



*City of Arts & Innovation*

**Public Comment for August 5, 2021  
Planning Commission Meeting  
Prepared by the Planning staff at 8:00 a.m. on August 5, 2021**

| Item  | Name         | Neighborhood | Position | Comments  |
|---|--------------|--------------|----------|---|
| 4. PR-2021-000787 (PPE) - Proposal by Roger Hobbs of RC Hobbs Company to consider a Site Plan Review to facilitate the construction of a mixed-use development consisting of 60 senior apartment units and two multi-tenant commercial buildings, totaling 5,794 square feet. The 2.40-acre site consists of two vacant parcels, located at 11124 and 11144 Pierce Street, situated on the southwest corner of Pierce Street and La Sierra Avenue, in the MU-V - Mixed-Use Village Zone and the MU-V-SP - Mixed-Use Village and Specific Plan (La Sierra University) Overlay Zones, in Ward 7. The Planning Division of the Community and Economic Development Department has determined that the proposed project is consistent with the Final EIR for the 2014-2021 Housing Element Update/Housing Implementation Plan certified in December 2017 (SCH No. 2017041039), subject to compliance with the approved Mitigation Monitoring and Reporting Program. Contact Planner: Judy Eguez, Associate Planner, 951-826 3969, <a href="mailto:jeguez@riversideca.gov">jeguez@riversideca.gov</a> | Jason Hunter |              | Oppose   | Seems kind of silly that given the average life expectancy of 78 (which will probably be over 80 in 20 years), we call folks who are 55 "seniors". What's sillier is thinking these folks (and possibly their boomerang kids) won't be driving cars and giving parking concessions. |