



Planning Commission
City of San Diego
Planning Commission
1222 First Ave, 5th floor
San Diego, CA 92101

Dear Planning Commissioners,

On behalf of our client, H.M. Coleman, Inc., we are requesting an amendment to the Navajo Community Plan for the property located at 7811 Mission Gorge Road. The subject property is located north of Margerum Avenue just past the existing multifamily development and east of Mission Gorge Road (Attachment A). The property is a triangular 4.5 acre site that includes two Assessor Parcel Numbers, 456-310-09 and 456-400-17.

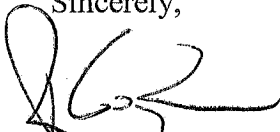
Our client proposes to amend the Navajo Community Plan designation from commercial to multifamily residential medium density 15-29 dwelling units per acre to allow for multifamily dwelling units. This location is logical for multifamily for several reasons. The current commercial center has struggled with vacancies for many years due to the sites aged structures and poor retail location with limited access. The existing median prevents drivers from entering the site, leaving it difficult to lease because of this. The existing uses include non essential goods and services, specifically a camera repair, a plumbing contractor, a massage therapist, hair salon, computer repair, karate studio and an appraiser. More essential goods and services such as groceries, drug store, etc., are approximately 1 to 1 and half miles away at Jackson Drive (Attachment B). Furthermore, a Master Plan development (River Bend) located 1.5 miles southwest from the property is approved and planned which will include retail services (Attachment B). The elimination of the retail center will not impact the ability of existing or future residents to obtain essential daily goods and services.

Residential development, specifically multi-family, is consistent with the existing uses along Mission Gorge Road immediately south as well as across the street to the west of the property. The Navajo Community Plan encourages a wide range of densities which this project will supply. Furthermore, the proposed use would contribute toward the City's housing needs by providing both market rate and affordable housing units. All public facilities currently exist to serve and support the proposed land use. It should also be noted that the Grantville

Redevelopment efforts recommended that the subject parcel be changed from retail (CN 1-2) to multi-family residential (RM 2-5).

Enclosed with this letter you will also find the applicable Community Plan maps for your reference ("X" = current plan to be amended). We believe the current conditions of the non essential commercial strip, difficult site accessibility, vacancy difficulties and under utilization of the site support our request for a Community Plan amendment. We look forward to the Planning Commission's initiation of the proposed Navajo Community Plan amendment from commercial to residential medium density.

Sincerely,

A handwritten signature in black ink, appearing to read "Randi Coopersmith", written over a horizontal line.

Randi Coopersmith
Senior Principal