

Frances Andrade, Riverside Planning Commission

Riverside City Council

Re: KA Enterprises purchase and development of property at Alessandro Blvd. and Mission Grove Parkway in Riverside

As homeowners in the Mission Village neighborhood in Riverside, we would like to voice our concerns and objections to the plan by KA Enterprises for the development of the property they have purchased at the corner of Alessandro Blvd. and Mission Grove Parkway which is adjacent to our residential neighborhood. We understand that their development would include a lease to 7-Eleven as well as development of a 24/7 convenience store and gas station, and that a zoning change from the city would be required and also a variance since the lot size does not meet building requirements for a gas station.

We fail to see the need for another convenience store / gas station in this area at the outset, since there is a Circle K convenience store and gas station directly across the street (Alessandro) at the corner with easy access. There is another Shell convenience store / gas station on the opposite corner (Alessandro / Mission Grove Parkway). About 2 blocks down on Alessandro from this is a third convenience store / gas station, for a total of 3 in close proximity. Our neighborhoods' primary access to Alessandro Blvd. is the Mission Grove Parkway corridor, and the additional traffic congestion, noise, crime, etc. are of great concern. A "stopgap" of installation of security cameras will certainly not resolve all of these concerns.

Our community is directly adjacent to the Mission Villas condo/apartment community. Neither of these communities has been provided a description of landscaping, building architecture or overall plan and design elements. It is extremely concerning that the lot size is not adequate for meeting building requirements of a gas station and would require a variance from the city, because this also raises a concern for health, safety and environmental issues, at the very least.

The referenced property is directly adjacent to the Mission Villas residential area and is in very close proximity to our Mission Village neighborhood. Our two communities are comprised of young families, many with children, as well as older residents. We respectfully request that you review and evaluate our concerns, and that the zoning change and variance not be granted to KA Enterprises for their planned development.

Thank you,

Sue Reeves 909-260-4722



Melvin Reeves 909-260-0624



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