

Ward 5 St. Michaels Project
2/5/2020

Planning Commission Comments for Consideration:

1. **Safety for the neighborhood!** The project is being fast tracked by the Mayor without any consideration of the residents of the area! There needs to be more investigation of this project by this City. It has been reported by the Mayor and several others that Community Outreach has been done. However there has never been any of our comments about the negative impact on our neighbor been revealed at any meeting so far. Seems that the Mayor has swept these comments “under the rug” so to speak!
2. Project History, This project has evolved from 6 rooms to 50 units as time has progressed.
History as follows:
Approximately 3 years ago Original Proposal, 6 rooms with 6 fryers monitoring!
Approximately 4 months later 12 rooms with 6 Fryers managing!
Approximately 1 year later 18 rooms with 6 Fryers managing!
Approximately 1 year 6 months later 24 people number of fryers not disclosed!
Now the project is at 50 units with a number of people estimated at 3 per 25 single bed room units and perhaps as many as 5 per 24 two bedroom units based on City staff estimates. This will increase the immediate population in the area by as many as 200 plus.
The above does not address the additional Counselors, Staff etc.
3. This project is too large for this small neighborhood!
4. One family from the neighborhood has sold before this project has been approved. Husband, Wife and 2 small children are leaving because of the project. He is a law enforcement officer and has direct knowledge of what is looming on the horizon with this type of projects!
5. A traffic study was done on January 29, 2020(Wednesday) by the city! This study does not include the weekend days when Church Services are being attended. Projected numbers from the Project Description “Saturday Redemption Church, Attendance 90, 8:45am-3:00pm” and on “Sunday Faith Community Church, Attendance 12, 45, and 27, 7:00am-4:00pm. This will

Ward 5 St. Michaels Project
2/5/2020

affect family gatherings throughout the neighborhood hosting birthdays, family gatherings etc.

6. We have done our part! This neighborhood already has a Sylvia's Sober Living home located at 9184 Hawthorne directly across the street from the proposed St. Michaels project. This site has cars parking on Hawthorne and the lawn. This results in other persons in the neighborhood that would normally not be here. Also several people getting picked up on adjacent street (Stotts) around the corner from the facility on numerous occasions.
7. The developer of the St. Michaels project suggested at two recent meetings that the size of the proposed project have the 50 units to be financially viable. The same argument could be said for the adjacent home owners whose property values may well be significantly impacted negatively. Young Families with significant mortgages as well as retirees with equity for retirement income have similar concerns as the developer.
8. There are no guaranties the selected applicants for these units are vetted and acceptable occupants. With no background information collected on these individuals it is impossible to know their moral character and/or their personal behavior will be acceptable for occupancy. How can we (the current residents) feel safe in this environment!
9. Within the past couple of years, Mother Mary (pastor of St. Michaels) has instituted a soup kitchen at the facility. Since this soup kitchen started there have been several incidents of thefts and at least one mugging in the neighborhood.
10. Finally we the residents of this Neighborhood, request this project not be approved!

Paul Anderson
4090 Stotts St.
Ward 5
Riverside 92503

Date: 2-11-20
Item no.: 8

From: tjdonahue53@att.net <tjdonahue53@att.net>

Sent: Sunday, February 2, 2020 10:33 PM

To: Perry, Jim <JPerry@riversideca.gov>; rfiero@riversideca.gov; Edwards, Erin <EEwards@riversideca.gov>

Subject: [External] City Council Agenda - Tuesday February 11 - Sunshine Ordinance

Thank you for bringing this issue forward to correct the potential misuse of adding “emergency items” to the Council agenda outside the scope of Riverside Sunshine Ordinance

This will benefit all of our Ward representatives and hit the “pause button” for those Council members who are considering adding emergency items to the agenda outside the time frame of our current ordinance.

Tom Donahue

cc Mayor
City Council
City Manager
City Attorney
ACMs
DCMs



City of Arts & Innovation

**Public Comment for February 4, 2020
City Council Meeting
Prepared by the City Clerk's Office at 11 a.m. on February 4, 2020**

Item	Name	Neighborhood	Position	Comments
5. Homeless solutions update (All Wards) (5-minute presentation)	eli quiroz		Oppose	Taxpayer money to allow the drug/alcohol addicted around children and children of the community? Think NOT!!
5. Homeless solutions update (All Wards) (5-minute presentation)	Anita Coggi		Oppose	just saw the email out of baileys office regarding homeless activists to show up and support the Mercy House project. very despicable to stack the deck against the TAX PAYING CITIZENS of THE AFFECTED COMMUNITY!!!! These folks do not live there AND THEIR PROPERTY VALUES WILL NOT BE AFFECTED!!! Allow other cities/states to accept the homeless as most of them are not from riverside. GIVE HOUSING FIRST MONEY BACK AND DO NOT ACCEPT IT ANYMORE UNLESS YOU ARE WILLING TO LET RIVERSIDE TO GO THE WAY OF LA OR SF - A COMPLETE DISASTER
9. A Resolution of the City Council of the City of Riverside approving the issuance by the California Statewide Communities Development Authority of Multifamily Housing Revenue Bonds, on behalf of St. Michaels LP, for not-to-exceed \$15,000,000 to finance or refinance acquisition and development of 50-unit multifamily rental housing project known as St. Michael's community housing - Waive further reading - 4070 Jackson Street (Finance) (Ward 5) (5-minute presentation)	kim lindsey		Oppose	I oppose this bond because of the absurd burden on taxpayers, although I have heard the church will be picking up the tab although we have no guarantee and the fact that if housing were truly an emergency we wouldn't go this route where it will take over two years to house people. if we are already close to insolvency why are we spending millions of dollars on housing for the homeless. should we not be looking for cheaper alternatives? When will the city council be a better steward of our tax dollars? After we've filed bankruptcy like San Bernarndo?. The city council still has time to do what's right by the voting constituents.
9. A Resolution of the City Council of the City of Riverside approving the issuance by the California Statewide Communities Development Authority of Multifamily Housing Revenue Bonds, on behalf of St. Michaels LP, for not-to-exceed \$15,000,000 to finance or refinance acquisition and development of 50-unit multifamily rental housing project known as St. Michael's community housing - Waive further reading - 4070 Jackson Street (Finance) (Ward 5) (5-minute presentation)	Paul Anderson		Oppose	Phase 1 - Description of New Work: Includes the new Community Housing, trash enclosures, and transformer pad, landscape work includes the bio-swales adjacent to the community housing, the entry plaza at Jackson St, the parking lot running along the north and west sides of the property, path extensions linking the existing parish hall and church to the new housing, plantings in the yard along Hawthorne Ave, and a temporary parking lot between the existing Church and Parish Hall. Phase 1 - Construction Uses Direct Construction Costs \$12,695,143 Construction Contingency \$634,757 Indirect & Soft Costs \$1,680,985 Financing Costs \$1,577,952 Developer Fee \$368,350 Total \$16,957,187 The proposed 50 units totaling 33,980 square feet, if we use the Direct Construction Cost \$12,695,143.00 the cost is \$373.61 per square foot. Based on the above Total Construction cost for the 50 units totaling 33,980 square feet the cost per square foot equals \$499.03. The following from https://homebuilders.promatcher.com/cost/riverside-ca-home-builders-costs-prices.aspx Average Home Construction Cost in Riverside "We have done a little research to find the average cost of home construction in Riverside. Here are the average costs and prices reported back to us." Cost of Custom Home Building in Riverside, California \$147.28 per square foot (basic construction) (Range: \$118.54 - \$176.01).
9. A Resolution of the City Council of the City of Riverside approving the issuance by the California Statewide Communities Development Authority of Multifamily Housing Revenue Bonds, on behalf of St. Michaels LP, for not-to-exceed \$15,000,000 to finance or refinance acquisition and development of 50-unit multifamily rental housing project known as St. Michael's community housing - Waive further reading - 4070 Jackson Street (Finance) (Ward 5) (5-minute presentation)	Andrea Briggs		Support	I believe that the St. Michael's apartment building is an innovative, well-designed and needed addition to the array of low-income housing options in the city of Riverside. City Council unanimously approved it in concept last May. Now please take each necessary step to bring this concept into being.



City of Arts & Innovation

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<p>9. A Resolution of the City Council of the City of Riverside approving the issuance by the California Statewide Communities Development Authority of Multifamily Housing Revenue Bonds, on behalf of St. Michaels LP, for not-to-exceed \$15,000,000 to finance or refinance acquisition and development of 50-unit multifamily rental housing project known as St. Michael's community housing - Waive further reading - 4070 Jackson Street (Finance) (Ward 5) (5-minute presentation)</p>	<p align="center">Scott Hilton</p>		<p align="center">Oppose</p>	<p>THIS PROJECT IS TOO LARGE FOR THE SIZE OF THE PROPERTY. IN ADDITION TO THE 50-UNIT ONE/TWO BEDROOM APARTMENTS, PHASE 2 OF THE PROJECT WILL ADD A 6,700 SQUARE FOOT PARISH HALL, A 2,950 SQUARE FOOT FRIARY AND CHAPEL, AND A 1,300 SQUARE FOOT GREENHOUSE. THE EXISTING CHURCH AND THE BUILDING NOW BEING USED AS DAY CARE WILL REMAIN. THIS PROPERTY IS ONLY 3.57 ACRES. THE CITY STATED THEY PLAN 100 PARKING SPACES BUT THAT CLEARLY WILL NOT BE ENOUGH FOR THE ESTIMATED 150 RESIDENTS PLUS THE CHURCH CONGREGATION, THE FRIARY AND CHAPEL, THE PARISH HALL, AND THE DAY CARE CENTER. IT WILL HOUSE 150 HOMELESS - ALMOST 1/3 OF THE CITY'S HOMELESS, AND FAR MORE THAN WARD 5'S SHARE. THIS BURDEN IS TOO GREAT FOR A NEIGHBORHOOD ALREADY SADDLED WITH TWO SHELTER HOUSES. THE CITY'S TRAFFIC REPORT STATES THAT 35 VEHICLE TRIPS WOULD ORIGINATE FROM HERE DAILY, THAT NUMBER DOESN'T MAKE COMMON SENSE GIVEN THE PEOPLE THAT WILL INHABIT AND VISIT THE PROPERTY DAILY. THE TRAFFIC IMPACT ON OUR NEIGHBORHOOD WILL BE A NIGHTMARE. • THE CITY STATED THAT CONSTRUCTION WOULD BEGIN IN LATE 2021 AND WOULD TAKE A YEAR TO COMPLETE. OCCUPANCY OF THE APARTMENTS IS THEN ALMOST 3 YEARS AWAY. ARE WE TELLING THE CITY'S HOMELESS TO JUST LIVE ON THE STREET FOR ANOTHER 3 YEARS BEFORE WE CAN HELP THEM? 95 HOMELESS PEOPLE DIED IN RIVERSIDE COUNTY IN 2019 AND 22 DIED IN RIVERSIDE CITY. THIS PROJECT DOES NOT MEET THE STATED GOAL OF HOUSING THE HOMELESS QUICKLY AND HUMANELY. • THE CITY COUNCIL MEETING ON JAN 21 VOTED TO BUY "PALLET CABINS" OF 64 OR 100 SQ FT TO HOUSE 1 OR 2 PERSONS. THE CITY ESTIMATE OF HOMELESS IN RIVERSIDE IS ALMOST 500. AT A COST OF \$5345 FOR THE 64 SQ FT CABIN OR A \$7999 COST FOR THE 100 SQ FT CABIN WE COULD HOUSE ALL 500 HOMELESS IN RIVERSIDE FOR \$2.6 MILLION TO \$4 MILLION. THE SMALLER UNIT CAN BE DELIVERED IN 2 WEEKS, SET UP IN A FEW DAYS, AND HAVE ALL 500 HOMELESS SHELTERED IN LESS THAN 2 MONTHS. SEVERAL CHURCHES IN THE AREA ARE INTERESTED IN PROVIDING SPACE FOR A SMALL GROUP OF THESE SHELTERS ON CHURCH PROPERTY. THIS IS TEMPORARY SHELTER BUT IS CERTAINLY MORE HUMANE THAN MAKING HOMELESS PEOPLE WAIT 3 YEARS TO GET OFF THE STREET. • THE COST OF THE PROJECT IS ESTIMATED AT \$18 MILLION FOR 50 UNITS. THAT'S \$360,000 PER UNIT OF 1 OR 2 BEDROOM EFFICIENCY APARTMENTS. SOME SINGLE FAMILY HOMES NEARBY ARE NOT WORTH \$360,000. CONSTRUCTION OF THIS PROJECT WILL DEPRESS LOCAL HOME VALUES AND STEER PROSPECTIVE NEW HOME BUYERS AWAY TO OTHER AREAS. • TAKE A DRIVE DOWN SAGE AVE AND HAWTHORNE AVE. BOTH STREETS ARE PEPPERED WITH YARD SIGNS EXPRESSING OUR OUTRAGE. THIS PROJECT WILL OVERWHELM OUR QUIET ESTABLISHED NEIGHBORHOOD AND THREATEN OUR HEALTH AND SAFETY. • THE CITY MUST REJECT THIS PROJECT. IT IS TOO AGGRESSIVE AND LARGE FOR THE PROPERTY SIZE. IT IS TOO EXPENSIVE IN TERMS OF OTHER CHEAPER AND MORE IMMEDIATE ALTERNATIVES. IT DOESN'T HELP THE HOMELESS FOR ALMOST 3 YEARS. IT DISRUPTS A PLEASANT NEIGHBORHOOD NEEDLESSLY. THE CITY SHOULD BE ASHAMED OF WHAT THEY ARE FORCING ON LONG TIME RESIDENTS.</p>
<p>9. A Resolution of the City Council of the City of Riverside approving the issuance by the California Statewide Communities Development Authority of Multifamily Housing Revenue Bonds, on behalf of St. Michaels LP, for not-to-exceed \$15,000,000 to finance or refinance acquisition and development of 50-unit multifamily rental housing project known as St. Michael's community housing - Waive further reading - 4070 Jackson Street (Finance) (Ward 5) (5-minute presentation)</p>	<p align="center">Sandy Smith</p>		<p align="center">Support</p>	<p>We have to take care of those less fortunate</p>



City of Arts & Innovation

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<p>9. A Resolution of the City Council of the City of Riverside approving the issuance by the California Statewide Communities Development Authority of Multifamily Housing Revenue Bonds, on behalf of St. Michaels LP, for not-to-exceed \$15,000,000 to finance or refinance acquisition and development of 50-unit multifamily rental housing project known as St. Michael's community housing - Waive further reading - 4070 Jackson Street (Finance) (Ward 5) (5-minute presentation)</p>	<p>Kent Tuohino</p>		<p>Oppose</p>	<p>I support this project as an important step forward in addressing the problem of homelessness and the shortage of affordable housing in Riverside.</p>
<p>9. A Resolution of the City Council of the City of Riverside approving the issuance by the California Statewide Communities Development Authority of Multifamily Housing Revenue Bonds, on behalf of St. Michaels LP, for not-to-exceed \$15,000,000 to finance or refinance acquisition and development of 50-unit multifamily rental housing project known as St. Michael's community housing - Waive further reading - 4070 Jackson Street (Finance) (Ward 5) (5-minute presentation)</p>	<p>KelliGrace Kurtz</p>		<p>Support</p>	<p>As a resident and faith leader of Riverside (Ward One), I am in strong support of the Saint Michael's apartment plan for permanent, supportive housing for our unsheltered neighbors. The Saint Michael's apartment project is well-thought out, well-administered, and is exactly the kind of supportive services Riverside can provide and be proud of as we strive to tend to those living on the margins. Mercy House has an outstanding reputation. Housing-First plans have an excellent track record. Please be bold and courageous in approving this plan. Do not let fear win. Prayerfully, (the Reverend Canon) Kelli Grace Kurtz, Rector/Senior priest All Saints' Episcopal Church Terracina Drive at Magnolia</p>
<p>9. A Resolution of the City Council of the City of Riverside approving the issuance by the California Statewide Communities Development Authority of Multifamily Housing Revenue Bonds, on behalf of St. Michaels LP, for not-to-exceed \$15,000,000 to finance or refinance acquisition and development of 50-unit multifamily rental housing project known as St. Michael's community housing - Waive further reading - 4070 Jackson Street (Finance) (Ward 5) (5-minute presentation)</p>	<p>Susan Pike</p>		<p>Oppose</p>	<p>We live on Kingsbury, around the corner from the proposed St. Michaels project. We urge you to VOTE NO on approving the issuance of these bonds. This project is NOT WANTED in our neighborhood. The HEALTH and SAFETY of our existing neighbors MUST take priority. We have elderly, disabled people living within yards of where this project will be constructed, meaning their health will be compromised by noise, construction traffic congestion, construction dust and dirt, and inaccessibility to sidewalks and walkways commonly used by wheelchair-bound residents. After the apartments are built, there is NO GUARANTEE that the apartment dwellers - many of whom will be "recovering" alcoholics and drug addicts, will be kept from wandering the neighborhood, looking for easy pickings, things to steal, trashcans to go through and places to shoot up. The safety of our children, our elderly and our tax-paying homeowners MUST be considered first and foremost. Please listen to your constituents and vote NO!</p>

January 27, 2020

Veronica Hernandez
Associate Planner
City of Riverside
Community & Economic Development Department
Planning Division

Dear Ms. Hernandez

We appreciate the opportunity to meet with you regarding the proposed low income housing on the St Michaels Church property. My home is 4091 Stotts St approximately 300 feet from the location.

Based on what we know about the project from Neighborhood meetings at Saint Michaels, Hunt Park with Councilman Chris MacArthur and Mercy House De Anza facility the past two years, including several city council meeting, we offer these comments.

My neighborhood, Paul Anderson, will submit list of concerns and questions, that I think Riverside City, the developer, St Michaels should address before proceeding. As neighbors we are aware of issues of traffic, street parking, trash, people in cars, homeless communities taking over sections of Hunt and Don Lorenz Parks as it relates to programs at St Michaels property and Sylvia's Place Sober Living Homes Inc. located across the street at 9184 Hawthorne St.


The Mercy House ministry proposed service provider for the Saint Michael's project appear to be very reputable, however, even with high success rate say 90% rate, out of 150 or so new residents still means 15+/- persons have been brought into the neighborhood who may resume life dominated by drugs and alcohol. Our son in law, an LAPD officer, has extensive experience working in similar housing units and drug dealers who prey on persons who wash out of rehab programs. My son in law lives on Stotts St in sight of the Saint Michael's proposed project and chosen to sell his family's home and move- he works is high stress - and he needs a home where frequent criminal activity in not directly over his backyard wall. It is loss for my wife and me to see our daughter, son in law and two young grandchildren, our next door neighbor move away.

One of our primary concerns for this project is the proposal to build a two story 50 unit housing complex in a single story residential neighborhood on the church property. If the city approves the 50 unit St Michael's housing project, we believe a likely scenario is the developer who purchased the adjacent land parcel on Hawthorne Avenue will also propose plans to build a two story complex on that property. If approved, these two low income or section 8 housing projects will compound problems that will forever change the character single family residential neighborhood.

It is well known that any community development project that long term success only occurs when the local community is involved and responsible. To quote Robert D. Lupton¹ "Programs don't fix communities; they can't...they may help individuals...but they don't bring about fundamental change. Only neighbors can do that." That concept makes the Grove Church housing project a better model for

success. Please be aware that St. Michaels does not have a resident Episcopal congregation that can provide similar results.

We hope the City will take a more holistic view of this entire neighborhood before proceeding. There are options that may have better results in the long term. We understand the need for this type of housing, but proposals should also address concerns of nearby residents and businesses.

Sincerely,

Eudell Vis
4091 Stotts St
Riverside, CA 92503

1. Robert D Lupton, 2015, Charity Detox – What Charity would look like if we cared about results.

Date: 2-4-20
Item No.: 9

From: Eudell Vis <eudellvis@gmail.com>
Sent: Friday, January 31, 2020 10:07:20 AM
To: Plascencia, Gaby <GPlascencia@riversideca.gov>
Subject: [External] St Michaels Housing Project

This email's attachments were cleaned of potential threats by The City of Riverside's Security Gateway.
Click [here](#) if the original attachments are required (justification needed).

Dear Ms. Plascencia

We hope to meet you this evening at the neighborhood meeting at Hunt Park. Attached is a letter that expresses some of our concerns. We look forward to be able to work together to keep Ward 5 a great place to live, and also provide hope for a better life for those who may housing, services, and lots of support from the neighbors, schools, police, etc.

Eudell and Mary Jo Vis

4091 Stotts St

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

January 31, 2020

Dear Ms. Plascencia
Councilwoman, Ward 5
Riverside, CA

We appreciate the opportunity to meet with you regarding the proposed low income housing on the St Michaels Church property. My home is 4091 Stotts St approximately 300 feet from the location.

Based on what we know about the project from Neighborhood meetings at Saint Michaels, Hunt Park with Councilman Chris MacArthur and Mercy House De Anza facility the past two years, including several city council meeting, we offer these comments.

One of our primary concerns for this project is the proposal to build a two story 50 unit housing complex in a single story residential neighborhood on the church property. If the city approves the 50 unit St Michael's housing project, we believe a likely scenario is the developer who purchased the adjacent land parcel on Hawthorne Avenue will also propose plans to build a two story complex on that property. If approved, these two low income housing projects will compound problems that will forever change the character single family residential neighborhood.

My neighborhood, Paul Anderson, has submitted a list of concerns and questions to the Planning Commission, that I think Riverside City, the developer, St Michaels should address before proceeding. As neighbors we are aware of issues of traffic, street parking, trash, people in cars, homeless communities taking over sections of Hunt and Don Lorenz Parks as it relates to programs at St Michaels property and Sylvia's Place Sober Living Homes Inc. located across the street at 9184 Hawthorne St.

The Mercy House ministry service provider for the Saint Michael's project appear to be very reputable, however, even with high success rate say 90% rate, out of 150 or so new residents still means 15+/- persons have been brought into the neighborhood who may resume life dominated by drugs and alcohol. Our son in law, an LAPD officer, has extensive experience working in similar housing units and drug dealers who prey on persons who wash out of rehab programs. My son in law lives on Stotts St in sight of the Saint Michael's proposed project and chosen to sell his family's home and move— his work is high stress – and he needs a home where frequent criminal activity in not directly over his backyard wall. It is loss for my wife and me to see our daughter, son in law and two young grandchildren, our next door neighbor move away.

It is well known that any community development project the long term success only occurs when the local community is involved and responsible. To quote Robert D. Lupton¹ "Programs don't fix communities; they can't...they may help individuals...but they don't bring about fundamental change. Only neighbors can do that." That concept makes the Grove Church housing project a better model for success. Please be aware that St. Michaels does not have a resident Episcopal congregation that can provide similar support.

We hope that you will take a holistic view of this entire neighborhood before proceeding. There are options that may have better results in the long term. We understand the need for this type of housing, but proposals should also address concerns of nearby residents and businesses as we will live with these residents 24/7 as our neighbors.

One final comment, the street traffic and parking study completed on January 28 is highly selective. If days are selected when there are church services or food distribution, and cars for Sylvia's Place Sober Living Homes Inc. (See photos below Sylvia's Place for parking and trash) street parking will look substantial different. Also the study states "The FHWA data suggests that the Trip Generation estimated for an affordable housing development may be reduced as a result of a lowered rate of vehicle ownership." Low ownership is true, but our experience with the Sylvia's Place Sober Living Homes Inc. is that some residents who do not have cars will shop and leave their shopping carts on the sidewalk on Hawthorne Ave. This neighborhood also has more than normal skate board and bike traffic on sidewalks because of the busy skate facility at Hunt Park. These conditions along with the transient populations in Hunt and Don Lorenz parks are not addressed.

We value your investment of time to understand our local, community that has a stake in the St Michaels project.

Sincerely,

Eudell Vis
4091 Stotts St
Riverside, CA 92503

1. Robert D Lupton, 2015, Charity Detox – What Charity would look like if we cared about results.







From: john hickling <jc_hickling@yahoo.com>
Sent: Wednesday, February 05, 2020 12:46 PM
To: clroberts326@gmail.com; smill@wfgtitleco.com; judygt@att.net; kparker@ttgcorp.com;
maartin@mirinsurance.com; marzaki@allstate.com; dbkirby@att.net; ichardrrubio@gmail.com;
Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] St. Michael's Voting

As a resident of Riverside for almost 40 years I can say I have seen the changes that have happened to our city, good and bad. This proposed project is NOT a change for good. Please vote NO!!!

Thank you,
Cynthia Hickling

Date: 2-4-20
Item No.: 9

From: Diane Hilton <dianemhilton@att.net>
Sent: Tuesday, February 4, 2020 7:14:58 PM
To: Plascencia, Gaby <GPlascencia@riversideca.gov>
Subject: [External] Funding for the St Michaels Housing Project

Councilwomen Plascencia,

Very Disappointed. You saw the people. You saw our concerns and opposition.

From 6 to 50 units who can trust that kind of city government.

This is near and dear to the mayors heart??????

What About Us!

No need to send a thank you.

Diane Hilton

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

Date: 2-4-20
Item No.: 9

From: Diane Hilton <dianemhilton@att.net>
Sent: Saturday, February 1, 2020 3:52:13 PM
To: Plascencia, Gaby <GPlascencia@riversideca.gov>
Cc: Melendrez, Andy <ASMelendrez@riversideca.gov>; Edwards, Erin <EEwards@riversideca.gov>; Conder, Chuck <CConder@riversideca.gov>; Perry, Jim <JPerry@riversideca.gov>; Fierro, Ronaldo <RFierro@riversideca.gov>; Hemenway, Steve <SHemenway@riversideca.gov>; 2Mayor <2MAYOR@riversideca.gov>
Subject: [External] Meeting on St Michaels Project 01-31-2020

Ms. Plascencia,

Thank you for meeting with our neighborhood last evening.

With all due respect we have heard the presentation and are well aware of the talking points that were presented. We were not looking for clarification of the project. We know the city wants to build a two story apartment building for the homeless (ie shelter call it what you will) in the center of our neighborhood.

This is the wrong place for this project to be built. It will be to large for the area and it has no place in a neighborhood. Our homes are adjoining the parking lot and next door and across the street. We are seeking your help to change the location of this project. That is why we wanted to meet with you to ask for your help. We are asking to be represented and heard. The city is dictating how it will be and what it will be with no concern for us.

No one is listening. We are taxpaying citizens and our rights and voices are being ignored while the few are being given more rights and a different set of rules and standards.

My husband and I have seen other facilities. We have done our research.

Diane Hilton

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

Date: 2-4-20

From: Scott Hilton <scott.hilton@att.net>

Sent: Saturday, January 11, 2020 12:05:37 PM

To: Joel Ortiz <j.ortiz0406@sdcglobal.net>; Todd Haeckel <toddhaeckel@hotmail.com>; Eudell Vis <eudellvis@gmail.com>; Genaro Ramirez <genaroramirez25@gmail.com>; Julie Battaglia <hollyboo4@icloud.com>; Laura Aramburo <laura_aramburo@hotmail.com>; Olivia Martinez <martinezoly79@yahoo.com>; Gary Pike <gary.pike@gmail.com>; Chris Moorhouse <christophermmoorhouse@gmail.com>; Octavio Flores <octavioflores5@gmail.com>; Robin Uroza <yardbird2255@hotmail.com>; Amanda Wallace <amwallace329@gmail.com>; Clair McGuire <cmcguire67@gmail.com>; Diane Hilton <dianemhilton@att.net>; Susan Pike <sugarpike@yahoo.com>; Paul Anderson <fore.paul@juno.com>; Plascencia, Gaby <GPlascencia@riversideca.gov>; Ruiz, Araceli <ARuiz@riversideca.gov>

Subject: [External] FW: NOTICE OF PUBLIC HEARING - 4070 Jackson Street (St. Michael's) - 2/6/2020

All,

Here is the Public Notice for the hearing before the Planning Commission regarding the St Michael's project. This meeting is at 9:00 AM on Thursday Feb 6. We also received a postcard from the city announcing the meeting. The postcard is only being mailed to properties within 1000 feet so many of you may not receive it. Share with all your neighbors or let me know if you need a copy. Forward this email to anyone I haven't copied.

There is a second announcement about a meeting at the Planning Commission on Tuesday Feb 4 at 3 PM regarding the issuance of up to \$15,000,000 in bonds to finance the project. Previous documents from the city seemed to state that they already had secured \$18,000,000 to finance it. For the 50 units that works out to \$360,000 per unit, more than some surrounding homes. The date on this meeting could change.

The plan also calls for a 6700 square foot Parish Hall, a 2950 square foot Friary and Chapel, and a 1300 square foot greenhouse. We must ask the city why taxpayer dollars are paying for expansion of the church in addition to the housing building. Earlier documents said the church was donating the land to the city.

The city is requesting that this project be exempted from the California Environmental Quality Act (CEQA) as they claim it "will not have a significant effect on the environment".

We need as many neighbors as possible at both meetings. Come prepared to talk about your concerns and why this project does not belong in an established neighborhood like ours.

There has been no word from Councilwoman Plascencia on a meeting with her, I will update when I hear.

Scott Hilton
Sage Ave Resident

Sent from [Mail](#) for Windows 10

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

From: fore.paul@juno.com

Sent: Saturday, January 11, 2020 6:50 AM

To: scott.hilton@att.net

Subject: Fwd: NOTICE OF PUBLIC HEARING - 4070 Jackson Street (St. Michael's) - 2/6/2020

Please note: forwarded message attached

From: Julie Battaglia <hollyboo4@icloud.com>

To: fore.paul@juno.com

Subject: Fwd: NOTICE OF PUBLIC HEARING - 4070 Jackson Street (St. Michael's) - 2/6/2020

Date: Fri, 10 Jan 2020 17:45:35 -0800

From: Scott Hilton <scott.hilton@att.net>
Sent: Sunday, February 02, 2020 4:46 PM
To: Christine Roberts <croberts326@gmail.com>; Judy Teunissen <judygt@att.net>; Kerry Parker <kparker@ttgcorp.com>; Sean Mill <SMill@wfgtitleco.com>; Larry Allen <allenco333@yahoo.com>; Maartin Rossouw <maartin@mjinsurance.com>; Omar Zaki <omarzaki@allstate.com>; Richard Kirby <dbkirby@att.net>; Richard Rubio <richardrrubio@gmail.com>; Andrade, Frances <FANDRADE@riversideca.gov>
Cc: Laura Aramburo <laura_aramburo@hotmail.com>; Olivia Martinez <martinezoly79@yahoo.com>; Gary Pike <gary.pike@gmail.com>; Chris Moorhouse <christophermmoorhouse@gmail.com>; Octavio Flores <octavioflores5@gmail.com>; Robin Uroza <yardbird2255@hotmail.com>; Amanda Wallace <amwallace329@gmail.com>; Clair McGuire <cmcguire67@gmail.com>; sugarpike@yahoo.com; Paul Anderson <fore.paul@juno.com>; Joel Ortiz <j.ortiz0406@sdcglobal.net>; Todd Haeckel <toddhaeckel@hotmail.com>; Eudell Vis <eudellvis@gmail.com>; Genaro Ramirez <genaroramirez25@gmail.com>; Julie Battaglia <hollyboo4@icloud.com>; Kim Lindsey <riversidestrong1@gmail.com>; Bruce McCune <jbmccuneco@gmail.com>; Diane Hilton <dianemhilton@att.net>
Subject: [External] RE: ST MICHAEL'S HOUSING PROJECT

Sent from [Mail](#) for Windows 10

From: [Scott Hilton](#)
Sent: Sunday, February 2, 2020 4:44 PM
To: [Christine Roberts](#); [Judy Teunissen](#); [Kerry Parker](#); [Sean Mill](#); [Larry Allen](#); [Maartin Rossouw](#); [Omar Zaki](#); [Richard Kirby](#); [Richard Rubio](#); [Francis Andrade](#)
Cc: [Laura Aramburo](#); [Olivia Martinez](#); [Gary Pike](#); [Chris Moorhouse](#); [Octavio Flores](#); [Robin Uroza](#); [Amanda Wallace](#); [Clair McGuire](#); [sugarpike@yahoo.com](#); [Paul Anderson](#); [Joel Ortiz](#); [Todd Haeckel](#); [Eudell Vis](#); [Genaro Ramirez](#); [Julie Battaglia](#); [Kim Lindsey](#); [Bruce McCune](#); [Diane Hilton](#)
Subject:

TO ALL PLANNING COMMISSIONERS,

- THIS PROJECT IS TOO LARGE FOR THE SIZE OF THE PROPERTY. IN ADDITION TO THE 50-UNIT ONE AND TWO BEDROOM APARTMENTS, PHASE 2 OF THE PROJECT WILL ADD A 6,700 SQUARE FOOT PARISH HALL, A 2,950 SQUARE FOOT FRIARY AND CHAPEL, AND A 1,300 SQUARE FOOT GREENHOUSE. THE EXISTING CHURCH AND THE BUILDING NOW BEING USED AS DAY CARE WILL REMAIN. THIS PROPERTY IS ONLY 3.57 ACRES. THE CITY STATED THEY PLAN 100 PARKING SPACES BUT THAT CLEARLY WILL NOT BE ENOUGH FOR THE ESTIMATED 150 RESIDENTS PLUS THE CHURCH CONGREGATION, THE FRIARY AND CHAPEL, THE PARISH HALL, AND THE DAY CARE CENTER. IT WILL HOUSE 150 HOMELESS - ALMOST ONE THIRD OF THE CITY'S HOMELESS, AND FAR MORE THAN WARD 5'S SHARE. THIS BURDEN IS TOO GREAT FOR A NEIGHBORHOOD ALREADY SADDLED WITH TWO REHAB/SHELTER HOUSES. THE CITY'S TRAFFIC REPORT STATES THAT 35 VEHICLE TRIPS WOULD ORIGINATE FROM HERE DAILY. THAT NUMBER DOESN'T MAKE COMMON SENSE GIVEN THE PEOPLE THAT WILL INHABIT AND VISIT THE

PROPERTY DAILY. THE TRAFFIC IMPACT ON OUR NEIGHBORHOOD WILL BE A NIGHTMARE FOR RESIDENTS.

- THE CITY STATED THAT CONSTRUCTION WOULD BEGIN IN LATE 2021 AND WOULD TAKE ABOUT A YEAR TO COMPLETE. OCCUPANCY OF THE APARTMENTS IS THEN ALMOST 3 YEARS AWAY. ARE WE TELLING THE CITY'S HOMELESS TO JUST LIVE ON THE STREET FOR ANOTHER 3 YEARS BEFORE WE CAN HELP THEM? 95 HOMELESS PEOPLE DIED IN RIVERSIDE COUNTY IN 2019 AND 22 DIED IN RIVERSIDE CITY. THIS PROJECT DOES NOT MEET THE STATED GOAL OF HOUSING THE HOMELESS QUICKLY AND HUMANELY.
- THE CITY COUNCIL MEETING ON JAN 21 2020 VOTED TO BUY "PALLET CABINS" OF 64 AND 100 SQUARE FEET TO HOUSE 1 OR 2 PERSONS. THE CITY ESTIMATE OF HOMELESS IN RIVERSIDE IS ALMOST 500. AT A COST OF \$5345 FOR THE 64 SQUARE FOOT CABIN OR A \$7999 COST FOR THE 100 SQUARE FOOT CABIN WE COULD HOUSE ALL 500 HOMELESS IN RIVERSIDE FOR \$2.6 MILLION TO \$4 MILLION DOLLARS. THE SMALLER UNIT CAN BE DELIVERED IN 2 WEEKS, SET UP IN A FEW DAYS, AND HAVE ALL 500 HOMELESS SHELTERED IN LESS THAN 2 MONTHS. SEVERAL CHURCHES IN THE AREA ARE INTERESTED IN PROVIDING SPACE FOR A SMALL GROUP OF THESE SHELTERS ON CHURCH PROPERTY. THIS IS TEMPORARY SHELTER BUT IS CERTAINLY MORE HUMANE THAN MAKING HOMELESS PEOPLE WAIT 3 YEARS TO GET OFF THE STREET.
- THE COST OF THE ST. MICHAEL'S PROJECT IS ESTIMATED AT \$18 MILLION FOR 50 UNITS. THAT'S \$360,000 PER UNIT OF 1 OR 2 BEDROOM EFFICIENCY APARTMENTS. SOME SINGLE FAMILY HOMES NEARBY ARE NOT WORTH \$360,000. CONSTRUCTION OF THIS PROJECT WILL DEPRESS LOCAL HOME VALUES AND STEER PROSPECTIVE NEW HOME BUYERS AWAY TO OTHER NEIGHBORHOODS.
- TAKE A DRIVE DOWN SAGE AVE AND HAWTHORNE AVE. BOTH STREETS ARE PEPPERED WITH YARD SIGNS EXPRESSING THE OUTRAGE OF THE NEIGHBORHOOD. THIS PROJECT WILL OVERWHELM OUR QUIET ESTABLISHED NEIGHBORHOOD AND THREATEN OUR HEALTH AND SAFETY.
- THE PLANNING COMMISSION MUST REJECT THIS PROJECT. IT IS TOO AGGRESSIVE AND LARGE FOR THE PROPERTY SIZE. IT IS TOO EXPENSIVE IN TERMS OF OTHER CHEAPER AND MORE IMMEDIATE ALTERNATIVES. IT DOESN'T HELP THE HOMELESS FOR ALMOST 3 YEARS. IT DISRUPTS A PLEASANT NEIGHBORHOOD NEEDLESSLY. THE CITY SHOULD BE ASHAMED OF WHAT THEY ARE FORCING ON LONG TIME RIVERSIDE RESIDENTS.
- PLEASE REJECT THIS PROJECT.

SCOTT HILTON
SAGE AVE RESIDENT

Sent from [Mail](#) for Windows 10

From: Allan Horner <allan@impactwaterproducts.com>
Sent: Monday, February 03, 2020 9:49 AM
To: smill@wfgtitleco.com; clroberts326@gmail.com; judygt@att.net; kparker@ttgcorp.com;
maartin@mirinsurance.com; marzaki@allstate.com; dbkirby@att.net; ichardrrubio@gmail.com; Andrade,
Frances <FANDRADE@riversideca.gov>
Subject: [External] Mercy house Project

I understand that you will be voting soon on the St. Michael's/Mercy house project. This weekend I had a gun pulled on me and was screamed at by a mentally ill methed out person near the homeless camp on Van Buren and Jurupa. Fortunately the police were able to go to the scene and correct the issue without any deaths. Inviting more of this into our neighborhood with the nice name "Mercy House" is ill advised and will lead to the continuing degradation of Riverside which until recently had been becoming a nicer place to live. In the past 5 years I have watched this city tolerate debauchery, drug use, public camping all to the detriment of public safety and quality of life. I was once an ardent supporter of our Mayor. I have been unable to stomach his social justice warrior talking points as of late. He appears to have a desire to turn Riverside into a mini San Francisco. I have not been able to let my children play in the neighborhood for the past two years due to the city allowing a homeless camp within a short distance of my house. I have not heard a single resident who lives near this proposed project who is in favor of it. We all know this will simply bring in more crime and a lower quality of life for everyone in the area. The NIMBY argument that is thrown back into our face every time we complain gets tiring. I seriously doubt anyone who is for this project would tolerate the needles, crime and human feces that I have had to endure next door their own house where their children want to play. Let cities like San Francisco continue to destroy themselves. Let's not follow them into this. If this SJW mentality continues to lower the quality of life in Riverside, you will likely start to see an exodus of hard working tax payers. I want to support the city that I have lived in for 20 years, but I am at my wits end and if this strange desire to make our city a mini skid row continues I will have no choice but to leave.

E. Allan Horner CWS-VI, CI
Impact Water Products
2101 E. Francis Street
Ontario CA 91761
Office (909)939-8008
Cell (951)801-9621
www.impactwaterproducts.com



"We will not compete in the race to the bottom!"

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This e-mail message is intended to be received only by persons entitled to receive the confidential information it may contain. E-mail messages to clients of Impact Water Products may contain information that is confidential and legally privileged. Please do not read, copy, forward, or store this message unless you are the intended recipient. If you have received this message in error, please forward it to the sender and delete from your computer system.

From: kim Lindsey <riversidestrong1@gmail.com>
Sent: Saturday, February 01, 2020 2:56 PM
Subject: [External] Upcoming vote on St. Michael's project

Good afternoon Riverside planning commissioners,
First of all I want to thank you for volunteering your time for one of Riverside's important commissions. I know you don't get paid for it and you donate your time to give the local residents a voice. I know that you will be voting soon on the St. Michael's/Mercy house project. I know that there's a couple of you who already know me but maybe don't know some of the residents in the neighborhood where the St. Michael's project may be built. This little neighborhood with lots of older folks and some young couples with children is not the right fit for this project. None of the neighbors agree with the project contrary to what the mayor says. The neighborhood has produced petitions against this project (and showed up at countless city council meetings) while the mayor says there are 200 in favor with no proof and they've yet to show proof, because they've said they are trying to protect the names. This project also is very costly and although I'm hearing the church will be paying for the 15 million bond; do we have a guarantee that they will follow through? Isn't there a cheaper way to house 50 residents? Shouldn't we have a guarantee that they will be getting clean first before we house them? The neighborhood has been told very little other than the residents in this transitional housing will be "recovering" addicts with no one really on the site to supervise whether they are indeed in recovery. A lot of the information has been nebulous. There is a park within blocks and a private school with elementary age kids. I don't want to tell you how to vote and I know the homeless are a vulnerable community, but so are our elderly and our children.

thank you for your time,
Kim Lindsey

From: colleen morgan <c6bean@att.net>
Sent: Tuesday, February 04, 2020 10:17 AM
To: smill@wfgtitleco.com; clroberts326@gmail.com; judygt@att.net; kparker@ttgcorp.com;
allenco333@yahoo.com; maartin@mjrinsurance.com; omarzaki@allstate.com; dbkirby@att.net;
richardrrubio@gmail.com
Cc: Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] St. Michael's Homeless / Mental Health shelter

Riverside Planning Commission

My name is Colleen Ainley / Morgan I am a retired Neurodiagnostic Technician (REEGT) living on Kingsbury Place 2 blocks from the purposed St. Michael's Homeless / Mental Health shelter project. I am very concerned about 2 issues that may have a detrimental effect on my Neighborhood. They are:

1. Medical health issues and the homeless population.

According to the UWO Medical Journal, there is a 7 times higher mortality in the homeless due to Tuberculosis, Pneumonia, and Influenza caused by S Pneumonia, S Aureus, H Influenza and now emerging Corona virus risks. These risks are associated with Alcoholism, Smoking, Drug abuse, HIV/AIDS, co-infections and Cronic Lung issues found in this population. As Quoted in this study "Mortality and morbidity are greater in this group and out-breaks are common".

2. Medical illness and neighborhood crime.

A published study shows that the rate of violent crimes was 40 times higher in the mentally ill homeless population and 27 times higher for nonviolent crimes. In the category of non- violent crime there was a higher instance of disorderly conduct and for victimizing strangers. This concerns me since we have had an increase of homeless associated issues in our neighborhood since St. Michael's started their homeless kitchen.

Please vote NO on this shelter in my neighborhood, it would better serve the community in a different location !!!!

THE NEEDS OF THE MANY OUTWEIGH THE NEEDS OF THE FEW OR THE ONE !!!!
STAR SHIP ENTERPRISE

Colleen Ainley / Morgan REEGT
Former - Lead EEG Technician
URHS

References:

Respiratory infections in the homeless - UWO Medical Journal Vol 78, issue 2.

Mental illness and Crime - Madness in the streets, Best Masters in Social Programs copyright 2016 - 2018

Date: 2-4-20

Item No.: 9

From: Joel Ortiz <j.ortiz0406@sbcglobal.net>
Sent: Monday, February 3, 2020 5:15:03 PM
To: Perry, Jim <JPerry@riversideca.gov>
Subject: [External] Planning commission vote on 2-4-20

February 3, 2020

Dear Mr. Perry,

I am writing to inform you that I am not in favor of the St. Michael's project being approved by the Riverside City Council. I believe that the dynamics of the neighborhood will change greatly from a quiet, peaceful, and family-orientated area to a busy, trafficky nightmare for the existing homeowners.

My daughter, husband and two grandchildren have enjoyed living in this neighborhood and would not like to see it change. We own the house that they live in on Kingsbury Lane.

The proposed 50 unit multilevel apartment housing will create a busy environment with more traffic for that parcel of land. It will also bring down the property value of the surrounding neighborhood homes. The privacy of the homeowners next to the apartments has essentially been compromised.

I have attended several neighborhood meetings where I found out that there are many neighbors who are also not in favor of the project. This has not been reflected in any of the minutes in any of the planning commission meetings even though we attended them.

The thought of a mental-health facility (rehab or sober living) being in such a populated area is not only unacceptable but insane itself. There are 2 parks adjacent to the property, where hundreds of kids enjoy the baseball diamonds, city pool, and skate park. Putting addicts and mentally challenged people in this area is just asking for trouble to ensue.

I feel that this project has been improperly planned and handled from the start. From the lack of transparency about the number of units and the way that the facility would be run to the attempt to remove Sean Mills from the planning commission just because he supported our objections to the project.

I urge you to vote "no" on this project. I realize that everyone is trying to cope with the homeless problem everywhere but don't forget that we, the homeowners, deserve representation too. Perhaps we should propose similar projects in the Wood Streets , Canyon Crest, Hawarden, or other affluent areas to see if those homeowners would embrace such projects.

Please vote "no" on the funding for the bonds on 2/4/20 and at the planning commission meeting on 2-6-20.

Thank you for your consideration,

Joel J. Ortiz

P.s. We also own a house in La Sierra and appreciate your representation.

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

From: Susan Pike <sugarpike@yahoo.com>
Sent: Sunday, February 02, 2020 8:21 PM
To: smill@wfgtitleco.com; cloberts326@gmail.com; judygt@att.net; kparker@ttgcorp.com; maartin@mirinsurance.com; marzaki@allstate.com; dbkirby@att.net; ichardrrubio@gmail.com; Andrade, Frances <FANDRADE@riversideca.gov>; Larry Allen <allenco333@yahoo.com>
Subject: [External] St. Michaels apartment project

Good evening,

I'm sure you've all been hearing a lot about the St.Michael's project. Here's one more email begging you to please do everything in your power to SHUT IT DOWN!

The project is just TOO BIG for our neighborhood. The city seems to think that putting a massive 50 unit apartment building with at least 150 residents (probably more), and all of their vehicles and associated traffic, won't have any negative impact on our neighborhood. But then, the people at the city in favor of this project DON'T LIVE HERE!

WE DO!!!

And we'd like to continue to live here, in our quiet, peaceful neighborhood of older homes, older citizens and young families. We don't want to live in THE PROJECTS.

This project is just TOO BIG for our neighborhood (yes, I've already said that). The architect drawings are of any ugly, block building reminiscent of mental hospitals of bygone days. It is HUGE, on a lot that already has a large church and several outbuildings. But the 50 unit apartment building won't be the only thing built on this relatively small lot - the plans include:
A 4214 SQUARE FOOT PARISH HALL,
A 2,950 SQUARE FOOT FRIARY AND CHAPEL,
A 1,300 SQUARE FOOT GREENHOUSE... and THIS PROPERTY IS ONLY 3.57 ACRES.

There will also be parking for 100 cars, although the city says that the expected number of vehicles will only be about 35. Seriously? In what alternate universe are these city hall folks living??

I've just read through the Staff Report that you've been given, and really, it looks like the City will continue to thumb their noses at those of us that will be the most seriously impacted by this project. Sadly, whoever prepared this report indicated that only **two letters** have been received stating objections to the project.(Exhibit 9) This doesn't take into account the many comments made by local residents at City Council meetings, any e-comments that may have been received by the City Clerk, it leaves out the vociferous objections heard at the meetings that WE WERE INFORMED ABOUT, and completely ignores the personal notes sent to both City Council and Planning Commission members. Believe me, we have been trying to make our voices heard since we first heard about the proposed project.

Please do what you were chosen to do - be the voice of the citizens in regard to OUR neighborhoods, OUR homes and OUR lives.

Thank you for your time,

Susan Pike
Kingsbury Place

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

From: Melissa Rehm <sweetlymelissa@icloud.com>

Sent: Thursday, February 06, 2020 3:06 PM

To: omarzaki@allstate.com

Cc: Andrade, Frances <FANDRADE@riversideca.gov>

Subject: [External] safety and or health / Oppose St. Michaels new construction

Hello, I am a resident in ward 5 and I am very concern for my family's safety and well being of my family with the already speeding traffic going by through our street, I had to obtain a PO Box in 2015 due to my mail being constantly stolen, this cost me an additional 115.00 a year. I believe because our street is thoroughfare that the hunt park traffic cuts through to get to California street, numerous non residential traffic on foot, cars bikes etc. I was in fear of chasing these non residence from my trash can and was tired of guarding my mail box. I do not feel safe in this area and feel strongly that by adding additional housing complex would only compound the situation. Please review other areas in Riverside that may be more suitable for this massive project you our opposing for ward 5. I am a single Mother and would like your consideration on my concern for myself and families safety in the area I have invested in purchasing a home and feel I have a right to oppose a city project that will impact the healthy and safety of my families well being. Thank you, Melissa Rehm, 4079 Kingsbury.

Sent from my iPad

From: Julie Battaglia <hollyboo4@icloud.com>
Sent: Wednesday, February 05, 2020 5:32 PM
To: Susan Pike <sugarpike@yahoo.com>
Cc: smill@wfgtitleco.com; cloberts326@gmail.com; judygt@att.net; kparker@ttgcorp.com; maartin@mirinsurance.com; marzaki@allstate.com; dbkirby@att.net; ichardrrubio@gmail.com; Andrade, Frances <FANDRADE@riversideca.gov>; Larry Allen <allenco333@yahoo.com>
Subject: [External] Re: St. Michaels apartment project

I implore all Planning Commission members to vote no on the St Michaels project. The size of the building and number of people (225) are a health,safety, and quality of life issue for all of us that will be impacted . This project was first introduced in 2017 with 6 apartments. It has since morphed into 50. This project and the Mayor is trying to rush this through before it can be thoroughly evaluated. Please listen to those who are directly affected. Thank you

Julie Battaglia Resident of Stotts St

Sent from my iPhone

On Feb 2, 2020, at 8:22 PM, Susan Pike <sugarpike@yahoo.com> wrote:

Good evening,

I'm sure you've all been hearing a lot about the St.Michael's project. Here's one more email begging you to please do everything in your power to SHUT IT DOWN!

The project is just TOO BIG for our neighborhood. The city seems to think that putting a massive 50 unit apartment building with at least 150 residents (probably more), and all of their vehicles and associated traffic, won't have any negative impact on our neighborhood. But then, the people at the city in favor of this project DON'T LIVE HERE!

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And we'd like to continue to live here, in our quiet, peaceful neighborhood of older homes, older citizens and young families. We don't want to live in THE PROJECTS.

This project is just TOO BIG for our neighborhood (yes, I've already said that). The architect drawings are of any ugly, block building reminiscent of mental hospitals of bygone days. It is HUGE, on a lot that already has a large church and several outbuildings. But the 50 unit apartment building won't be the only thing built on this relatively small lot - the plans include:

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A 2,950 SQUARE FOOT FRIARY AND CHAPEL,

A 1,300 SQUARE FOOT GREENHOUSE... and THIS PROPERTY IS ONLY 3.57 ACRES.

There will also be parking for 100 cars, although the city says that the expected number of vehicles will only be about 35. Seriously? In what alternate universe are these city hall folks living??

I've just read through the Staff Report that you've been given, and really, it looks like the City will continue to thumb their noses at those of us that will be the most seriously impacted by this project. Sadly, whoever prepared this report indicated that only **two letters** have been received stating objections to the project.(Exhibit 9) This doesn't take into account the many comments made by local residents at City Council meetings, any e-comments that may have been received by the City Clerk, it leaves out the vociferous objections heard at the meetings that WE WERE INFORMED ABOUT, and completely ignores the personal notes sent to both City Council and Planning Commission members. Believe me, we have been trying to make our voices heard since we first heard about the proposed project.

Please do what you were chosen to do - be the voice of the citizens in regard to OUR neighborhoods, OUR homes and OUR lives.

Thank you for your time,

Susan Pike
Kingsbury Place

From: Mary Carpenter <toadtree44@aol.com>
Sent: Wednesday, February 05, 2020 2:58 PM
To: allenco333@yahoo.com; Andrade, Frances <FANDRADE@riversideca.gov>; dbkirby@att.net;
smill@wfgtitleco.com; kparker@ttgcorp.com; clroberts326@gmail.com; maartin@mjrinsurance.com;
richardrrubio@gmail.com; judygt@att.net; omarzaki@allstate.com
Subject: [External] St. Michael's Project Case Numbers: P19-0507 (CUP) and P19-0508 (DR)

To All Members of the Planning Commission of the City of Riverside

**Re: St. Michael's Project
Case Numbers: P19-0507 (CUP) and P19-0508 (DR)**

We strongly urge you to NOT approve the St. Michael's Project at 4070 Jackson Street, Riverside CA.

We have lived within 200 feet of St. Michael's Church since 1974. For many years, we enjoyed a quiet and peaceful neighborhood. With the recent changes in the focus of the church, that has all changed. We truly feel that our neighborhood has reached its saturation point with the increased current activities at St. Michael's.

We feel that the St. Michael's Project would have a detrimental effect on our neighborhood resulting from:

- 1) Increased vehicular traffic**
- 2) Increased pedestrian traffic**
- 3) Loss of privacy**
- 4) Loss of security**
- 5) Loss of property values**
- 6) Cost to taxpayers**

Thank you for your time and consideration.

Cordially,

**Thomas H. Carpenter
Mary M. Carpenter
4081 Stotts Street Riverside CA 92503**

**Phone: 951-687-2962
e-mail: Toadtree44@aol.com**

From: Diane Hilton <dianemhilton@att.net>
Sent: Wednesday, February 05, 2020 9:56 PM
To: Andrade, Frances <FANDRADE@riversideca.gov>; Christine Roberts <clroberts326@gmail.com>;
Judy Teunissen <judygt@att.net>; Sean Mill <smill@wfgtitleco.com>; Larry Allen
<allenco333@yahoo.com>; Richard Rubio <richardrrubio@gmail.com>; Richard Kirby
<dbkirby@att.net>; Maartin Rossouw <maartin@mjinsurance.com>; Omar Zaki
<omarzaki@allstate.com>; Kerry Parker <kparker@ttgcorp.com>
Subject: [External] St Michaels Project

To the Planning Commision

We are a quiet established neighborhood of single family homes. We are retirees, seniors and young families who have invested in the neighborhood and our futures. The Zoning Designation R-1-7000 Single Family Residential. How was the site ever reviewed or considered for this monster in the first place? A 50 unit apartment building does not belong in a Single Family Residential area. The answer for the City and our Mayor and City Council is to re-zone, make it happen, how does that work? We have been voicing our objections and concerns for our safety, health, property value and the destruction of our neighborhood from the beginning. The City Council sits above us and smiles as they continue to plot and plan and disregard "US" the people who live on Hawthorne, Sage, Stotts, Kings Burry , Garfield, and all the surrounding streets near the purposed site. The stress and uneasiness of trying to make the city understand that this project is to Large and does not belong or FIT in our neighborhood is overwhelming. Today less than 24 hrs. before the vote they published mounds of information that I am sure you can understand better than I. Information that is very different than what we were told as late as last Friday with City Staff and Councilwoman Plascencia. Please do not allow our neighborhood to fall victim to such a tragic overreach by the City that we support by living here, shopping here, paying our taxes. Please save our neighborhood!

From: Cheryl LaCount <count65@hotmail.com>
Sent: Wednesday, February 05, 2020 9:48 PM
To: maartin@mjrinsurance.com
Cc: Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] Safety and Health

I'm speaking up tonight against the development of the 50-unit 'supportive housing' planned at St. Michael's church on Jackson St.

I have lived at 4115 Wheeler Street for 18 years. In the past few years, I've picked up drug needles on my front property at least 3 times, my house was burglarized and ransacked March of 2018 and over \$20k worth of items were stolen. I've called the police multiple times for fights at Hunt Park. I've had adult, male, homeless people jumping the wall behind my property and running through my yard. I have 7 fruit trees on my property and homeless people are continuously helping themselves to the fruit. My neighbor, Robert, at 4125 Wheeler St. called me appx 7 months ago saying a homeless looking guy just walked onto my property and picked up a camouflage blue backpack from my back patio. Turned out, it belonged to him but my patio was used to 'ditch it' then return for it the next day!

These instances make me fear for my safety and the safety of my children. For a few years now, my teenage children have been afraid to walk through the park or even go to the park due to the degradation of this neighborhood. My children shouldn't have to worry about strangers trespassing on their property making them feel like prisoners in their own house, afraid to spend time outside, or worrying about stepping on a needle.

I feel the 50-unit development planned on Jackson St. will attract more people to this neighborhood with a likelihood of making it even more dangerous than it already is. These developments should be planned in areas of Riverside that don't experience the petty thefts, crimes and vandalism that we see here on a daily basis.

I purchased my house in 1999 when my neighborhood was a beautiful area to raise children and Hunt park was the epicenter of neighborhood fun. Never once did I fear for my safety or the safety of my children. I was proud to live here. I still work hard to pay my mortgage and support my children. My home, and the equity I have built, is for my retirement.

This housing development will no doubt lower my property value. As indicated in the "St. Michael's Community Frequently Asked Questions", page 4, #2 Host Neighborhood Context, it states "The impact of project scale depends on neighborhood characteristics; large projects typically have the most benefits on property values in low-income neighborhoods, while the opposite is true in higher-income neighborhoods, where large projects typically have mixed impacts".

I translate that into, "Riverside won't be building large projects such as this one in a 'nice' area of the city". And this is flat out wrong. We don't need more crime due to the type of people this development will attract. Page 4 also goes on to state "When affordable housing is clustered there is a greater potential for decreased property values nearby". I understand more developments are planned along California Ave. This will cluster the developments in our region of Riverside, thus reducing our property values even more.

Sincerely,
Cheryl LaCount
4115 Wheeler Street
Riverside CA 92503

From: Bruce McCune <jbmccuneco@gmail.com>

Sent: Wednesday, February 05, 2020 6:18 PM

To: allenco333@yahoo.com; Andrade, Frances <FANDRADE@riversideca.gov>; dbkirby@att.net; Sean Mill <smill@wfgtitleco.com>; kparker@ttgcorp.com; clroberts326@gmail.com; maaartin@mjrinsurnce.com; richardrrubio@gmail.com; judygt@att.net; omarzaki@allstate.com

Subject: [External] St. Michael

This is a Mercy House development. Mercy House is concerned with substance abuse recovery, a noble and necessary mission. The St. Michael property is not an appropriate site for this type of project. The mix of recovering individuals and the demographics of the neighborhood, which consist of both the elderly and young families, is a safety concern.

I implore you to use the wisdom you have been charged with to take a larger view as to the potential dangers this mix portends, and defeat this proposed project.

From: Joseph Morgan <average.joe911@att.net>
To: inlandeditors@scng.com <inlandeditors@scng.com>; thamonson@scng.com <thamonson@scng.com>;
macosta@scng.com <macosta@scng.com>; msnbc.digital.editors@nbcuni.com <msnbc.digital.editors@nbcuni.com>;
nbnbctvinfo@nbcuni.com <nbnbctvinfo@nbcuni.com>; jnelson@scng.com <jnelson@scng.com>
Sent: Saturday, February 8, 2020, 01:26:21 PM PST
Subject: Fw: St. Michael's Homeless Shelter

" I AM JOE" -- Neighbors against the location of the St. Michael's / low income and homeless housing project being considered by the city of Riverside.

"I am CRAZY to talk about it " 951 7510030

----- Forwarded Message -----

From: Christine Roberts <clroberts326@gmail.com>
To: Joseph Morgan <average.joe911@att.net>
Sent: Wednesday, February 5, 2020, 09:24:09 PM PST
Subject: Re: St. Michael's Homeless Shelter

Thank you for your input. Sincerely, Christine

Sent from my iPad

On Feb 5, 2020, at 1:23 PM, Joseph Morgan <average.joe911@att.net> wrote:

Riverside Planning Commission

My Name is Joe Morgan and I was sexually abused as a child by a family friend, the result of this event has followed me all my life. I hope you can understand my deep concern for the children and teens in my neighborhood who could fall victim to this sexual crime in the area surrounding the purported St. Michele's / mental health homeless shelter. When searching on Google "Child sexual abuse and the homeless population" I have found many alarming statistics. Reported in <http://www.kitsapun.com> the State of California reported in 2003 that they had lost track of 40,000 sexual offenders in the State because they had fallen off the grid and had no verifiable address to be registered as sex offenders and have possibly joined the homeless population.

WHERE ARE THESE PEOPLE NOW ?

Another story published by Channel 4 news July 29 2019 called " Calif. seeks solution to the homeless sex offenders rates" states that the number of homeless offenders more than tripled even after voters banned sex offenders from living near schools and parks a decade ago.

State Board of Equalization member George Runner who co-sponsored the Jessica Law said "criminal behavior is a problem among the homeless regardless of whether they are sex offenders" [NBC Los Angeles](#) .

Also reported was that 6% of registered sex offenders have no permanent address but the group accounts for 19% of new sex crime arrests among those on probation for sexual offenses.

How can you in good conscience allow the ST. Michael's shelter to possibly bring non registered sex offenders into the proximity of a hub of Schools Parks, the Joe Renck Center, Skate Board Park, Public swimming pool ???

Can you guarantee me that this shelter will not set up a hunting ground for sexual predators ???

Find a better location for this shelter !!! Help the homeless but not at the expense of our children and our neighborhood.

Joseph Morgan RRT-NPS CPFT
Sex abuse victim
4020 Kingsbury Place
Riverside CA, 92503

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

CITY OF RIVERSIDE
SPEAKER CARD

AGENDA ITEM NO.: 1

WELCOME TO THE RIVERSIDE PLANNING COMMISSION MEETING.

IF YOU WISH TO ADDRESS THE PLANNING COMMISSION, PLEASE COMPLETE AND SUBMIT THIS CARD TO THE PLANNING STAFF. SPEAKER CARDS WILL BE ACCEPTED UNTIL CONCLUSION OF PUBLIC COMMENT ON THE AGENDA ITEM.

NAME: Rich Gardner DATE: 10-6-20

CITY/NEIGHBORHOOD: _____ PHONE # (Optional): _____

ADDRESS (Optional): _____
Address City/State/Zip

SUBJECT: _____

SUPPORT OPPOSE NEUTRAL

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SPEAKER CARD

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NAME: George Hugue DATE: 2-6-2020

CITY/NEIGHBORHOOD: Morero Valley PHONE # (Optional): _____

ADDRESS (Optional): _____
Address City/State/Zip

SUBJECT: Commercial landscape/trees Tyler Mill / Dallasia

SUPPORT OPPOSE NEUTRAL

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CITY OF RIVERSIDE
SPEAKER CARD

AGENDA ITEM NO.: 2

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NAME: Shelley Ziliak Gardner DATE: 2/6/20

CITY/NEIGHBORHOOD: Riverside PHONE # (Optional): ~~977-7500~~

ADDRESS (Optional): _____

SUBJECT: Proposed St. Michael's Project

SUPPORT OPPOSE NEUTRAL

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NAME: BRUCE McCUNE DATE: 2/6/20

CITY/NEIGHBORHOOD: RANCHO PHONE # (Optional): _____

ADDRESS (Optional): _____

SUBJECT: ST. MICHAEL

SUPPORT OPPOSE NEUTRAL

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NAME: SCOTT HIXON DATE: 2-6-20
CITY/NEIGHBORHOOD: ARLINGTON PHONE # (Optional): 951-352-1596
ADDRESS (Optional): 9154 SAGE AVE RIVERSIDE CA 92503
Address City/State/Zip
SUBJECT: ST MICHAEL'S PROJECT

SUPPORT

OPPOSE

NEUTRAL

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NAME: Diane Milton DATE: 02-06-2020
CITY/NEIGHBORHOOD: ARLINGTON PHONE # (Optional): 951-352-1596
ADDRESS (Optional): 9154 Sage Ave Riverside CA 92503
Address City/State/Zip
SUBJECT: St Michaels Project

SUPPORT

OPPOSE

NEUTRAL

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SPEAKER CARD

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NAME: PAUL ANDERSON DATE: 2-6-20

CITY/NEIGHBORHOOD: ARLINGTON PHONE # (Optional): _____

ADDRESS (Optional): 4090 STOTTS Riverside CA 92503
Address City/State/Zip

SUBJECT: ST. MICHAELS

SUPPORT OPPOSE NEUTRAL

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NAME: Julie Battaglia DATE: 2-6-2020

CITY/NEIGHBORHOOD: ARLINGTON PHONE # (Optional): 951-500-1547

ADDRESS (Optional): 4102 Stotts St. Riverside CA 92503
Address City/State/Zip

SUBJECT: St. Michael Project

SUPPORT OPPOSE NEUTRAL

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NAME: JOSEPH MORGAN DATE: 2-6-20

CITY/NEIGHBORHOOD: ARLANZA RIV. PHONE # (Optional): _____

ADDRESS (Optional): Kingsbury Place
Address City/State/Zip

SUBJECT: ST. MICHAEL'S PROJECT

SUPPORT OPPOSE NEUTRAL

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NAME: Colleen Morgan DATE: 2/6/20

CITY/NEIGHBORHOOD: Riverside PHONE # (Optional): _____

ADDRESS (Optional): Kingsbury
Address City/State/Zip

SUBJECT: St Michael's project

SUPPORT OPPOSE NEUTRAL

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NAME: Marsula Arab DATE: 2/5/20
CITY/NEIGHBORHOOD: Riverside / arlington PHONE # (Optional): 714-449-2454
ADDRESS (Optional): 9184 Sage Ave 92503
Address City/State/Zip
SUBJECT: St Michael project
 SUPPORT OPPOSE NEUTRAL

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NAME: Cheryl LaCount DATE: 2/6/2020
CITY/NEIGHBORHOOD: Riverside / Arlington PHONE # (Optional): _____
ADDRESS (Optional): _____
Address City/State/Zip
SUBJECT: St. Michael's 50 unit housing
 SUPPORT OPPOSE NEUTRAL

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NAME: Susan Pike DATE: 2/6/2020

CITY/NEIGHBORHOOD: _____ PHONE # (Optional): _____

ADDRESS (Optional): Kingsbury Place
Address City/State/Zip

SUBJECT: St Michaels

SUPPORT OPPOSE NEUTRAL

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NAME: Chris Moorhouse DATE: 02-02-20

CITY/NEIGHBORHOOD: Riverside PHONE # (Optional): _____

ADDRESS (Optional): 3912 La Fayette St
Address City/State/Zip Riverside 92503

SUBJECT: St. Michael's

SUPPORT OPPOSE NEUTRAL

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NAME: Janice Schuler DATE: 2-6-2020

CITY/NEIGHBORHOOD: _____ PHONE # (Optional): _____

ADDRESS (Optional): Hathorn #
Address City/State/Zip

SUBJECT: St Michaels Church

SUPPORT OPPOSE NEUTRAL

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NAME: George Hague DATE: 2-6-2020

CITY/NEIGHBORHOOD: Moreno Valley PHONE # (Optional): _____

ADDRESS (Optional): _____
Address City/State/Zip

SUBJECT: P19-0507 & P19-0508

SUPPORT OPPOSE NEUTRAL

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NAME: Erin Thomas DATE: 2/6/20
CITY/NEIGHBORHOOD: Wood streets PHONE # (Optional): 858 945 5181
ADDRESS (Optional): Brockton
Address City/State/Zip
SUBJECT: St. Michael's

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NAME: TONY MIZE DATE: 2/6/20
CITY/NEIGHBORHOOD: CITY PHONE # (Optional):
ADDRESS (Optional): 546 VIA ZAPATA RIV. CA 92507
Address City/State/Zip
SUBJECT: ST. MICHAEL'S

SUPPORT OPPOSE NEUTRAL

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NAME: Carrie Adams DATE: 1/6/2020

CITY/NEIGHBORHOOD: 5th ward PHONE # (Optional): 951-396-8735

ADDRESS (Optional): _____
Address City/State/Zip

SUBJECT: Housing at St Michaels

SUPPORT OPPOSE NEUTRAL

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NAME: T. Ellsworth GASTON II DATE: 02/06/2020

CITY/NEIGHBORHOOD: Riverside PHONE # (Optional): 951-315-9089

ADDRESS (Optional): 2911 nite st Riverside
Address City/State/Zip

SUBJECT: Support of housing project

SUPPORT OPPOSE NEUTRAL

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NAME: Kelli Grace Kurtz DATE: 02/07/2020

CITY/NEIGHBORHOOD: Woods/Ward One PHONE # (Optional): _____

ADDRESS (Optional): _____
Address City/State/Zip

SUBJECT: Saint Michael's

SUPPORT OPPOSE NEUTRAL

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NAME: Rabbi Suzanne Singer DATE: 2/6/2020

CITY/NEIGHBORHOOD: Riverside, Ward 1 PHONE # (Optional): _____

ADDRESS (Optional): 3534 Castle Reach Pl
Address City/State/Zip

SUBJECT: St. Michael's Homeless Project

SUPPORT OPPOSE NEUTRAL

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NAME: CONRAD NORDQUIST DATE: 2/6/20

CITY/NEIGHBORHOOD: JURUPA VALLEY PHONE # (Optional): _____

ADDRESS (Optional): _____
Address City/State/Zip

SUBJECT: SMICKEL'S

SUPPORT OPPOSE NEUTRAL

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NAME: Robert Davis DATE: 2-6-20

CITY/NEIGHBORHOOD: Riverside Arlington PHONE # (Optional): 951-315-1111

ADDRESS (Optional): 2982 Joshua Tree Riverside, CA 92503
Address City/State/Zip

SUBJECT: St. Michael's Church - 50 unit apartment building

SUPPORT OPPOSE NEUTRAL

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NAME: Nancy Melendez DATE: 2/6/20
CITY/NEIGHBORHOOD: Ward 5 PHONE # (Optional): _____
ADDRESS (Optional): 9216 Hawthorne 92503
Address City/State/Zip

SUBJECT: _____

SUPPORT OPPOSE NEUTRAL

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NAME: Andrea Briggs DATE: 2/6/20
CITY/NEIGHBORHOOD: Riverside / Ward 2 PHONE # (Optional): _____
ADDRESS (Optional): _____
Address City/State/Zip

SUBJECT: _____

SUPPORT OPPOSE NEUTRAL

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NAME: Hannah Cranbury DATE: _____
CITY/NEIGHBORHOOD: Riverside PHONE # (Optional): 9516842494
ADDRESS (Optional): _____
Address City/State/Zip
SUBJECT: St. Michael

SUPPORT OPPOSE NEUTRAL

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NAME: Rich GARNER DATE: 2-6-20
CITY/NEIGHBORHOOD: _____ PHONE # (Optional): _____
ADDRESS (Optional): _____
Address City/State/Zip
SUBJECT: _____

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City of Arts & Innovation

**Public Comment for February 6, 2020
Planning Commission Meeting
Prepared by the Planning Division at 8:00 a.m. on February 6, 2020**

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 align="center">Jason Hunter</p>		<p align="center">Oppose</p>	<p>I finally had a chance to analyze this much ballyhooed project the Mayor and his ilk so desperately desire to show us their holier-than-thou compassion (with our money of course). This project will ruin that neighborhood. And if the City can pull it off there, they could do it in my neighborhood next. I don't comment much on Planning Commission items, but I'm drawing the line here: anyone associated with advancing this project will face the full wrath of the Riverside residents/voters, aka "general public", aka "the boss" (if we have to recall all electeds, fire the staff, and humiliate/isolate everyone else, so be it). Further, staff calling living spaces for 50 people "incidental housing", "substantially compatible" with the area, not "materially detrimental...to the general welfare" of the neighborhood, and consistent with the Zoning Code IS FLAT OUT DISHONESTY and needs to be called out. I'd like to see staff try to put this development near one of their big donor's houses, or up in Overlook. Lol. The Planning Commission needs to stiffen their spine, deny this CUP unanimously, and send a message that you have our backs...and I guarantee you, we'll have yours. This project is so shamefully bad I almost feel likes it's our local government attempt to punish the middle class, which has played by the rules, been good citizens, paid our taxes, and EARNED the right to the peaceful enjoyment of our neighborhoods. All I can think is that Bailey and his ilk must hate us for our lack of dependency on his government and our ability to see through this skullduggery.</p>
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<p>Oppose</p>	<p>I am very concerned about children's safety when these mentally ill and violent people will be able to go outside the compound to wander through my friends community. I am also concerned about the people addicted to drugs stealing from my friends homes.</p>
<p>Oppose</p>	<p>I am opposed to the St Michael's Mercy House project, because placing a two story low income apartments for the mentally ill and violent people is not safe for the neighborhood. This neighborhood has many children and elderly. This neighborhood also has a park close by and multiple elementary schools. If there will be none or little supervision it poses a threat to the people in the community.</p>
<p>Oppose</p>	<p>I oppose the size of this project at this location. This neighborhood already has negative influence of residents of the Sober Living facility leaving shopping carts on sidewalks, street parking, and commercial trash bin near the sidewalk on Hawthorne St across from St Michaels. In addition there is homeless and transient people living in and around Hunt and Don Lorenzo parks. These people may need a place to be but they should be permitted to take over sections of the park that limit where kids and adults can go in a safe atmosphere. It is my understanding that the city has a goal of 400 new low income housing units distributed across the city. That would be about 60 units for each ward, including ward 5. Why put 50 of 60 units in ward 5 all at one location? That is a heavy concentration of special needs residents in one location. Even if Mercy House as a service provider has a high rate of success, maybe 90% or so, that may mean 10% of these residents may potentially create additional problems in this neighborhood. Many organizations working with community development will stress that for a project to be successful long term there needs to have strong community support and buy in. This project obviously has strong local government support and St Michaels support but community support for a facility of this size is not there. As examples that city planners could be realistic in there assessments 1. The Parking and Traffic cites a street parking evaluation on a weekday; generally church facilities high activity days are weekends. 2. There was reference to low income housing residents have lower rate of car ownership, therefore less auto traffic. True. But they will still use some transportation for some of there needs, in this neighborhood it tends to be shopping carts. There may be needs for low income housing but the size of this project at this location will not contribute to a healthy community neighborhood in my opinion. Please consider a No vote at this time.</p>
<p>Oppose</p>	<p>PLEASE ALL PLANNING COMMISSION MEMBERS!! Vote NO on the proposed ST Michael project. Too big(225) people, too much traffic(our neighborhood and Hunt Park This needs more time for a full impact report and needs to be downsized if they want it in our small neighborhood. This project started in 2017 with a proposed 6 units. It has now morphed into 50 units. Please do not approve</p>

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<p>3. Items for future agendas and updates from City Planner and Planning Commissioners.</p>	<p>Nicholas Jimenez</p>
<p>3. Items for future agendas and updates from City Planner and Planning Commissioners.</p>	<p>Jason Hunter</p>

<p>Oppose</p>	<p>Planning Commission: Safety for the neighborhood! The project is being fast tracked by the mayor without any consideration of the residents of the area! There needs to be more investigation of this project by this City. It has been reported by the Mayor and several others that Community Outreach has been done. However there has never been any of our comments about the negative impact on our neighbor been revealed at any meeting so far. Seems that the Mayor has swept these comments under the rug so to speak! Project History, This project has evolved from 6 rooms to 50 units as time has progressed. History as follows: Approximately 3 years ago Original Proposal, 6 rooms with 6 fryers monitoring! Approximately 4 months later 12 rooms with 6 Fryers managing! Approximately 1 year later 18 rooms with 6 Fryers managing! Approximately 1 year 6 months later 24 people number of fryers not disclosed! Now the project is at 50 units with a number of people estimated at 3 per 25 single bed room units and perhaps as many as 5 per 24 two bedroom units based on City staff estimates. This will increase the immediate population in the area by as many as 200 plus. The above does not address the additional Counselors, Staff etc. This project is too large for this small neighborhood! One family from the neighborhood has sold before this project has been approved. Husband, Wife and 2 small children are leaving because of the project. He is a law enforcement officer and has direct knowledge of what is looming on the horizon with this type of projects! A traffic study was done on January 29, 2020(Wednesday) by the city! This study does not include the weekend days when Church Services are being attended. Projected numbers from the Project Description are Saturday Redemption Church. Attendance 90, 8:45am-3:00pm and on Sunday Faith Community I was never informed about this project. When I looked into it I realized that ONLY homes located just 1000 feet from the location were regarded as "interested parties." That is a quite short-sighted vision of what a community is. My house is little over 3000 feet, but Hunt Park is the closest park I have and the one I regularly use. Also I am deeply concerned about the property value of homes. When appraisers value a home they consider the value of homes around a much greater area than 1000 ft. I firmly oppose this proposal.</p>
<p>Oppose</p>	<p>We live on Kingsbury, around the corner from the proposed St. Michaels project. We urge you to VOTE NO on determining that this project is exempt from the CEQA. This project is NOT WANTED in our neighborhood. The HEALTH and SAFETY of our existing neighbors MUST take priority. We have elderly, disabled people living within yards of where this project will be constructed, meaning their health will be compromised by noise, construction traffic congestion, construction dust and dirt, and inaccessibility to sidewalks and walkways commonly used by wheelchair-bound residents. After the apartments are built, there is NO GUARANTEE that the apartment dwellers - many of whom will be "recovering" alcoholics and drug addicts, will be kept from wandering the neighborhood, looking for easy pickings, things to steal, trashcans to go through and places to shoot up. The safety of our children, our elderly and our tax-paying homeowners MUST be considered first and foremost. Please listen to your constituents and vote NO!</p>
<p>Oppose</p>	<p>The proposed project will bring a burden to our neighborhood and lower home values. This project needs to be built somewhere that can accommodate more units but have less impact on the surrounding neighborhood. It is my opinion that the city could find a more suitable location to accomplish this.</p>
<p>Support</p>	<p>Please amend the Zoning Code so a project like St. Michaels can never be proposed again.</p>

From: Susan Pike <sugarpike@yahoo.com>
Sent: Wednesday, February 05, 2020 4:02 PM
To: Sean Mill <smill@wfgtitleco.com>; Christine Roberts <croberts326@gmail.com>; Judy Teunissen <judygt@att.net>; Kerry Parker <kparker@ttgcorp.com>; Larry Allen <allenco333@yahoo.com>; Maartin Rossouw <maartin@mjinsurance.com>; Omar Zaki <omarzaki@allstate.com>; Richard Kirby <dbkirby@att.net>; Richard Rubio <richardrrubio@gmail.com>; Andrade, Frances <FANDRADE@riversideca.gov>
Subject: [External] Tomorrow's Planning Commission meeting

Ladies and Gentlemen of the Planning Commission,

I'm sure by now you've received and read many, many e-comments, posts and emails regarding the St Michaels project. We're hoping that there will be many of us neighbors there tomorrow - and we've heard that the mayor has sent out a request for his "supporters" to come and show why they're the good guys.

But I don't think it's a matter of the "good guys vs. the bad guys"! Our neighbors are all for helping those less fortunate than ourselves. Really. However, this project has just gotten out of hand.

It's gone from the original 6 bed facility, overseen by 6 friars from St Michaels, to the now-proposed 50 unit, two story apartment building, housing up to 150 (or more!) low or no income residents, many of whom may or may not be substance abusers, domestic violence abusers, alcohol abusers, etc. The city can't give a definitive answer on just who might become our neighbors...and that's unacceptable. There will be parking for 100 cars. One. HUNDRED. There will also be a priory built, a greenhouse built, a new parish hall and more. All on a 3.5 acre parking lot.

There's more, lots more, but you've read the emails, the e-comments and heard us speak at the meetings, so I won't belabor the point. Just know this: we are SO unhappy. We've asked and asked the city to revise the plans back down to something smaller. Our pleas have fallen on deaf ears. The safety concerns of our neighbors mean nothing to the city council. The health concerns mean nothing. WE mean nothing, apparently.

I know that tomorrow you'll be voting on a revision to determine that this project is exempt from the CA Environmental Quality Act. We're respectfully asking for your NO vote on this revision. Please show us that the people of Riverside DO matter to at least a few city officials.

Thank you.

Susan Pike
Kingsbury Place

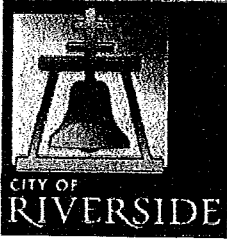
P.S. - I've attached some pictures of a few of the signs that have been placed in our neighborhood. These aren't all of them, but you get the idea. They may be homemade, but they're heartfelt.



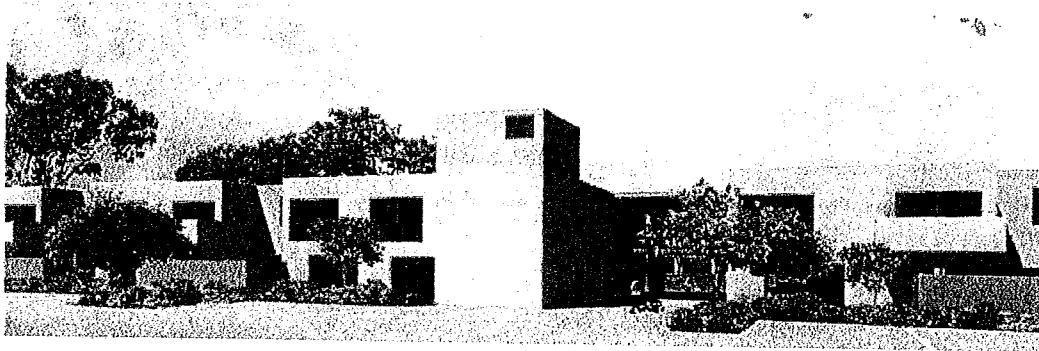








St. Michael's Community



Developer:
Community Development Partners

Property Manager and Case Management Supervisor:
Mercy House

Total Project Cost (Approximate):
\$18,000,000

Proposal:
50 units of affordable and permanent supportive housing

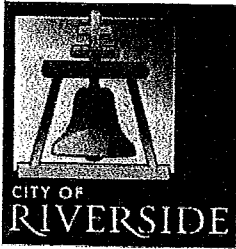
Timeline:
Financing approved in 2019/2020.

Construction proposed to start in late 2021.

The Community: Development of 50 multi-family residential units located at 4070 Jackson Street across from Hunt Park in Ward 5. The development will occur on part of the St. Michael's Episcopal Church property. The Community is proposed to be 2-story with 50 units (24 one bedroom/one bathroom; 25 two bedroom/1 bathroom, and one manager's unit) in walk-up style buildings. The Community layout increases setbacks and buffering on sides that are adjacent to residential neighborhoods to ensure privacy. The Community amenities on-site include onsite case management offices, a flex space for educational classes, and a community garden. The Community buildings will have a clean, "adobe style" feel that is meant to compliment the surrounding site and neighborhood.

Residents: All 24 Permanent Supportive Housing (PSH) units will be prioritized through the Riverside County's Coordinated Entry System (CES) which houses a By Name List of homeless individuals waiting for housing opportunities that will be professionally assessed for particular needs, and be a good fit for placement in the Community. All residents are subject to a typical Lease, meaning that they can be evicted for behavior that is not in keeping with high Community management standards. The remaining 25 units will be made available to Riverside residents who meet the income eligibility criteria.





St. Michael's Community

Income Eligibility:

The 24 PSH units will be reserved for individuals in CES that earn at-or-below 30% of the Area Median Income (or \$14,150 for one person in 2019) coupled with case management and 25-units for qualified low-income individuals and families earning no more than 60% of the Area Median Income (or \$43,080 for a family of four in 2019). The Community will also include an onsite property manager's unit to ensure the community is professionally managed.

Community Outcomes: The Community will enhance the neighborhood by beautifying the site and maximizing a currently underutilized, partially vacant church property. The Community will seek to stabilize the neighborhood; serving Riverside residents experiencing homelessness, including eligible individuals living in Hunt Park resulting in addressing homelessness in the Arlington Neighborhood. The Community also supports the goals of the City's approved Housing First Plan (www.riversideca.gov/h1plan) that includes the development of 400 very low-income housing units over a 10-year period.

Community Outreach:

The following meetings were held with City residents to receive feedback on the proposed St. Michael's Community.

- August 31, 2017: Concept introduction at a regularly scheduled neighborhood watch meeting at St. Michael's Church;
- October 2, 2017: Updated concept and management strategy and reviewed questions from August 31st meeting at Camp Anza where a tour was provided;
- October 23, 2017: First site plan and elevation renderings presented at Hunt Park. Neighborhood requested to incorporate increased setbacks, parking entrance on Jackson, moving primary office off of Jackson Street, and incorporate landscaping to serve as aesthetic fencing;
- Summer of 2018: Door to door outreach was conducted; and
- Summer of 2019: Neighborhood meeting at St. Michaels Church.

our meeting

— Not our Homes

**ST. MICHAEL'S COMMUNITY
FREQUENTLY ASKED QUESTIONS**

What population will this serve?

UNITS	AREA MEDIAN INCOME	MAXIMUM ANNUAL HOUSEHOLD INCOME FOR ONE PERSON	MAXIMUM ANNUAL HOUSEHOLD INCOME FOR TWO PERSONS
24	30%	\$15,100	\$17,250
25	60%	\$40,250	\$46,000

Is this Community a homeless shelter?

This Community is a rental apartment complex, NOT a homeless shelter. All tenants in the St. Michael's Project will be subject to a typical apartment lease, and can be evicted for cause. Tenants will have traditional apartments with the expectation that they must be maintained, and that all rules for the housing complex be followed at all times.

Homeless shelters are meant to meet the temporary (nightly) needs of homeless individuals where the alternative is living in places unfit for human habitation. Homeless shelters are group quarters with bunks and are meant to offer immediate and emergency accommodations.

Will this be managed 24 hours a day?

This project will be managed several ways. First, there will be on-site property management (like all larger apartment buildings) that will ensure that the Community is managed and well kept. Clients will also have a case manager to guide them in addressing individual needs and stabilizing them so that they can achieve housing stability and self-sufficiency. The City will also inspect the Community at least annually to ensure that it meets Housing Quality Standards and is well maintained over the long term.

What does "low barrier" mean?

Before a homeless client is placed in a housing project, they are evaluated for vulnerability and specific reasons that they have become homeless (ranging in scale from unavailability of affordable housing to physical, behavioral, and domestic violence problems) and simultaneously for a set of resources that can be immediately made available to help them get off the streets. These evaluations used to take place on the streets themselves, where the dangers of living outdoors presented a barrier in-itself to helping the client. The new "low barrier" model gets the client off the street with a simultaneous plan to stabilize and eventually rehouse the client. "Low barrier" means that a client is housed at the same time a case management plan is formalized, with short and long term outcomes, for the client. "Low barrier" does NOT mean that clients are housed haphazardly or without supervision or a strategic plan to achieve housing stability.

What are the benefits of developing affordable housing to a community?

1. **Replacement:** Affordable housing developments that replace depressed conditions vacant, abandoned properties or other blighted conditions likely generate more positive impacts on surrounding properties than those developed on vacant land in untroubled neighborhoods. Generally it seems that when affordable housing development is part of a neighborhood revitalization program, benefits accrue to the greater neighborhood.
2. **Host Neighborhood Context:** Affordable housing is least likely to generate negative property value impacts when it is embedded within higher-value, low-poverty, stable neighborhoods and when the affordable housing development is well managed. The impact of project scale depends on neighborhood characteristics; large projects typically have the most benefits on property values in low-income neighborhoods, while the opposite is true in higher-income neighborhoods, where large projects typically have mixed impacts.

Multiple studies find that smaller projects (typically less than 50 units) have no impact on neighborhood crime. This finding was common across multiple types of affordable housing, including non-profit rental housing, public housing, and supportive housing.

3. **Management:** Good management makes a difference. Projects managed by non-profit organizations commonly have positive impacts on property values due to sustained, quality management of the property. Projects managed by for-profit organizations commonly have positive impacts on property values, but the benefits tend to be less sustained over time compared to non-profit projects.
4. **Property Value:** In the housing market, the most common factors that affect your property value include:
 - a. **Location in a community** – Convenient access to schools, work and amenities like shopping, restaurants and entertainment is a priority to many families and will greatly influence home values.
 - b. **The latest home sales**
 - c. **History of appreciation** – In the last 5 to 10 years, have property prices risen or declined? Does location or affordability affect how desirable the area is thought to be?
 - d. **The local economy** – Are local companies hiring? Have businesses moved into or away from an area? Is there a good mixture of jobs in an area, or does it depend on just one industry? Is the mix of commercial and residential zoning changing? Each of these factors plays a role.

There is research to suggest that affordable housing does not negatively impact property values. Mai Nguyen, Associate Professor at UNC-Chapel Hill in the Department of City and Regional Planning, conducted a literature review of quantitative studies concluding with the following findings:

- Affordable housing is not as significant as other variables influencing property values especially in cities where housing is either expensive or in short supply
- The build of quality of affordable housing in comparison to surrounding housing can impact property values nearby
- When affordable housing is clustered there is a greater potential for decreased property values nearby. This is not the case with the City of Riverside as affordable housing is spread throughout the City and not clustered in one general area.



From: "Coronado, Edward" <ECoronado@riversideca.gov>
Date: February 3, 2020 at 2:30:09 PM PST
Subject: Opportunities to advocate for affordable housing

Hello,

Mayor Bailey would like to thank you for your previous commitments to advocate for our neighbors without homes. Affordable housing is an integral part of our efforts to end homelessness in Riverside, and on Tuesday Feb. 4th and Thursday Feb. 6th there will be opportunities to advocate for an affordable housing project that will be on St. Michael's Episcopal Church campus. Mayor Bailey is requesting your participation to speak in favor of this project during public comment at one or both of these meetings. This 50 unit affordable housing development will serve low income and extremely low income families, and will be an important step in homelessness prevention and relief for those already in the process to acquire housing. If planning on attending, please respond with which meetings you will be able to speak at. If you have any questions please feel free to reach out to me as well.

Tuesday, February 4, 2020

City Council

City Council Chamber

3900 Main St, Riverside, CA 92522

@ 3:00 pm

Item #9

Thursday, February 6, 2020

Planning Commission

City Council Chamber

3900 Main St, Riverside, CA 92522

@ 9:00 am

Item #2

Best,

Edward Coronado

City of Riverside

Office of the Mayor, Assistant to the Mayor

Main: 951.826.5551

Direct: 951.826.5372

RiversideCA.gov

Greeting

Resident of Riverside for almost 6 year. I live in Riverside with my sweet husband Rich Gardner and sweet daughter Kimberly. Rich is the man about town with the yellow shirt who wants to be Mayor.

WHO?

I come to speak today as a
CHILD advocate

1. Training with Child Abuse

Prevention Center in BP

1. CASA (Court appointed Special advocate) advocate for children in the court system.

I've seen the consequence of children not being safe.

WHAT?

What's the problem??

I came today to share my thoughts and concerns about the proposed St Michael's housing project. I am adamantly opposed to the location of the proposed St Michaels Project due to safety issues for children who have activities across the street at Hunt Park. The families will also have children in this proposed housing project. These children will be living in close proximity to those individuals who are currently in various recovery programs. This project should not intermingle the families with children and those in serious recovery programs. How can we protect these children??

Meghans Law of 1996 mandates the public be aware of sexual predators in the area.

A list must be made available to the public of those who are registered sex offenders. These registered sex offenders may have committed crimes against children.

Last week I attended a meeting at St Catherine's Church on "homelessness" One sad story was shared by a church volunteer about homeless woman at Shamel Park. This homeless woman was found beaten black and blue in the face and raped by 2 homeless men. The volunteer did not give any more information than that. What if that had been a young elementary girl or boy from HUNT park?

WHERE?

These issues are in critical other cities. When 2 other cities had safety concerns about their projects people listened.

1. City of Tustin parents formed "Protect Tustin Kids"
2. FULLERTON Parents and neighborhood Residents opposed similar location within 400 feet of Commonwealth Elementary

Although these facilities are not the same as the Proposed St Michaels Project, the individuals who are in various programs have similar behavior issues. They will be around children at HUNT PARK and also the children at this proposed project. This is a safety issue.

The cities of Tustin and Fullerton voted down the projects. They listened to the voices of the people.

So Here's my question:

"Are the children in Tustin and Fullerton more IMPORTANT and more PROTECTED than the children in Riverside?"

I'd like to comment on Mayor Bailey's remark about the homeless being our neighbors I TOTALLY AGREE!!!

These CHILDREN at HUNT PARK are the city's neighbors! Their PARENTS are the city's neighbors! These PARENTS are tax payers and these same neighbors are voters!

I love Riverside, the City of Arts and Innovation. Riverside is also blessed with many beautiful parks. I looked at the list for top ten beautiful parks in Riverside. Unfortunately, HUNT park did not make that list of beautiful parks and that's ok. I do not believe it's ok to put children at risk due to

convenience. Would you put this proposed Housing Project in Canyon Crest area?? I think NOT!! Feels Discriminatory?

WHEN??

When should the children be protected..... always!!

CONVENIENCE should not be more important than CHILD SAFETY.

AMERICA'S MOST WANTED has found many hardened criminals hiding in various locations. When individuals don't have Identification, How is vetting done to protect these children??? They will be around the children at HUNT PARK and children in the proposed St Michaels Project!

WHY?

I'm wondering if MARTIN vs BOISIE is the ENGINE driving this TRAIN?? Maybe it's the fear of a lawsuit???

Although Riverside has a homeless crisis, I believe common sense should prevail.

As a reminder.....there are other laws..... state and federal laws are on the books to protect our children. Various organizations also protect our children.

CHILD PROTECTION ACT of
1993

MEGHAN'S LAW of 1996

ALLIANCE TO PROTECT CHILDREN

KIDS SAFE In the IE,
Loma Linda Office

- I am homeless advocate. but first and foremost I am a CHILD ADVOCATE. Thank you in advance Mayor Bailey and city council members for protecting Riverside's children. As the end of your ERA is approaching Mayor Bailey,
- I pray that part of your legacy will be protecting Riverside children. GOD BLESS our great city of Riverside.

Sent from my iPhone

From: ENRIQUE SANCHEZ <kikebest@sbcglobal.net>

Sent: Thursday, February 06, 2020 7:49 AM

To: allenco333@yahoo.com; Andrade, Frances <FANDRADE@riversideca.gov>; dbkirby@att.net; smill@wfgtitleco.com; kparker@ttgcorp.com; cloberts326@gmail.com; maaartin@mjrinsurance.com; richardrrubio@gmail.com; judygt@att.net; omarzaki@allstate.com

Subject: [External] STOP THE ST. MICHAEL'S PROJECT

Good morning, my name is Enrique Sanchez Hernandez, my address is 4182 Stotts st. in Riverside,

**I do not support the
project!!!!**

From: Joseph Morgan <average.joe911@att.net>

Sent: Tuesday, February 11, 2020 2:54 PM

To: Colleen Morgan <c6bean@att.net>; smill@wfgtitleco.com; Christine Roberts <croberts326@gmail.com>; judygt@att.net; kparker@ttgcorp.com; allenco333@yahoo.com; maartin@mjrinsurance.com; omarzaki@allstate.com; dbkirby@att.net; richardrrubio@gmail.com; inlandeditors@scng.com; macosta@scng.com; msnbc.digital.editors@nbcuni.com; nsnbctvinfo@nbcuni.com; jnelson@scng.com; sugarpike@yahoo.com; Smith, Kristi <Ksmith@riversideca.gov>; Nicol, Colleen <CNicol@riversideca.gov>; scott.hilton@att.net; riversidestrong1@gmail.com; Media-rhagen@scng.com <rhagen@scng.com>

Cc: fanrade@riversideca.gov; stateinfomation@state.ca.gov

Subject: [External] Re: St. Michael's / publicly funded low income and homeless housing project

On Saturday, February 8, 2020, 12:10:13 PM PST, Joseph Morgan <average.joe911@att.net> wrote:

" I AM JOE" The Joe Manifesto " Stand up all you JOE's"

I am "JOE" a riverside man with non diagnosed multiple personality disorder. I am against the ST. Michael's project in my neighborhood.

THE NEEDS OF THE MANY OUTWEIGH THE NEEDS OF THE FEW OR THE ONE -- James T Kirk / Star Ship Enterprise

WHO AM I ?? -- Please help me !!!

I AM:

Joe Morgan --Retired Senior citizen, With Failing Health

Joe Respiratory -- Health care worker concerned about community health and my neighborhood.

Joe Christian -- Compelled to follow the Great Commission.

Joe Tortured -- Child sexual abuse victim

Joe American -- Not wanting public funds to be used for a religious purpose.

Joe Conspiracy -- Thinking that someone is making corporate or personnel interest on the backs of the low income and homeless.

Joe property owner -- Concerned my life savings and investment my crumble.

Joe Father -- Father of many Joe's

Joe MAMA -- " That's all I am going to say about that ! " Forest Gump

Joe Depression -- "Don't send me back !!! --- I do not want to go back !!

IS ANYONE LISTENING !!!!!

Help our neighborhood and our community find a better location for this obviously needed project.

My Dad always said -- " NEVER PUT A HUNDRED DOLLAR SADDLE ON A TEN DOLLAR HORSE !! (2nd book of JOE)

I just want my DADDIES to be proud of me !! Thank you God (Father Son and Holy Spirit) ! Thank you Joe Senior (I miss you so much) !!!!!.

Looks like Riverside has a History of Joe's. Thank you Joe Renck. Would you have protected our children if you could ???

Today "I AM JOE" -- Community Activist

4020 Kingsbury Place

Riverside, CA 92503

951 751-0030

WHO WILL I BE TOMORROW -- STAND UP ALL YOU "JOE'S"

cc Mayor

City Council

City Manager

City Attorney

ACMs

DCMs

C&ED Director

From: Diane Hilton <dianemhilton@att.net>
Sent: Friday, February 14, 2020 12:16:51 PM
To: Plascencia, Gaby <GPlascencia@riversideca.gov>
Subject: [External] St Michaels Housing Project

Councilwoman Plascencia,

Again I am seeking your support as the council representative for my neighborhood.

I am asking you to look at this project and see that it is too large and does not fit our neighborhood. It will change the dynamic of our neighborhood. It will overcrowd the streets and the immediate area. It will be a business operating on church property.

WE THE PEOPLE, the tax payers who elect you to represent us and count on you to support us, are asking for that support now. Please find a more suitable site to build this project. Please view this site as any other building project in a single family residential tract of single family homes. It will take over the surrounding neighborhood. There are many areas in our city where lives and neighborhoods would not be disrupted by such a large project.

Review the original proposal, the size and scope of that project. Clearly it has expanded and outgrown this site. I understand the need for such a project but there is a more appropriate and suitable location. Our neighborhood has an existing sober living home that is in operation. We are supporting the need for services.

I am sure the political waves are crashing. I am sure at the request of the Mayor, the Faith Based Community will be out in force to lobby for this project and shame us for being so inhuman. They are wrong. The voices of those who do not live in our neighborhood or share a vested interest, those voices should not be louder or more influential than our voices. Our fears and concerns are valid and real.

Please do not support this project being built at St Michaels. Please find another location for this project.

Your response would be welcomed.

Diane Hilton
Sage Ave Homeowner

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