

Dear Riverside City Council and Planning Commission

I'm writing to request denial of the **Magnolia Flats housing project** on Banbury and Magnolia Ave. (near Tyler St.) for health and safety reasons and many other negative impacts. My family and neighbors do not want this four-story, 450-units of high density of apartments. We oppose it for many negative impacts.

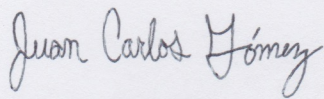
Because of speeding vehicles, it is dangerous for people and family pets to walk this area. There are many traffic collisions on Banbury Dr. – to and from Magnolia Ave. Neighbors who walk their dogs on Banbury fear getting hit. Several family pets have been killed by speeding drivers.

Our single-family homes are south of the proposed Magnolia Flats project. Directly behind our homes are over a thousand units of high-density multifamily apartments/condos. These are on Banbury Dr. and along Diana Street.

The four-story plan is intrusive and does not conform with other buildings near the development. It's too high and would block our view of the mountains. The property across Magnolia has always been developed for business/commercial purposes such as small shops, retail stores like Michaels, and now Northgate Market, and previously Gemco, Lucky Market, gas station, etc. All our neighbors want it kept commercial – it would reduce the negative impacts and traffic congestion.

Please do **not** approve the Magnolia Flats Project. Thank you.

Sincerely,



Juan Carlos Gómez
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