

**P17-0096, P17-0180, P17-0182, & P17-0521**  
**Exhibit 8 – Public Comments**

Includes public comments received since the September 14, 2017 Special Evening Meeting of the Planning Commission.

**Darnell, Doug**

W164503 -  
CITY COLLEGE &  
RAMONA DRIVE

**From:** Guzman, Rafael  
**Sent:** Tuesday, October 03, 2017 4:44 PM  
**To:** White, Ted; Darnell, Doug; Eastman, Jay; Bartscher, Christina  
**Cc:** Zelinka, Al  
**Subject:** FW: [External] FW: RCCD Property and City of Riverside Housing Element

FYI

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

From: Guzman, Rafael  
Sent: Tuesday, October 3, 2017 4:41 PM  
To: 'Carlson, Chris' <Chris.Carlson@rccd.edu>  
Subject: RE: [External] FW: RCCD Property and City of Riverside Housing Element

Hi Chris,

Based on our conversation this afternoon, you are okay with the City proceeding with the inclusion of Riverside Community College District properties in the Housing Element rezoning based on that fact that our RHNA is 4,767 and we are proposing sites that will accommodate over 6,000 housing units. We appreciate your support but recognize your autonomy.

Thanks,  
Rafael Guzman  
Director of Community & Economic Development City of Riverside

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

From: Carlson, Chris [mailto:Chris.Carlson@rccd.edu]  
Sent: Tuesday, October 3, 2017 4:11 PM  
To: Guzman, Rafael <RGuzman@riversideca.gov>  
Subject: [External] FW: RCCD Property and City of Riverside Housing Element

This email's attachments were cleaned of potential threats by The City of Riverside's Security Gateway. Click <<http://securegateway.riverside.tld/UserCheck/PortalMain?IID={AF563513-7D38-DE44-B361-2F712E424CF2}&origUrl=>> if the original attachments are required (justification needed).

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

From: Carlson, Chris  
Sent: Tuesday, September 26, 2017 5:28 PM  
To: 'ddarnell@riversideca.gov' <ddarnell@riversideca.gov>  
Subject: RCCD Property and City of Riverside Housing Element

Mr. Darnell:

Please note, the property in the notice is owned and part of Riverside Community College District. Riverside CCD is an entity of the state and not subject to local land use planning; and the referenced properties should not be included in the housing element to count towards the City's RHNA numbers.

Should you have any questions, please feel free to contact me.

Regards

Chris Carlson, AICP  
Chief of Staff & Facilities Development  
Riverside Community College District  
Office of the Chancellor  
3801 Market Street, Floor 3  
Riverside CA 92501  
951.222.8044 o  
951-201.0316 c

Follow @RCCDistrict on

## PUBLIC NOTICE

Community & Economic Development Department



City of Arts & Innovation

Planning Division  
City Hall  
3900 Main Street  
Riverside, CA 92501



You are invited to attend the Planning Commission of the City of Riverside for the following:

**MEETING INFORMATION:** October 19, 2017 – 9:30 a.m.

Art Pick Council Chamber, 3900 Main Street, Riverside, CA 92522

**APPLICANT:** City of Riverside

**PROJECT LOCATION:** Southeast of Intersection at City College Dr. & Ramona Dr.

**CASE FILES:** P17-0096, P17-0180, P17-0182 & P17-0521

**CASE PLANNER:** Doug Darnell, (951) 824-5219 or

APN: 217204004

RIVERSIDE COMMUNITY COLLEGE DIST  
3801 MARKET ST. RIVERSIDE  
RIVERSIDE CA 92501



HWT-LMP 92501



### PLANNING COMMISSION PUBLIC HEARING

**DATE OF NOTICE:** September 22, 2017

**PROPOSAL:** The following amendments are proposed by the City of Riverside to implement the 2014-2021 General Plan Housing Element:

**Zoning Map:** To accommodate the Regional Housing Need Assessment mandated by State law, the City has identified 67 candidate sites citywide proposed for multi-family residential or mixed-use zoning.

**General Plan:** Amendments to align land use designations with the proposed Zoning Map amendments.

**Zoning Code:** Amendments including Code sections that regulate: nonconformities, base zones, related uses and development provisions, permitted uses, design review, site plan review, accessory dwelling units, and new regulations for Tiny Homes and Tiny Home Communities. In addition, amendments are proposed in compliance with state law to address Supportive and Transitional housing (Senate Bill 2) and Single Room Occupancies (Assembly Bill 2634). Proposed revisions will affect the permitting of drive-thru businesses.

**University Avenue Specific Plan:** The amendments would remove the 1.5-acre requirement for mixed-use developments, allow stand-alone multi-family by-right for properties zoned as MU-V and MU-U, and defer to mixed-use standards in the Zoning Code.

**ENVIRONMENTAL DETERMINATION:** A Draft Program Environmental Impact Report (DPEIR) [SCH# 2017041039] has been prepared for the project pursuant to California Environmental Quality Act Guidelines Section 15081. The DPEIR is available for public review and written comment from September 1, 2017 until October 23, 2017. Interested parties may contact Doug Darnell, AICP, Senior Planner between 8:00 a.m. and 5:00 p.m. Department files are available at the Planning Division. The Housing Element update, Rezone Program and DPEIR can be viewed at:

Interested parties may appear at the meeting and speak for or against the project or the staff recommendation. Written comments (email or USPS) may be submitted for consideration.

**Darnell, Doug**

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**From:** Totton, Gayle@NAHC <Gayle.Totton@NAHC.CA.GOV>  
**Sent:** Monday, October 02, 2017 1:51 PM  
**To:** Darnell, Doug  
**Subject:** [External] SCH# 2017041039 2014-2021 Housing Element Update Housing Implementation Plan EIR

Good afternoon Mr. Darnell,

I completed my review of the Draft EIR for the above referenced project. Because the document substantially complies with the requirements under AB-52 (and SB-18, thank you), I did not want to make formal comments in a letter. I did, however, find one small error that will need to be corrected prior to issuing the final version. In Mitigation Measure Culture 4 (c), the document states that any Most Likely Descendant (MLD) named by the Native American Heritage Commission (NAHC) has 24 hours to make recommendations to landowners for the disposition of any Native American human remains and grave goods found. That time period should be 48 hours per Public Resources Code (PRC) 5097.98 (a).

Please let me know if you have any questions regarding this change.

Sincerely,

Gayle Totton, M.A., Ph.D.  
Associate Governmental Program Analyst  
Native American Heritage Commission  
(916) 373-3714

Darnell, Doug

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**From:** Judy Mahoney <woodstreets@aol.com>  
**Sent:** Saturday, September 30, 2017 1:55 PM  
**To:** Darnell, Doug  
**Cc:** Chrisjen28@sbcglobal.net  
**Subject:** [External] Gunshots Olivewood/Panorama  
**Attachments:** Sept 2017 Gunshots.docx

Doug, there have been many posts this week on NextDoor.com about gunshots heard coming mostly from Olivewood. The residents of Historic Wood Streets are very concerned about seeing even more multi-unit housing going in, bringing in the likelihood of more of this bad element. Something has to be done about the existing apartment complexes to get tighter crime-prevention. (The Olivewood complexes are the "broken window" neighboring the Historic Wood Streets. Let's fix the broken window.)

No one wants to see more multi-housing units along Olivewood. We don't want the Housing Element proposal approved for Olivewood. I'm attaching the NextDoor.com posts copied this afternoon at 1:40pm.

Judy Mahoney

**Paul Cardon**, Wood Streets

## 8-12 gunshots around Wood Streets?

Heard around 10 shots, in 3 batches, over the course of under 10 minutes. Helicopter flying around now.

Any idea what's going on?

1d ago · 16 neighborhoods in Crime & Safety

9 Thanks · [32 Replies](#)

Jessica Rice-Granillo, Wood Streets · 1d ago

Got my attention. Wondering the same thing.

1 Thank

Barbie McEvoy, Wood Streets · 1d ago

We heard the same thing

1 Thank

Julie Sparkman, Wood Streets · 1d ago

I was wondering also. I didn't hear the helicopter though. Sounded towards Panorama Dr.

[Thank](#)

Courtney Willingham, Wood Streets · 1d ago

Second night of gunshots!! We r getting really tired of hearing this!!! Last night as well as the night before I didn't hear a helicopter or sirens. That doesn't mean they werent there but I didnt hear any. I used to think the wood streets was more of a upscale neighborhood but hearing gunshots every night makes me think different.

3 Thanks

Kim Castillo, Downtown · 22h ago

I'm curious What area of the Woods Streets? I never would think there would be problems around that area...

1 Thank

Courtney Willingham, Wood Streets · 21h ago

I'm on Elmwood drive.

1 Thank

Bonita Taylor, Grand Neighbors · 20h ago

I heard it too..on Tower :/

2 Thanks

David Arriaga, Wood Streets · 19h ago

It is a good area and thats why scum bags do it around here because they think they could get away wit it easier

2 Thanks

Bryan & Judy Mahoney, Wood Streets · 19h ago

I heard gunshots last night and the night before as well, but these seemed to be coming from Olivewood. Several sharp pops.

1 Thank

Janice Moore, Wood Streets · 19h ago

They awakened me last night, also. I'm near Olivewood and Jurupa. In my drowsy state, I thought they were fireworks. ☹️

1 Thank

Michelle Mirabella, Wood Streets · 19h ago

Heard them over on Beechwood:(

1 Thank

Ron Todar, Magnolia Center·18h ago

You Wood St. neighbors better flush these criminals down the toilet because it affects property values. The more rentals the more potential low-life's. Someone should do an Internet search and see how other cities have dealt with the infusion of renters who don't give a "S".

4 Thanks

John Charles, Magnolia Center·18h ago

Yea Im sure that would make for a good read Ron but then what? I used to think the Wood streets were an upscale part of Rlverside also, I still do but they seem to have a lot of negative activity. Magnolia Center rules.

Sabrina Glaze, Magnolia Center·17h ago

Ah there's the one about renters. Seems to infiltrate every post when there's a problem. That rhetoric creates a stigma. Those problems could only possibly come from renters. It's an absurd generalization. I'd say the owners aren't taking measures to check their applicants or are just lazy landlords. It works both ways.

7 Thanks

Linda Falkoski, Magnolia Center·17h ago

Be diligent and not afraid to call 311 for problems with trashier yards...and the cops for illegal dealings...that's my 2 cents...

2 Thanks

Alona Smith, Grand Neighborhood Alliance·16h ago

I agree Sabrina. I am offended every time I see that. Every landlord I've had has praised me as the perfect tenant because I take pride in my home. People who generalize suck.

4 Thanks

Jazz Smith, Wood Streets·16h ago

My hubby and I have a philosophy, this is our home and our safe haven and the second we see or sense someone is up to no good we jump on it, call the cops, make them feel as unwelcome as possible and "show our teeth" so to speak. Tell them to get out and stay out or else. We all need to start taking actions to take our neighborhood back. We work and pay taxes and have earned the right to live safely and peacefully. Develop the attitude of "not my home, not my neighborhood." ☺

8 Thanks

Scott Evans, Wood Streets·16h ago

It woke me and my wife up..it was gunshots

2 Thanks

Jazz Smith, Wood Streets·16h ago

Yup we hear them too and call 911 the instant we hear it. Even if it seems like just a firecracker sometimes.

2 Thanks

Bethany Wiekamp, Wood Streets·16h ago

Time to start a neighborhood watch???? Get more organized???

4 Thanks

Amber Shackelford, Wood Streets·4h ago

Did anyone call the police?

2 Thanks



Debra kotow, Wood Streets·3h ago

I've been renting in wood streets for years and my girlfriend too we are not slum renters that is a insult to renters what about the 2 home owner in the last 3 months were the feds had to clean up drugs in our lovely wood streets

6 Thanks

Matthew Hahn, Wood Streets·2h ago

Jazz is right. My wife and I do the same. Get outside. Tell scum bags to piss off. If we all do it, they will stay away. Hiding inside and waiting for an hours late officer does no good. Take your home and neighborhood back. No one else will.

3 Thanks

Bryan & Judy Mahoney, Wood Streets·1h ago

about renters... the assumption is probably based on the fact that the area we heard the shots from came from Olivewood near Panorama - which is almost entirely apartments. It is not a commentary on all apartment-dwellers.

2 Thanks

Jason Vizthum, Wood Streets·1h ago

Its not about 'renters'. It's the apartments on olivewood and panorama. A lot of criminal activity in that area. It isnt wrong to state a fact. I lived here growing up 20+ years ago and live here again. Its been a source of problems for a very long time sadly. The neighborhood awesome and in many ways better than ever. Because of that it is targeted. Same thing happens in any nice neighborhood, particularly when not gated.

2 Thanks

Ellie Duncan, Magnolia Center·1h ago

The renters comment was not intended for those renters who keep up the house and yard and are law abiding citizens. That comment was for those renters who don't give a damn about the upkeep of the house or yard, deal and manufacture drugs, let their kids run wild, aren't good neighbors, and who bring our property values down. You good renters, stop taking it personal, we are NOT referring to you. We have several rentaers in our neighborhood and no problem. I think someone should call the homeowner of the rentals that have problems that affect us and make sure they are aware of what's taking place on their property. They possibly don't know.

2 Thanks

Royanne Sauvé, Wood Streets·57m ago

The panoramas are not safe. When I was a teenager I had a friend that lived there and it was always very sketchy. It's also roach infested. Most of the people that lived there smoked crack. They would try to get us to buy it. I wish someone would buy out these apartments and fix them up and kick out the people doing illegal things. Because I know there are good people living there too.

4 Thanks

Ellie Duncan, Magnolia Center·57m ago

If it is ppl in an apartment complex complain to the manager on-site or the property management company.

2 Thanks

Ellie Duncan, Magnolia Center·50m ago

And as for the Wood Streets, it was always a safe, beautiful place to live. Honestly, I couldn't afford it but had friends who did. What a shame PARTS of it have become what they are. I'm saying "parts" so don't take it as ALL and post nasty comments. All I know now about the Wood Streets is what I see posted here on ND with all the complaints and ppl calling the police. That indicates, to me at least, that it's not what it used to be.

1 Thank

Ron Todar, Magnolia Center·45m ago

Thank you Ellie for clarifying any comments (including my own) about renters. I have been a renter in the past as well, and lived up to all rental agreements including not shooting off a gun. My guess is that the 80/20 rule probably applies to renters as well. 80% doing the right thing and 20% not so much. To those renters that are part of the good folks I salute you!! For those that aren't I say change is possible. Have a nice day!!

1 Thank

Karen Renfro, Downtown·36m ago

Do you have a Neighborhood Watch where you live? If so, go to their next meeting! If not, go to somebody else's and find out how to start one. Ask the RPD Officer present about the Crime-Free Multi-Housing Program and if those apartments on Olivewood & Panorama have signed up.

1 Thank

Jazz Smith, Wood Streets·7m ago

The Jurupa Royale Apartments are full of drugs and sketchy criminal activity too. They should be nuked. 😞 But there are unfortunately, many home home owners in this area that manufacture and sell out of their homes and it has to be stopped. As citizens we have to do our part too, let's take our homes and streets back. Let's make these people afraid to bring that element to our front doors. We have homes, jobs, children and pets and we have a right to protect them! 😞👊

W262501 -  
CORNER OF  
UNIVERSITY & IOWA

**Darnell, Doug**

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**From:** Pamela von Burner stein <pbvonb@sbcglobal.net>  
**Sent:** Thursday, September 28, 2017 1:15 PM  
**To:** Darnell, Doug  
**Cc:** Burt von Bieberstein; Bryan Richter (br@brealtor.com); bballdad11@comcast.net; tennismom11@comcast.net  
**Subject:** Re: [External] FW: August 10th Planning Meeting Concerning Iowa/University Parcel

Thank you for your reply and clearing up some questions.

Burt

Pamela von Bieberstein

On Sep 28, 2017, at 11:45 AM, Darnell, Doug <[DDarnell@riversideca.gov](mailto:DDarnell@riversideca.gov)> wrote:

Hello Burt,

Thank you for your inquiry. We understand and recognize that for the long-term, the property will remain a restaurant, which is fine. The property is still part of the larger site proposed for the Mixed – Use Urban (MU-U) Zone. If this parcel or other parcels were to be removed from the larger site this would result in fragmented portions of zoning that would continue to be inconsistent with the Mixed-Use Urban General Plan land use designation that already exists.

A restaurant (sit down and take out) is a “by right” use in the MU-U Zone, therefore the existing restaurant would remain a conforming use. Even if it were to become a non-conforming use as a result of the new zone, the restaurant would be able to continue operations as a restaurant. Additionally, the City will be addressing other concerns with a proposed Zoning Code amendment to allow, subject to a Conditional Use Permit, restaurants with a drive-thrus in mixed use zones.

Finally, if the use were a non-conforming use, the sale or transfer of ownership of a property has no bearing on whether an existing non-conforming use may continue or not.

If you have any further questions, please let me know.

Sincerely,

**Douglas A. Darnell, AICP, Senior Planner**

3900 Main Street  
Riverside, CA 92522  
Ph: 951-826-5219  
Fax: 951-826-5981  
e-mail: [ddarnell@riversideca.gov](mailto:ddarnell@riversideca.gov)

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**From:** Burt von Bieberstein [[mailto:pbvonb@hotmail.com](mailto:mailto:pbvonb@hotmail.com)]  
**Sent:** Wednesday, September 27, 2017 9:07 AM  
**To:** Darnell, Doug <[DDarnell@riversideca.gov](mailto:DDarnell@riversideca.gov)>  
**Cc:** Bryan Richter ([br@brealtor.com](mailto:br@brealtor.com)) <[br@brealtor.com](mailto:br@brealtor.com)>; [bballdad11@comcast.net](mailto:bballdad11@comcast.net);

[tennismom11@comcast.net](mailto:tennismom11@comcast.net); [pbvonb@sbcglobal.net](mailto:pbvonb@sbcglobal.net)

**Subject:** RE: [External] FW: August 10th Planning Meeting Concerning Iowa/University Parcel

Doug,

We received the Public Notice about a hearing on October 12<sup>th</sup> concerning the ALUC. We've contacted John Guerin and he has really no problem with our property. We are then assuming that our property is still planned to be rezoned regardless of our request to not have it rezoned since it could not be changed for 2+ eight year periods of your need for additional housing.

1. When can you address the zoning being maintained or changed?
2. I believe that you've addressed the issue of maintaining a restaurant in the building for perpetuity, but changing to another business may alter that relationship. Did I get this correct so that I can assure the Medina's of this issue?
3. If we decide to sell the property, will the new owners be able to continue as a restaurant. Is that correct?

Thank you for giving us answers that will allow us to make better decisions.

Regards,

Burt

**From:** Darnell, Doug [<mailto:DDarnell@riversideca.gov>]

**Sent:** Tuesday, August 15, 2017 3:26 PM

**To:** Burt von Bieberstein <[pbvonb@hotmail.com](mailto:pbvonb@hotmail.com)>

**Cc:** Bryan Richter ([br@brrealtor.com](mailto:br@brrealtor.com)) <[br@brrealtor.com](mailto:br@brrealtor.com)>; [bballdad11@comcast.net](mailto:bballdad11@comcast.net); [tennismom11@comcast.net](mailto:tennismom11@comcast.net); [pbvonb@sbcglobal.net](mailto:pbvonb@sbcglobal.net)

**Subject:** RE: [External] FW: August 10th Planning Meeting Concerning Iowa/University Parcel

Hello Burt,

Sorry for not responding to your initial message. Thank you for attending the August 10<sup>TH</sup> Planning Commission meeting and voicing your concerns. I will make sure that the notes you have provided are provided to the Commission and made part of the record.

I hope to be able to provide additional information within the next couple weeks concerning the property at the corner of University & Iowa Avenue and the Zacatecas restaurant property.

DD

**Douglas A. Darnell, AICP, Senior Planner**

3900 Main Street  
Riverside, CA 92522

Ph: 951-826-5219

Fax: 951-826-5981

e-mail: [ddarnell@riversideca.gov](mailto:ddarnell@riversideca.gov)

**From:** Burt von Bieberstein [<mailto:pbvonb@hotmail.com>]

**Sent:** Tuesday, August 15, 2017 10:48 AM

**To:** Darnell, Doug <[DDarnell@riversideca.gov](mailto:DDarnell@riversideca.gov)>  
**Cc:** Bryan Richter ([br@brrealtor.com](mailto:br@brrealtor.com)) <[br@brrealtor.com](mailto:br@brrealtor.com)>; [bballdad11@comcast.net](mailto:bballdad11@comcast.net);  
[tennismom11@comcast.net](mailto:tennismom11@comcast.net); [pbvonb@sbcglobal.net](mailto:pbvonb@sbcglobal.net)  
**Subject:** [External] FW: August 10th Planning Meeting Concerning Iowa/University Parcel

Doug Darnell,

I did not receive a reply from you concerning this e-mail so I came to the meeting and presented. Can you please include these notes in the Planning meeting notes of that day? I would appreciate hearing that you received this. I would like to work with the chain of command, but cannot if I don't know that it's received.

We would like some indication as to the direction of our property prior to the September 14<sup>th</sup> meeting. We will again come down if necessary.

Regards,

Burt von Bieberstein

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**From:** Burt von Bieberstein  
**Sent:** Tuesday, August 1, 2017 11:26 AM  
**To:** '[ddarnell@riversideca.gov](mailto:ddarnell@riversideca.gov)' <[ddarnell@riversideca.gov](mailto:ddarnell@riversideca.gov)>  
**Cc:** [bballdad11@comcast.net](mailto:bballdad11@comcast.net); [tennismom11@comcast.net](mailto:tennismom11@comcast.net)  
**Subject:** August 10th Planning Meeting Concerning Iowa/University Parcel

Doug Darnell,

We received the notice of a meeting concerning the parcel on the corner of Iowa and University. Mary Kay Barker and Pam von Bieberstein own the property that houses the Zacatecas Restaurant. We have some concerns where this zoning change is going and thought we'd ask your opinion so that we don't need to come down for the meeting.

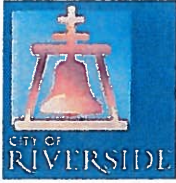
Jon and Vicky Medina own Zacatecas and have a 10-year lease with us and a 10-year option after that. They have invested over \$250,000.00 in a remodel and we've invested in a new roof. Both the Medina's and us need time to make those investments pay off so are reluctant to go a different direction.

During Shakeys tenure at the building we were offered options for selling and turning it into student housing twice and it fell through due to the small Mexican Restaurant on University and the Cask and Cleaver property. We then signed a lease with the Medina's.

Can you please give us further direction on where this zoning change could go, or should we come to the meeting?

Regards,

Pam and Burt von Bieberstein  
3130 Penney Dr.  
Simi Valley, CA 93063  
Home (805) 522-4042  
Pam Cell (805) 404-8632  
Burt Cell (805) 387-4316



Community Development  
Department  
Planning Division

*City of Arts & Innovation*

September 26, 2017

Jeff Moore  
R.C. Hobbes Company, Inc.  
1110 E. Chapman Avenue, Suite 201  
Orange, CA 92866

**SUBJECT:** Harris Farms @ 4105 Jefferson Street (APN 227-130-025)  
Housing Element Candidate Site # W3G4S11

Dear Mr. Moore:

The City of Riverside is currently updating its General Plan Housing Element. The update is necessary to bring the City into compliance with State housing law.

The property commonly known as "Harris Farms" has been included in the Housing Element's Implementation Plan as a "candidate site" for rezoning to a higher density multi-family residential zone. However, this letter is intended to inform you that the City staff will not be recommending a rezoning of the property when the rezoning proposals are presented to the Planning Commission on October 19, 2017.

The following summary clarifies the details of this decision:

The Housing Element is a policy document that evaluates the City's effectiveness in achieving State and regional housing goals. State law requires the City's Housing Element to show that the City can accommodate its fair share of new housing that is affordable to lower income families. Unfortunately the amount of land the City has zoned for multi-family housing does not meet the State's minimum requirements; therefore the Housing Element includes a strategy for rezoning properties to higher density multi-family residential or mixed use zones. The strategy identifies 300 properties that meet State housing law criteria for rezoning. The property at 4105 Jefferson Street is included because it meets the State's criteria. The City Council is scheduled to review and approve the 2014-2021 Housing Element on October 10, 2017.

The Housing Element's list of sites is only meant to identify properties that are "candidates" for rezoning, based on State criteria. Inclusion on the Housing Element's Candidate Site list does not mean the properties will be automatically rezoned.

To comply with California law, the City must rezone enough land to accommodate the construction of at least 4,767 new affordable dwellings. Therefore, in December the City Council will be reviewing a proposal to rezone some of the candidate sites. Determining which of the 300 properties to rezone requires a review of environmental impacts, neighborhood compatibility, development potential, and other factors.

On September 20, 2017 the Planning Division completed its review of the 300 properties. A recommendation will be presented to the Planning Commission on October 19, 2017. The recommendation to not rezone the Harris Farms property at 4105 Jefferson Street is based on the fact that the site is presently being developed with 36 single family attached townhomes; therefore a rezoning will not address the State's mandate to accommodate new housing that is affordable to lower income families.

Should you have any questions related to the 2014-2021 Housing Element, the Housing Element Rezoning Program, or this letter, please do not hesitate to contact Senior Planner Doug Darnell, AICP, at (951) 826-5219 or [ddarnell@riversideca.gov](mailto:ddarnell@riversideca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jay Eastman', is written over a faint, circular official stamp.

Jay Eastman, AICP  
Principal Planner

cc: Doug Darnell, Senior Planner  
Rafael Guzman, Community & Economic Development Director  
Ted White, Community & Economic Development Deputy Director  
Al Zelinka, Assistant City Manager  
Mike Soubrious, Ward 3 Councilmember  
Property owners within 300 feet of the property

W6G4S26-  
LA SIERRA AVE.  
3 COLLETT AVE.

**Darnell, Doug**

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**From:** CDDINFO  
**Sent:** Monday, September 25, 2017 10:03 AM  
**To:** Darnell, Doug; Davis, Michelle  
**Subject:** FW: [External] Project on la sierra street

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

**From:** Norma Goldstein [mailto:ngoldstein4@yahoo.com]  
**Sent:** Saturday, September 23, 2017 2:43 PM  
**To:** CDDINFO <CDDINFO@riversideca.gov>  
**Subject:** [External] Project on la sierra street

I would like to address that I am not agreeing that a project for low income housing should occur in the la sierra area. This would cause a major traffic area in the school areas. This area has a history for so many years. I have been living for over 45years. There are many other areas where this project can occur. Use those areas instead.

Why not fix streets and lights. Add lights on stonewall st to golden ave. There r no lights. You can't even see pedestrians walking, crossing the street. This area is dark.

From the new houses on riverwalk to pierce, lights were added.

If u have any questions, please feel free to call me. 951-295-5717

Thank you for your time.

Sent from my iPhone



WIGSBILL -  
IOWA AVE. &  
BLAIN ST.

**Darnell, Doug**

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**From:** Darnell, Doug  
**Sent:** Monday, September 25, 2017 1:45 PM  
**To:** 'Eric Dransfield'  
**Subject:** RE: [External] APN 250080007 - zoning change proposal

Hello Eric,

Thank you for your inquiry and sorry for not responding sooner. This is to confirm that the rezoning of the property at 3621 Iowa Avenue from the existing Commercial Retail (CR) to the Mixed Use -Village (MU-V) Zone will not prevent the continued operation of the existing service station.

Please let me know if you have any further questions.

Sincerely,

**Douglas A. Darnell, AICP, Senior Planner**  
3900 Main Street  
Riverside, CA 92522  
Ph: 951-826-5219  
Fax: 951-826-5981  
e-mail: ddarnell@riversideca.gov

**From:** Eric Dransfield [mailto:eedrans@gmail.com]  
**Sent:** Wednesday, September 20, 2017 9:54 AM  
**To:** Darnell, Doug <DDarnell@riversideca.gov>  
**Subject:** [External] APN 250080007 - zoning change proposal

Mr. Darnell,

I own the Shell gas station located at 3261 Iowa @ Blaine. It is included in the Housing Element Rezone Program. I have watched the 2 hour Riverside TV City Planning Commission Discussion (which is an extremely useful tool considering that I live in Idaho for 1/2 of the year and was unable to attend). I am in favor of the general concept and respect the city's needs to comply with increased demand for housing. My biggest concern is ensuring that my property and business are unaffected notwithstanding the zoning change. Mr White indicated in his presentation that Imminent Domain will not be entertained nor will businesses be impacted by the decision to rezone. In other words, the zoning will change to MU-V from CR....however, existing businesses will not be required to change their business model (my gas station will stay a gas station even though there may be increased development for MU-V on my parcel and surrounding parcels like closed K mart, and CR properties adjacent to my gas station, etc).

Would you please confirm that the proposed zoning change will have no impact on my current business operation? For me personally, the zoning changes only helps my business. I have other gas stations in High Density housing areas and increased units translates to increased people and increased sales. Thanks for your time.

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Eric Dransfield

Petro Consulting Services, LLC  
951-551-5750 Cell  
951-271-9043 Fax  
[eedrans@gmail.com](mailto:eedrans@gmail.com)

W664526 -  
LA SIERRA AVE.  
& COLLETT AVE.

Darnell, Doug

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**From:** pal9ph@aol.com  
**Sent:** Wednesday, September 20, 2017 3:59 PM  
**To:** Darnell, Doug  
**Cc:** Perry, Jim  
**Subject:** [External] Low-Income Housing southwest of La Sierra-Collett Avenues

Mr. Doug Darnell, Case Planner, City of Riverside Planning Division:

My wife and I live at 4312 Drexel, near the site for the proposed low-income, high-density housing that is referenced above.

We are wary but not automatically opposed to the proposal.

For several decades we have lived near the 58-unit apartment complex now known as Riverwalk Landing on the east side of La Sierra Avenue north of Collett. As I recall it started out as, and may still be, Section 8 subsidized housing. The complex is gated and fenced except for a wall where it backs up to a Flood Control channel. As far as we know, it is under single ownership and has a manager who resides on site.

I can't say there have been no problems originating from the apartments or residents. But nothing serious that immediately comes to mind. In recent years the most obvious concern I know of is trash sometimes being thrown over the back wall into the Flood Control right-of-way. Originally the south side of the complex's back yard was not fenced. But evidently after too many unauthorized people were found on the premises, and perhaps young children were running off without permission, a chain link fence was installed to block that access.

Our observation is that the reason for so few problems is (a) rental housing that is (b) gated and fenced, (c) under a single ownership and (d) with an attentive manager who resides on-site all the time.

We recommend that low-income housing for the site southwest of La Sierra and Collett be limited to a similar set of criteria.

Phil Palmer

W364509 -  
E. SIDE OF JEFFERSON  
S. OF MAGNOLIA

**Darnell, Doug**

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**From:** Stephanie <bobandstephanie@sbcglobal.net>  
**Sent:** Saturday, September 16, 2017 3:51 PM  
**To:** Darnell, Doug  
**Subject:** [External] Case Files: P17-0096, P17-0180, P17-0182, P17-0521

Dear Mr. Darnell:

I understand there was a Planning Commission meeting on 9/14/17. We were unable to attend because we were out of town. We live on Los Arboles Place within 300 feet of the of the candidate sites off Jefferson.

There are currently 3 apartment complexes on Jefferson. The tenants that occupy these apartments utilize our street constantly to park. Additionally, after 6pm during the weekdays and all day on the weekends, they park along Jefferson in the bike lanes. Our area CANNOT support any additional apartment tenants that don't or can't utilize the apartment property to park their many vehicles.

1. I have contacted the city on at least two occasions to report a tenant that we know lives in the apartments directly behind our property. He has 5 vehicles (work and personal) none of which have been registered since 2015 and they are parked on my street for up to two weeks only moving when the street sweeper comes.
2. There are tenants who park company work trucks (Cone Zone, etc.) on our street.
3. The city advised me that with cars parked on both sides of my street there is nothing the city will do because there is enough room "by 1 inch". No kidding "1 inch"!!!
4. Only one vehicle can enter or exit at a time and there have been several near misses.
5. Try exiting our street. Because there is a dip at the end of our street and Jefferson humps in the center, we can't see oncoming traffic to our right because of the parked vehicles.
6. The bike lanes down Jefferson between Indiana and Magnolia are a joke. Maybe once a week I see a bike rider. Then that individual is riding his bike on the sidewalk.

We know housing is needed but the parking situation in the area must be figured into any decision that is made. I hope my pleas are taken seriously and that any decision made won't erode our right to enjoy our neighborhood and home.

Thank you,

Robert L. Clark  
7865 Los Arboles Place  
Riverside, CA 92505  
951-688-1219

Sent from my iPad

W4 G4S42 -  
VAN BUREN BLVD. §  
CHICAGO XYE.

Darnell, Doug

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**From:** JENNIFER DOIRON <jen0215@msn.com>  
**Sent:** Thursday, September 14, 2017 5:58 PM  
**To:** Darnell, Doug  
**Subject:** [External] High density housing

It is my understanding that you are the person to contact in regards to the apartments or high density housing that would be build up in the Woodcrest/Orangecrest area by Dauchy Ave.  
Who plans this type of housing when roads and schools are already overcrowded? The community is willing to fight this! Traffic is already a nightmare and most of our schools are overcrowded!  
I have lived up in this area for 22 years and the amount of building that has occurred without improvements to roads and increasing school capacities is ridiculous! King is at or over capacity.  
What needs to be done to stop this ridiculousness? Our community does not want to see this type housing added when other improvements and structures have not been improved or implemented.  
As a taxpayer, I am outraged at the irresponsible choices being made on behalf of a community that knows this is not a responsible or sound choice!  
I expect to hear back from you.  
Sincerely,  
Jennifer Doiron

Sent from my iPhone