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Sent: Friday, October 2, 2020 1:22 PM

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Subject: [External] Development on Mission Grove/Alessandro North Corner

My husband and I are very concerned that KA Enterprises, based in San Diego, plans to submit a proposal to change the current zoning for the property previously occupied by AT&T at 360 Alessandro Blvd./Mission Grove, Riverside, 92508. It is currently zoned for office space but according to Eugene Marini at KA, they have had no interest to lease that property except from 7/11 and an Express car wash. Both of those businesses would require rezoning to commercial/retail and neither are wanted by many residents.

KA has made extremely limited attempts to notify Mission Grove property owners of their plans although they claim to want community input and support. The approximately 24-25 people who attended the first two virtual meetings only learned about the first one from a neighbor on Nextdoor. We had to email Mr. Marini to request the links to the meetings!!! Not surprisingly, they were scheduled during the dinner hour. The third zoom meeting was scheduled for Tuesday, 9/29 at 6:00 which coincidentally? coincided with the Presidential debate. Instead of rescheduling until 9/30 as several residents requested, Mr. Marini only agreed to back it up until 5:30 which allowed for very limited time for Q and A's. The community deserves more transparency from KA and the right to have questions answered.

The 7/11 was resoundingly rejected at the first meeting and only then were participants told that an Express car wash had also shown interest in the property. KA said they would contact them to see if they were still interested IF there was enough support from the community and IF they could break the lease they had already signed with 7-11!!! The opinion of 25 residents is hardly representative of the entire Mission Grove population. If there was insufficient support for the car wash, KA would proceed with the 7/11. However, given only two choices, 150+ residents, per KA, supported the car wash as the lesser of the evils. Many of us wanted a "No zoning change" option which was suggested at the second zoom meeting but not put forth by KA on their survey. I feel manipulated and misled.....support the car wash or you'll get the 7/11, period. Per an email from Mr. Marini on Friday, Sept. 18., KA will contact 7/11 and "attempt to negotiate breaking the lease that is in place. We will determine the cost associated with this, make a final decision on the best path going forward whatever that may be." I have little confidence that "the best path forward" will be in the best interest of our neighborhood.

The north side of the Mission Grove neighborhood is primarily residential. We already have three gas stations/convenience stores (Shell, 76, and Arco) on the south side of Alessandro near Mission Grove Blvd. so we don't need another. We don't need another car wash, either, as there is already one in the Mission Grove shopping center and neither do we need the increased traffic associated with a retail establishment.

Thank you for taking time to consider these arguments and also to seriously consider a NO to ReZone vote if it comes to that. **My husband and I rescind our support for the car wash** as we were not given all of the facts by KA...I am grateful to neighbors in Mission Grove who have knowledge of re-zoning requirements, are sharing them with the community, and the many who are willing to oppose it.

Respectfully,
Cheryl Voss

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