



April 15, 2019

Mr. Andrew Walcker, President
OVERLAND DEVELOPMENT COMPANY
2161 St. Lawrence Street
Riverside, CA 92504

RE: Polk Street Apartments Preliminary Traffic Assessment
19-0042

Dear Mr. Walcker:

INTRODUCTION

The firm of Ganddini Group, Inc. is pleased to provide this preliminary traffic assessment for the proposed Polk Street Apartments project located at 3907 Polk Street in the City of Riverside. The project site is located east of Polk Street and south of Stetson Avenue. The purpose of this assessment is to evaluate the project trip generation in comparison to the City of Riverside threshold of 100 peak hour trips required for preparation of a full-scale traffic impact analysis. This assessment also provides a daily volume-to-capacity analysis on the roadway segment of Polk Street adjacent to the project site for Existing and Existing Plus Project conditions.

PROJECT TRIP GENERATION

The project is proposing to develop the overall 2.94-acre site with an apartment complex consisting of 92 dwelling units of multifamily housing and 750 square feet of commercial retail use. Appendix A contains the project site plan. The project site is generally vacant with the exception of six (6) existing single-family detached homes. The project site is currently zoned as R-1-7000 (single-family residential), and it is estimated to have a development potential for approximately 23 units of single-family detached homes based on the City's Planned Residential Development code.

Table 1 shows the project trip generation based upon trip generation rates obtained from the Institute of Transportation Engineers, Trip Generation Manual, 10th Edition, 2017. Trip generation rates were determined for weekday daily trips, AM peak hour trips, and PM peak hour trips for the proposed and existing land uses. The number of trips forecast to be generated by the proposed use are determined by multiplying the trip generation rates by the land use quantity.

As shown in Table 1, the proposed Polk Street Apartment project is forecast to generate a total of approximately 528 daily vehicle trips, including 35 vehicle trips during the AM peak hour and 45 vehicle trips during the PM peak hour. The six (6) existing single-family detached homes are anticipated to generate very low amount of traffic and are not considered in the net trip generation calculations to provide a conservative analysis.

With the current zoning with an estimated development potential of approximately 23 units of single-family detached homes, the anticipated potential trips for the site is 217 daily trips with 17 AM peak hour trips and 23 PM peak hour trips. The number of trips generated by the proposed project (apartments with retail use) in comparison to the current zoning potential (single-family detached homes) are higher, and the trip difference with the proposed project is generating 311 more daily trips with 18 more AM peak hours and 22 more PM

Mr. Andrew Walcker
OVERLAND DEVELOPMENT COMPANY
April 15, 2019

peak hour trips. Since the proposed project is forecast to generate fewer trips than the 100 peak hour trip threshold, a full-scale traffic impact analysis is not required for the project based on the City's requirements.

POLK STREET DAILY TRAFFIC ANALYSIS

The City of Riverside has requested that the daily volume-to-capacity analysis be performed on the roadway segment of Polk Street adjacent to the project site for Existing and Existing Plus Project conditions. A 24-hour roadway segment volume count was collected on Polk Street on March 5, 2019. The existing daily traffic volume on Polk Street is approximately 8,108 vehicles per day. Appendix B contains the traffic count data sheet. With the proposed project adding approximately 528 daily trips, the future traffic volumes on Polk Street will be approximately 8,636 vehicles per day for Existing Plus Project conditions.

Table 2 shows the roadway segment volume-to-capacity (V/C) analysis for Polk Street adjacent to the project site. The roadway segment analysis is based on the City of Riverside Roadway Capacity which is included in Appendix C. Polk Street is currently a 4-lane roadway with a curb-to-curb width of approximately 66 feet, which is classified as a Collector with a roadway capacity of 12,500 vehicles per day. As shown in Table 2, the V/C ratio for Existing conditions is 0.65 and is considered to be Level of Service B. For Existing Plus Project conditions, the V/C ratio is 0.69 and is considered to be Level of Service B.

Based on the roadway segment daily traffic analysis, Polk Street will have more than adequate capacity to accommodate the traffic increase of the proposed project since the roadway is anticipated to continue to operate at Level of Service B.

CONCLUSION

Since the proposed project is generating less than the 100 peak hour trip threshold, a full-scale traffic impact analysis is not required for the project based on the City's requirements. Furthermore, the trip difference between the proposed trips (apartments with retail use) and the anticipated potential trips (single-family detached homes) are similar.

Based on the roadway segment daily traffic analysis, Polk Street will have more than adequate capacity to accommodate the traffic increase of the proposed project since the roadway is anticipated to continue to operate at Level of Service B.

It has been a pleasure to service your needs on the proposed Polk Street Apartments. Should you have any questions or if we can be of further assistance, please do not hesitate to call at (714) 795-3100.

Sincerely,

GANDDINI GROUP, INC.



Tom Huang, TE
Senior Traffic Engineer



Table 1
Project Trip Generation

Trip Generation Rates										
Project				AM Peak			PM Peak			Daily
No.	Land Use	Code ¹	Units ²	In %	Out %	Total	In %	Out %	Total	
1	Single-Family Detached Housing	ITE 210	DU	25%	75%	0.74	63%	37%	0.99	9.44
2	Multifamily Housing (Mid-Rise)	ITE 221	DU	26%	74%	0.36	61%	39%	0.44	5.44
3	Commercial Retail	ITE 820	TSF	62%	38%	0.94	48%	52%	3.81	37.75

Trips Generated									
Project			AM Peak			PM Peak			Daily
No.	Land Use	Quantity ²	In	Out	Total	In	Out	Total	
1	<u>Existing Use</u>								
	Single-Family Detached Housing	6 DU	1	3	4	4	2	6	57
	Existing Trips		1	3	4	4	2	6	57
2	<u>Current Zoning Potential³</u>								
	Single-Family Detached Housing	23 DU	4	13	17	14	9	23	217
	Anticipated Potential Trips with Current Zoning		4	13	17	14	9	23	217
3	<u>Proposed Mixed-Use Project</u>								
	Multifamily Housing (Mid-Rise)	92 DU	8	25	33	25	16	41	500
	Commercial Retail	0.750 TSF	1	1	2	2	2	4	28
4	Proposed Trips		9	26	35	27	18	45	528
Trip Difference (Proposed vs Anticipated Potential)			+5	+13	+18	+13	+9	+22	+311

Notes:

- (1) ITE = Institute of Transportation Engineers, Trip Generation Manual, 10th Edition, 2017; ### = Land Use Code
- (2) DU = Dwelling Units; TSF = Thousand Square Feet
- (3) Based on the City's Planned Residential Development code in a R-1-7000 zoning, the 2.94 acre site has a development potential for 23 units of single-family detached housing.

Table 2
Roadway Segment Daily Traffic Analysis

No.	Roadway Segment	Roadway Conditions				Existing Conditions			Existing Plus Project Conditions		
		Number of Lanes	Roadway Width	Roadway Classification ¹	Roadway Capacity ¹	Daily Traffic	V/C Ratio ²	Level of Service	Daily Traffic	V/C Ratio ²	Level of Service
1	Polk Street	4	66'	Collector	12,500	8,108	0.65	B	8,636	0.69	B

Notes:

- (1) City of Riverside Roadway Capacity (see Appendix C)
- (2) V/C Ratio = Volume-to-Capacity Ratio

APPENDIX A

PROJECT SITE PLAN

APPENDIX B

TRAFFIC COUNT DATA

Tuesday, March 05, 2019

Location: Riverside

PROJECT: SC

ADT Polk between Stetson and Cochran.

Prepared by AimTD tel. 714 253 7888

AM Period	NB	SB	EB	WB	PM Period	NB	SB	EB	WB
0:00	3	10			12:00	62	76		
0:15	6	11			12:15	51	79		
0:30	6	6			12:30	58	90		
0:45	7	22	4	31	12:45	57	228	89	334
				53					562
1:00	3	7			13:00	50	97		
1:15	0	6			13:15	57	103		
1:30	4	9			13:30	74	78		
1:45	7	14	7	29	13:45	81	262	125	403
				43					665
2:00	2	4			14:00	55	106		
2:15	5	5			14:15	59	83		
2:30	0	4			14:30	63	95		
2:45	5	12	7	20	14:45	53	230	90	374
				32					604
3:00	3	6			15:00	60	90		
3:15	0	6			15:15	61	89		
3:30	0	8			15:30	65	93		
3:45	2	5	12	32	15:45	66	252	112	384
				37					636
4:00	6	16			16:00	76	86		
4:15	5	7			16:15	85	102		
4:30	3	14			16:30	61	83		
4:45	0	14	33	70	16:45	99	321	93	364
				84					685
5:00	5	16			17:00	94	99		
5:15	6	22			17:15	86	68		
5:30	5	25			17:30	80	45		
5:45	6	22	29	92	17:45	83	343	57	269
				114					612
6:00	6	28			18:00	55	50		
6:15	9	46			18:15	50	59		
6:30	5	56			18:30	42	48		
6:45	14	34	56	186	18:45	50	197	43	200
				220					397
7:00	28	51			19:00	46	44		
7:15	24	54			19:15	59	45		
7:30	24	94			19:30	41	39		
7:45	19	95	113	312	19:45	49	195	45	173
				407					368
8:00	20	109			20:00	34	26		
8:15	25	118			20:15	28	27		
8:30	39	113			20:30	28	30		
8:45	28	112	100	440	20:45	34	124	15	98
				552					222
9:00	32	74			21:00	23	18		
9:15	25	66			21:15	27	27		
9:30	22	81			21:30	28	17		
9:45	22	101	91	312	21:45	21	99	12	74
				413					173
10:00	40	69			22:00	17	16		
10:15	31	87			22:15	12	8		
10:30	32	90			22:30	14	9		
10:45	47	150	91	337	22:45	11	54	16	49
				487					103
11:00	42	82			23:00	13	17		
11:15	51	94			23:15	7	12		
11:30	51	87			23:30	13	13		
11:45	55	199	79	342	23:45	14	47	9	51
				541					98
Total Vol.	780	2203		2983		2352	2773		5125

Daily Totals

NB	SB	EB	WB	Combined
3132	4976			8108

AM

PM

Split %	26.1%	73.9%	36.8%	45.9%	54.1%	63.2%
Peak Hour	11:45	7:45	7:45	16:45	13:15	16:15
Volume	226	453	556	359	412	716
P.H.F.	0.91	0.96	0.91	0.92	0.82	0.93

cs@aimtd.com

Tell. 714 253 7888

APPENDIX C

CITY OF RIVERSIDE ROADWAY CAPACITY

Exhibit D

City of Riverside Roadway Capacity⁽¹⁾

Roadway Classification	Number of Lanes	Two-Way Traffic Volume (ADT) ⁽²⁾		
		Service Level C	Service Level D	Service Level E
Local	2	2,500-2,799	2,800-3,099	3,100+
Collector (66' or 80')	2	9,900-11,199	11,200-12,499	12,500+
Arterial ⁽³⁾	2	14,400-16,199	16,200-17,999	18,000+
Arterial (88')	4	16,800-19,399	19,400-21,199	22,000+
Arterial (100')	4	26,200-29,599	29,600-32,999	33,000+
Arterial (120')	6	38,700-44,099	44,100-49,499	49,500+
Arterial (144')	8	50,600-57,799	57,800-64,999	65,000+
Notes: (1) All capacity figures are based on optimum conditions and are intended as guidelines for planning purposes only (2) Maximum two-way ADT values are based on the 1999 Modified Highway Capacity Manual Level of Service Tables (3) Two-lane roadways designated as future arterials that conform to arterial design standards for vertical and horizontal alignments are analyzed as arterials.				

Regarding: Cases P18-0369 and P18-0370

From: Perry, Jim
Sent: Thursday, January 31, 2019 10:06 AM
To: 'Kathleen Dunn' <kkelpien@gmail.com>
Cc: Medina, Diana <DMedina@riversideca.gov>; Nicol, Colleen <CNicol@riversideca.gov>; Kopaskie-Brown, Mary <MKopaskie-Brown@riversideca.gov>
Subject: RE: [External] Overland 3 story project in La Sierra

Kathleen,

Thank you for comment and I will take it under consideration. I will share your email with our City Clerk and our Planning Department so it becomes part of the public record.

Jim Perry

From: Kathleen Dunn <kkelpien@gmail.com>
Sent: Thursday, January 31, 2019 10:01 AM
To: Perry, Jim <JPerry@riversideca.gov>
Subject: [External] Overland 3 story project in La Sierra

Mr.Perry. I am hoping that you oppose this project. All the recent multiple unit building in our area is clogging our roads with vehicles.

I oppose building another project that will put many more cars, etc. on the streets.

Kathleen Dunn

cc: Mayor
City Council
City Manager
City Attorney
ACMs

Exhibit 9 C to Ordinance 11-10
City Council Letters

RECEIVED

FEB 19 2019

City of Riverside
City Clerk's Office

February 2, 2019

Meeting RE: High Density Polk and Stetson

We are NOT in favor of this project!

1. Due to the number of apartments already located in ward 6, I am not in favor of yet another high density project. Please realize this is not a complete list!

Other apartments in our area include:

Brandon Place Senior Apartments

CalOaks Senior Living

Monterey Apartments

Casa Sierra Apartments

Sierra Pine apartments

Sierra Woods Apartments

Plus those at Indiana and La Sierra

2. The impact of traffic in the already congested area.

3. A three story building! NO WAY!

Cheryl Hardin 4254 Lockhaven Ln 92505

Janis Mainwaring
jmainwaring4417@charter.net

C02

Rocio G. Hernandez rocio69-76@yahoo.com (951) 892-9922

Bruce Nelson BruceNelson1270@ATT.NET

Patschoonover AUSSIE@DOG.COM@aol.com (951) 482-5763

Suzana Hernandez (951) 351-2379 suzy gomez alphonso.com

Judy Nichols Bigjude2@hotmail.com

Ricia Douglas Teacherspet9900@aol.com 951-941-5097

Exhibit 9 - Comment Letters
John Duke, jduke55283duke@aol.com (951) 941-9935

RECEIVED

January 29, 2019

FEB 19 2019

Meeting RE: High Density Polk and Stetson

City of Riverside
City Clerk's Office

Due to the number of apartments already located in ward 6, I am not in favor of yet another high density project. Please realize this is not a complete list!

Other apartments in our area include:

Brandon Place Senior Apartments

CalOaks Senior Living

Monterey Apartments

Casa Sierra Apartments

Sierra Pine apartments

Sierra Woods Apartments

Plus those at Indiana and La Sierra

Cheryl Hardin 4254 Lockhaven Ln 92505

Cynthia Hickling 10635 Cochran Ave 92505
Cynthia Hickling
John A Hickling
Wayne Nelson
Scott Andrews
Detlef Reich
Shirley Hanson
Shaun Matzja
COCHRAN AVE

~~John A Hickling~~
Liliane Gallegos
Eli Salazar
Richard Groves
Dorella Reich
Rebecca Smith
Robert Smith

Dear Councilman Perry, etal

I oppose the project proposed by Overland Development for property on Polk Street – a 3 story apartment complex is not compatible with the character of our neighborhood, it would be intrusive and devalue the quality of our lives as well as our properties. This does not comply with current zoning and would require a zone change; this is not in agreement with the general plan for Riverside. It would create untenable traffic on our residential streets and would burden a school district that is financially in trouble. A 92 unit apartment complex is not acceptable. I DO NOT WANT THIS PROJECT APPROVED.

NAME PRINT CLEARLY Signature under name	ADDRESS - Number & Street	Best Phone #	EMAIL
Jonah Bailey <i>Jonah Bailey</i>	3920 Polk Street Unit A	(951) 783-7507	Royuendruke99@gmail.com
Oswaldo Ocas <i>Oswaldo Ocas</i>	3924 Polk St # A	(951) 850 2331	oswaldoodias2@hotmail.com
Tanya Ippolito <i>Tanya Ippolito</i>	3940 Polk St # B	951-687-6860	tmippol72@live.com
Rachel Acosta <i>Rachel Acosta</i>	4281 Lockhaven Ln	951 637 5592	rachel_acosta05@yahoo.com
Michael Cee <i>Michael Cee</i>	4251 Lockhaven Ln	951 2648 444	Michael Cee@yahoo.com
David Acosta <i>David Acosta</i>	4251 Lockhaven Ln.	951 642 9862	acostadavid29@gmail.com
Dorothy Jones <i>Dorothy Jones</i>	4261 Lockhaven Ln.	951-687-7658	
VINDLE JONES <i>Vindle Jones</i>	4291 Lockhaven Ln.	951-687-7658	
Janis Mainwaring <i>Janis Mainwaring</i>	4291 Lockhaven Ln	909-211-0217	

RECEIVED

FEB 19 2019

City of Riverside
City Clerk's Office

From: chardin226 [<mailto:chardin226@gmail.com>]

Sent: Wednesday, February 20, 2019 12:21 PM

To: Perry, Jim <JPerry@riversideca.gov>; Nicol, Colleen <CNicol@riversideca.gov>; Adams, Steven <SAdams@riversideca.gov>; Soubirous, Mike <msoubirous@riversideca.gov>

Subject: [External] Polk and Stetson Apartment Project

Good afternoon.

After giving this project some serious consideration, I wanted to voice my opinion. Our Ward 6 has more than its fair share of apartments and condos. The fact that this apartment building is three stories it's totally unacceptable for our neighborhood.

I would like to see some single family owner-occupied residence be built in that area. There are several single family homes that will need to be demolished in order to make room for this three story eye sore. Since there are already single family residence there, why not continue what's single family homes that continue the R-1 7000 Zone / vision that has been projected for our neighborhood?

The 3 story apartment building with the single driveway will contribute to a traffic nightmare

The developer did a nice job but it just does not fit in our neighborhood!

Cheryl Hardin
4254 Lockhaven Lane
Riverside California 92505

cc: Mayor
City Council
City Manager
City Attorney
ACMs

From: john hickling [mailto:jc_hickling@yahoo.com]

Sent: Thursday, February 21, 2019 4:38 PM

To: Perry, Jim <JPerry@riversideca.gov>; Adams, Steven <SAdams@riversideca.gov>; Gardner, Mike <MGardner@riversideca.gov>; Melendrez, Andy <ASMelendrez@riversideca.gov>; Conder, Chuck <CConder@riversideca.gov>; Soubirous, Mike <msoubirous@riversideca.gov>; MacArthur, Chris <CMacArthur@riversideca.gov>; Bailey, Rusty <RBailey@riversideca.gov>

Cc: Nicol, Colleen <CNicol@riversideca.gov>

Subject: [External] Overland Development Project for Polk St.

Dear City Official,

Who is funding the Overland Development project on Polk St. between Cochran and Magnolia Avenue? Have there been any conversations between the developer and city officials about subsidizing? As a resident on Cochran Ave. for over 15 years, I do not support this project going forward until us residents hear the answer.

Thank you,

Cynthia Hickling

(951) 202-4559

P18-0369 and P18-0370 - 3907 Polk Street

From: Sharon Mateja <smateja@earthlink.net>

Date: February 26, 2019 at 8:57:19 PM PST

To: <stoshs@juno.com>, <judygt@att.net>, <omarzaki@allstate.com>, <kparker@ttgcorp.com>, <dbkirby@att.net>, <maartin@mirinsurance.com>, "Sean Mill" <smill@wfgtitleco.com>, <richardrrubio@gmail.com>

Cc: <cnicol@riversideca.gov>, Anita Coggi <anitamny@yahoo.com>, <brucenelsen11270@att.net>, Cheryl Hardin <chardin226@gmail.com>, <jc_hickling@yahoo.com>, Joe Mainwaring <robojoe4417@yahoo.com>, "'Judy Nicols'" <bigjude2@hotmail.com>, Pam Reich <anmilhaus@aol.com>, "Pat Schoonover" <aussiedog.com@aol.com>, <rocio69_76@yahoo.com>, Susana Hernandez <suzyqgomez@yahoo.com>, <teacherspet9900@aol.com>

Subject: [External] Polk Street Project, 92 apartments and retail/commercial space in residential neighborhood

Dear Planning Commissioners,

I am writing to request a denial to Overland Development for his Polk Street project where 92 apartments with retail/commercial space is to be reviewed by your committee on March 21, 2019.

Why? This is NOT appropriate city planning and development to RUIN a residential neighborhood for the greed of a developer. This project is asking that you change the zoning from R1 7000 to mixed use. As you know, mixed use is a special case zoning that DOES NOT BELONG IN A RESIDENTIAL neighborhood.

Commercial/retail is NOT APPROPRIATE for a single family residential neighborhood. Ask yourselves, would you put this into your neighborhood? My hope is that the many residents who do not want this project also email you with their objection. We have approximately 300 signatures opposing this project with more to come. Please RESPECT the residents within our community, within our neighborhood...long time home owners with much to lose financially and in quality of life with a drastic rezoning of property owned by one which will affect HUNDREDS!

Colleen, will you please add my email to public record regarding this project? If you need the project number, I can get it.

Respectfully,

Dr. Sharon B Mateja
951 217 7966 cell
909 989 5959 work

P18-0369 and P18-0370 3907 Polk Street

From: john hickling [mailto:jc_hickling@yahoo.com]

Sent: Thursday, February 28, 2019 3:49 PM

To: stoshs@juno.com; judygt@att.net; omarzaki@allstate.com; kparker@ttgcorp.com; dbkirby@att.net; maartin@mjrinsurance.com; smill@wfgtitleco.com; richardrrubio@gmail.com

Cc: Nicol, Colleen <CNicol@riversideca.gov>

Subject: [External] Project on Polk St. and Stetson Avenue/Please make public record

Dear Planning Commission,

I oppose the project being proposed on Polk St. between Cochran Ave. and Magnolia. I have lived on Cochran Ave. for over 15 years and this type of High Density Complex with businesses will negatively affect our neighborhood and our livelihood. Please do not allow for a zoning change.

Thank you,

John Hickling

cc: Mayor
City Council
City Manager
City Attorney
ACMs

Exhibit 9 C&EDirect Letters

NO TO A 3 STORY APARTMENT COMPLEX – NO TO APARTMENTS – YES TO OWNED CONDO’S OR TOWNHOMES – NO TO 3 STORIES

Dear Councilman Perry, etal


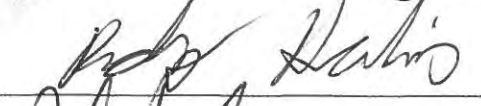



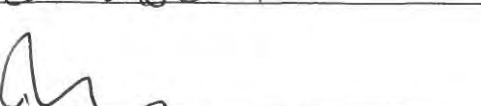
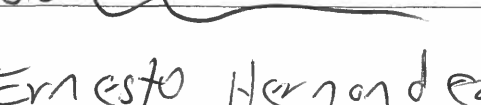
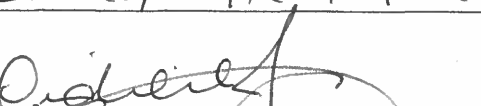

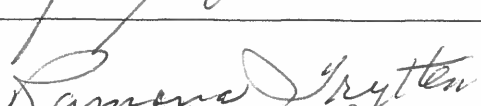
I oppose the project proposed by Overland Development for property on Polk Street – a 3 story apartment complex is not compatible with the character of our neighborhood, it would be intrusive and devalue the quality of our lives as well as our properties. This does not comply with current zoning and would require a zone change; this is not in agreement with the general plan for Riverside. It would create untenable traffic on our residential streets and would burden a school district that is financially in trouble. A 92 unit apartment complex is not acceptable. I DO NOT WANT THIS PROJECT APPROVED.

NAME PRINT CLEARLY	ADDRESS - Number & Street	RECEIVED	Signature
Luz Santos	4142 Polk St	MAR 5 2019	Luz Santos
Jose Bonilla	4130 Polk St	Community & Economic Development Department	Jose Bonilla
Jose Macias	4112 Polk St		Jose Macias
Catherine Macias	4112 Polk St.		Catherine Macias
Cesar Flores	4088 Polk St		Cesar Flores
Ida Surratt	4070 Polk St		Ida Surratt
Jim Surratt	4070 Polk St		James I Surratt
Maria Heredia	4050 Polk St		Maria Heredia
Charles Richardson	4030 Polk St		Charles Richardson
Jayna Richardson	4030 Polk St		Jayna Richardson

NO TO A 3 STORY APARTMENT COMPLEX – NO TO APARTMENTS – YES TO OWNED CONDO’S OR TOWNHOMES – NO TO 3 STORIES

Dear Councilman Perry, etal

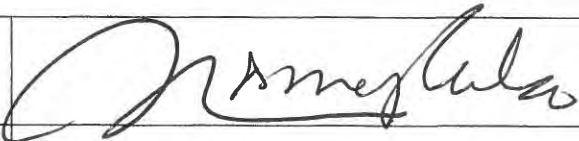
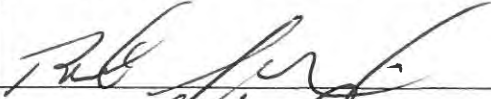
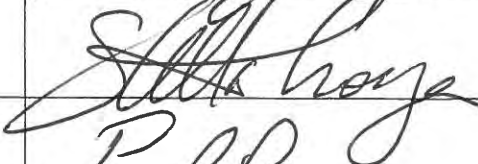
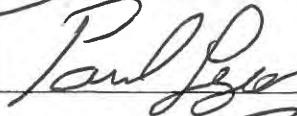



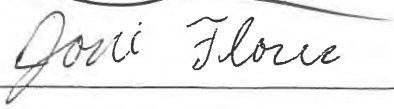
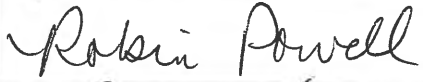
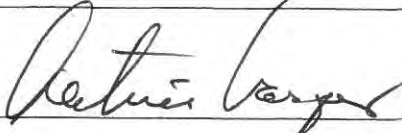
I oppose the project proposed by Overland Development for property on Polk Street – a 3 story apartment complex is not compatible with the character of our neighborhood, it would be intrusive and devalue the quality of our lives as well as our properties. This does not comply with current zoning and would require a zone change; this is not in agreement with the general plan for Riverside. It would create untenable traffic on our residential streets and would burden a school district that is financially in trouble. A 92 unit apartment complex is not acceptable. I DO NOT WANT THIS PROJECT APPROVED.

NAME PRINT CLEARLY	ADDRESS - Number & Street	Signature
Laura Gonzalez	10517 Cochran Ave, Riverside, CA 92505	
Rudolph Hawkins	10661 COCHRAN AVE 92505	
Patricia Acosta	10600 Cochran Ave 92505	
Pearl Patel.	11600 Cochran Ave 92505	
Elizabeth Aleman	400 POLK ST Riverside	
Juan Herrera	4113 Polk St. Riverside	
Ernesto Hernandez	4029 Polk ST Riverside	
Didriene Jacinto	4087 Polk St Riverside	
Jose J Guerrero	4099 Polk st Riverside	
Ramona Teytten	4111 Polk St Riv	

NO TO A 3 STORY APARTMENT COMPLEX – NO TO APARTMENTS – YES TO OWNED CONDO’S OR TOWNHOMES – NO TO 3 STORIES

Dear Councilman Perry, etal

I oppose the project proposed by Overland Development for property on Polk Street – a 3 story apartment complex is not compatible with the character of our neighborhood, it would be intrusive and devalue the quality of our lives as well as our properties. This does not comply with current zoning and would require a zone change; this is not in agreement with the general plan for Riverside. It would create untenable traffic on our residential streets and would burden a school district that is financially in trouble. A 92 unit apartment complex is not acceptable. I DO NOT WANT THIS PROJECT APPROVED.

NAME PRINT CLEARLY	ADDRESS - Number & Street	Signature
Norma Rubio	3884 Polk St Unit E	
ROBERT JIMENEZ	3884 Polk St Unit E.	
Stella Loya	3890 Polk St Unit E	
Paul Loya	3890 Polk St Unit E	
Mario Ego	3890 Polk St Unit C	
Shirley Lopez	3880 Polk St Unit F	
Darcel Jackson	3880 Polk St Unit E	
Josie Flores	3880 Polk St Unit B	
Robin Powell	3870 A Polk St	
ANTONIO VASQUEZ	3893 Polk St	

NO TO A 3 STORY APARTMENT COMPLEX – NO TO APARTMENTS – YES TO OWNED CONDO'S OR TOWNHOMES – NO TO 3 STORIES

Dear Councilman Perry, etal

I oppose the project proposed by Overland Development for property on Polk Street – a 3 story apartment complex is not compatible with the character of our neighborhood, it would be intrusive and devalue the quality of our lives as well as our properties. This does not comply with current zoning and would require a zoning change; this is not in agreement with the general plan for Riverside. It would create untenable traffic on our residential streets and would burden a school district that is financially in trouble. A 92 unit apartment complex is not acceptable. I DO NOT WANT THIS PROJECT APPROVED.

NAME PRINT CLEARLY

ADDRESS - Number & Street

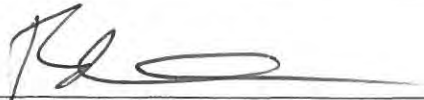
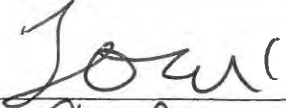
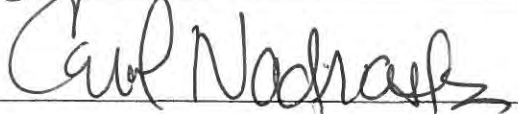

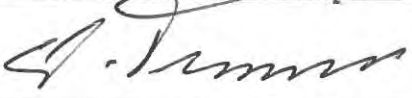


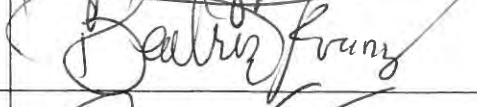


Signature

Mary Smith	3984 POLK #B	
Noaquia Callahan	3984 Polk #A	
Arthur Broughton	3984 polk street UNIT E	
Jeremy Anderson	3980 Polk street unit E	
Arvin Labinpund	3980 D Polk Street	
Ruman Mohamed	3980 Polk st unit	
R. Z. Perr	3980 Polk ST UNIT B	
GEORGE MORALES	10532 COCHRAN AVE	
Ruth Record	10579 Cochran Ave	
Jon Record	10574 Cochran Ave	

NO TO A 3 STORY APARTMENT COMPLEX – NO TO APARTMENTS – YES TO OWNED CONDO’S OR TOWNHOMES – NO TO 3 STORIES

Dear Councilman Perry, etal

I oppose the project proposed by Overland Development for property on Polk Street – a 3 story apartment complex is not compatible with the character of our neighborhood, it would be intrusive and devalue the quality of our lives as well as our properties. This does not comply with current zoning and would require a zone change; this is not in agreement with the general plan for Riverside. It would create untenable traffic on our residential streets and would burden a school district that is financially in trouble. A 92 unit apartment complex is not acceptable. I DO NOT WANT THIS PROJECT APPROVED.

NAME PRINT CLEARLY	ADDRESS - Number & Street	Signature
Ron Epperson	4016 Polk St.	
Toni Epperson	4016 Polk St	
Carol Nadrasky	4016 Polk St	
Ronnie Epperson	4016 Polk St	
David Timmerman	10660 Pendleton St	
April Jones	4038 Jones Avenue	
Jesus Lopez III	4038 Jones Avenue	
Beatriz Kransz	11282 Cullen Ct	
Chris P. Kransz	11282 CULLEN CT	
Nora Rubio	3884 Polk St unit E	

Dear Councilman Perry, etal

I oppose the project proposed by Overland Development for property on Polk Street – a 3 story apartment complex is not compatible with the character of our neighborhood, it would be intrusive and devalue the quality of our lives as well as our properties. This does not comply with current zoning and would require a zone change; this is not in agreement with the general plan for Riverside. It would create untenable traffic on our residential streets and would burden a school district that is financially in trouble. A 92 unit apartment complex is not acceptable. I DO NOT WANT THIS PROJECT APPROVED.

NAME PRINT CLEARLY Signature under name	ADDRESS - Number & Street	Best Phone #	EMAIL
Andrew B. Bray Ad B. Bray	10544 Cochran Ave Riverside, CA 92505		
CTIOVANNI D. GARCIA Giovanni Garcia	11032 bushnell Ave Riverside, CA 92505		
Judy Nichols Judy Nichol	10544 Cochran Ave Riv. CA 92505		
Heather Bray Heather Bray	10544 Cochran Ave Riv CA 92505		
Diana L. Paul /us Diane L. Paulus	5015 Rockhurst Ct Riv. CA. 92503		
Diane J. Brown Diane J. Brown	4091 Rupleys Place Riverside, Ca. 92505		
SHARON DOSHIER Sharon Doshier	3500 Bustanaw #28 Riverside, CA 92503		
Catherine Wedel Catherine Wedel	4444 Duplone. Riverside, CA 92505		
Kathleen R. Wolf Kathleen R. Wolf	7861 Whitney Dr. Riverside, CA 92509		

Dear Councilman Perry, etal

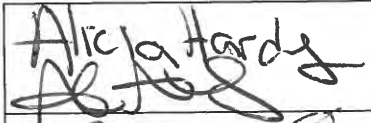
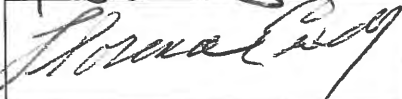
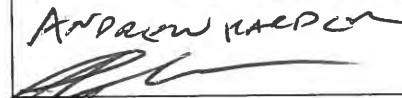

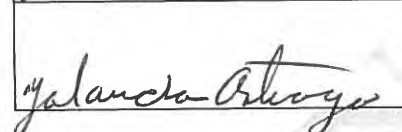
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NAME PRINT CLEARLY
Signature under name

ADDRESS - Number & Street

Best Phone #

EMAIL

Alicia Hardy 	2925 Astoria Circle Corona CA 92827	(714) 390-1288	LILBURG@HOTMAIL.COM
	10617 Cochran Ave Riverside CA 92505	951-6882038	
Janet Macias	10647 Cochran Ave. Riverside, Ca. 92505	(818) 398-1326	maciasjanet79@uphdo.com
L.M. Raza	11662 Cochran Ave	(951) 687-9206	
Susana Hernandez	6649 Mitchell Ave Riva	(951) 351-2379	
Rocio Hernandez	10686 Cochran Ave Riverside Ca 92505	(951) 892-9922	rocio6976@yahoo.com
Andrew Kaeper 	1951 Prado St. Riverside CA 92507	909 4894902	AAHARD@YAHOO.COM
Patricia McMichael 	6971 Downside Ave Riverside, CA 92503	310-987-1900	Creative Balance @ gmail.com
Yolanda Arroyo 	10591 Cochran Ave Riverside Ca, 92505		

Dear Councilman Perry, etal

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NAME PRINT CLEARLY
Signature under name

ADDRESS - Number & Street

Best Phone #

EMAIL

Cynthia Hickling <i>Cynthia Hickling</i>	10635 Cochran Ave. Riverside 92505	951 202-4559	jc-hickling@yahoo.com
John A Hickling <i>John A Hickling</i>	10635 Cochran Av Riverside CA 92505	951 529-5509	jc_hickling@yahoo.com
Cheryl Hardin <i>Cheryl Hardin</i>	4254 Lockhaven Ln Riverside CA 92505	909 815-2945	chardin226@gmail.com
John Duke <i>John Duke</i>	4018 Midland Rd. Riverside, Ca	951 941 9934	jduke35283duke@aol.com
Venicia Douglas <i>Venicia Douglas</i>	4018 Midland Rd Riverside, Ca 92505	951-941 5097	Teacherspet9900@aol.com
DOROTHY JONES <i>Dorothy Jones</i>	4261 Lockhaven Ln. Riv. 92505	951-687-7658	
Leah Oehlheiser <i>Leah Oehlheiser</i>	41044 Lockhaven Lane	951 687 2159	leohlheiser@yahoo.com
EVERLYN Oehlheiser <i>EVERLYN Oehlheiser</i>	4044 Lockhaven Lane	951-687-2159	leohlheiser@yahoo.com
THOMAS MILLER <i>Thomas F. Miller</i>	4294 LOCKHAVEN LN Riv., CA 92505	951-295-2103	THOMAS.F.MILLER9@GMAIL.COM

Dear Councilman Perry, etal

I oppose the project proposed by Overland Development for property on Polk Street – a 3 story apartment complex is not compatible with the character of our neighborhood, it would be intrusive and devalue the quality of our lives as well as our properties. This does not comply with current zoning and would require a zone change; this is not in agreement with the general plan for Riverside. It would create untenable traffic on our residential streets and would burden a school district that is financially in trouble. A 92 unit apartment complex is not acceptable. I DO NOT WANT THIS PROJECT APPROVED.

NAME PRINT CLEARLY
Signature under name

ADDRESS - Number & Street

Best Phone #

EMAIL

SCOTT ANDREWS	4685 CREST		PASTT@YAHOO.COM
Anna Moore			
Anna Moore			eighty8anna@aol.com
Kurt Schroeder	4350 LASUNA		
Kurt Schroeder	9809 CANADA AVE		
WAYNE NELSON	10920 Kloiber Ct	951 312-2123	
Wayne D. Nelson			
JOHN WILDER	11146 DAVENPORT		JOHNTEBACHRIST@AOL.COM
* Pam + Detlef Reich	11165 CAMERON DR.	714 390-3964	ANNMILHAUS@AOL.COM
+ Shirley HANSON			
REBECCA Smith	11154 Cameron Dr	951-818-1180	bsbs@att.net
Rebecca Smith			
Elsa McHicken	8971 BRUNSWICK AVE	310-987-1997	aslesita84@gmail.com
Dylan Buil	5838 Nancy Way	951-332-9568	Dbuik82@gmail.com

Dear Councilman Perry, etal

I oppose the project proposed by Overland Development for property on Polk Street – a 3 story apartment complex is not compatible with the character of our neighborhood, it would be intrusive and devalue the quality of our lives as well as our properties. This does not comply with current zoning and would require a zone change; this is not in agreement with the general plan for Riverside. It would create untenable traffic on our residential streets and would burden a school district that is financially in trouble. A 92 unit apartment complex is not acceptable. I DO NOT WANT THIS PROJECT APPROVED.

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Signature under name

ADDRESS - Number & Street

Best Phone #

EMAIL

Dolores B. Manriquez <i>Dolores B. Manriquez</i>	20895 Watkins Glen Rd. Riverside CA 92508	760 427-1387	viejabu73@hotmail.com
Irene Seitz <i>Irene Seitz</i>	1741 Country fair Ct.	(951) 659-4287	
Gary Nichols <i>Gary Nichols</i>	1753 Healy Pl	951 780-4493	
VICTORIA GRAVETT <i>V. Gravett</i>	Jones Avenue 9505		
Teri Gravett <i>Teri Gravett</i>	Jones Ave.		
Vanessa Jacobo <i>Vanessa Jacobo</i>	13855 Ivy Ave Fontana CA 92335	(909) 452-0701	VanessaJacob030@yahoo.com
Amy Butcher <i>Amy Butcher</i>	10820 Mercantile. Riverside, CA 92505		
Cynthia L. Tierney <i>Cynthia L. Tierney</i>	3960 Skofstad St Riverside CA 92505	714-458-9402	
Sharon Dobson <i>Sharon Dobson</i>	4214 Ferguson Court Riverside, CA	951-809-7006	finewine4551@gmail.com

Dear Councilman Perry, etal

I oppose the project proposed by Overland Development for property on Polk Street – a 3 story apartment complex is not compatible with the character of our neighborhood, it would be intrusive and devalue the quality of our lives as well as our properties. This does not comply with current zoning and would require a zone change; this is not in agreement with the general plan for Riverside. It would create untenable traffic on our residential streets and would burden a school district that is financially in trouble. A 92 unit apartment complex is not acceptable. I DO NOT WANT THIS PROJECT APPROVED.

NAME PRINT CLEARLY
Signature under name

ADDRESS - Number & Street

Best Phone #

EMAIL

Lina Reer	3410 La Sierra Ave #F736 Riverside CA 92503	909-747-4833	Lreer20@msn.com
Kay Beach	5260 Marengo Ct Riverside 92505	909-553-6426	Kay1beach@gmail.com
Tina Dena	10565 COCHRAN AVE RIVERSIDE CA 92505	951-213-1037	
Robert Dena	10565 COCHRAN AVE RIVERSIDE. CA 92505	951-213-1036	
Nicolas Holguin	10565 COCHRAN AVE RIVERSIDE CA 92505		
	10553 Cochran ave Riverside CA 92505		
Thomas Ortega	10580 COCHRAN AVE CA 92505	751-235-9187	
Edella Chmaga	10580 COCHRAN AVE Riverside CA 92505	951-689-2334	
DAVID ORTEGA	10580 COCHRAN AVE RIVERSIDE, CA 92505	951-689-2334	

Dear Councilman Perry, etal

I oppose the project proposed by Overland Development for property on Polk Street – a 3 story apartment complex with planned business suites is not compatible with a single family neighborhood; it would be intrusive and devalue the quality of our lives as well as our properties. This does not comply with current zoning and would require a zone change; this is not in agreement with the general plan for Riverside. It would create untenable traffic on our residential streets affecting the safety of our children. It would burden a school district that is financially in trouble. A 92 unit apartment complex with mixed use to include businesses is not acceptable in a residential neighborhood. I DO NOT WANT THIS PROJECT APPROVED.


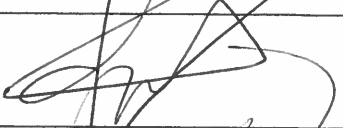
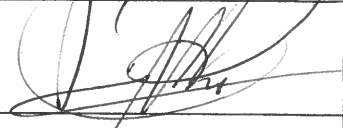
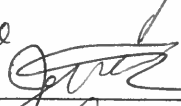






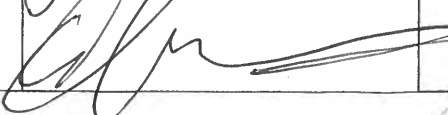
NAME PRINT CLEARLY Signature under name	ADDRESS - Number & Street	Best Phone #	EMAIL
AARON MOORE <i>Aaron Moore</i>	6588 SANDY LN RIVERSIDE CA 92505	YOURS NAME 951 205 8004	DO NOT HAVE
Nathaniel Moore	6588 SANDY LN Riverside CA 92505		
Barbara Croonguist <i>Barbara Croonguist</i>	11264 Cadbury Dr Riverside, CA 92505		bcroonguist@sbcglobal.net
Michael Croonguist <i>Michael</i>	11264 Cadbury Dr Riverside, CA 92505		michael.c12@sbcglobal.net
ANN Alfaro <i>Ann Alfaro</i>	3970 CANNICK ST Riverside, CA 92505		ANN.ALFARO99@gmail.com
WAYNE CARDOOS <i>Wayne Cardoos</i>	11252 Cullen Court RIVERSIDE, 92505	I VOTED FOR YOU & I EXPECT YOU TO DO THE RIGHT THING FOR THE PEOPLE IN RIVERSIDE	WAYNE.CARDOOS@EMAIL.COM
Dennis Denbo <i>Dennis Denbo</i>	10240 DUNN CT. Riverside, CA 92503		DJDenbo@Denbo.com
Jean Denbo <i>Jean E Denbo</i>	10240 Dunn Ct Riverside, CA 92503		Jeaneden@aol.com
JOANN BURDETT <i>Joann Burdett</i>	11244 CADBURY DR RIVERSIDE, CA 92505	951 689 7097	AjojoMA33@hotmail.com
W.E. Marshall Jr <i>W.E. Marshall Jr</i>	4203 Sunrose Dr Riverside 92505	951 688 8698	WLLMMARSHALL8800@AOL.com 8800

Dear Councilman Perry, etal

I oppose the project proposed by Overland Development for property on Polk Street – a 3 story apartment complex with planned business suites is not compatible with a single family neighborhood; it would be intrusive and devalue the quality of our lives as well as our properties. This does not comply with current zoning and would require a zone change; this is not in agreement with the general plan for Riverside. It would create untenable traffic on our residential streets affecting the safety of our children. It would burden a school district that is financially in trouble. A 92 unit apartment complex with mixed use to include businesses is not acceptable in a residential neighborhood. I DO NOT WANT THIS PROJECT APPROVED.

NAME PRINT CLEARLY Signature under name	ADDRESS - Number & Street	Best Phone #	EMAIL
Elaine Rodriguez <i>Elaine Rodriguez</i>	11221 PeachTree Pl.,/		2yanksmom@gmail.com
Aurora Chavez <i>Aurora Chavez</i>	4234 HARRISON ST Beverly Hills CA 92503		Achavez3068@aol.com
Karen Dons Wright <i>Karen Dons Wright</i>	4167 Central Avenue Riverside CA 92506	Needs to be EIR on proposed project. should not be in middle of residential neighborhood.	twodogkd@yahoo.com
Leah Friend Tinka Friend.	10483 Killarney Dr. Riv. CA 92503		tinkafriend@sbcglobal.net
Mark Porter <i>Mark Porter</i>	6111 Alhambra Ave Riv CA 92505		markstree2@charter.net
Dani Garcia <i>Dani Garcia</i>	6232 Norwood Avenue Riverside CA 92505		dandgarcia.zermeno7@gmail.com
Ann Vickers <i>Ann Vickers</i>	10406 INDIANA AVE #B9 Riverside, CA 92506		Septmorn3@live.com
Erin Snyder <i>Erin Snyder</i>	1645 Mathews St. Riverside CA 92507		epolcene@juno.com
Leslie Chandler <i>Leslie Chandler</i>	5384 College Ave Riverside 92505		lesliec@juno.com
Robin von Koehle <i>Robin von Koehle</i>	10559 PADRE CT RIVERSIDE, CA 92505		two.4 Jesus@yahoo.com

I oppose the project proposed by Overland Development for property on 3907 Polk Street – a 3 story apartment complex is not compatible with the character of our neighborhood, it would be intrusive and devalue the quality of our lives as well as our properties. This does not comply with current zoning and would require a zone change; this is not in agreement with the general plan for Riverside. It would create untenable traffic on our residential streets and would burden a school district that is financially in trouble. A 92 unit apartment complex is not acceptable. I DO NOT WANT THIS PROJECT APPROVED.

NAME PRINTED	ADDRESS	SIGNATURE	18 or over
Cristian Vasquez	10911 Cochran Ave Riverside		
YORUN Vasquez	10411 Cochran Ave Riverside		
Maria C Palencia	10411 Cochran Ave Riverside		
Jorge Vasquez	10911 Cochran Ave Riverside		
Luis B Miranda	10921 Cochran Ave		
JOE SANCHEZ	10929 COCHRAN AVE		
Francisco Lopez	10929 Cochran ave	Francisco L.	
Rosa Tovar	10933 Cochran Ave	R. Tovar	
MARTIN A HUMANA	10871 COCHRAN ^{AVE}		
Linda Baker	10941 Cochran Ave.	Linda Baker	
CATHERINE HENDON	10949 COCHRAN AVE.		
JOE Hernandez	10959 Cochran Ave		
Helmi Hernandez	10959 Cochran Ave		
Alex Hernandez	10959 Cochran ave		


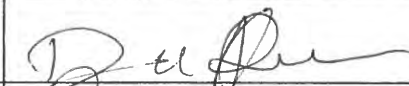

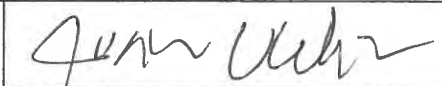
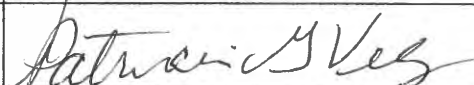
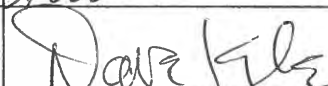
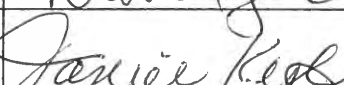
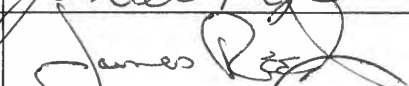
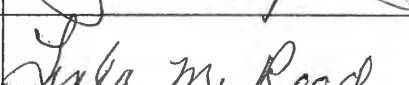
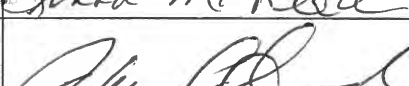

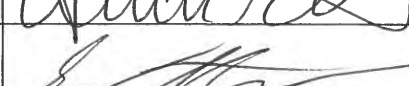

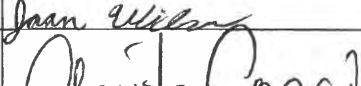
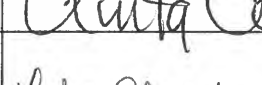
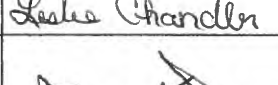
Dear Councilman Perry, Gardner, Melendrez, Condor, Subirous, MacArthur, Adams

February 2019

I oppose the project proposed by Overland Development for property on 3907 Polk Street – a 3 story apartment complex is not compatible with the character of our neighborhood, it would be intrusive and devalue the quality of our lives as well as our properties. This does not comply with current zoning and would require a zone change; this is not in agreement with the general plan for Riverside. It would create untenable traffic on our residential streets and would burden a school district that is financially in trouble. A 92 unit apartment complex is not acceptable. I DO NOT WANT THIS PROJECT APPROVED.

NAME PRINTED	ADDRESS	SIGNATURE	18 or over
Joe Rodriguez	10825 Campbell Ave	[Signature]	
ANA Lopez	5246 Sierra Vist	[Signature]	
Robert Martin	10235 Wan Lan Ave	Rm	
Dora Kuy	10807 (Chick) & LF	[Signature]	
Corina Camposano	10984 Cochran Ave	Corina Camposano	
Christine Elmore	10980 Cochran Ave	[Signature]	
Bryan Elmore	10980 Cochran Ave	[Signature]	
John C. Flowers	3985 Skofstad St	[Signature]	
MARVELA Flowers	3985 Skofstad St	Marvela Flowers	
Julia Bueno	3998 Skofstad St	[Signature]	
Lesly Gonzalez	10934 Cochran Ave	[Signature]	
Rick Gonzalez	10934 Cochran Ave	[Signature]	
Cathy Sutton	10912 Cochran Ave	Cathy P. Sutton	
Ambrosio Castaneda	10892 Cochran	[Signature]	

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NAME PRINTED	ADDRESS	SIGNATURE
Aguilar, Israel A	10870 Cochran Ave.	
RUIZ, Dalia	3991 Crickett St	
SANTOS, DUCE	3991 Redondo St.	
JUAN-VELEZ	3964 JONES AVE	
Patricia G Velez	3964 Jones Ave	
DAVE KYLE	10821 COCHRAN AVE	
JARICE KYLE	10821 COCHRAN AVE	
Jim Reed	10851 Cochran Ave	
Linda Reed	10851 Cochran Ave	
Joe Ahumada	10871 Cochran	
Alicia Soto	10871 Cochran Ave	
GARY Adomson	10891 Cochran Ave	
Joan Wilson	10891 COCHRAN AVE	
Anita Coggi	12950 Campwind Rd	
Leslie Chandler	5384 College Ave 92505	
Robin vanKeehe	10559 Padre Ct. 92505	

NO TO A 3 STORY APARTMENT COMPLEX – NO TO APARTMENTS – YES TO OWNED CONDO’S OR TOWNHOMES – NO TO 3 STORIES

Dear Councilman Perry, etal




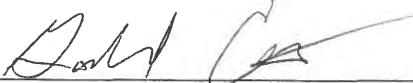





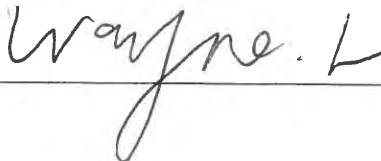
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NAME PRINT CLEARLY	ADDRESS - Number & Street	Signature
Wanda C. Davis	3940 Polk St. #E Riv., CA.	Wanda C. Davis
Franco Gabinela	3960 Polk St. C Riv. Ca	Franco Gabinela
James/Santana Judy	3960 Polk St #F RV Ca	James/Santana
Melissa Rodriguez	3920 Polk A Unit C Riv. CA	Melissa Rodriguez
Walter R. Croom	3984 Polk St. Unit A Riverside CA. 92505	Walter R. Croom
GURVINDER GOSAL	3889 Polk St Unit C RIVERSIDE	Gosal
PIYUSH SHELAT	3894 POLK ST #E	P. Shelat
Nichole Haver	3894 Polk St #C Riverside 92505	Nichole Haver
DEONTAY ALLENWORTH	3884 Polk St Unit D	Deontay Allenworth
Dianna Mutuk	3874 Polk St. Unit D	Dianna Mutuk

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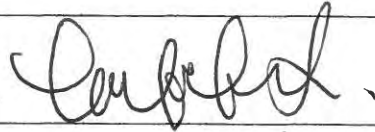
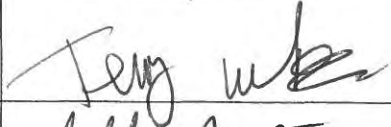
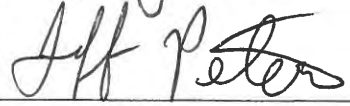
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NAME PRINT CLEARLY	ADDRESS - Number & Street	Signature
Tara Walker	3944 Polk St. Unit B Riverside CA 92505	
Berenice Kelley	3944 Polk St. Unit A Riverside, CA 92505	
Brenda Abella	3944 Polk St. Unit A Riverside, CA 92505	
Gabriel Cortez	3944 Polk St. Unit C Riverside, CA, 92505	
Jessica Alfaro	3924 Polk St Unit E Riverside CA 92505	
Rigo Guzman	3924 Polk St Unit D Riverside ca 92505	
Collin Smith	3924 Polk St Unit C Riverside CA 92505	
Claudia Carriedo	3924 Polk St unit b. Riverside CA 92505	
Ruben Berdugo	3944 Polk St Unit C Riverside, CA 92505	
CHENG WEI, L	3964 Polk St Unit D Riverside, CA 92505	

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NAME PRINT CLEARLY	ADDRESS - Number & Street	Signature
Caren Felix	3870 Polk St #B Riverside, CA 92505	
Terry White	3890 Polk Dr. Apt. B Riverside CA 92505	
Jeffery A Peters	3944 Polk St. #B Riverside, CA 92505	

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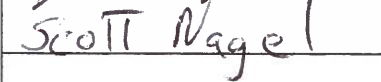
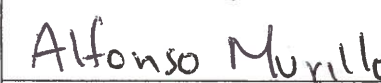

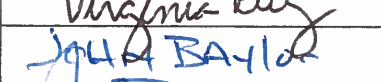



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NAME PRINT CLEARLY
Signature under name

ADDRESS - Number & Street

Best Phone #

EMAIL

RAY TIER 	3960 SLOFSTAD ST Riverside CA 92505	(714) 322-8766	Ray Tier at yahoo.com
Maria Jimenez 	12130 Knoefler Dr. Riverside 92505	(951) 347-4049	impressgd@gmail.com
Scott Nagel 	Riverside CA 92505 3935 Skofstad ST.		
Alfonso Murillo 	10933 Foote Ct	951 833-2362	murillo - a @msn.com
Virginia Ruiz 	3955 Skofstad St		virginia.ruiz24@gmail.com
Juan Bayler 	RIVERSIDE, 92503		
Keneth Cate 	3115 WEATHERBY DR		
Denneth Cate 	457 Grapevine Dr Corona, CA 92882	951-741-0461	
Lauriel Liang 	2971 Everwood Drive, Riverside, 92503	951 396 1672	lauriel.liang@gmail.com
Jessica DeFina 	3970 Skofstad St Riverside, CA 92505	951-955-2423	

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Best Phone #


EMAIL

Pamela Reich Pamela Reich Flora Castorena Flora Castorena	11165 Cameron DR. 10588 Cochran Ave. Riverside Ca. 92505	cell 714 390-3864 951 7413501	ANMLHAUS@aol.com
Saul Neves	10588 Cochran Ave. Riverside Ca. 92505		
Daniel Neves Donny	10588 Cochran Ave. Riverside Ca 92505		
Rodrigo Neves	10588 Cochran Ave. Riverside Ca. 92505		
Jonhe Gouveia	3870 LA SIENNA AVE. #202 RIVERSIDE, CA 92505	(951)642-7094	caj2n@yahoo.com
Janis Mainwaring	4291 Lockhaven RVSID 92505		
Lee Gross	4211 Jones Ave.	951-685-3281	
Penelope Mayer	11871 Taylor St. Riv.	909-241-4218	
John Duke	4018 Midland rd. Riv. 92505	951 941 9934	joluke3528@duke@aol.com

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NAME PRINT CLEARLY	ADDRESS - Number & Street	Signature
Roberto Acosta 3890 Polk St F		
Venicia Douglas Venicia Douglas	4018 Midland Rd	Venicia Douglas

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Signature under name

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Best Phone #

EMAIL

John Alfonsio John Alfonsio	11157 CAMERON, Riv. 92505	951-689-0331	JAlfonso13@Att.net
Rebecca Smith Rebecca Smith	11154 Cameron Dr.	951-818-1180	bsbs@att.net
Robert D. Smith Robert D. Smith	11154 Cameron Dr.	951-660-0300	bsbs@att.net
Tamra Alfonsio Tamra Alfonsio	11157 CAMERON DR, Riv 92505	951-689-0331	thealfansos@att.net

Dear Councilman Perry, etal



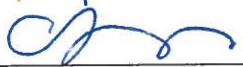
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Signature under name

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Best Phone #

EMAIL

KARINA 	4018 midland Rd 920	(951) 236-0098	
Jorelan Thomas 	1094 S Thrush Dr Riverside	909 279 2913	
Christina Gumucio 	10691 zodiac Dr.	951 417 9615	

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NAME PRINT CLEARLY	ADDRESS - Number & Street	Signature
Juan Perez	10583 Cochran Ave 92505	Juan Perez
Ricardo Bermudez	10599 Cochran Ave 92505	Ricardo Bermudez

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Best Phone #

EMAIL

Signature under name

DETIEF REICH Detlef Reich	11165 CAMERON DR. Riverside, CA 92505	714 532 1871	MB TRANZMANN @YAHOO.COM
SHIRLEY HANSON Shirley Hanson	11165 CAMERON DR. Riverside, CA 92505	714-390-3964	NONE

P18-0369 and P18-0370 3907 Polk Street

From: Perry, Jim

Sent: Monday, March 11, 2019 7:44 AM

To: Thomas Ortega <torte6@gmail.com>

Cc: Kopaskie-Brown, Mary <MKopaskie-Brown@riversideca.gov>; Nicol, Colleen <CNicol@riversideca.gov>; Amat, Christiane <CAmat@riversideca.gov>

Subject: Re: [External] Polk Street 92 Apartment Complex With Businesses

Thomas, Estella and David,

This proposal is not a City project and it is not located on City property. The property owner and his consultant are in the process of conducting a traffic study. It is not required, but after speaking with them, they have agreed to conduct a new study.

The next step in this process is a public hearing with the Planning Commission. This is scheduled to take place on 5/2/19.

I will take your recommendation into consideration and I will ensure your email is part of the public record.

Thank you for contacting me.

Jim Perry

Sent from my iPhone

On Mar 11, 2019, at 5:24 AM, Thomas Ortega <torte6@gmail.com> wrote:

We are against the Overland Development property project to be built on Polk Street. This three story apartment complex with business suites does not belong in a single family neighborhood zone and we do not want the zoning status to change in our Riverside neighborhood. Do not start changing the zones in Riverside so arbitrarily.

Polk Street already has a senior citizen apartment complex next your proposal and across the street there are apartments already. It is a dangerous situation since there are no turning lanes for left turns. There is no room for them and now you want to add more people to make left hand turns in the opposite way.

There is a four way stop at Polk Street and Cochran Avenue that is dangerous to pedestrians as cars are not making complete stops. Being pedestrians who walk every morning who cross that intersection we don't look forward to seeing more drivers rushing through it at rush hour. More traffic means more cars speeding on my street, Cochran Avenue and using it as an alternate route to Magnolia Avenue. It is dangerous for us and the children walking to school.

Speaking of children, are our schools going to be able to handle the influx of new students coming from the families from the new complex.

Lastly we do not want to have businesses in our residential zoned neighborhood.

WE DO NOT WANT THIS PROJECT APPROVED.

Thomas Ortega, Estella Ortega, David Ortega
10580 Cochran Ave., Riverside 92505

cc: Mayor
City Council
City Manager
City Attorney
ACMs
C&ED Director



Polk Street, looking north at the project site.



Polk Street, looking north at the project site.



Northwest corner of Polk Street and Stetson Avenue, looking east at the project site.



Stetson Avenue, looking southwest at the project site.