



Meeting materials are available at navajoplanners.org

Wednesday, October 10th, 2018

Tifereth Israel Synagogue

6660 Cowles Mountain Blvd

San Diego, CA 92119

navajoplanners@gmail.com

6:30 p.m.

Call to Order

Roll Call of Board Members

Modifications to Agenda

Minutes: Approval of the September 12th, 2018 meeting minutes

Directors Report

Chair, Vice Chair & Treasurer

Elected Officials' Reports

Public Comment on Non-Agenda Items (3 minutes each)

Informational Presentations:

None.

Action Items:

San Carlos Village CUP #615707- Aaron Rodriguez

Process 3 Conditional Use Permit requested for the 24-hour operation of an existing one story 34,215 sqft fitness center at 8876 Navajo Road. No construction is proposed for this project.

*Note: Fitness Use is allowed per Zoning, however operation times are limited. Applicant requesting deviation from zoning to allow for 24-hour operation.

Riverdale Site Development Permit #612608- Jeannette Temple

Site Development Permit for redevelopment of a restaurant site to establish a two-drive through eating establishment that is within CPIOZ B and deviates from CPIOZ A supplemental development regulations at 10370 Friars Road.

NCPI Mission Valley Sub-Committee Review

Requesting approval of NCPI Letter to the City of San Diego Planning department regarding Navajo’s comments to the Mission Valley Plan Update.

Community Group Reports:

- Allied Gardens Community Council
- Del Cerro Action Council
- San Carlos Area Council
- Mission Trails Regional Park Advisory Board

Old Business

New Business

November 14th Pending Agenda Items:

Informational: Edith Gutierrez – ADU Ordinance

Action:

Adjourn

Meeting Calendar:

Sept. 12

Oct. 10

Nov. 14

Dec. – DARK

2019

Jan. 9

Feb. 13 – Meeting Conflict Location TBD

Mar. 13

April. 10

May. 8

June. 12- Meeting Conflict Location TBD



L64A-003B

Project Information

Project Nbr: 612608 Title: Riverdale- SDP
Project Mgr: Johnson, Derrick (619) 446-5477 dnjohnson@sandiego.gov



Review Information

Cycle Type: 1 Submitted (Multi-Discipline) Submitted: 07/12/2018 Deemed Complete on 07/12/2018
Reviewing Discipline: LDR-Planning Review Cycle Distributed: 07/12/2018
Reviewer: Stanco Jr, Joseph Assigned: 07/12/2018
(619) 446-5373 Started: 08/13/2018
Jstanco@sandiego.gov Review Due: 08/09/2018
Hours of Review: 5.00 Completed: 08/16/2018
Next Review Method: Submitted (Multi-Discipline) Closed:

- The review due date was changed to 08/14/2018 from 08/14/2018 per agreement with customer.
The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
The reviewer has requested more documents be submitted.
Your project still has 14 outstanding review issues with LDR-Planning Review (all of which are new).

1ST REVIEW - AUG 2018

Project Information

Table with 3 columns: Cleared?, Num, Issue Text. Contains two issues regarding project location and demolition.

Permits / Actions

Table with 3 columns: Cleared?, Num, Issue Text. Contains two issues regarding development permits and regulations.





L64A-003B

| <u>Issue</u> | | |
|--------------------------|------------|---|
| <u>Cleared?</u> | <u>Num</u> | <u>Issue Text</u> |
| <input type="checkbox"/> | 5 | The proposed auto-oriented, drive-thru development will have significant conflicts with applicable Supplemental Development Regulations (SDRs) of the Grantville CPIOZ. Please demonstrate, through written responses, how the proposed auto-oriented development will meet the purpose and intent of the following SDRs: - Multi-Modal Connectivity / SDR 4 - 8 - Street Furnishings / SDR 9 - 10 - Ground Floor Design / SDR 11 - 15 - Building Articulation / SDR 16 - 22 - Public/Private Open Space / SDR 23 - 25 - Parking / SDR 26 - 31 - Screening / SDR 32 -33 (New Issue) |

Ground Floor Height

| <u>Issue</u> | | |
|--------------------------|------------|---|
| <u>Cleared?</u> | <u>Num</u> | <u>Issue Text</u> |
| <input type="checkbox"/> | 6 | Please demonstrate compliance with the ground floor height requirements for both commercial buildings, per Section 131.0548. (New Issue) |

Pedestrian Circulation

| <u>Issue</u> | | |
|--------------------------|------------|---|
| <u>Cleared?</u> | <u>Num</u> | <u>Issue Text</u> |
| <input type="checkbox"/> | 7 | Please demonstrate compliance with the ground floor height requirements for both commercial buildings, per Section 131.0548. (New Issue) |

Building Articulation

| <u>Issue</u> | | |
|--------------------------|------------|--|
| <u>Cleared?</u> | <u>Num</u> | <u>Issue Text</u> |
| <input type="checkbox"/> | 8 | Please demonstrate compliance with the building articulation requirements for each commercial tenant space, per Section 131.0554. On the elevation drawings for both commercial structures, provide a table demonstrating consistency with the offsetting plane requirements for each building façade fronting Friars & Riverdale, per Table 131-05F. (New Issue) |

CAP Checklist

| <u>Issue</u> | | |
|--------------------------|------------|--|
| <u>Cleared?</u> | <u>Num</u> | <u>Issue Text</u> |
| <input type="checkbox"/> | 9 | The 2,500sf of commercial square footage identified within the Project Information section is not consistent with the 4,875sf of commercial floor area shown on the development plans. Please address. (New Issue) |
| <input type="checkbox"/> | 10 | The description of an existing 5,000sf restaurant is not consistent with the 10,927sf description on the development plans. Please address. (New Issue) |
| <input type="checkbox"/> | 11 | CAP Strategy 3.3, Electric Vehicle Charging: Specify how the proposed development will meet this strategy. Provide details such as total number of electric vehicle stations required and provided - both ready for use, as well as "plumbed" for future installation. Identify all EV spaces on the plans. (New Issue) |
| <input type="checkbox"/> | 12 | CAP Strategy 3.4, Bicycle Parking Spaces: Specify how the proposed development will meet this strategy. Provide details such as total number of short and long term bicycle parking spaces, and specify how the Municipal Code requirement is being exceeded. Please identify all short and long term spaces on the plans. (New Issue) |
| <input type="checkbox"/> | 13 | CAP Strategy 3.5, Shower Facilities: Specify how the proposed development will meet this strategy. (New Issue) |
| <input type="checkbox"/> | 14 | CAP Strategy 3.6, Designated Parking Spaces: Specify how the proposed development will meet this strategy. (New Issue) |





L64A-003B

Review Information

| | | |
|---|--------------------------------------|-------------------------------|
| Cycle Type: 1 Submitted (Multi-Discipline) | Submitted: 07/12/2018 | Deemed Complete on 07/12/2018 |
| Reviewing Discipline: LDR-Environmental | Cycle Distributed: 07/12/2018 | |
| Reviewer: Holowach, Courtney (619) 446-5187 Cholowach@sandiego.gov | Assigned: 07/16/2018 | |
| | Started: 07/18/2018 | |
| Hours of Review: 4.00 | Review Due: 08/14/2018 | |
| Next Review Method: Submitted (Multi-Discipline) | Completed: 08/14/2018 | |
| | Closed: | |

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 17 outstanding review issues with LDR-Environmental (all of which are new).

First Review

Project Information

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 1 | Site Development Permit for redevelopment of a restaurant site to establish a two-drive-through eating establishment that is within Community Planning Implementation Overlay Zone Type B and deviates from Community Planning Implementation Overlay Zone Type A supplemental development regulations at 10370 Friars Road. The 1.31 acre site is located in the CC-1-3 zone in the Navajo Community Plan area. Council District 7. (New Issue) |

Extended Initial Study

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 2 | Additional information is required before an environmental review can be completed. The issues identified below and in any other discipline review comments must be addressed before an environmental determination can be made on this project. (New Issue) |

Geologic Conditions

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 3 | The proposed project is mapped within Geologic Hazard Categories 52. Hazard category 52 is categorized by other level areas, gently sloping to steep terrain with a favorable geologic structure. According to Information Bulletin 515, no geotechnical report is required for a Coastal Development Permit in this category. No further comment is required. (New Issue) |

Cultural Resources (Built Envi)

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 4 | San Diego Municipal Code Section 143.0212 requires City Plan Historic staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. The existing restaurant on the proposed project site was built in 1979. Therefore, the existing facility is 29 years old and does not reach the threshold for historic review. No further comment is necessary. (New Issue) |

Land Use

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 5 | EAS defers to LDR-Planning and Long Range Planning on General Plan, community plan, and Land Development Code issues. Per the City's Significance Determination Thresholds, an inconsistency with a land use plan is not in and of itself a significant impact; the inconsistency would have to result in a secondary physical impact. EAS will coordinate with LDR-Planning and Long Range Planning Review staff. (New Issue) |

Cultural Resources (Archaeolog)

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 6 | The amount of ground disturbance is minimal but is mapped in an area of archaeological sensitivity. EAS is consulting staff to conduct a CHRIS search to determine whether or not archaeological monitoring would be required. (New Issue) |

AB 52

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|-----------------|------------------|-------------------|
|-----------------|------------------|-------------------|

For questions regarding the 'LDR-Environmental' review, please call Courtney Holowach at (619) 446-5187. Project Nbr: 612608 / Cycle: 1





L64A-003B

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 7 | This project is subject to Tribal Consultation under AB 52. EAS staff will distribute notification to the local Kumeyaay community for possible consultation on this project. Please note that a request for consultation must be submitted by the tribe within 30 days of initial notification. If no request is made, consultation will conclude. If a request for consultation is made, then the EAS environmental processing timeline will be held abeyance until the consultation process has been completed. (New Issue) |

Transportation

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 8 | LDR-Transportation is a reviewer in this cycle. EAS cannot clear this issue area until all open issues with LDR-Transportation are cleared. (New Issue) |

Hazards/Hazardous Materials

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 9 | LDR-Environmental Analysis staff conducted a search of the State Water Resources Control Board GeoTracker website data management system: (http://geotracker.waterboards.ca.gov/) and the project site is not identified as an active or closed hazardous materials site. Therefore, there will be no environmental impacts relative to existing hazardous materials and no mitigation is required. (New Issue) |

GHG

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 10 | On July 12, 2016, the City of San Diego adopted the Climate Action Plan (CAP) Consistency Checklist, which requires all projects subject to discretionary review to demonstrate consistency with the Climate Action Plan. (New Issue) |
| <input type="checkbox"/> | 11 | The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15604 (h) (3), 15130 (d), and 15183 (b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP. (New Issue) |
| <input type="checkbox"/> | 12 | Projects that are consistent with the CAP as determined through the use of this Checklist may rely on the CAP for the cumulative impacts of GHG emissions. (New Issue) |
| <input type="checkbox"/> | 13 | The submitted Climate Action Plan (CAP) Consistency Checklist was reviewed by EAS staff. The following comments and issues were identified. Please include the requested additional information in an attachment: (New Issue) |
| <input type="checkbox"/> | 14 | Please provide a response per every question in the checklist even if it is N/A. A "No" response would be considered a significant impact triggering a potential EIR document. Please provide a response even if there is no proposed development. In addition please indicate how your project is fulfilling the requirements of the CAP Checklist on the plans. (New Issue) |

Noise

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 15 | Construction related noise would result but would be temporary and is strictly regulated under San Diego Municipal Code Section 59.5.0404 "Noise Abatement Control" which places limits on the hours of construction operations and standard decibels which cannot be exceeded. Therefore people would not be exposed to noise levels in excess of those covered by existing noise regulations. After construction is completed, no substantial increase in noise levels would result. (New Issue) |

Summary

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 16 | As mentioned above the CEQA determination cannot be made until all issues have been addressed. Until the requested information has been provided staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. (New Issue) |
| <input type="checkbox"/> | 17 | Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new or revised technical studies. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information. (New Issue) |





L64A-003B

Review Information

| | | |
|--|--------------------------------------|-------------------------------|
| Cycle Type: 1 Submitted (Multi-Discipline) | Submitted: 07/12/2018 | Deemed Complete on 07/12/2018 |
| Reviewing Discipline: LDR-Engineering Review | Cycle Distributed: 07/12/2018 | |
| Reviewer: Adams, Tamara (619) 446-5417 TAADAMS@sandiego.gov | Assigned: 07/13/2018 | |
| | Started: 08/01/2018 | |
| Hours of Review: 4.00 | Review Due: 08/09/2018 | |
| Next Review Method: Submitted (Multi-Discipline) | Completed: 08/01/2018 | |
| | Closed: | |

- . The review due date was changed to 08/14/2018 from 08/14/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 34 outstanding review issues with LDR-Engineering Review (all of which are new).

Eng. 1st Rev. 8/1/18

General

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 1 | The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a Public Hearing / Public Notice of Decision. (New Issue) |
| <input type="checkbox"/> | 2 | The submittal was incomplete, the Site Plan is missing important information and no technical reports were submitted. Therefore, the following comments are not exclusive and additional comments will be provided pending further review of any redesign of this project and review of the requested reports and information. Should you have any questions, please contact me at taadams@sandiego.gov (New Issue) |
| <input type="checkbox"/> | 3 | With your next submittal, please provide a complete response to each of the issues listed in this report. The written response shall clearly, concisely and comprehensively address the issues raised and please specify on what page/sheet each issue was addressed. (New Issue) |

Plans

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 4 | Transportation Development section will address access and the required dedications & improvements for all adjacent streets. (New Issue) |
| <input type="checkbox"/> | 5 | Is there a shared access and shared parking agreements between the project site and the adjacent parcels? If yes, please provide copies. (New Issue) |
| <input type="checkbox"/> | 6 | C-1: Please provide a copy of the title report for the project site and clearly identify all easements on site, further comments may follow. (New Issue) |
| <input type="checkbox"/> | 7 | C-1: Add total disturbance area to the provided earth work quantities. (New Issue) |
| <input type="checkbox"/> | 8 | C-1: Please revise the plan view to provide a complete plot of the project site showing all property lines and adjacent properties and show the project site & adjacent property(ies) Legal description. (New Issue) |
| <input type="checkbox"/> | 9 | C-1: Revise the plan view to provide reference City Improvement Plan numbers for the shown Water and Sewer Mains, and identify laterals that serve the project. A search of City Records by your office may be required. If the existing water service and sewer lateral will be used, call out on the plans the existing services will remain. (New Issue) |





L64A-003B

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 10 | C-1: Revise the plan view to Show the public right-of-way for all existing streets adjacent the project site. Show full limits including both sides of the street and include right-of-way widths for both streets and at the corner. Show all proposed or existing improvements including curb and gutter, sidewalks, street lights, utilities, medians, centerline of right-of-way, all discharge points, and all driveways within 100 feet of the property boundary. The project is within 100 feet of a street intersection, please show complete intersection geometry. (New Issue) |
| <input type="checkbox"/> | 11 | C-1: Please provide a fully dimensioned typical cross section for both Friars Road and Riverdale Street, please identify the following on both sides of the street: Property lines (PL), slopes, surfaces, distance from curb to PL, distance from curb to St. center line, and distance from PL to back of sidewalk. Pending review of the above requested information additional right of way dedication maybe required. (New Issue) |
| <input type="checkbox"/> | 12 | C-1: Please clearly identify all landscaping and any private improvements in the right of way, further comments may follow. (New Issue) |
| <input type="checkbox"/> | 13 | C-1: Exiting contours lines must extend 50 feet beyond the proposed parcel to be graded. (New Issue) |
| <input type="checkbox"/> | 14 | C-1: Please show removal and replacement of the 2 driveways adjacent to site on both Friars Road and Riverdale Street per current City Standards. (New Issue) |
| <input type="checkbox"/> | 15 | All driveways and curb openings shall be a minimum of 3' from any property lines, easements, structures, and any obstruction, i.e., poles, hydrants, etc. Please update the plans accordingly. (New Issue) |
| <input type="checkbox"/> | 16 | C-1: There are uplifted and damaged sidewalk panels adjacent to the project site on both Friars Road and Riverdale Street, please call out removal and replacement per current City Standards. (New Issue) |
| <input type="checkbox"/> | 17 | C-1: Please revise the curb ramp call out at the corner of Friars Road and Riverdale Street to add "remove and replace curb ramp per current City Standers" (New Issue) |
| <input type="checkbox"/> | 18 | C-1: Please show the sight visibility triangles for all driveways and at the corner of Friars Road and Riverdale Street per SDMC section 113.0273, Diagram 113-02SS, SDMC section 142.0340 and SDMC section 142.0409. Add a note that states: No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb. (New Issue) |
| <input type="checkbox"/> | 19 | C-1: Please identify pad elevations and FFE for all proposed buildings. (New Issue) |

Storm Water

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 20 | The San Diego Water Board adopted Order No. R9-2013-0001, NPDES No. CAS0109266, National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds within the San Diego Region. This project will be required to adhere to the City of San Diego Storm Water Standards in effect at the time of approval of ministerial permit. (New Issue) |
| <input type="checkbox"/> | 21 | Based on the Storm Water Requirements Applicability Checklist, this project is a Priority Project and requires BMPs. The applicant shall submit an electronic and hard copy of the Storm Water Quality Management Plan (SWQMP) consistent with the current City of San Diego's Storm Water Standards. Required elements of a SWQMP are provided in Appendix A on this manual. Details supporting all decisions made in accordance with Chapter 4 requirements shall be documented in the SWQMP. (continue below) (New Issue) |
| <input type="checkbox"/> | 22 | The specific process is outlined in the required Submittal Template in Appendix A of the revised Storm Water Standards. (New Issue) |





L64A-003B

- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 23 | To comply with the updated regulations, the project will be required to add to a SWQMP, a completed Applicability of Hydromodification Management BMP Requirements Figure 1-2 to determine if the proposed project is subject to hydromodification criteria among other requirements. If applicable, hydromodification management facilities shall be required to mitigate project-related increases to discharge rates and durations. |
| | | (New Issue) |
| <input type="checkbox"/> | 24 | Link to current City of San Diego's Storm Water Manual: https://www.sandiego.gov/planning/programs/landdevcode/landdevmanual#SWstandards2018 |
| | | (New Issue) |

Drainage Study

- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 25 | Please submit a Preliminary Drainage Study which addresses the existing and proposed storm water run-off and discharge locations for the project site. The report shall address the adequacy of the downstream system(s) and which demonstrates that no adverse impacts will occur to these systems as a result of the increased runoff (100 year peak flows) from the proposed development. Address impact of the proposed development to adjacent properties. (continue below) (New Issue) |
| <input type="checkbox"/> | 26 | State if impacts are anticipated to adjacent properties or to the public storm drain system, state the measures that must be taken to mitigate such impacts. |
| | | (New Issue) |
| <input type="checkbox"/> | 27 | The Drainage Study shall be prepared per the current City of San Diego Drainage Design Manual, the City of San Diego is no longer accepting drainage study prepared per the County of San Diego Hydrology Manual. |
| | | (New Issue) |
| <input type="checkbox"/> | 28 | Link to current City of San Diego's Drainage Design Manual: https://www.sandiego.gov/sites/default/files/drainage_design_manual_jan2017.pdf |
| | | (New Issue) |
| <input type="checkbox"/> | 29 | Provide a discussion in the Drainage Study stating if the proposed project is required to obtain approval from the Regional Water Quality Control Board Under Federal Clean Water Act (CWA) section 401 or 404. A complete explanation must be provided. Please note, if the proposed project is subject to regulations as set forth in CWA 401/404, approval from the California Regional Water Quality Control Board must be obtained prior to permit issuance. |
| | | (New Issue) |
| <input type="checkbox"/> | 30 | The drainage study shall include an introduction section with the following information: a. Project description b. Project background c. Drainage characteristics d. Detention |
| | | (New Issue) |
| <input type="checkbox"/> | 31 | The drainage study shall include full size Hydrologic and hydraulic maps/analysis for pre and post development, the exhibits must show the following information: a) Flow path of travel b) Discharge points (include elevation) c) Q & V at all discharge points. d) Area of each basin e) Drainage nodes |
| | | (New Issue) |
| <input type="checkbox"/> | 32 | The drainage study shall include a table to clearly identify the following: a) Existing Impervious Area b) Proposed Impervious Area c) Existing Pervious Area d) Proposed Pervious Area e) Existing C-Value and Q f) Proposed C-Value and Q |
| | | (New Issue) |
| <input type="checkbox"/> | 33 | If weighted C-value to be used, please provide detailed calculations showing how were the weighted runoff coefficients obtained. |
| | | (New Issue) |





L64A-003B

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 34 | Additional comments will be provided once a review of the report is performed. The above comments are the minimum required information in a drainage study. (New Issue) |





Cycle Issues DRAFT

THE CITY OF SAN DIEGO
Development Services Department
1222 First Avenue, San Diego, CA 92101-4154

L64A-003B

Review Information

| | | |
|---|--------------------------------------|-------------------------------|
| Cycle Type: 1 Submitted (Multi-Discipline) | Submitted: 07/12/2018 | Deemed Complete on 07/12/2018 |
| Reviewing Discipline: Community Planning Group | Cycle Distributed: 07/12/2018 | |
| Reviewer: Johnson, Derrick (619) 446-5477 dnjohnson@sandiego.gov | Assigned: 07/19/2018 | |
| | Started: 07/19/2018 | |
| Hours of Review: 0.50 | Review Due: 08/09/2018 | |
| Next Review Method: Submitted (Multi-Discipline) | Completed: 07/19/2018 | |
| | Closed: | |

- . The review due date was changed to 08/14/2018 from 08/14/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Community Planning Group (all of which are new).

📁 1st Review

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 1 | It is recommended that you contact David Smith, Chair of the Navajo Community Planners, Inc., at (619) 283-5557 or navajoplanners@gmail.com to make arrangements to present your project for review at their next available meeting. This group is officially recognized by the City Council as a representative of the community, and as an advisor to the City in actions that would affect the community. We also notify the community planning group of your pending request and send them copies of your project plans and documents. (New Issue) |





L64A-003B

Review Information

| | | |
|---|--------------------------------------|-------------------------------|
| Cycle Type: 1 Submitted (Multi-Discipline) | Submitted: 07/12/2018 | Deemed Complete on 07/12/2018 |
| Reviewing Discipline: Plan-Long Range Planning | Cycle Distributed: 07/12/2018 | |
| Reviewer: Monroe, Dan (619) 236-5529 DMMonroe@SanDiego.gov | Assigned: 07/16/2018 | |
| | Started: 08/07/2018 | |
| Hours of Review: 4.00 | Review Due: 08/09/2018 | |
| Next Review Method: Submitted (Multi-Discipline) | Completed: 08/09/2018 | |
| | Closed: | |

- . The review due date was changed to 08/14/2018 from 08/14/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 5 outstanding review issues with Plan-Long Range Planning (all of which are new).

1st Review

Land Use

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 1 | The project site is designated Community Commercial by the Navajo Community Plan (NCP). The proposed use is in conformance with the Land Use Designation. (New Issue) |

Grantville CPIOZ

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 2 | The project site is located with the Grantville Community Plan Implementation Overlay Zone (CPIOZ). Any proposal that does not comply with the CPIOZ supplemental development regulations (SDR) shall require a discretionary permit. Projects that require a discretionary review process shall meet the purpose and intent of the supplemental development regulations and should address the design and compatibility of the project in relation to surrounding development. (New Issue) |
| <input type="checkbox"/> | 3 | Purpose and Intent: The Grantville CPIOZ is intended to encourage transit-oriented developments, which will minimize the need for an overreliance on automobiles and emphasize pedestrian orientation and proximity to public transit. The purpose of the urban design framework listed on page 33 of the NCP is to foster creative approaches to design and facilitate the transition to transit-supportive land uses in the project area. (New Issue) |
| <input type="checkbox"/> | 4 | Although the proposed site design does not meet the purpose and intent of the Grantville CPIOZ, the applicant has indicated that this is an interim use and a sunset permit condition shall be placed on the site. At the end of the sunset permit condition, the site shall be brought into conformance with the Grantville CPIOZ SDR. (New Issue) |
| <input type="checkbox"/> | 5 | Please refer to the responses to questions provided by LDR Transportation and LDR Planning in Prelim Reviews PTS 574001 and PTS 574011 regarding specific issues of nonconformance with Grantville CPIOZ SDR. (New Issue) |





Cycle Issues DRAFT

THE CITY OF SAN DIEGO
Development Services Department
1222 First Avenue, San Diego, CA 92101-4154

L64A-003B

Review Information

| | | |
|--|--------------------------------------|-------------------------------|
| Cycle Type: 1 Submitted (Multi-Discipline) | Submitted: 07/12/2018 | Deemed Complete on 07/12/2018 |
| Reviewing Discipline: Plan-Facilities Financing | Cycle Distributed: 07/12/2018 | |
| Reviewer: Sheffield, Megan (619) 533-3672 MSheffield@sandiego.gov | Assigned: 07/12/2018 | |
| | Started: 07/17/2018 | |
| Hours of Review: 1.00 | Review Due: 08/09/2018 | |
| Next Review Method: Submitted (Multi-Discipline) | Completed: 07/17/2018 | |
| | Closed: | |

- . The review due date was changed to 08/14/2018 from 08/14/2018 per agreement with customer.
- . The reviewer has requested more documents be submitted.

New Issue Group (3258560)

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|-------------------------------------|------------------|---|
| <input checked="" type="checkbox"/> | 1 | Development Impact Fees (DIF) are required at building permit issuance based on increased non-residential development and/or a change to existing land use. The currently adopted Mid-City DIF rate for non-residential development is \$88 per average daily trip for the transportation component, and \$285/1,000 gross square feet for the fire-rescue component. Rates are subject to change. (New Issue) |
| <input checked="" type="checkbox"/> | 2 | Housing Impact Fees (HIF) on non-residential development are required at building permit issuance. These fees are deposited into the San Diego Housing Trust Fund (HTF) to meet, in part, affordable housing needs in San Diego. The current HIF Fee Rates are \$2.12 per sq. ft. for office use, \$.80 per sq. ft. for research and development use, and \$1.28 per sq. ft. for retail and hotel use. Rates are subject to change. Credit for existing facilities may be provided upon proof of demolition. |
| <input checked="" type="checkbox"/> | 3 | Applicant may request a deferral of Development Impact Fees (DIF). (New Issue) The Impact Fee Schedule outlines the fees which Facilities Financing collects at building permit issuance as part of the costs of land development in the City of San Diego. Fees can be paid in person at DSD or through OpenDSD at http://opensd.sandiego.gov/web/invoices/ . The fee schedule can be accessed on the City web site at: https://www.sandiego.gov/facilitiesfinancing Fees are subject to increase at the beginning of each new fiscal year (July 1), each new calendar year (Jan 1), and/or upon Council approval of an update to the Public Facilities Financing Plan and/or Impact Fee Study. (New Issue) |





L64A-003B

Review Information

| | | |
|---|--------------------------------------|-------------------------------|
| Cycle Type: 1 Submitted (Multi-Discipline) | Submitted: 07/12/2018 | Deemed Complete on 07/12/2018 |
| Reviewing Discipline: LDR-Landscaping | Cycle Distributed: 07/12/2018 | |
| Reviewer: Navagato, Andrea (619) 446-5197 Anavagato@sandiego.gov | Assigned: 07/12/2018 | |
| | Started: 08/01/2018 | |
| Hours of Review: 2.00 | Review Due: 08/09/2018 | |
| Next Review Method: Submitted (Multi-Discipline) | Completed: 08/17/2018 | |
| | Closed: | |

- . The review due date was changed to 08/14/2018 from 08/14/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with LDR-Landscaping (all of which are new).

📁 1st Review - 8/1/2018

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 1 | Street Trees [NCP pg. 52]: Please select street tree species consistent with Navajo Community Plan Street Tree Plan for Friars Road and Riverdale Street. Although proposed species are the same as the existing street tree species, new trees should be consistent with the community plan. (Sheets LC-1, LC-2) (New Issue) |
| <input type="checkbox"/> | 2 | Species Legend: List 2-3 plant species per plant symbol on legend, consistent with the Land Development Manual: Project Submittal Requirements Section 4 - Item 11.1.4 (available online,) in order to allow for flexibilities in design on future construction plans. Plant species listed per symbol should have similar maintenance and growth attributes. (New Issue) |
| <input type="checkbox"/> | 3 | Landscape Calculations: Staff acknowledged and appreciates the level of landscaping proposed as part of this development. Although this portion of the site does not contain a remaining yard by definition, please include a tabulation of landscape area and planting points located outside of the street yard and located within the area of work. This will assist in documenting how the intent of remaining yard is being met within the project area. (New Issue) |
| <input type="checkbox"/> | 4 | Hardscape: Please identify all hardscape materials on the landscape plans. Note that the Navajo Community Plan requests the use of permeable pavement surface designs in low traffic roads and parking lots where feasible. (New Issue) |
| <input type="checkbox"/> | 5 | Water Budget Calculations: Please update the evapotranspiration adjustment factor (ETAF) of the MAWA calculation to the City standard values of .45 and .55. (Sheet LC-4) (New Issue) |
| <input type="checkbox"/> | 6 | Water Budget Calculations: Please update the irrigation efficiency (IE) of the ETWU calculation to the City standard values of .81 for drip and .75 for overhead spray. (Sheet LC-4) (New Issue) |





L64A-003B

Review Information

| | | |
|---|--------------------------------------|-------------------------------|
| Cycle Type: 1 Submitted (Multi-Discipline) | Submitted: 07/12/2018 | Deemed Complete on 07/12/2018 |
| Reviewing Discipline: LDR-Transportation Dev | Cycle Distributed: 07/12/2018 | |
| Reviewer: Novoa, Carlos (619) 446-5493 CNovoa@sandiego.gov | Assigned: 07/12/2018 | |
| | Started: 08/06/2018 | |
| Hours of Review: 12.00 | Review Due: 08/09/2018 | |
| Next Review Method: Submitted (Multi-Discipline) | Completed: 08/09/2018 | |
| | Closed: | |

- . The review due date was changed to 08/14/2018 from 08/14/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 17 outstanding review issues with LDR-Transportation Dev (all of which are new).

1st Review 8/9/2018

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 1 | <p>PROJECT DESCRIPTION: NAVAJO (PROCESS 3) - Site Development Permit for redevelopment of a restaurant site to establish a two-drive-through eating establishment that is within Community Planning Implementation Overlay Zone Type B and deviates from Community Planning Implementation Overlay Zone Type A supplemental development regulations at 10370 Friars Road. The 1.31 acre site is located in the CC-1-3 zone in the Navajo Community Plan area. Council District 7. (New Issue)</p> |
| <input type="checkbox"/> | 2 | <p>GENERAL: The following comments are provided to assist with a formal submittal of the proposed development. All comments are based on the information provided and pending modifications/changes/additions to the proposal, additional comments or requirements may be provided. (New Issue)</p> |
| <input type="checkbox"/> | 3 | <p>TRIP GENERATION: The proposed project is estimated to generate approximately 3413 additional daily trips including 137 (82 in : 55 out) trips during the AM peak hour and 274 (137 in : 137 out) trips during the PM peak hour. A transportation impact study is required per the Supplemental Development Regulations SDR 1 of the Granville Community Plan Implementation CPIOZ-A. (New Issue)</p> |
| <input type="checkbox"/> | 4 | <p>TRIP GENERATION CALCULATIONS: The daily trips were calculated as follows: Proposed Use: Restaurant-fast food (in-N-out): 3875 s.f. 700 trips/1000 s.f. = 2713 trips Coffee shop (Starbucks): 1000 s.f. x 700 trips/1000 s.f. = 700 trips Total = 2713 + 700 = 3413 trips (New Issue)</p> |
| <input type="checkbox"/> | 5 | <p>PARKING CALCULATIONS: The minimum parking requirements as a stand alone are as follows: Proposed Use: Restaurant (in-N-out): 3875 s.f. x 15 spaces/1000 s.f. = 58 spaces Coffee Shop (Starbucks): 1000 s.f. x 15 spaces/1000 s.f. = 15 spaces Total = 58 + 15 = 73 spaces A minimum of 73 parking spaces including 3 accessible spaces (1van), 6 designated parking spaces for carpool and zero emission vehicles, 4 EV charging spaces, 2 motorcycle spaces, 2 short term bicycle spaces, 3 long term bicycle spaces are required. (New Issue)</p> |





L64A-003B

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 6 | GENERAL: The applicant must show on the scaled plan all property lines, street names, sidewalks, driveways, curb to property line distance, curb-to-curb distance, curb to centerline distance, signs, and striping on all the fronting streets. Also, the plan should clearly show all project components with dimensions including access, circulation, drive-aisles, and all parking spaces numbered sequentially. Additional dedication and improvement may be required along Friars Road and provide non-contiguous sidewalk. (New Issue) |
| <input type="checkbox"/> | 7 | GENERAL: The applicant should show on the plans the existing driveway width on Friars Road and Riverdale Street. All existing driveways shall be reconstructed to be ADA compliant. (New Issue) |
| <input type="checkbox"/> | 8 | CROSS-SECTION The plans should clearly show and dimension all existing and proposed public improvements fronting the property and provide roadway cross sections of all fronting streets including centerline to property line distance, centerline to curb line distance, travel lane configuration and width, and location of sidewalk, to determine any potential street dedication or improvement requirements. (New Issue) |
| <input type="checkbox"/> | 9 | SIGHT DISTANCE: Please Demonstrate adequate sight distance vertical and horizontal as appropriate per the City's Street Design Manual for the driveway on Friars Road. (New Issue) |
| <input type="checkbox"/> | 10 | DRIVE-THROUGH QUEUE REQUIREMENTS: Required queue spaces shall not obstruct access to parking aisles or parking spaces. There is a potential vehicle conflict between the proposed Starbucks drive-through exit and the In-n-Out drive-through entrance, this should be analyzed in the traffic study. (New Issue) |
| <input type="checkbox"/> | 11 | SHARED PARKING: For existing or proposed parking to be shared between lots, please provide a shared parking agreement per the City's standard format between all affected parties. (New Issue) |
| <input type="checkbox"/> | 12 | MUTUAL ACCESS: Applicant shall provide a copy of a recorded mutual access agreement between all parcels/lots affected, satisfactory to the City Engineer. (New Issue) |
| <input type="checkbox"/> | 13 | DRIVEWAYS: Per Land Development Code Section 142.0560 (j) Table 142-05M, the current minimum required, and maximum allowed, two-way driveway widths for the proposed nonresidential development are 24 and 30 feet respectively. Driveways should be called out and dimensioned on the plans. (New Issue) |
| <input type="checkbox"/> | 14 | PEDESTRIAN ACCESS: Drive-through circulation cannot be shared with pedestrian circulation. (New Issue) |
| <input type="checkbox"/> | 15 | TRASH ENCLOSURES: Trash enclosures should not conflict with any drive aisles and/or parking areas, please provide distance from trash enclose to parking space. (New Issue) |
| <input type="checkbox"/> | 16 | TRANSIT: Project should enhance the shown bus stop along the project's Friars Road frontage. (New Issue) |
| <input type="checkbox"/> | 17 | ADDITIONAL COMMENTS (INFORMATION ONLY, NO ACTION REQUIRED): Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation staff reserves the right to provide additional comments on subsequent review cycles. (New Issue) |





L64A-003B

Review Information

| | | |
|--|--------------------------------------|-------------------------------|
| Cycle Type: 1 Submitted (Multi-Discipline) | Submitted: 07/12/2018 | Deemed Complete on 07/12/2018 |
| Reviewing Discipline: PUD-Water & Sewer Dev | Cycle Distributed: 07/12/2018 | |
| Reviewer: Itkin, Irina (619) 446-5422 iitkin@sandiego.gov | Assigned: 07/12/2018 | |
| | Started: 08/06/2018 | |
| Hours of Review: 3.00 | Review Due: 08/09/2018 | |
| Next Review Method: Submitted (Multi-Discipline) | Completed: 08/09/2018 | |
| | Closed: | |

- . The review due date was changed to 08/14/2018 from 08/14/2018 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with PUD-Water & Sewer Dev (all of which are new).

informational items:

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|-------------------------------------|------------------|---|
| <input checked="" type="checkbox"/> | 1 | Water capacity charges will be due at the time of building permit issuance. Capacity charges, as well as service and meter size, are determined by the Water Meter Data Card which is completed during the building plan review process. Any questions regarding water capacity fees should be addressed to Information and Application Services (619-446-5000). (New Issue) [Recommended] |
| <input checked="" type="checkbox"/> | 2 | If it is determined that the existing water services are not of adequate size to serve the proposed project, the applicant will be required to remove (kill) at the main, any existing unused water services and install new water service(s) and meter which must be located outside of any driveway or vehicular use area. (New Issue) [Recommended] |
| <input checked="" type="checkbox"/> | 3 | All water services to the site, including domestic, irrigation and fire, will require private, above ground back flow prevention devices (BFPDs). BFPDs shall be located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure. (New Issue) [Recommended] |
| <input checked="" type="checkbox"/> | 4 | All proposed public water facilities, including services and meters, must be designed and constructed in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. (New Issue) [Recommended] |
| <input checked="" type="checkbox"/> | 5 | All proposed public sewer facilities are to be designed and constructed in accordance with established criteria in the most current City of San Diego sewer design guide. (New Issue) [Recommended] |
| <input checked="" type="checkbox"/> | 6 | All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check. (New Issue) [Recommended] |
| <input checked="" type="checkbox"/> | 7 | Utilization of existing sewer laterals is at the sole risk and responsibility of the Owner/Permittee to ensure the laterals are functional and connected to a public sewer facility. Prior to connecting to any existing sewer lateral, the lateral shall be inspected using a closed-circuit television (CCTV) by a California Licensed Plumbing Contractor to verify the lateral is in good working condition and free of all debris. (New Issue) [Recommended] |
| <input checked="" type="checkbox"/> | 8 | No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities. (New Issue) [Recommended] |
| <input checked="" type="checkbox"/> | 9 | If you have any questions regarding the water and sewer comments, please call Assistant Engineer Irina Itkin at (619) 446-5422 or send e-mail at Iitkin@sandiego.gov (New Issue) [Recommended] |

1st review, Cycle #1

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 10 | Show and label on the site plan all existing water and sewer utilities include size, material and reference drawing numbers (New Issue) |
| <input type="checkbox"/> | 11 | Show all existing water appurtenances. Labels should indicate the service size, whether Existing or proposed, and the type of service (Domestic, Irrigation, or Fire). For the existing water services, please indicate whether the service is to be remained or to be killed at the main. (New Issue) |
| <input type="checkbox"/> | 12 | All water services to the site, including domestic, irrigation and fire, will require private, above ground back flow prevention devices (BFPDs). BFPDs are typically located on private property, in line with the service and immediately adjacent to the right-of-way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure. (New Issue) |
| <input type="checkbox"/> | 13 | If the existing water service need to be killed, show the proposed water services from the existing water main to the point of connection to the subject property. Show the water meters and backflow preventer. (New Issue) |
| <input type="checkbox"/> | 14 | Show all existing sewer laterals, label with size, indicate if it will be remain. (New Issue) |
| <input type="checkbox"/> | 15 | Unused existing sewer lateral need to be plug at property line. Show the proposed sewer laterals from the subject property to the point of connection to the existing sewer main. (New Issue) |





Cycle Issues DRAFT

THE CITY OF SAN DIEGO
Development Services Department
1222 First Avenue, San Diego, CA 92101-4154

L64A-003B

Review Information

| | | |
|---|--------------------------------------|-------------------------------|
| Cycle Type: 1 Submitted (Multi-Discipline) | Submitted: 07/12/2018 | Deemed Complete on 07/12/2018 |
| Reviewing Discipline: Fire-Plan Review | Cycle Distributed: 07/12/2018 | |
| Reviewer: Sylvester, Brenda (619) 446-5449 bsylvester@sandiego.gov | Assigned: 07/17/2018 | |
| | Started: 08/13/2018 | |
| Hours of Review: 0.50 | Review Due: 08/09/2018 | |
| Next Review Method: Submitted (Multi-Discipline) | Completed: 08/13/2018 | |
| | Closed: | |

- . The review due date was changed to 08/14/2018 from 08/14/2018 per agreement with customer.
- . The reviewer has requested more documents be submitted.

Fire Department Issues

| <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|-------------------------------------|------------------|---|
| <input checked="" type="checkbox"/> | 1 | No corrections or issues based on this submittal. (New Issue) |





2488 Historic Decatur Rd, Suite 220 (619) 523-1930 AtlantisSD.com
San Diego, CA 92106

June 26, 2018

Reviewing Staff
Development Services
City of San Diego
1222 First Ave, MS-301
San Diego, CA 92101

Re: Riverdale, 10370 Friars Road - Site Development Permit Initial Submittal

Reviewing Staff:

I am pleased to submit the Riverdale project for review. The project is a Site Development Permit for CPIOZ-Type A and B Overlay zones and deviations to CPIOZ-Type A Supplemental Development Regulations (SDR). The project site is currently addressed at 10370 Friars Rd, in the CC-1-3, CPIOZ Type A and B Overlay zones, within the Navajo Community Plan area.

Currently a 10,927 sf Black Angus restaurant is located at this address, a separate lot within a larger shopping center. We propose a 2,000 sf drive through Starbucks and a 3,875 sf In-N-Out Burger as an interim use with a sunset of 35 years. The deviation to the CPIOZ Type A SDR's are related to the drive-through for both entities and structure placement recognizing a continuation of an auto oriented development.

The Riverdale Shopping Center has ground leases in favor of my client, Becker Properties, which give him authority to demolish and construct on the site. The anchor tenant, CVS, has a lease that will run for the next 30-years, so any redevelopment of the shopping center is limited by their lease.

In preparing our submittal we met with the Planning Department multiple times regarding the 2014 Grantville Focused Plan Amendment, which created the current development regulations for CPIOZ Type A Overlay, that covers the majority of the shopping center and subject lot. While we understand the eventual vision for this shopping center is to redevelop as a high density mixed-use development, there was no rezoning of this site for such and the current long-term leases prevent such change in the foreseeable future. The CC-1-3 zone is auto oriented which is consistent with the current center and will remain with our proposal. Planning Department management agreed that a SDP for the CPIOZ with a sunset condition could be supported as an interim use on the site. The Black Angus' lease will expire in late 2019 and will not renew.

We also made an informal presentation to the Navajo Community Planners on March 14, 2018. While many residents are sad to see Black Angus restaurant go, there was a positive interest on the prospect

of an In-N-Out Burger in the community. Navajo currently has multiple vacant sit-down restaurant structures and understands the market is changing.

We understand the change from sit-down restaurant to drive-throughs may have impacts to the surrounding area. We hope to use the Technical Reports and EIR prepared and certified for the Focused Plan Amendment. During the Plan Amendment process, this site was envisioned to have a high-density mixed-use redevelopment. The proposed project does not eliminate the future vision, merely makes the timing consistent with the existing legal, private documents.

If you have any questions about the submittal or the direction we have been given, please contact me at JTemple@AtlantisSD.com or 619.523.1930.

Sincerely,

A handwritten signature in blue ink, appearing to be 'J Temple', with a long horizontal line extending to the right.

Jeannette Temple
Atlantis Group