

**From:** [Watson, Scott](#)  
**To:** [Richard Block](#)  
**Cc:** [jblock29@charter.net](mailto:jblock29@charter.net); [Equez, Judy](#)  
**Subject:** RE: [External] concern about 4019 Mission Inn Ave  
**Date:** Monday, June 04, 2018 3:19:51 PM

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Hi Richard,

Thank you for your email. The particular notice that you received was for the Certificate of Appropriateness for compatibility within a historic district. I am the case planner for that case only. I am going to refer you to Judy Equez, who is the planner for the other entitlement.

Scott K. Watson  
Historic Preservation Assistant Planner  
City of Riverside  
Community and Economic Development, Planning Division  
Main: 951.826.5371  
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[RiversideCA.gov](http://RiversideCA.gov)

Useful Links:  
Historic Preservation | [riversideca.gov/historic](http://riversideca.gov/historic)  
Design Guidelines | [riversideca.gov/historic/guidelines.asp](http://riversideca.gov/historic/guidelines.asp)  
COA Application | [riversideca.gov/historic/pdf/chb-appropriateness.pdf](http://riversideca.gov/historic/pdf/chb-appropriateness.pdf)

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

From: Richard Block [<mailto:rblock31@charter.net>]  
Sent: Monday, June 04, 2018 2:55 PM  
To: Watson, Scott  
Cc: [jblock29@charter.net](mailto:jblock29@charter.net)  
Subject: [External] concern about 4019 Mission Inn Ave

June 4, 2018

To: Contact Planner Scott Watson

From: Richard Block

Re: Proposed development of 4019 Mission Inn Avenue

Hello, Scott.

This concerns the sale (apparently currently in escrow) and proposed development of 4019 Mission Inn Ave. with 13 2-story single family residences. A notice received in the mail states that you are the contact planner for that project.

My wife and I are the owners of the immediately adjacent property to the west, at 4061 to 4079 Mission Inn Ave., which is the only privately owned property immediately adjacent to the 4019 Mission Inn Ave property. The 4019 Mission Inn Ave property is reported (in the June 5 City Council Agenda Item 28 attachment) to be in escrow "pending entitlement approval". We would appreciate knowing what entitlement approvals are involved. In particular, this is reported to be in a "Neighborhood Commercial Zone", which would seem to me to preclude the proposed development, so does this project require a variance or zone change? Indeed, what are the "pending entitlement approval(s)", and how can we provide input regarding them?

From the drawing picturing the proposed development, it looks like these units would tower over our property.

What is the height of the proposed buildings? What are the setbacks being used for this proposed project, from our property, from the street and from the alley? What about parking -- how much is being proposed, and how will that be accessed?

What environmental cleanup will be done for the site? This was originally proposed for 9 small residential lots, then 11, and now 13?

How has that happened?

Looking up Neighborhood Commercial in the City's zoning code, Downtown Specific Plan 19.147.010 Purpose C9 says: "Neighborhood Commercial

District: Intended to provide local shopping needs for all Downtown residents. Permitted uses include grocery store, restaurants, small offices and banks, laundromat and pharmacies." The proposed use is contradictory to that.

Also, according to Table 19.150.020 (A), in the Neighborhood Commercial Overlay Zone, single family dwellings, whether attached or detached, are prohibited. So we would appreciate clarification regarding the zoning and proposed development of this project. Is this actually a Neighborhood Mixed Use zone, where such use might be allowed?

So as the adjacent property owners, we have serious concerns, and would appreciate any information.

Thanks,

Richard

Jane and Richard Block, 424 Two Trees Rd, Riverside 92507, 951-683-8762 rblock31@charter.net