

**From:** Mike Sadeghian  
**To:** [Cartledge, Jack](#)  
**Subject:** [External] p-18-0504, p18-0574, p18-0609  
**Date:** Wednesday, September 05, 2018 11:39:12 AM

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Jack,

We own the two properties directly behind this parcel APN 243220061, APN 243220062 and we have paid a very large premium for the view on these parcels knowing that there is a height restriction.

This 24' high residence will be blocking most of our view, please reject the extra variance on the Hight on this parcel.

Best regards,

Mike Sadeghian I (President)

Van Buren Land & Investment Inc.  
3595 Van Buren Blvd. Suite 212  
Riverside CA 92503

p. (951)359-5359

c. (951)660-1035

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**From:** Rhonda Strout-Garcia  
**To:** [Cartledge, Jack](#)  
**Subject:** [External] Response to Request for Public Comment - 376 Eternal Way Project Location  
**Date:** Saturday, August 25, 2018 7:49:51 PM  
**Attachments:** [CCF08252018.cleaned.pdf](#)

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Click [here](#) if the original attachments are required (justification needed).

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Dear Mr. Cartledge:

Please find attached a response to the request for public comment related to the property at 376 Eternal Way.

We would appreciate your acknowledgement of receipt of the enclosed response, if you would kindly reply to this email. Additionally, please keep us informed of any hearings in this matter, as we wish to be present.

Thank you,

Rhonda & Henry Garcia

*Rhonda D. Strout-Garcia, MSHR*

*Principal Consultant*

***HR Dynamics & Performance Management, Inc.***

[rhonda@hrdpm.com](mailto:rhonda@hrdpm.com)

(951) 905-0025



August 25, 2018

Henry & Rhonda Garcia  
461 Green Orchard Place  
Riverside, CA 92506  
(951) 999-1617 or (951) 905-0025

City of Riverside  
Attn: Jack Cartledge  
Community Development Department, Planning Division  
3900 Main Street  
Riverside, CA 92522

Subject: **Request for Public Comment – Project Location 376 Eternal Way – Case Numbers: P18-0504 (PP-MIN), P18-0574 (VR), P18-0609 (VR)**

Dear Mr. Cartledge:

This letter is in response to the City's notice requesting public comment concerning a variance to allow for a two-story home to be built on a vacant lot behind our property.

Please note that we strongly object to the request for a variance of a two story home to be constructed at the project location. The existing homes in the Pulte development, ours included, as well as surrounding vacant lots within other developments, come at a premium price. This is not only due to the size of the lots, and larger square footage of the homes, but largely attributable to the view of the City below. The lots alone in many cases are currently selling for in excess of \$300,000, and sold for much more – in some cases double - at the peak of the real estate market.

Any potential obstruction of our view, and that of our neighbors, impacts our home values, and our expectation of enjoyment of our view. Our expectation comes from the existing zoning rules which clearly states a maximum of one story homes, and a maximum height of 20-feet. We purchased our home in 2009, having done our research, and were comfortable in our investment, knowing that the lots behind us would not impact our view, nor have the ability to look down upon our property and impede our privacy.

It is our opinion that Mr. Michael Hunting purchased his lot, very well knowing the existing rules and restrictions, yet proceeded with plans for a two-story home structure that will have a negative impact on existing neighbors including view, privacy, and home values. It is inconceivable that his request could possibly be granted by the City, at an impact to those of us who were here first; who understood that the zoning rules would not allow for a loss of view, privacy and home value; and who had/have an expectation of enjoyment of the view for which a premium price was paid.

Our property at 461 Green Orchard is a unique shaped lot, and shares two vacant lots behind us, with Mr. Hunting's lot being one of the two. Our grave concern would be that the approval of his request would open the door to allow for other future variances to be granted. The second vacant lot behind us

(next to Mr. Hunting's lot) which sits higher than our lot, would have a direct view upon our property, if a second story home were to be approved in the future, and significantly block our view and impact our privacy. Therefore, it is most critical that the existing standards remain in place. We are well aware that one exception leads to another, and this must be stopped now.

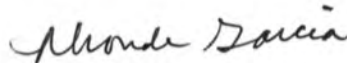
In closing, we strongly object to the request for a variance at 376 Eternal Way, due to loss of view for our homes in the Pulte development; expectation of enjoyment of our view due to existing zoning rules; privacy concerns; impact on home values; and the potential impact of one variance approval leading to another, where future two-story homes could be built on remaining vacant lots which would have an even greater detrimental effect on our property value, privacy, view and enjoyment.

Please keep us informed on the progress of this case, and we will make every attempt to attend any public meetings or hearing on this matter to express our concerns. We hereby request to receive a copy of your report and analysis to be completed on September 5<sup>th</sup>, 2018.

Sincerely,



Henry Garcia – Owner  
461 Green Orchard Place



Rhonda Garcia – Owner  
461 Green Orchard Place

**From:** DALIP SETHI  
**To:** [Cartledge, Jack](#)  
**Cc:** [Dalip Sethi](#); [Rupina Mann](#)  
**Subject:** [External] PROJECT LOCATION -- 376 ETERNAL WAY ---- Request for Public Comments---- OBJECTION LETTER  
8/23/18  
**Date:** Thursday, August 23, 2018 9:04:53 PM

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Hello Mr Jack Cartledge,

My name is DALIP SINGH SETHI and I live in 427 GREEN ORCHARD PLACE . I and my wife Dr Rupina Mann bought this property 6-8 years ago and Paid Premium for it as I knew that there will NOT BODY WILL BE BUILDING a DOUBLE STORY behind my house to BLOCK MY CITY view of the property as Single story are only will be allowed. I STRONGLY OBJECT to give a Variance to this person to build a double story house as it will BLOCK MY VIEW COMPLETELY .

My property is all ready about 15' below the street level . I only get View from my Master bedroom and balcony upstairs. Applicant making a double story and increase HEIGHT to 24' will Completely BLOCK MY VIEW. Hence I am Humbly requesting NOT TO ISSUE any Variance in 376 ETERNAL WAY house project.

Thank you very much in Advance for this consideration.

Dalip Singh Sethi  
owner  
427 GREEN ORCHARD PLACE  
Riverside , California 92506  
951-334-9924  
[dalip\\_sethi@yahoo.com](mailto:dalip_sethi@yahoo.com)

dalip Singh sethi