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Thursday, November 21, 2019

Mayor and City Council, City of Riverside
c/o Community Development Dept., Planning Division
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Riverside, California 92522

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**Re: Appeal to City Council of Planning Case Number P19-0461 - Diana Avenue / CBU,
From Planning Commission Action on Thursday, November 14, 2019,**

Honorable Mayor and City Council Members:

As stated in my letters of January 2, 2013, April 23, 2015, May 7, 2015, and November 13, 2019, this office has been retained by **Riverside Renta Space** and its owners **Gunnar Burklund** and **Ingrid Tegner**. They own the real property and operate a business at 3440 Monroe Street in Riverside adjacent to the State Route 91 Freeway and facing the western end of Diana Avenue, west of Wilma Court and Emily Court. Their property, business, and customers depend on the free and open vehicle access of Diana Avenue to reach and depart from their business. Their property has Riverside County Assessor Parcel I.D. Nos. 233-120-003 and 233-120-004.

Riverside Renta Space, Gunnar Burklund, and Ingrid Tegner hereby appeal to the City Council any and all actions taken by the Riverside Planning Commission on November 14, 2019, on Planning Case number P19-0461 based on an application of California Baptist University ("CBU") to vacate and abandon most of Diana Avenue between Adams Street and Monroe Street. The grounds for this appeal are stated in my prior letters to the Planning Commission of January 2, 2013, April 23, 2015, and May 7, 2015, November 13, 2019, and which remain in the Planning Department files and are incorporated into this appeal letter by this reference, and also based on the comments and testimony at the Planning Commission on November 14, 2019. Additional grounds will be submitted to the City Council once the hearing date is scheduled.

Sincerely,



Christopher Sutton

We approve this appeal.



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Ingrid Tegner
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