



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