

From: Tom@CPVDisplays.com
To: Harper-Scott, Danielle
Subject: [External] 4061 Mission Inn Ave.
Date: Friday, October 2, 2020 8:35:06 AM
Attachments: [image001.png](#)

Hi Danielle,

I hope you are doing well. My apologies for contacting you via email, however I am having difficulty navigating the city's website to see where I can comment regarding the upcoming hearing for 4061.

What are the current plans regarding the property. Are they seeking to renovate the existing property, or to demolish and rebuild? As a resident within close proximity to the property, I am in support of the property being converted from Office to Residential, regardless of which option.

However with regards to the Variances and if demolish and rebuild, I cannot make a proper determination on the variances without further knowledge of plans.

If the plans are to renovate the existing property, I would definitely prefer that the units be converted into 6 Multi-Family Units compared to the proposed 8. From my understanding of the property, there are 4 separate buildings. Each building can be converted into 1 bedroom / 1 bath apartments, OR 2 (possibly 3) bedroom / 2 bath apartments. In turn, this would provide four (4) 1-Bedroom Units, and two (2) 2-3 bedroom units. Given the shortage of family housing and the density of Riverside, I strongly feel that having a mix of 1 bedroom and 2-3 bedroom would be more beneficial to Downtown Riverside.

In regards to the Variance to allow no private usable open space, I am not sure what this entails or what is required. I have walked passed the property on numerous occasions and know there is a small courtyard of sorts, assuming renovating existing is the plan.

If you have any questions, or need anything at all, please feel free to let me know.

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Sincerely,

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