

## Damaris Abraham

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**From:** Mary Monise <Mary.Monise@coop.org>  
**Sent:** Friday, September 14, 2018 7:30 AM  
**To:** Damaris Abraham; Justin Kirk; Myles Ross; Michael Carroll; Adam Armit; John Gray; Rendell Klaarenbeek; Natasha Johnson; Steve Manos; Daryl Hickman; Robert Magee; Brian Tisdale  
**Subject:** Formal Objection Letter -Parcel Number 374-183-018  
**Importance:** High

Dear Planning Commission, City Planner, and Distinguished City Council Members,

I own the home located at 805 W. Graham Ave Lake Elsinore, CA 92530 and I am writing to you to formally object to planning application number 2018-02, a proposed five-unit apartment complex planned for parcel number 374-183-018 located in the Historic District of Lake Elsinore. I would normally attend this meeting in person however, I will be traveling for business on this day and will not be able to be there.

I would first like to thank you for bringing this matter to our attention and allowing us to voice our concerns with regards to this new proposed build located within the designated Historic District. I would also like to commend this city on its continual hard work and dedication to restoring the beauty and charm back to the City of Lake Elsinore. This truly is a community of people who care for each other and their city. Thank you for all your hard work, it has returned city pride to the residents of Lake Elsinore and is helping to the reputation of this charming lake community.

I am writing on behalf of my family, which owns the home on the lot adjacent to the proposed project. I am sure that some of you are familiar with the surrounding buildings in this area, they are single-family, single story homes. Some of the homes in this neighborhood, including mine, are almost as old as this city. Our home and the one next to ours were built in 1900. It is a constant effort of love to keep these properties in good condition. My family and my neighbors are simple hard working people who make every effort to keep our neighborhood safe, clean, and attractive.

We object to this project because with the exception of some apartment buildings located at the southwesterly corner of Graham Avenue and Scrivener Street there are no multi-family apartment buildings in the blocks surrounding this area. The proposed **multi-family, five-unit, two-story** project will be a towering **monstrosity** compared to the homes in this area.

Placing a rental property in the neighborhood would significantly drive down the property values, which have been steadily increasing over recent years. As an example: In 2014 the house located at 805 W. Graham Ave was in disrepair and sold to the previous owner for \$85,000. They did a full restoration on the home and we purchased it in 2015 for \$245,000. This past summer, the comps in the area placed a value of \$305,000 on the property. That is a positive and dramatic increase in home values in a very short period of time. In Lake Elsinore, we now have a surge of investor home owners coming in and restoring homes located in the historic district. This is a very positive sign that our community and the older homes located here are of great value. We, meaning the neighborhood and the city, need to continue to encourage this trend in order to preserve the continuity of this neighborhood. We want to continue to gentrify this community by inviting people who have a vested interest in this community (home owners) not transient residents who reside in a property for a year or so and have no regard for or investment in the property.

The proposed project would be less objectionable if it were small homes (like the ones for sale across from the US Post Office on Graham Ave) or at the very least condominiums for sale but these are not, they are **rental apartments!** There are very few rental apartments located in the historic district and the ones that I have seen are considered 'less then desirable'. In fact, to see an example of what I mean, look at the apartments located directly behind the Cultural

Center. These apartments truly reflect our concerns. When you invite a transient population into a neighborhood there is also a concern of an increase in crime. This again, comes from a population of people who have no vested interest in the community. Considering that this project is being funded by a venture capital company (I am basing this assumption only by their name and the fact that I can find no information regarding the company New Ventures, LLC on the web) and based on my past professional experiences dealing with venture capital companies they are in this project for a quick return on their investment and will most likely sell the property as soon as they can to get their money back. This would most certainly leave the apartments to be managed by a remote individual who truly have no ties to the community and will just be utilizing this property as just a stream of income. Traditionally a landlord does only a credit check on the prospective tenant listed on the agreement, they do not do a background check to see if the renter or the other residents have a criminal background including felony arrests, outstanding warrants, or much worse...

I understand the desire to fill the vacant lots located throughout the city but we need to have some very strong guidelines around these builds. Within the Historic District these guidelines need to preserve the aesthetic look and feel of the area and surrounding buildings. The guidelines need to ensure that current homes and residents are protected from possible urban decay brought upon by multi-unit rental properties.

Thank you for your time and consideration. Please feel free to contact me at the number below should you like to discuss my concerns further or have any additional questions.

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Mary k. Monise, PHR

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**Damaris Abraham**

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**From:** Chad Logan <chadloganconstruction@gmail.com>  
**Sent:** Sunday, September 16, 2018 6:14 PM  
**To:** Damaris Abraham  
**Cc:** Hollingshead Peter; Jerry Fabio  
**Subject:** Re: Formal Objection Letter -Parcel Number 374-183-018

Attention Lake Elsinore Planning Commision, and residents of the City of Lake Elsinore,

I am writing this in response to the objection of our proposed project located at 801 W. Graham Ave, Lake Elsinore Ca, planning application 2018-02.

Let me begin by stating my partners and I appreciate the input of the neighboring residents of our project, and the enthusiasm to maintain a higher property value for the Lake Elsinore Historical District.

The responses to the assumptions in the objection letter will be answered solely with factual information and not the opinions of any members of New Ventures LLC, CLPH or any other professional group associated with this project.

A) this project shall include a condo map to create 5 individual building lots, the project will contain 3 buildings on the divided lot

B) the units will be sold as individual homes, and not rentals as stated below

C) three of the six residential homes on the 700 block of w. Graham are two story residences, and several lots have multiple units within legal zoning rights

D) New Ventures LLC, CLPH has worked directley with our design team and Lake Elsinore DRC, along with the city's engineers to create the least amount of traffic impact to the corner of Graham and Lowell and also created what is to be believed the best architectural fit for the downtown historic district. (Although one may say these are opinions, the facts are based on submittals and approvals to the Lake Elsinore planning and engineering department.

E) New Ventures LLC, CLPH is not a capital investment company

We believe other assumptions in this objection letter do not contain to directly to our project and are ones opinions of the development of Lake Elsinore.

In conclusion,

To reiterate our project, we will be building 5 units consisting of 3 buildings, designed with the assistance of and under all Lake Elsinore authorities and local jurisdictions to conform with Historical Downtown. Our goal is to create desirable housing within walking distance of downtown.

Respectfully,

Chad Logan  
Partner  
New Ventures LLC, CLPH