

Date: 8-17-21

Item No.: 15

From: Elizabeth Ayala <elizabeth.ayala@gmail.com>

Sent: Monday, August 16, 2021 4:26:09 PM

To: Plascencia, Gaby <GPlascencia@riversideca.gov>; Cervantes, Clarissa <ClCervantes@riversideca.gov>

Subject: [External] Item #15 - re: AC Marriott in downtown

good afternoon Councilwomen Plascencia & Cervantes,

I am very concerned that the TWO hotels at Lemon & Mission Inn Avenue are being given a blank check to build a massive amount of rooms with so many variances from current zoning code.

These variances include:

Height - the developers want to build beyond what the current limits are.

Sidewalk set back - reducing the setback from 15 feet to one

Parking - instead of providing one parking spot per room, they want to provide for just half of the 226 rooms

Not conducting an Env. Impact Report

I am not against development in downtown. I understand the city wants to create more rooms to make the convention center more attractive. However I think the parking will particularly become disastrous.

I already find it difficult to park at my church on Sundays during the Festival of Lights, even when it was "reduced" last winter. I do not want to experience that all year round. Additionally, as a member of First Congregational Church in downtown I am worried that construction 6 days a week will ruin our church's chances of hosting weddings which are sought after in the community.

Please reconsider giving the developers a blank check.

Thank you,
Elizabeth

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

Date: 8-17-21
Item No.: 15

From: Rhonda Chatham <rhondachatham32@gmail.com>
Sent: Monday, August 16, 2021 8:18 AM
To: CityClerkMbx <City_Clerk@riversideca.gov>
Subject: [External] New hotel

Lovely! Thank you. This project is a welcome upgrade to downtown! Can not wait until I can spend the holidays there!
Go Riverside!

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



OLD RIVERSIDE FOUNDATION

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August 13, 2021

City Clerk
City Hall
3900 Main Street
Riverside, CA 92522

Re: August 17, 2021 City Council Meeting, Agenda Item No. 15
Cases P19-0560, P19-0562, and P19-0563

Honorable Mayor and Members of the City Council:

The Old Riverside Foundation (ORF) Board of Directors has been monitoring this project since it was first presented in 2018. The current project is significantly larger than the original proposal. Because of these changes, by vote of the Board, we oppose the proposed development. ORF's position is that projects should comply with the Downtown Specific Plan, which include setbacks and height restrictions. These conditions exist precisely to ensure that new development will be sensitive to its surroundings within a Historic District that is much cherished by the community and much promoted by the City itself.

In April, however, the Planning Commission granted variances to the Downtown Specific Plan, waiving the 60' height restriction and 15' required set-back from the sidewalk. As proposed, the hotel will be 93 feet tall, making it almost as tall as the First Congregational Church bell tower. With only a 1-foot setback, the hotel will rise up immediately adjacent to the sidewalk, effectively blocking views of downtown from the east. The Planning Commission also approved a decrease in the number of required parking spaces, from the required 226 to the proposed 144.

ORF is not opposed to all new development in Historic Districts, but it needs to be sensitive to its surroundings. This project, with the granted variances, will forever change the character of Riverside's downtown. It is too big, too close to the street, and inconsistent with the District's contributing structures. In addition, a project this large and this inconsistent with existing planning guidelines should not be exempt from the CEQA process. Without CEQA the project's impact on the City's Landmarks is unknown.

Old Riverside Foundation asks that the City Council reject the appeal by Greens Ehrenberg, LLC and deny approval of Planning Case P19-0563 Certificate of Appropriateness, and require the applicant to prepare the required environmental documents per CEQA for circulation and review. Our community and our landmarks deserve no less.

Sincerely,

Michael J. Gentile
President
Old Riverside Foundation