

Date: 7-14-15

**Subject:** FW: Northside Neighborhood Moratorium Area  
**Attachments:** image001.png; ATT00001.htm; Northside Neighborhood Moratorium letter.pdf; ATT00002.htm

Item No.: 25

**From:** David Boras <[dboras@pcwc.com](mailto:dboras@pcwc.com)>  
**Date:** July 9, 2015 at 2:51:52 PM PDT  
**To:** <[mgardner@riversideca.gov](mailto:mgardner@riversideca.gov)>, <[asmelendrez@riversideca.gov](mailto:asmelendrez@riversideca.gov)>, <[msoubirous@riversideca.gov](mailto:msoubirous@riversideca.gov)>, <[pdavis@riversideca.gov](mailto:pdavis@riversideca.gov)>, <[cmacarthur@riversideca.gov](mailto:cmacarthur@riversideca.gov)>, <[jperry@riversideca.gov](mailto:jperry@riversideca.gov)>, <[jburnard@riversideca.gov](mailto:jburnard@riversideca.gov)>  
**Cc:** <[dmurray@riversideca.gov](mailto:dmurray@riversideca.gov)>  
**Subject:** Northside Neighborhood Moratorium Area

Councilmen:

I am writing (see attached) to express my concern over the moratorium impact to our property on 4135 Garner Road and my request to reach some compromise to allow existing business/property owners to make improvements (pull building permits) to improve their existing properties to keep existing tenants or attract new tenants. Otherwise we may have a vacant building on our hands in 2016 as outlined in my attached letter.

Regards,

Dave

David Boras

Chief Financial Officer  
Grove Avenue Properties  
528 Arizona Avenue  
Suite 206  
Santa Monica, Ca. 90401

310.451.5227  
Cell 310.200.1897

**GROVE AVENUE PROPERTIES  
528 ARIZONA AVENUE  
SUITE 206  
SANTA MONICA, CA.-90401**

**July 9, 2015**

**Councilmen**

**Mike Gardner,  
Andy Melendrez,  
Mike Soubirous,  
Paul Davis,  
Chris MacArthur,  
Jim Perry,  
John Burnard:**

**Re: Northside Neighborhood Moratorium area**

**Dear Councilmen:**

**Our company is a property owner at 4135 Garner Road. It is an approximate 40,000 sf warehouse with a long term tenant. The tenant has several options to renew. One option is coming due in 2016. I am concerned that the proposed referenced Moratorium would prevent our company from pulling any permits for tenant improvements if needed for the present tenant to renew or tenant improvements for a new tenant which is common in the industry. This certainly has no impact to the residents in the area and should NOT be included in any moratorium. If we are unable to pull permits for tenant improvements to satisfy our existing tenant or to attract a new tenant, that would have a huge financial impact to our company.**

In addition there are similar vacant buildings across the street from our facility that we would like to see leased for security reasons. I'm sure those owners will have the same issue if you prevent them from attracting tenants because of the inability to pull tenant improvement building permits.

I am NOT well versed in the planning options available to the City but I would request a compromise that would allow existing businesses and property owners to continue business as normal and allow us to pull building permits for tenant improvements to allow our tenants to renew and or attract new tenants.

I am writing this letter because my schedule does not allow me to attend the July 14<sup>th</sup> hearing.

Regards,

A handwritten signature in black ink that reads "David Boras". The signature is written in a cursive, flowing style.

David Boras, CFO  
Grove Avenue Properties

Cc: Mr. Howard Alphson, Esq.