

Dear Loyal Guests of Yanni's,

As always, we would like to say thank you for your support and let you know how grateful we are for you all. We would not have made it throughout the years and through these past six months without your continued support. We also want to thank you for the very generous donations that went to the Rady Children's Hospital Pediatric Brain Inflammatory Disorder Fellowship. Your donations to date have reached more than \$7,000. We will keep you updated on the progress of the fellowship.

We are writing today to make you aware of the "Supportive Housing" Mayor Kevin Faulconer has proposed. He has accepted bids to build a 60-unit residential structure on the "Park and Ride" lot, which utilizes 120 parking spaces that are adjacent to Yanni's Bar and Grill.

You may be unaware of this project because to date there has been no outreach from the Mayor's office to have a stakeholder/community meeting to discuss this matter. After numerous disregarded attempts to discuss the issues this poses for our small business, we learned last week that the city intends to go forward with the project to build "Supportive Housing," to be completed by 2024. Mayor Faulconer is planning to get approval from the city council for this project before the new council members take office.

Yanni and I are not against the project and understand the necessity of supportive housing for at risk individuals in San Diego, especially for seniors and veterans. However, this project would mean years of construction within the business center, which would result in the removal of the vast majority of parking spaces attached to our business. This lot was designated for use as a "Park and Ride" and for evening use by the commercial center. This arrangement was an important factor in our decision to relocate from our previous location on Scripps Poway Parkway. This project would take away the vast majority of parking spaces in the center, which would directly call into question our viability as a business. The city has not shared any studies of the impact this project will have for our business center and the community. As of now, we have not been provided with any information as to how many parking spots would remain, but this project will also have its own parking needs for 60+ residents and staff of the facility.

Over the past year, we have worked closely with Bob Ilko of the Scripps Ranch Civic Association and the other business owners in the center. We have tried to collaborate with the City of San Diego on an agreement to replace the parking

spaces that would be removed if they were to build the center. We were and still are actively trying to work with them to resolve this issue and to consider a new type of hybrid project, which could even serve as a model for other suburban areas. Our efforts of outreach and dialogue building have gone unanswered. We tried to cooperate even though we have city recorded documents stating that the use of the parking spaces was for a “Park and Ride,” and that the number of spaces were counted into the center’s total parking spaces. The Park and Ride lot has been maintained at the expense of the business owner’s association.

We have had numerous conversations with Councilmember Mark Kersey’s representative, who states that Mr. Kersey is not in favor of the center losing parking spaces. We have requested that he make a public statement about this issue.

The August 2020 Scripps Newsletter has information about the project and timeline, the link is page 12/13

<https://www.scrippsranh.org/newsletter/archives/2020>

Here is a link to an article last week about the decision to select a developer to build the supportive housing, referring to the site as a “Vacant Lot”

<https://timesofsandiego.com/politics/2020/10/09/city-selects-sites-in-serra-mesa-scripps-ranch-for-supportive-housing/>

The city has presented this project as the utilization of “vacant lots” This couldn’t be further from the everyday reality, as you’ve seen when you have joined us over the last 6 years in this location to celebrate birthdays, weddings, graduations, or just a simple get together, you know how busy our parking lot is.

Yanni’s has always been deeply committed to serving our guests and serving our community for 18 years. Before Covid, we employed 50 hard working members of the San Diego community, and through the steadfast support of our guests and the Scripps Ranch community we have continued to restore as many jobs as possible as we work to return to normalcy.

Please join us in our call to amend the proposal to preserve the parking spaces so we can stay in business. We have previously suggested for the project to include underground parking and the ground floor to be dedicated for parking so the new tenants of the building have parking and the businesses that have been utilizing the Park and Ride lot can stay in business.

There is not alternate parking that our customers could use, without parking our business is condemned and will not survive. We also demand full transparency between the Mayor's office and the Scripps Ranch community, in making clear the city's plans for development of the Park and Ride lot through the development proposal. The City of San Diego needs to know that this project has far reaching effects for small business owners and the community beyond the development of the "Park and Ride" lot which is fully utilized on a daily basis.

Please call or email to voice your opinion!
With deep gratitude,
Yanni and Denise

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