend that the project is way too large and doesn't fit in our neighborhood of single story, single family homes.

If you had come to us 3 years ago and said "we're going to put a new Walmart Supercenter next to St Michael's" we would have said "whoa – wait a minute – that's way too large for our neighborhood." And you and the Planning Commission would have looked at it and decided that it just didn't make good common sense to put a Walmart there.

If you had come to us 3 years ago and said "we're going to put a new 24 hour drive through liquor store, marijuana shop, and strip club next to St Michael's" we would have said "whoa – wait a minute – that's way too inappropriate and doesn't fit in our neighborhood." And you would have looked at it and decided that it just didn't make good common sense to put those things there.

If you had come to us 3 years ago and said "we're going to put a secret government lab that develops biological warfare viruses like the corona virus next to St Michael's" we would have said "whoa – wait a minute – that's way too inappropriate and dangerous and doesn't fit in our neighborhood." And you would have looked at it and decided that it just didn't make good common sense to put those things there.

That's why I am so baffled by a City Council that looks at the Homeless project through blinders and with earplugs in place. You must open your minds to the reality of this monstrous project on too small of a property. Take off the blinders. Take out the earplugs. Dig deeper into the real damage this does to Arlington. The Planning Commission did that and voted 6-3 to reject it. You must as well.

Is this the best thinking that the City of Innovation can come up with?

If you allow this project to move forward you are saying to the Planning Commission that their work was faulty and you are right to override their decision. The same facts have been presented to both of you. Your reasons to override must be public.

If you allow this project to move forward you are saying to the citizens of Riverside that no neighborhood is safe from future monstrous and onerous projects at the sole whim of the city.

If you allow this project to move forward you are saying to the citizens of Arlington that it's OK to disrupt and damage your lives because we are helping other lives. The lives of the homeless matter. The lives of the Arlington neighborhood matter.

All lives matter.

You must reject the appeal of the St Michael's project and send the developer back to the drawing board. You must move this project elsewhere or drastically reduce it's size.

I'm asking the City Council to stand with the residents of Arlington and revise this project to something we can all be proud of. We are not against a small project at St Michael's. We are against this one. You should be too.

Scott Hilton

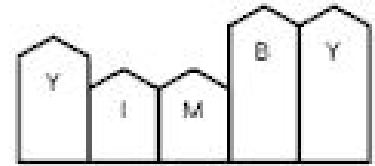
Sent from [Mail](#) for Windows 10

cc: Mayor  
City Council  
City Manager  
City Attorney  
ACM's  
DCM's  
C&ED Director

# Yes In My Back Yard

1260 Mission St  
San Francisco, CA 94103  
[hello@yimbylaw.org](mailto:hello@yimbylaw.org)

Date: 3-17-20  
Item No.: 46



3/5/2020

Riverside City Council  
4070 Jackson Avenue  
Riverside, CA 94109

EEdwards@riversideca.gov; asmelendrez@riversideca.gov; RFierro@riversideca.gov;  
cconder@riversideca.gov; GPlascencia@riversideca.gov; jperry@riversideca.gov;  
SHemenway@riversideca.gov; city\_clerk@riversideca.gov;  
Via Email

Re: 4070 Jackson Avenue

Dear Riverside City Council,

Yes In My Back Yard submits this letter to inform you that the Riverside City Council has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the Housing Accountability Act (HAA).

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety. The most relevant section is copied below:

(j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

...

(4) For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

The applicant proposes to construct a 50-unit supportive housing development.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above.

Yes In My Back Yard is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California.

I am signing this letter both in my capacity as the Executive Director of Yes In My Back Yard, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,



Sonja Trauss  
Executive Director  
Yes In My Back Yard

cc Mayor  
City Council  
City Manager  
City Attorney  
ACMs  
DCMs

Date: 03-17-2020  
Item No. 46

**From:** Susan Pike <[sugarpike@yahoo.com](mailto:sugarpike@yahoo.com)>  
**Sent:** Saturday, March 14, 2020 7:18:49 PM  
**To:** Plascencia, Gaby <[GPlascencia@riversideca.gov](mailto:GPlascencia@riversideca.gov)>; Conder, Chuck <[CConder@riversideca.gov](mailto:CConder@riversideca.gov)>; Edwards, Erin <[EEwards@riversideca.gov](mailto:EEwards@riversideca.gov)>; Fierro, Ronaldo <[RFierro@riversideca.gov](mailto:RFierro@riversideca.gov)>; Melendrez, Andy <[ASMelendrez@riversideca.gov](mailto:ASMelendrez@riversideca.gov)>; Perry, Jim <[JPerry@riversideca.gov](mailto:JPerry@riversideca.gov)>; Hemenway, Steve <[SHemenway@riversideca.gov](mailto:SHemenway@riversideca.gov)>  
**Subject:** [External] City Council Meeting March 17

Dear Council Members,

Will the council meeting scheduled for Tuesday go on as planned? If so, where and mostly, *why*? I've understood the directives to be to limit meetings as far as possible.

In reading the council's agenda for the meeting, I see that many items have been removed from the agenda, and I'm assuming they'll be heard/seen at a future meeting. I don't know how many of the items left on the agenda have as much fervent interest and potential negative impact on Riverside's citizens as the St. Michael's project will, but it seems highly suspicious that not only will the appeal on this project still be heard, but that it's the last item on the agenda.

We know that you know us, and expect a large turnout in opposition. Are you hoping we'll get tired out and leave early? Will we be publicly castigated for that again?

While we in the St. Michael's neighborhood feel that this is a very important subject, is it worth risking our health for?

We respectfully ask that this meeting - or at least the items expected to draw a crowd - be postponed until a safer time. During a public health crisis is not a good time to have large crowds in confined spaces. Please be responsible leaders.

Respectfully,

Susan and Gary Pike

cc: Mayor  
City Council  
City Manager  
City Attorney  
ACM's  
DCM's  
C&ED Director



Date: 3-17-20  
Item No.: 46

**From:** Suzanne Singer <[sznsinger@gmail.com](mailto:sznsinger@gmail.com)>  
**Sent:** Thursday, March 12, 2020 3:19 PM  
**To:** Perry, Jim <[JPerry@riversideca.gov](mailto:JPerry@riversideca.gov)>  
**Subject:** [External] St. Michael's Housing Project

Dear Councilmember Perry: I am strongly in favor of the affordable housing project on the grounds of St. Michael's Episcopal Church. Providing affordable housing is one of our most important obligations as citizens of this community. California is currently facing a housing crisis and it is terribly important that we address this problem right now. This project has been very well vetted and Mercy has an excellent track record in this arena. The opposition has falsely talked about this project as a homeless shelter, which it is not. If we do not provide affordable housing in every ward, we WILL create a larger homeless population. We should not demonize poor people and accuse them of being sexual predators. We all created in God's image, and we are all worthy of respect and dignity. Without a proper place to live, we cannot live dignified lives. Please approve this plan. Thank you.

Sincerely,  
--

Rabbi Suzanne Singer  
Temple Beth El  
2675 Central Avenue  
Riverside, CA 92506  
(213) 793-1560 (c)

cc: Mayor  
City Council  
City Manager  
City Attorney  
ACMs  
DCMs  
C&ED Director