
[EXT EMAIL] Riverside Dr and Magnolia Ave Project Concerns

From Grant Schmidt <[REDACTED]>

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To Morelion, Warren <wmorelion@cityofchino.org>; Gilbert, Andrea <AGilbert@cityofchino.org>; Staar, Maria <MStaar@cityofchino.org>

Hello Mr Morelion, thank you for taking the time to meet with me and hear my concerns regarding the Riverside Dr project.

As you are aware, this project is directly adjacent to my home and will greatly affect myself and my family as well as my neighbors living on Barbara St.

We discussed several issues regarding the planning of this project, which you asked me to document and forward to you.

I have asked the Taylor-Clark rep what the base grade elevation for this project would be, he was not able to provide an answer.

With the uncommonly tall profile of this project (for the City of Chino), starting at the lowest possible elevation would be prudent, to slightly help offset the impact of the tall structures.

As proposed, I believe you said the setback from the Barbara St property line would be around 7'-8'. This very much took me by surprise. With the physical disparity of 3 story tall buildings lined next to mostly single story homes, this seems like a very bad idea. These homes, which have been established for 50 years, will forever be towered over by these new buildings. This will result in a permanent reduction in quality of life for anyone who lives on Barbara St going forward. I understand the need to "build up" due to the small dimensions of the lot, but it seems like pushing these tall structures as far away from the existing homes as possible would be the best way to mitigate the imposition of this development.

On the diagram provided at the meeting, it showed a total of 13 guest parking spots for the 100 units totalling 320 rooms. This is clearly not going to be enough additional parking for this development, which will result in substantial overflow into the surrounding communities. This will substantially deteriorate the general aesthetic and functionality of the City and the adjacent neighborhoods. Ms Reich did suggest that we petition for our street to be designated a "permit only" parking zone. This would be a partial remedy, but still a decline in convenience from the current status.

You also suggested that I contact Dennis, the Traffic Engineer, to discuss our concerns about the project entrance on Magnolia Ave. I will do that as soon as I have time. I would hope at this point, that everyone has had a chance to evaluate the suggestion of the proposed entrance, and see that it would be a debacle. The minimal distance between Riverside Dr and Barbara St, combined with the existing apartments and schools on that street, would cause a traffic nightmare and substantial safety issues in the mornings and afternoons. The logical access point for this project would be on the most western part of the property on Riverside Dr.

Also addressed and, a substantial concern, are the privacy measures to be taken along the southern border of the property. Obviously, without extensive planning, the residents on the Barbara St border will lose much, or all, of their privacy in their backyards. This situation is going to be magnified by the minimal setback already mentioned. Some suggestions that have been mentioned are: minimal or no windows on the southern facing walls of the Barbara St units, fogged glass on any windows facing south, top opening windows on a horizontal axis, no balconies or landings on the southern units, units designed with garages, bathrooms, closets, or other areas not requiring windows along the southern border, along with whatever other measures can help give some privacy to the residents on the Barbara St border.

Other concerns include, landscaping specific plan (specifically along the southern border), lighting plan, noise study, mechanical equipment plans, plans for any wall along the Barbara St border. I assume I will need to come in to see what has been submitted regarding these issues, which I will do sometime soon.

Thank you for your thorough attention to this project, its impacts will greatly affect the residents of the City and especially those in the surrounding communities for a very long time to come.

Grant Schmidt
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