

## Eguez, Judy

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**From:** jandjjaggs@aol.com  
**Sent:** Saturday, October 19, 2024 3:31 PM  
**To:** Eguez, Judy  
**Subject:** [EXTERNAL] Case PR-2024-001656 (TTM)

**Follow Up Flag:** Follow up  
**Due By:** Tuesday, October 22, 2024 4:00 PM  
**Flag Status:** Completed

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Good Afternoon, Judy Eguez,

We are emailing you regarding proposed development on the southeast corner of La Sierra Avenue and Victoria Avenue.

Please note our strong objection to the plan to build 49 single family homes on a piece of property, that up to this time has been zoned for half acre lots.

We believe that our quality of life will be negatively affected by 2 years of construction 25 feet from our front doors. Not to mention the dirt, noise, insects, and rodents that will come our way as soon as the trees in the existing grove are taken out. The trees provide a much needed buffer from the noise and dirt from the traffic on La Sierra.

We are concerned with who will be maintaining and irrigating the new trees on the Millsweet side of the wall and will the wall be built before the major construction begins. What is also not acceptable to us is the inadequate wall height between the one story homes on Millsweet Place and the almost zero lot line of the new 2 story houses of the proposed development.

Thank you for your assistance.

Sincerely,

John and Jo Jagers  
Phone number: (951) 316-7676  
2663 Millsweet Pl., Riverside, CA. 92503

October 21, 2023

Jacob Weissberg  
11025 Kayjay Street  
Riverside, CA 92501

Judy Equez  
Senior Planner  
City of Riverside  
3900 Main Street  
Riverside, CA 92501

Dear Ms. Equez,

I am writing this letter in response to a Notice of Public Hearing. The project location is APN. No. 136-220-016, situated on the southeast corner of La Sierra Avenue and Victoria Ave., in Ward 5. Case number PR-2024-001656 Tentative Tract Map (TM38921). Project Title: Warmington 49 SFR La Sierra/Victoria. We strongly oppose this project and do not understand why this is happening in our neighborhood.

My family has lived at 11025 Kayjay Street since 1996. This home backs up against the southeast end of the proposed development. It overlooks the cul-de-sac on Millsweet Place. In 2007 we made a conscious decision predicated upon the neighborhood and the area to build onto our existing home. We completely remodeled our house and backyard. We added 1,000 square feet to what we considered our forever home. We overbuilt in our neighborhood because we love the area and the City of Riverside.

Our understanding was that everything around us was zoned for ½ acre home parcels. The field of orange trees, the proposed development, fell under the same zoning. At one time there was a proposal to build 20 homes on the same parcel. We did not oppose this since we understood that there would still be approximately two homes per acre. This would not have impacted our area and in fact may have added value the surrounding homes.

This is what I do not understand. It appears that the General Plan and use designation of the site is Low Density Residential. When did this happen? Why did it happen? What impact will this have on the residents that live next to the proposed development site? Some of the homes on our street will now have three homes facing the back of their house.

The issue with the State Density Bonus allowing 4.95 du/ac is even a greater concern. That is a gross property calculation. Since 1.24 acres of this parcel will be preserved then the net parcel will be 9.91 minus 1.24 for a net parcel of 8.67 acres. 8.67 acres divided by 49 homes is 5.65 homes per net acre.

This development sets precedence for the entire community and especially Victoria Ave. Will this cause a land grab by developers so they can maximize their profits by shoving as many houses as they can onto our beloved Victoria Ave?

We strongly oppose this project and do not understand why the City of Riverside will allow this to come to fruition. Please preserve our city and Victoria Ave.

Jacob Weissberg

[jakeweissberg@icloud.com](mailto:jakeweissberg@icloud.com)

(951)756-1519

**From:** Richard Wells <wells0312@sbcglobal.net>  
**Sent:** Tuesday, October 22, 2024 7:04 AM  
**To:** Equez, Judy  
**Subject:** [EXTERNAL] Case PR-2024-001656 (TTM)

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Case PR-2024-001656 (TTM)  
To Judy Equez  
From Richard Wells

I am writing about the proposal to build small housing lots on a land parcel that currently zoned for 1/2 acre or bigger lots. Corner of Victoria avenue and La Sierra avenue.  
Very unhappy if this proposal move forward, their is no small lot homes like that in this section of Riverside. To pick the Crown Jewel of street in Riverside Historic Victoria avenue for this type of development will lead to more developer buying up land on Victoria avenue and building similar small lot housings. That would be start of down fall of Victoria avenue. There is plenty of empty lots in Riverside that is more suited for this type of developments.

I sincerely hope you can see what all of us in neighborhood can see.

Thank You  
Richard Wells  
2675 Millsweet place  
Riverside CA 92503  
562-225-0011  
[wells0312@sbcglobal.net](mailto:wells0312@sbcglobal.net)