

EMAIL CHAIN WITH APPELLANT (JACK IN THE BOX)

From: Navid Sharafatian <navid@envisionfoods.com>
Sent: Wednesday, October 6, 2021 8:36 AM
To: Chris Borchert <cborchert@cityofhesperia.us>
Subject: Site Plan Review SPRR21-00005

Dear Chris,

Hi. I'm with the franchisee that operates the Jack in the Box restaurant on Main Street. I recently received the attached from our landlord. I can't tell where the proposed building is going to be. Can you please send me the proposed site plan, if they have it. Obviously we would be greatly concerned if the building to be proposed is going to be along Main Street adjacent to our building and would strongly object, as those are parking spaces that are primarily used for our business and that would cause a material impact to our business.

Thank you.

Navid Sharafatian, Esq.
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From: Chris Borchert <cborchert@cityofhesperia.us>
Sent: Wednesday, October 6, 2021 9:05 AM
To: Navid Sharafatian <navid@envisionfoods.com>
Subject: RE: Site Plan Review SPRR21-00005

Navid, it is in between Jack in the Box and the Firestone Tire building – see attached plans -
Chris

From: Navid Sharafatian <navid@envisionfoods.com>
Sent: Wednesday, October 6, 2021 9:09 AM
To: Chris Borchert <cborchert@cityofhesperia.us>
Subject: RE: Site Plan Review SPRR21-00005

Chris, thanks for the quick reply. Oh wow, that is going to create a major bottleneck there in many ways. Do we know what the allowed uses would be – restaurant use would totally impact the parking really bad.

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From: Navid Sharafatian <navid@envisionfoods.com>

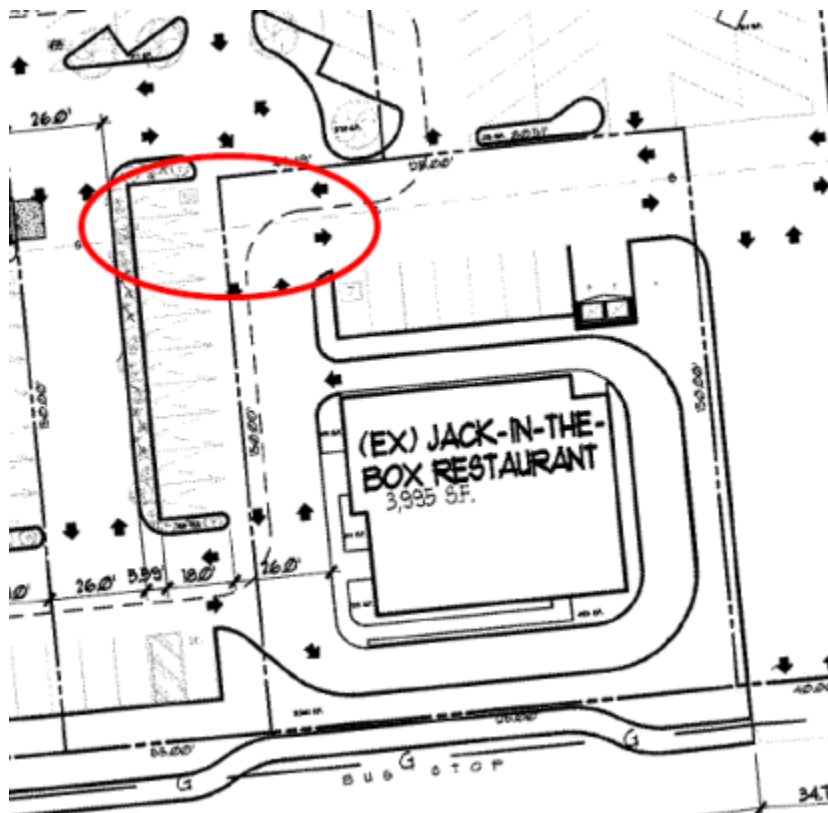
Sent: Wednesday, October 6, 2021 9:39 AM

To: Chris Borchert <cborchert@cityofhesperia.us>

Subject: RE: Site Plan Review SPRR21-00005

Chris, thank you for that info. So having very little time to look at this (and I apologize for that, it was sent to our office by our landlord and it only got to me recently), I do have some concerns that I'd like to share:

There is no sugar coating this, this new building will definitely negatively impact our business for several reasons. The reconfiguration of the parking spaces and the drive aisles will cause lots of problems. Our drive thru stack will back up and block parking spaces and the free flow of traffic will definitely get impacted. We love to be partners in development, but this building is too big for that little space and reconfiguring the parking and layout to make it work is going to cause too many problems for us to support it. So we do object to this. I circled the area I feel has the most dramatic impact. I would encourage the city to talk through this with the developer, this is too big a building to squeeze into such a small area.



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EMAIL CHAIN WITH APPELLANT (JACK IN THE BOX)

From: Chris Borchert <cborchert@cityofhesperia.us>
Sent: Tuesday, October 12, 2021 7:37 AM
To: Navid Sharafatian <navid@envisionfoods.com>
Subject: RE: Site Plan Review SPRR21-00005

Hi Navid, thanks for that info. I did receive a proposal from the applicant to modify the parking layout so that drive-through stacking is not impacted. It does still reroute the drive aisle through the center, but I don't see how that is a negative impact to you.

Chris

From: Navid Sharafatian <navid@envisionfoods.com>
Sent: Tuesday, October 12, 2021 8:04 AM
To: Chris Borchert <cborchert@cityofhesperia.us>
Subject: RE: Site Plan Review SPRR21-00005

Good morning Chris,

Well that revised site plan now has the parking all facing their new building. Please allow me a day or two to discuss this and also inform the property owner (our landlord), I'm pretty sure they do not know what is going on here. There are currently 30 parking spaces between the two buildings, they are adding this new building and squeezing the same parking for 3 buildings now to share – and I'm not clear on the size of those parking spaces either based on their site plan (are they compact spaces . . . we both know most of the patrons are not compact car users). I'm truly not trying to be difficult, but this can have a very devastating impact on our business and I would have never imagined a building would get proposed to be squeezed in such a small space. I'm sure that was never contemplated when the project was originally planned out.

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From: Chris Borchert <cborchert@cityofhesperia.us>
Sent: Friday, October 15, 2021 2:11 PM
To: Navid Sharafatian <navid@envisionfoods.com>
Cc: 'Miguel Flores' <miguel.fl@westlandreg.com>
Subject: RE: Site Plan Review SPRR21-00005

Hi Navid,

I have not heard back from you regarding your concerns. It seemed that your main concern initially was drive-through stacking blocking parking spaces. They proposed flipping the landscape planter, which removes that concern, but it doesn't sound like you like that. The parking spaces are all standard at nine feet by 18 feet length. The property owner was notified through the public hearing process.

We've given you an opportunity to work out a solution, since that hasn't happened, we'll move forward with the approval of the project. If you would like to appeal the DRC decision, you have 10 days from today, or by October 26, 2021.

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If you have any questions, let me know.

Chris

From: Navid Sharafatian <navid@envisionfoods.com>
To: Chris Borchert <cborchert@cityofhesperia.us>; jpotter@prpropertiesinc.com
<jpotter@prpropertiesinc.com>
Cc: 'Miguel Flores' <miguel.fl@westlandreg.com>
Sent: Fri, Oct 15, 2021 3:22 pm
Subject: RE: Site Plan Review SPRR21-00005

Dear Chris,

Our VP of operations was out of town and got back yesterday. He went by the property today to take a look and I just spoke to him – I'll detail that below. I also spoke with the manager for the property owner on Wednesday, they did not realize what was contemplated here and were investigating the matter, including that there are most likely CCR's recorded against the property which restrict such development. Jim Potter is the manager and he is copied on this email.

As far the proposed modification, what they proposed to do is even worse than what was originally provided. Our VP operations verified what I suspected. The Firestone customers and employees park in that middle parking field and take up much of it, and on the weekends, its even worse. By adding another 3,800 feet of users space, that is going to absolutely create a jammed area. It is a very small area to squeeze in another building and it will negatively impact us. Several problems will be created that will not be solvable. (1) there will be a lack of parking between our building, the Firestone building, and now this new building – the parking is already challenged; (2) currently, the cars stack up for the drive thru parallel with Main Street – with the impacted parking, most likely the cars will stack up wrapping around the building which will be problematic, and of more concern (3) our customers will have to walk through the stack of cars for the drive thru to access the parking which is very dangerous. We are against this project and it will be an absolute unmitigated disaster. There is a huge parking field inside the center that they can add their square footage that would impact nobody – why are they trying to squeeze this building in the smallest area in the whole center?

And I believe you encouraged the applicant to contact us to discuss their proposed development. For your information, nobody has contacted us.

Kindly let us know what other steps if any we need to take to express our strong objection to this project.

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