

ANDRE & LORRI COLES
4620 CIRCLE LAZY J RD
RIVERSIDE, CALIF 92501
PHONE (951) 781-3630, FAX (951) 781-3637

CONFIDENTIAL FAX FOR IMMEDIATE DELIVERY

DATE 6/14/17

TO: Candice Assadzadeh FROM: Andre ~~Loorri~~ Coles

COMPANY NAME: _____ FAX #: 951-826-5981

REGARDING: APN 207-060-007 REZONE

____ PURSUANT TO YOUR REQUEST

☒ FOR YOUR INFORMATION AND REVIEW

____ PLEASE CALL WHEN RECEIVED

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TOTAL NUMBER OF PAGES INCLUDING THE COVER SHEET: 4

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COMMENTS: Our neighbors have no problem with the land
being rezoned for a single dwelling. we do not want it
rezoned for more houses in this area. Thanks Andre & Lorri
COLES

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**Community & Economic
Development Department**

To whom it may concern,

I, Michael Pierce, representing the entire Pierce household residing at 4700 Circle Lazy J Road, Riverside, CA, wish to express disapproval of an attempt to rezone 0.49 acres (Assessor's Parcel Number 207-060-007) from public facilities to single family residential R-1-7000.

I do feel badly about opposing this gentleman's ability to build his home but I feel there are bigger issues at stake here. First, the city promised our neighborhood no new homes would be built here. Are they now breaking that promise? Secondly, I don't like the idea of a Tavaglione being involved in this process. The Tavaglione's tried to rezone the property behind our neighborhood once before and build huge quantities of homes. I feel if he gets this parcel rezoned to single family residential it will put him that much closer to getting the land behind our neighborhood rezoned and his dream of a huge housing complex at our expense will come true.

This rezoning would completely destroy the idyllic quiet neighborhood that has been in place since 1969 and that my wife and I have lived in and raised our family in for 31 years.

This neighborhood is a quiet family oriented neighborhood, one way in and out, all street are cul-de-sacs or dead-ends eliminating all non-resident traffic. The children play basketball and baseball safely in the street. This will all change when you open up our streets, as you will have to do for entrance and egress for new residents.

As I have said this is a quiet neighborhood. The residents are peaceful and respectful of others. No loud parties, no garage bands, no speeding up and down the streets and our calls for police and fire services are extremely low. This will all change if more housing is added. You can't guarantee the caliber of people we will get with this new housing.

Speaking of police and fire services and resident entrance and egress – there is only one way out of the neighborhood through Fairmount Park. Have any of you ever driven through that park on a weekend? It's a nightmare on a holiday weekend. It's impassable. What will it be like when you add hundreds more cars to this traffic jam from new residents? On holidays, they park on both sides of the road, ignoring 'No Parking' signs and even double parking. Lots of luck getting a fire truck in.

Don't let me forget to mention all the special events held in the park on weekends that disrupt traffic. Right now, it's disrupting just a few people. What will it be like if you add more housing?

Last, but not least, I don't know if any future new homes would be two story or not but, if they are, it is conceivable some could look down into our backyards destroying any semblance of privacy.

Respectfully,



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Development Department**4720 Circle Lazy J Rd.
Riverside, CA 92501

June 10, 2017

City of Riverside
Planning Commission
Case Number: P17-0065(Rezone)

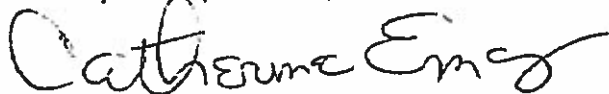
To whom it may concern,

I have lived at 4720 Circle Lazy J Road since March of 1969. I presently have no objections to the rezoning of the property in question to a single dwelling home. My fear is that this will open the door to further development in the adjacent properties presently owned by Parks and Recreation. I would not like to see this area developed with more housing then what is already here. Over the years, there have been many unique problem involving access to and from our housing tract because we have to use a single exit that feeds into Fairmount Park.

The difficulties we have had usually involve Fairmount Park. Traffic leaving or returning to our development during weekends and holidays can be a nightmare. During special events held in the park access in and out again is disrupted. Over the years working with Park and Recreation and our councilmen, we have solved most of the problems and have accepted that these inconveniences come with living here. For me personally, I accept these negatives to have the privilege of living in this small community. A delicate balance has been established. I would hate to see more housing that would negatively impact this community.

This is a very quiet family neighborhood. A great place to raise a family. The kids can play safely in the streets without non-resident traffic to worry about. With only one access road, this neighborhood has been able to remain rather private over the years. This factor has limited the problems that other larger neighbors have to deal such as loud parties, and speeding. Overall, our families respect of each other and their property.

Thank you for your time,



Catherine Emery