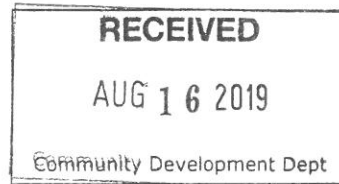


Planning Commission
Community Development Department
400 South Vicentia Ave.
Corona, CA 92882
08/15/2019



Dear Planning Commission:

My name is John Vazirian and I own the property to the west side of the proposed medical building. Specifically, my properties are 402 West Sixth Street and 614, 620, and 624 Sheridan Street. The entire property is TC Commercial Zone.

I am very delighted to see the medical building being developed and I believe this development will add great value to the City of Corona.

However, I am deeply concerned with the proposed location and size of the medical office building (See Site Plan A). The medical office has been designed without consideration of its negative impact on our properties. Specifically, the building dimensions being 40 feet high and 165 feet lengthwise, in conjunction with its location on the property, will only isolate our property by obstructing it from view on Sixth Street. Our property has already been obstructed from view from the west side by the adjacent car wash.

In order to open space at the corner of Sheridan and Sixth Street, I am providing you with three other alternative site plans: B, C, and D.

These site plans may not meet all the requirements, but I believe this issue can be properly addressed if there is a design by an unbiased architect.

Should the design and layout plan remain as is, the proposed medical office will undoubtedly diminish the value of our property by blocking, isolating and discouraging the placement of any future commercial buildings on my properties. This would result in a total loss to the property financially.

I am hopeful that the planning commission will select a layout that would be more beneficial to all surrounding properties.

Thank you for your time and consideration,

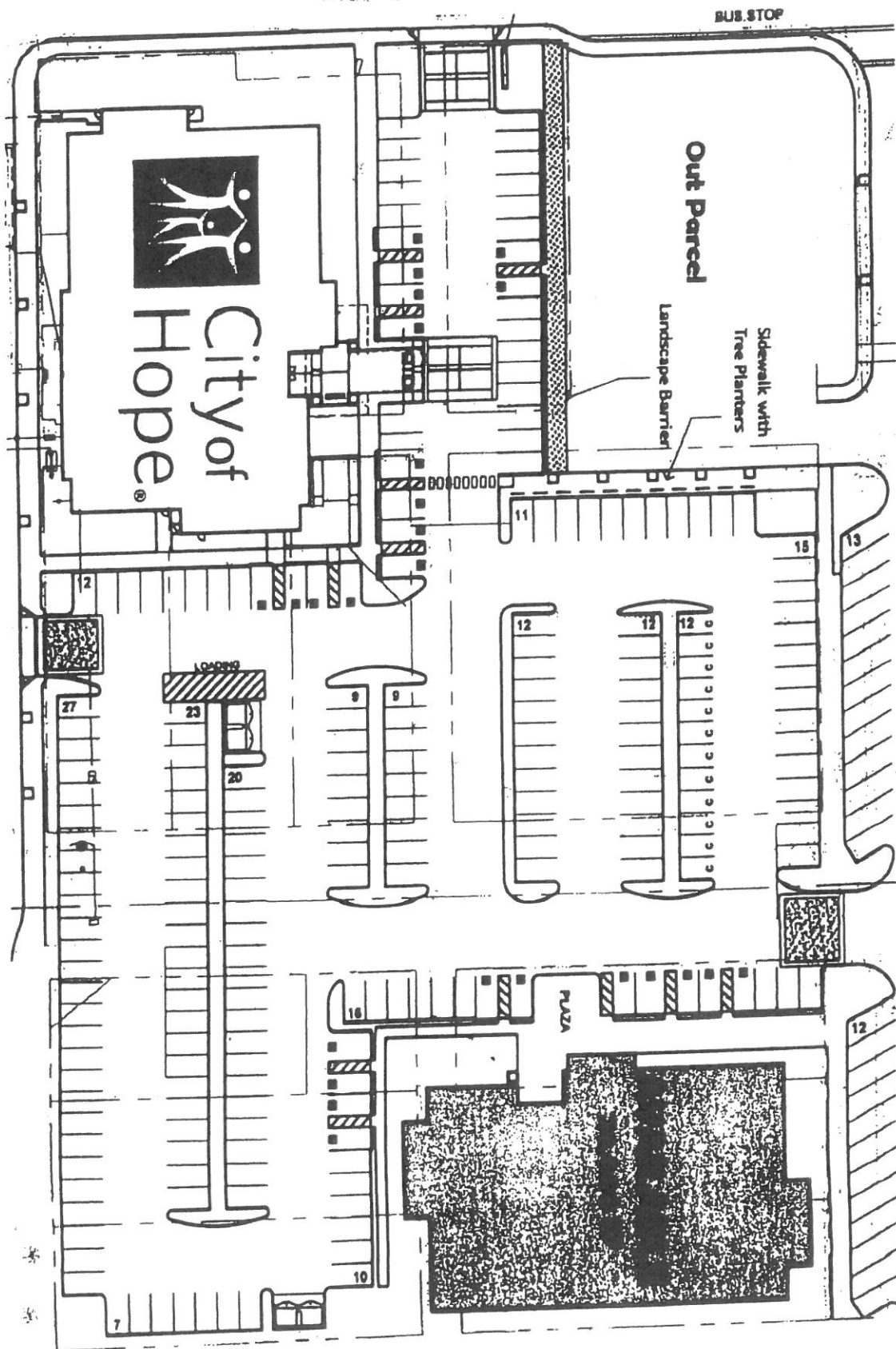

John Vazirian

Enclosures: (5)

EXHIBIT J



City of Hope



SITE PLAN A

TC COMMERCIAL

STUDY

City of
Hope®

Out Parcel

**Sidewalk with
Tree Planters**

BUS STOP

AVAILABLE

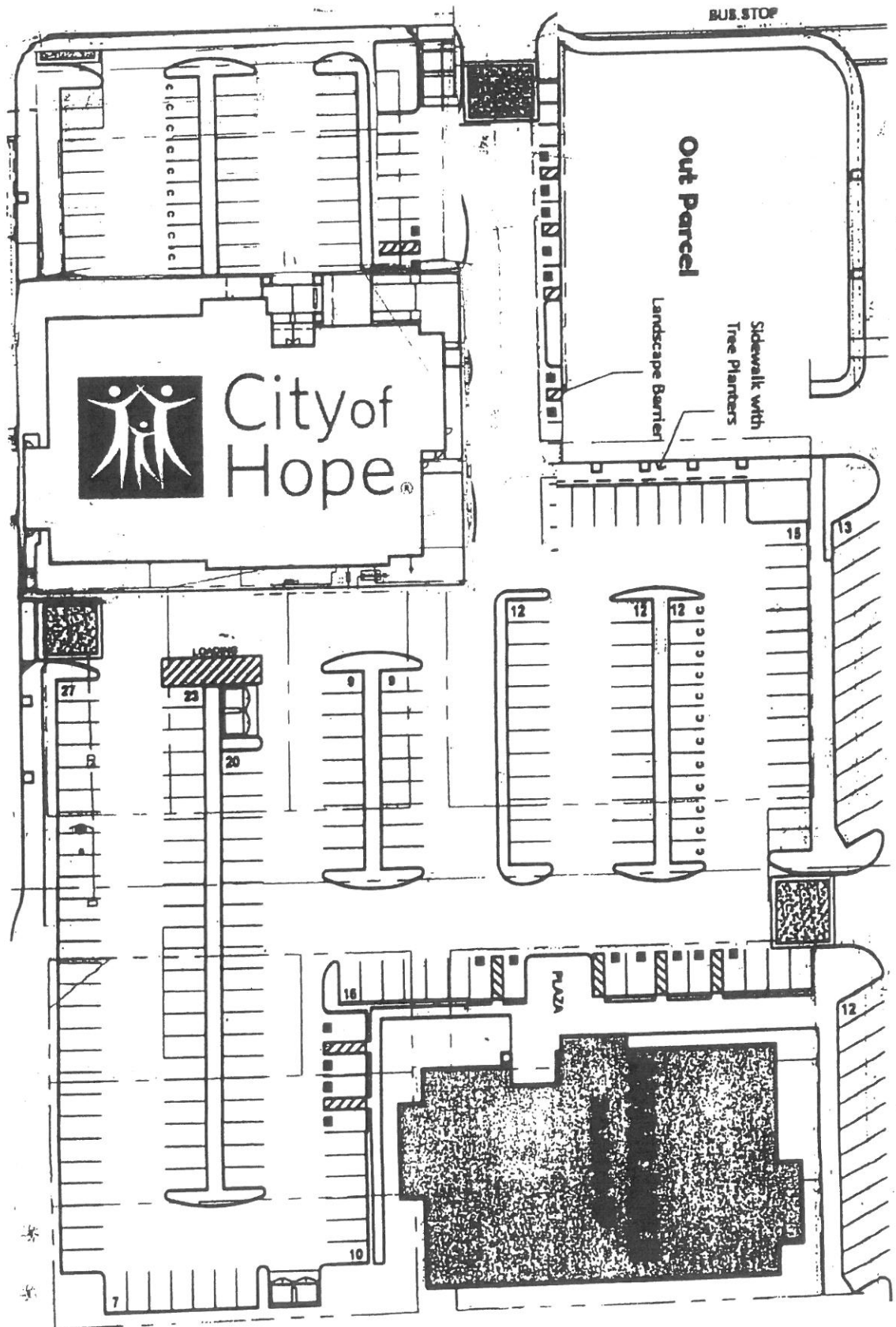
2000

SITE PLAN B

OUR PROPERTY LINE

TC COMMERCIAL

7th St



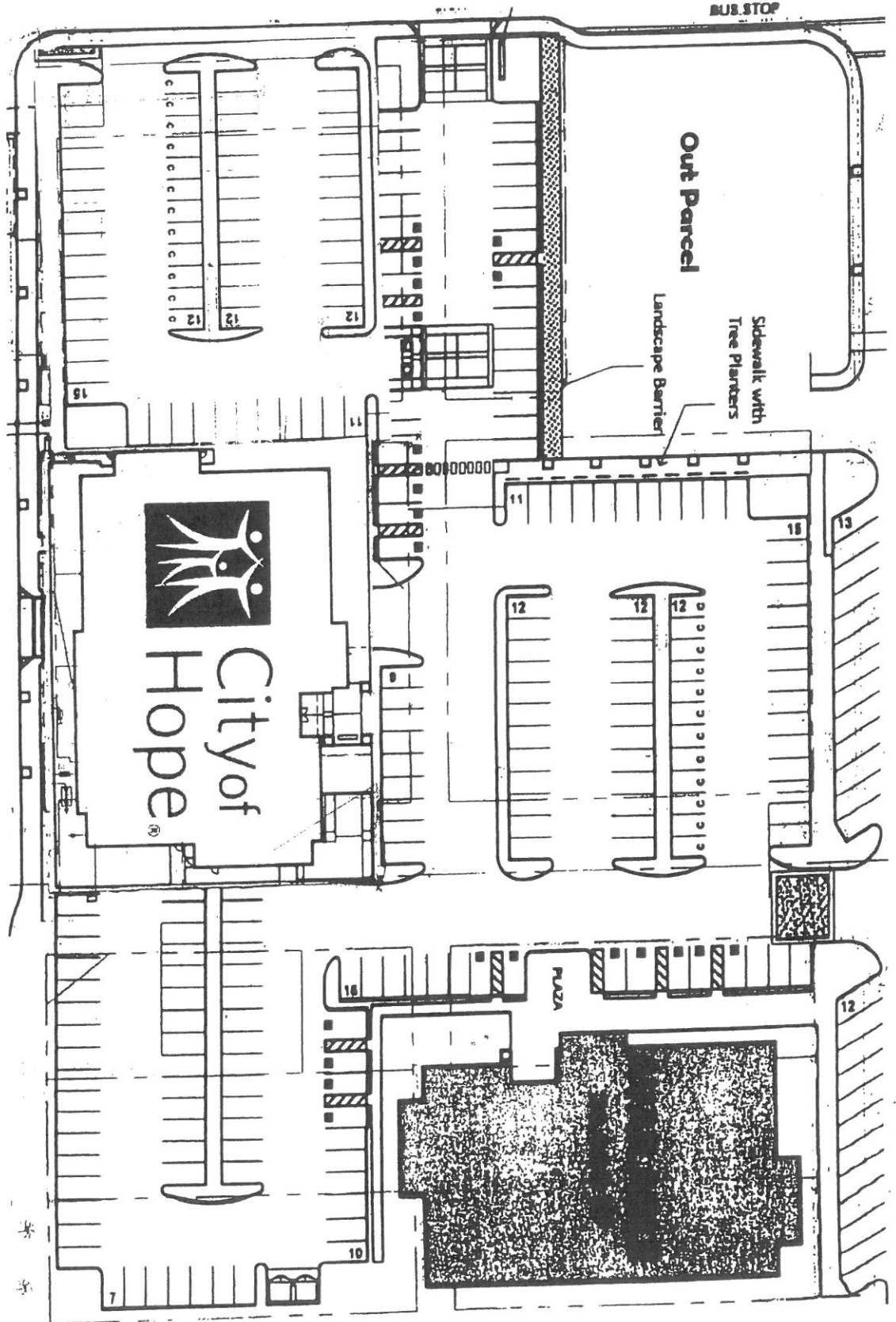
SITE PLAN C

OUR PROPERTY LINE

TC COMMERCIAL

7th St

18th St



SITE PLAN D