

GRAE La Sierra, LLC

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OCT 22 2019

October 21, 2019

Community & Economic
Development Department

Honorable Mayor and City Council
City of Riverside
3900 Main Street
Riverside, CA 92522

RE: Appeal of Planning Commission Approval
Planning Commission Hearing Date 10.17.19
Project Case Numbers P18-0849, P18-0850, P19-0512

Honorable Mayor and City Council,

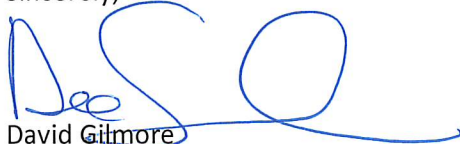
This letter serves as GRAE La Sierra, LLC's filing of appeal regarding the City of Riverside Planning Commission's approval on October 17, 2019 of Project Case Numbers P18-0849, P18-0850, and P19-0512. The reasons for this filing of appeal are as follow:

- The proposed banquet rental facility component of the project is an inappropriate use for the area.
- The parking demand created by the proposed project is excessive and will impact the parking available for adjacent parcels.
- The minimum parking requirement for the proposed project is 167 parking stalls. The project parcel provides 53 parking stalls. The additional 114 required parking spaces would be procured from other parties' parcels, rendering those parking stalls unavailable to those other parties for use in future development projects.

Should you require any additional information, please contact me at 310.849.7044.

Thank you for your consideration in this matter.

Sincerely,



David Gilmore
Partner
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