



T K E E N G I N E E R I N G , I N C .

September 27, 2016

Gaby Adame
Assistant Planner
City of Riverside Community &
Economic Development Department
Planning Division
3900 Main Street
Riverside, CA 92522

Subject: Case No. P16-0329
Alta Vista Public Charter School
Northeast Corner of Spruce Street and Chicago Avenue

Dear Ms. Adame:

TKE Engineering, Inc. owns and operates our business out of the building located at the Southwest corner of Spruce Street and Chicago Avenue. Currently, traffic conditions at the intersection are extremely congested due to peak hour traffic and rail traffic interruptions. The proposed land use will likely significantly increase peak hour traffic volumes at the already congested intersection. Recently, one of our employees was involved in a traffic collision while attempting to exit onto Spruce Street.

Please define the project's proposed mitigation to mitigate traffic impacts. If these additional traffic volumes are not being mitigated, we oppose the project as it will significantly impact our business access for clients and employees. I plan to attend the hearing to voice my opposition.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael P. Thornton".

Michael Thornton, President
TKE Engineering, Inc.

EXHIBIT 8 - Comment Letter



City of Arts & Innovation

Community & Economic Development Department

Planning Division

City Hall
3900 Main Street
Riverside, CA 92501

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FIRST CLASS



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MICHAEL P THORNTON
APN 210140008
2244 KURTWOOD DR
RIVERSIDE CA92507

P16-0329- Gaby Adame

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Notice of Public Hearing

You are invited to attend a Public Hearing before the City Planning Commission of the City of Riverside for the following item:

DATE OF NOTICE: September 23, 2016

CASE NUMBER: P16-0329 (Conditional Use Permit)

APPLICANT: Kyle Knowland of Alta Vista Public Charter School

PROPERTY LOCATION: 1695 Spruce Street, situated at the northeast corner of Spruce Street and Chicago Avenue in the BMP-SP - Business and Manufacturing Park-Specific Plan (Hunter Business Park) Overlay Zones, in Ward 1.

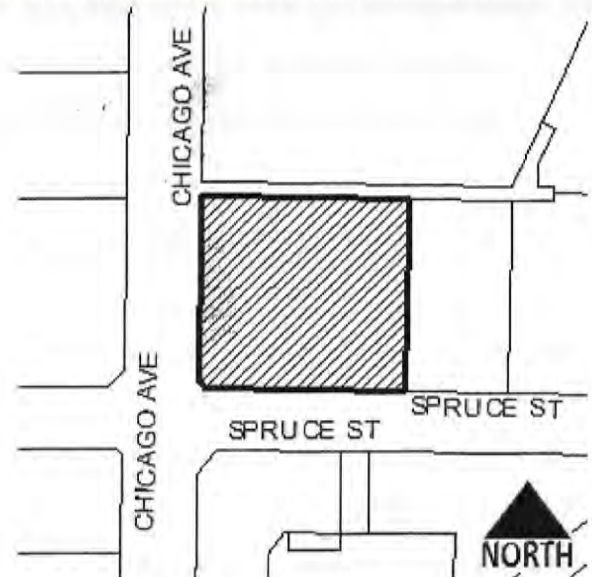
PROPOSAL: To consider a Conditional Use Permit to establish a public charter school for a total of 500 students with approximately 35 students at any given time, ages 14 through 19, within an existing 6,647 square foot lease space, in a multi-tenant office building.

CITY PLANNING COMMISSION, Art Pick Council Chamber

City Hall, 3900 Main Street, Riverside, CA 92522

MEETING DATE: October 20, 2016

MEETING TIME: 9:00 a.m.



ENVIRONMENTAL REVIEW

The Planning Division of the Community & Economic Development Department has determined that this project is categorically exempt from further CEQA Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities) as this project will not have a significant effect on the environment.

REVIEW SCHEDULE

The staff report will be available on October 8, 2016 at <https://riversideca.legistar.com/Calendar.aspx>. This notice is being mailed to property owners within 300 Feet of the project site. Interested parties may appear and speak in opposition to or support of the project or the staff recommendation at the meeting. Written comments may also be submitted for consideration.

For further information you may call or write: Gaby Adame, Assistant Planner, City of Riverside Community & Economic Development Department, Planning Division, 3900 Main Street Riverside, CA 92522 (951) 826-5933 or gadame@riversideca.gov

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