

Appendix A

NOP Scoping Comments





County of San Diego

MARKO MEDVED, PE, CEM
DIRECTOR
(858) 694-2527

DEPARTMENT OF GENERAL SERVICES
5560 OVERLAND AVENUE, SUITE 410, SAN DIEGO, CA 92123

LOU CAVAGNARO, PE
ASSISTANT DIRECTOR
(858) 694-3885

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

Clairemont Mesa Community Plan Amendment and Rezone Project

September 10, 2018

NOTICE IS HEREBY GIVEN that the County of San Diego, Department of General Services, will be the Lead Agency and will prepare an Environmental Impact Report in accordance with the California Environmental Quality Act for the following project. The Department is seeking public and agency input on the scope and content of the environmental information to be contained in the Environmental Impact Report. The Notice of Preparation document can be reviewed at the Department of General Services (DGS), 5560 Overland Avenue, Suite 410, San Diego, California 92123, and at the public libraries listed below. Comments on the Notice of Preparation document must reference the project number and name and be sent to Marc Cass at Department of General Services, County of San Diego, 5560 Overland Avenue, Suite 410, San Diego, CA 92123 or by e-mail at marc.cass@sdcounty.ca.gov.

Clairemont Mesa Community Plan Amendment and Rezone Project [WT-4224097]. The project is an amendment to the Clairemont Mesa Community Plan and rezone to facilitate the redevelopment of the County of San Diego Crime Lab property into affordable housing units. The proposed amendment would change the site's land use designation from Commercial to Residential High to allow for redevelopment of the site for up to 454 multi-family units, of which at least 50 percent will be affordable. In addition, a 10,000 square foot retail component could also be permitted under the amendment. The project is located at 5255 Mount Etna Drive in the northwest corner of the intersection of Balboa Avenue and Genesee Avenue in the Clairemont Mesa Area of the City of San Diego.

A public scoping meeting will occur on Tuesday, September 25, 2018 from 6:00 p.m. to 8:00 p.m. in the Commons at the County Operations Center located at 5520 Overland Avenue, San Diego, CA 92123. Members of the public, agencies, and organizations are invited to attend and submit comments to assist the County in determining the scope and content of the environmental information in the Environmental Impact Report. This Notice of Preparation can also be viewed at the North Clairemont Library, located at 4616 Clairemont Drive, San Diego, CA 92117, the Balboa Branch Library, located at 4255 Mt Abernathy Ave, San Diego, CA 92117, and the Clairemont Library located at 2920 Burgener Blvd, San Diego, CA 92110.



Ms. Michelle Sokolowski, Deputy Director
City of San Diego Development Services Department
September 10, 2018
Page 2

For additional information, please contact Marc Cass at (858) 694-2047 or by e-mail at marc.cass@sdcounty.ca.gov.

Comments on this Notice of Preparation must be received no later than Tuesday, October 9, 2018 at 4:00 p.m. (a 30-day public review period).



County of San Diego

MARKO MEDVED, PE, CEM
DIRECTOR
(858) 694-2527

DEPARTMENT OF GENERAL SERVICES
5560 OVERLAND AVENUE, SUITE 410, SAN DIEGO, CA 92123

Nicole Alejandra
ASSISTANT DIRECTOR
(858) 694-3885

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

Clairemont Mesa Community Plan Amendment and Rezone Project

October 5, 2018

NOTICE IS HEREBY GIVEN that the County of San Diego, Department of General Services, will be the Lead Agency and will prepare an Environmental Impact Report in accordance with the California Environmental Quality Act for the following project. This notice is a second notice for the Notice of Preparation for the Clairemont Mesa Community Plan Amendment Project, where the original notice was published on September 10, 2018, and the Department has extended the public notice period to October 19, 2018 based on public input received during an informational meeting for the Community Plan Amendment. The Department is seeking public and agency input on the scope and content of the environmental information to be contained in the Environmental Impact Report. The Notice of Preparation document can be reviewed at the Department of General Services (DGS), 5560 Overland Avenue, Suite 410, San Diego, California 92123, on the project website (<https://www.sandiegocounty.gov/content/sdc/sdhcd/community-development/current-housing-developments/>), and at the public libraries listed below. Comments on the Notice of Preparation document must reference the project number and name and be sent to Marc Cass at Department of General Services, County of San Diego, 5560 Overland Avenue, Suite 410, San Diego, CA 92123 or by e-mail at marc.cass@sdcounty.ca.gov.

Clairemont Mesa Community Plan Amendment and Rezone Project [WT-4224097]. The project is an amendment to the Clairemont Mesa Community Plan and rezone to facilitate the redevelopment of the County of San Diego Crime Lab property into affordable housing units. The proposed amendment would change the site's land use designation from Commercial to Residential High to allow for redevelopment of the site for up to 454 multi-family units, of which at least 50 percent will be affordable. In addition, a 10,000 square foot retail component could also be permitted under the amendment. The project is located at 5255 Mount Etna Drive in the northwest corner of the intersection of Balboa Avenue and Genesee Avenue in the Clairemont Mesa Area of the City of San Diego.

The first public scoping meeting for the project was held on Tuesday, September 25, 2018 from 6:00 p.m. to 8:00 p.m. in the Commons at the County Operations Center located at 5520 Overland Avenue, San Diego, CA 92123. A second public scoping meeting will occur



on Monday, October 15, 2018 from 6:00 p.m. to 8:00 p.m. in the Auditorium at the Marston Middle School located at 3799 Clairemont Drive, San Diego, CA 92117. The location for the second public meeting has been changed from the first public scoping meeting to be closer to the project site and more accessible to community members. Members of the public, agencies, and organizations are invited to attend and submit comments to assist the County in determining the scope and content of the environmental information in the Environmental Impact Report. This Notice of Preparation can also be viewed at the North Clairemont Library, located at 4616 Clairemont Drive, San Diego, CA 92117, the Balboa Branch Library, located at 4255 Mt Abernathy Ave, San Diego, CA 92117, and the Clairemont Library located at 2920 Burgener Blvd, San Diego, CA 92110.

For additional information, please contact Marc Cass at (858) 694-2047 or by e-mail at marc.cass@sdcounty.ca.gov.

Comments on this Notice of Preparation must be received no later than Tuesday, October 19, 2018 at 4:00 p.m. (a 40-day public review period).

From: George Hagood <georgeh73@icloud.com>
Sent: Monday, October 1, 2018 7:51 PM
To: Cass, Marc
Subject: 5255 mt etna

Sent from my iPad since this project will add to national debt. Dago is 30-40 % on food stamps Medicaid is off the charts, 22 trillion plus. Unfunded liabilities from SSA to city retirements. Stop the bleeding, we are truly a joke country. A train wreck in the world.
balance the budget or shut up.

From: George Hagood <georgeh73@icloud.com>
Sent: Monday, October 1, 2018 7:39 PM
To: Cass, Marc
Subject: 5255 mt. Etna. Remodel

Sent from my iPad. To whom it may concern: I have lived one block away from 5255 mt etna for over 40 yrs. I have seen and heard of the give away to the welfare and homeless classes. You have made us a magnet to them ,world wide. Send them back to their home if they can't afford it here. People have been leaving here forever for that reason,or stop the rich foreigners from moving here and buying up the country. I think you just want to waste money and make back room deals with the labor unions.I pray,pray,pray that you could use the old hospital for some medical use. We have epidemics of diabetics, altizers,heart disease ,mental health,stroke, alcohol and drug abuse. Why not use the building for that. Also since you have used all the parking lots for food joints and banks, how about a green space for the kids and people. We would like a dog park p. B. And Ute have them why not Clairemont? We would like to see an assisted living and or a retirement home.

Mental people should be locked up or moved close to your house . Remember Jon David Guerrero, he lived in one of your places downtown. He killed 3 and injured 4 more in 2016. The pollution, noise, and traffic is bad now, we don't need a traffic study.

We want to maintain lower height limit,and our parking in front of Our Houses!

We have sorry to towers on Crowley way, with many vacant, the. Scranton's on mt. Alifan .probably 80% of your ski.Folks are fake , just look at the ads on tv. Some are using many I d 's and collecting many s.s.i. Checks.

Why have a crime lab anyway ,look at the way they treated Rebecca Zahau.

We make money, We Print It. !

We don't want to be a dumping ground for the world, not another L A Please put this in lajolla or Del Mar or Mira Mesa or north county.

Remember a lot of this homeless is a lifestyle choice. They are having fun swapping drugs, and staying high. I saw one guy at intersection of balboa & genesee, I know him He has a great union pension and still works, but he was there telling people to go To the beach and have a good time, he was way intoxicated.

Some people are truly in need and I am all for helping them.

A lot of them are pure lazy scammers , We all know we can not afford the military as is, So maybe use military housing for the low income housing. We have a lot of military housing in dago. They won the war, because you never hear Don't AskDon't Tell Anymore.

One half of border patrol work for the cartels and the cartels control the border.

thank God somebody does it. we got it going on !!!

From: Abbie Hawkins <abbie.a.hawkins@gmail.com>
Sent: Thursday, September 20, 2018 3:55 PM
To: Cass, Marc
Subject: Mt. Etna Project Support Letter

Hello Mr. Cass,

I am a resident down the street from the proposed project on Mt. Etna in Clairmont. My husband and I recieved a letter from Karen (not sure who she is) about the project and we would just like to say that we are in SUPPORT for this project.

We fully support the height limit being raised , increased density and the need for affordable housing in San Diego.

We were unable to make it to the meeting last night because I am due with our 3rd child. We will try and make it to the next meeting but with a new born it is very unlikely. Please feel fre to share this letter of support for the project with who ever may be interested.

Thank you,

Abbie Hawkins
5076 Mount Harris Drive
(303) 829-5394
Abbie.A.Hawkins@gmail.com

From: Mitchell Rice <lmrice2@att.net>
Sent: Tuesday, September 25, 2018 12:21 PM
To: Cass, Marc
Subject: Affordable Housing proposal on Mt. Etna and Genesee

Mr. Cass-

We have lived in the Clairemont area on Mt. Everest Blvd. for 35 years and enjoy the walkable neighborhood and easy access with the surrounding stores. We are in favor of affordable housing in San Diego. We realize the need and that many S.D. residents are unable to afford housing. Our chief concern is the size of this proposed development on Mt. Etna/Genesee both in the number of units and height requirements. The impact that this development will have on the surrounding area in terms of traffic and parking will be cumbersome.

This area has been developed even more in the past several years on both sides of Balboa and Genesee and the traffic flow has greatly increased. Now we also have High Tech High and other affordable housing planned on Mt. Alifan. It is critical as these housing developments are planned to not only insure quality of life for those living there but to determine how this will affect the quality of life for those already living in the area. This is the challenge in balancing this. It is also important that all areas in S.D. city and county share equally in the development of these projects. We appreciate your consideration of our concerns and hope that they will be directed to the appropriate persons.

Mitchell and Leslie Rice

Clairemont Mesa Community Plan Amendment and Rezone Project

Case No. WT-4224097

NOTICE OF PREPARATION PUBLIC REVIEW PERIOD

September 10, 2018 through October 19, 2018

PUBLIC SCOPING MEETING COMMENT SHEET

Tuesday, September 25, 2018

COUNTY OF SAN DIEGO

DEPARTMENT OF GENERAL SERVICES

5560 OVERLAND AVE

SAN DIEGO, CA 92123

WRITTEN COMMENT FORM

I am opposed to the County of San Diego's plan for 5255 MT. ETNA. Clairemont has enough housing for low income/senior living. Please find some where else like Del Mar or La Jolla would be nice. which most likely have little or none of these projects.

I would rather see a County sub site for local residence to get help with minor matters. A second idea would be a County Health Dept.

In ~~closing~~ closing, thank you for your time

(Attach additional pages as needed)

MAIL or E-MAIL FORMS TO:

Marc Cass
County of San Diego
Department of General Services
5560 Overland Ave
San Diego, CA 92123
E-mail: marc.cass@sdcounty.ca.gov

Alan Ross Johnson Sr
Signature

Alan Ross Johnson Sr
Print Name

4449 MT. CASTLE AVE
Address

SAN DIEGO, CA. 92117
City State Zip Code

858 565 1036
Phone Number

COMMENTS MUST BE RECEIVED BY 5:00 PM OCTOBER 19, 2018

From: arj1944@san.rr.com
Sent: Monday, October 8, 2018 1:35 PM
To: Cass, Marc
Subject: Affordable Housing Project for Clairemont
Attachments: Scan0001.pdf

Please see attached or let me repeat it right here.I AM AGAINST THE PROPOSED PROJECT FOR 5255 MT.ETNA DRIVE.I would much rather see the County build a local field office for conducting minor business then having to travel to Kearny Mesa.Another option would be a County Health Department on this site.Why is it that these project never end up in Del Mar or La Jolla or Rancho Bernardo?Clairemont is a well established community with many of my neighbors saying enough is enough,go some where else,traffic seems to increase daily while transportation needs stand still.

In conclusion,thank you for your time.Alan Ross Johnson Sr.

From: Alexis Knepp <pazknepp@gmail.com>
Sent: Friday, October 19, 2018 4:33 PM
To: Cass, Marc
Subject: 5255 Mt Etna Rezoning: EIR scoping comments

Mr. Cass,

Please review and include these comments in the scope of the EIR for the Mt. Etna Rezoning project at 5255 Mt. Etna Drive at the old Crime Lab site.

Project Impacts:

1) Increased traffic: traffic is already an issue in the area. During the evening commute, the intersection of Genesee and Mt. Etna gets backed up with cars travelling south, making the turn into Mt. Etna sometimes impossible because cars are blocking the intersection.

2) Safety: Vehicles speeding through the Mt. Etna neighborhood is already an issue, because it is more convenient than taking the major streets like Balboa and Genesee. The following streets are used as short-cuts, and will be used as short-cuts more frequently with an increase in population/vehicles: Mount Etna, Mount Castle, Mount Everest, Mount Culebra, Mount Davis, Mount Elbrus, Mount Foraker, Mount Herbert, Mount Frissell, Mount Gaywas, Mount Hay, and Mount Harris.

3) Negative impact on existing recreation facilities: The existing "Mount Etna Neighborhood Park" is the only public park within walking distance of the Crime Lab. It has many issues including it is not maintained, it is too small for the sudden increase in population. The closest swimming pool has limited hours and is small. The existing public recreation facilities cannot accommodate a swell of population.

4) Public services: The local schools cannot accommodate an increase in population. There is little quality child-care available.

5) Population: Over 1,000 people may be added to the Mt. Etna neighborhood.

Potential mitigation measures:

- 1) Use traffic solutions to prevent 5255 Mt. Etna residents/visitors from driving through the Mt. Etna neighborhood.
- 2) Provide quality public-recreation services on site.
- 3) Provide quality affordable child-care on site.
- 4) Decrease planned density to limit environmental effects.

Project alternatives:

1) Consider keeping the current zoning. Using the CA Density Bonus law, a developer could build enough housing to make the project feasible while minimizing the environmental effects on the existing neighborhood.

2) Consider a slow-growth strategy. Increase the base zoning to RM-3-7 maximum.

3) Consider a mixed-use project. Smaller commercial spaces are much needed in Clairemont to provide services and jobs to current and new residents.

-Alexis Knepp
831.920.8587 cell

From: Alice Young <ayoung6@sbcglobal.net>
Sent: Wednesday, October 17, 2018 7:28 PM
To: Cass, Marc
Subject: 5255 Mt. Etna Dr.

Oct 17th 2018

To Whom it may concern,

We were asked to send in our concerns for this project.

- 1.) No many units, no more than 150/200.
- 2.) We don't need more drug addicts/ mentally ill persons in our neighborhood. Open hospitals to take care of these people instead of letting them live on the streets.
- 3.) Traffic is already a issue, Surely someone in the city offices are aware of this problem.
- 4.) The plan shown at the meeting shows only one exit/entrance to these units, another issue overlooked by the planning committee.
- 5.) Clairemont is the place to live right now. (close to freeways, beaches, shopping etc) Sales in our area are going to decrease and people will be moving out before it is to late to get a good price for their home.

Thanks,

Alice R. Young
4971 Mt. Casas Dr.
858-277-9447

From: Alina <akonvissar@gmail.com>
Sent: Wednesday, October 17, 2018 10:03 AM
To: Cass, Marc
Subject: Clairmont Mesa Community Plan WT-4224097

Hi Marc,

I'm writing in protest of the plan for the 494 Affordable housing units to be built at 5255 Mount Aetna Drive. Not only is there no parking associated with this plan, the influx increasing the population in my neighborhood with low income housing is not something that I would like to see happen at all. Not only will this put a massive strain on the intersections that are used by the "mount street communities" this will also lower our property values significantly by bringing some less than desirable residents into the neighborhood.

If you have any further questions please feel free to reply via email.

Thank you,

Alina Konvissar
617-909-3952

Sent from my iPhone

From: Alison Garrity <aligarrity@gmail.com>
Sent: Thursday, October 18, 2018 7:12 AM
To: Cass, Marc
Subject: Clairemont Mesa Community Plan Amendment and Rezone Project Case No. WT-4224097

Dear Mr. Cass,

My concerns for the Affordable Housing Units for 5255 Mount Etna Drive:

Far too many units for that small area. I do not want Clairemont to become "dense" living. Two schools in close proximity will be expanding and causing more congestion to this small area. I'm all for Affordable Housing, but please limit the amount of units put in the Crime Lab location. This area is already becoming congested.

I also feel that the people with serious mental illness and substance abuse problems should have 24 hours supervision.

Sincerely,

Alison Garrity

From: Alvin Aman <aaman1@san.rr.com>
Sent: Thursday, October 18, 2018 5:11 PM
To: Cass, Marc
Subject: Public input on Mt Etna Project

To: Marc Cass

We would like to voice our opposition to the project on Mt Etna. The county and the city should be coordinated in their efforts to provide low income housing. Low income housing should be distributed throughout the city and county. Was any consideration given by the county that within a half mile there are two other projects? The Stratton Apartments at 3884 1/2 Camino Aguliar, provides 312 units of low income housing. Directly across the street at 5858 Mt Alifan, there will be a new facility for “formerly homeless seniors”. Adding 400 more units at Mt Etna will be way too much for the immediate area. It has never been a good idea to have a lot of low income housing in a small area. It would still be a problem even if the proposed 400 units were at market rate due to traffic congestion becoming worse. Certain residential streets in our neighborhoods are already experiencing traffic from cars cutting through between Clairemont Mesa, Balboa and Genesee.

Most people in Clairemont are not aware of this proposal on Mt Etna. The height limit should not be changed. 400 units is unacceptable and is at least twice as many as should be allowed. The SDG&E right of way goes right through the current parking lot. In addition to several high power electrical lines, there is the Regional high pressure natural gas pipeline. How can a 5 story residential building be built next to that? The project is too big, and altering the height limit will change the character of Clairemont. I hope that you will consider our comments and those of many others.

Alvin Aman
John Painter
4732 Seaford Place
San Diego, Ca. 92117

From: amandajouw <amandajouw@gmail.com>
Sent: Thursday, October 18, 2018 7:47 PM
To: Cass, Marc
Subject: Mt Etna Low Income Housing Project

Mr. Cass –

I would like to echo my husband's statement below.

I am writing, like many others, to express my opposition to the proposed Low Income housing project being planned for the former San Diego Crime Lab site at Mt. Etna and Genesee. I am a resident of Clairemont West (I live on Mt. Culebra) and have seen by personal observation that this housing development is not the right fit for our community, for the following reasons:

1. Traffic – This area of Clairemont is already overburdened with traffic, especially during rush hour in the mornings and afternoons. I often have to wait through more than one cycles of stoplights at the Balboa/Genesee intersection and this housing project will add more cars to an area that is already over-capacity for traffic.
2. Parking – Similar to the traffic concern, parking is already at a premium in this area. Many streets and local business don't have enough parking as it is, and 400+ additional residents in high-density housing will only make the problem worse.
3. Crime – Crime has become an increasing problem in this area with several residents reporting car break-ins and property theft in recent months. The intent of this housing project is house low and extremely low-income residents; statistically a large percentage of crimes are committed by low-income individuals. It stands to reason that the inject of 400+ low-income residents to this area will have a negative impact on crime.
4. Schools/Children's Safety – Similar to the concern with crime, myself and several other Clairemont residents have small children that routinely play outside. We are already experiencing times where we have to quarantine the kids inside due to helicopters circling looking for at-large criminals; these occurrences are likely to increase with the addition of 400+ low-income residents to the area.
5. Property values – I can appreciate the need for low-income housing and the opportunity for everyone to establish a residence; however, West Clairemont is not the place to do so. Clairemont West is a relatively low-density, family neighborhood primarily comprised of single-family homes. The addition of a massive, high-density housing unit will negatively affect the value of mine and other residents' homes. We bought these homes partially as investments and for San Diego County to devalue them by changing zoning restrictions is simply unacceptable.

I appreciate your taking the time to read and understand my concerns and sincerely hope that this project be reconsidered.

Respectfully,

Amanda Vanasse

Mt. Culebra Ave

From: Andrew Cronauer <andrew.j.cronauer@gmail.com>
Sent: Thursday, October 4, 2018 7:19 PM
To: Cass, Marc; Jackson-Llamas, Angela; HHSA, HCDS; msokolowski@sandiego.gov; bbohrer@chelseainvestco.com; planningcommission@sandiego.gov
Subject: Mt. Etna Crime Lab project - CPA and EIR input

Dear Mr. Cass, Ms. Jackson-Llamas, Ms. Sokolowski, and Mr. Bohrer,

I am writing to provide input on the Mount Etna Crime Lab (the "Property") and the proposed project to develop affordable housing at that location (the "Project"). I thank you in advance for considering my input as you evaluate the proposed Community Plan Amendment ("CPA") and determine the scope of the Project's Environmental Impact Report ("EIR").

By way of introduction, my name is Andrew Cronauer. I live at 4982 Mount Etna Drive, about a thousand feet (or about a dozen houses) from the Property. My wife Daisy and I sold our Mission Valley condominium to move to Clairemont's "mount streets" in order to start and raise our family in this close-knit family community comprised of single-family homes.

The Project's goals are admirable--I am sympathetic to the need for affordable, accessible housing for all San Diegans, including the most vulnerable among us. Our city's housing market becomes more competitive and more expensive each day, and we have a duty to ensure our residents don't get left behind. I disagree with some of my neighbors who believe our neighborhood is incompatible with any affordable housing project.

We moved into our new home during the spring, when the Project would have been in its earliest stages. Since moving in, however, I have read and heard much more about the possible scope of the Project. I read Mr. Cass's letter to the City Development Services Department dated August 24, 2018 (the "Letter") and General Application on Form DS-3032 and associated forms of the same date (collectively, the "DS-3032"). In the Letter and the DS-3032, Mr. Cass requests an amendment to the Property's land use designation to Residential High, allowing for up to 454 dwelling units in excess of the 30-foot height limit. This scope and density is extremely concerning to me and has prompted me to contact you.

In evaluating the CPA and preparing the EIR, I urge you to consider, among other things, the following items:

- Aesthetics (including, for example, the aesthetic impact of a building of the size considered for the Property, especially as seen from throughout a community composed mostly of single-story, single-family homes);
- Air quality (including, for example, the impact of at least hundreds of additional motor vehicles in the neighborhood);
- Safety and crime (including the impact of introducing a substantial at-risk population--for example, I am a recovering alcoholic and addict and I have seen firsthand the damage that addiction can cause to the addicted individual as well as to his or her community);
- Education (including, for example, the capacity of local schools to absorb a sudden and substantial increase in population, and the impact of placing a substantial at-risk population within an existing school zone);
- Geology and soils;
- Greenhouse gas emissions (including, for example, the impact of at least hundreds of additional motor vehicles in the neighborhood);

- Energy (including, for example, the additional strain on local energy infrastructure);
- Health (including, for example, the impact on community healthcare facilities and the health impacts of the other items in this list)
- Hazards and hazardous materials;
- Hydrology and water quality;
- Land use and planning;
- Noise (especially given the proposed scale of the project and its proximity to [directly bordering] single-family housing);
- Population and housing (including the suitability of the Property for the type of development proposed as well as the impact of such development on existing housing in the neighborhood);
- Public services (including, for example, the availability of public services such as emergency responders to serve the additional population, especially any particular services that may be especially needed by a lower-income or at-risk population);
- Recreation (including, for example, the impact that such a drastic population increase would have on the relatively small [and relatively few] local parks such as Mount Etna Neighborhood Park--and considering that residents of high-density condominiums may have even more need for open recreation space than those in lower-density housing);
- Sunlight access (especially for those neighbors in single-story homes that would suddenly be overshadowed by any building exceeding 30 feet in height);
- Transportation and traffic (including, but not limited to, the impact of hundreds of additional cars each day on traffic, the impact on traffic noise, the impact on road, sidewalk, and other infrastructure, the impact on pedestrian safety [especially in a school zone], the impact on bus capacity, the ease or difficulty of trolley access from the Property, and the ease or difficulty of access to employment centers from the Property);
- Hazards and hazardous materials;
- Hydrology and water quality;
- Land use and planning;
- Wildland fire (including the risk to the Project and the risk posed to the surrounding neighborhood);
- Utilities and service systems;
- Project alternatives; and
- Cumulative effects of the above and all other factors.

I sincerely hope that you will consider the above factors and that the final development plan for the Project addresses the clear need for additional--and affordable--housing in our city without undue impact on our cohesive, well-established single-family-home neighborhood.

Thank you for your time. Please feel free to contact me for further discussion or clarification on the above. I look forward to engaging with you over the coming months as the Project progresses.

Thanks and best regards,

Andrew Cronauer

andrew.j.cronauer@gmail.com
516-382-2065

From: Angela Tognoni <angela.tognoni@gmail.com>
Sent: Thursday, October 18, 2018 6:47 PM
To: Cass, Marc
Subject: Mt Etna Project

Mr Cass

I am writing in regards to the proposed project for a 450 plus housing development at Mt Etna and Genesee. I moved to this quite neighborhood three years ago from Eastlake due to increased traffic and congestion that were occurring in my old neighborhood.

I have some major concerns with the proposal. First, the number of units seems to be high for such a small residential area. I do not think having this many units in small area is beneficial for the current homeowner or potential residents. The side streets have been recently impacted with higher volume of cars using Genesee to bypass the 5 or 805. The addition of 1000 more people will only increase an already overuse section of town. I fear those that use this cut through area will only become more frustrated with traffic and continue to run lights or race through side streets where children are walking from one of the three schools within a mile radius.

Second, transportation in the region is not adequate for the low housing complex. There is a bus line in the area but will be harder to navigate for those that may benefit to new trolley line down Balboa at Morena. I think more suitable site would allow access to more transit options for families or seniors.

I would ask you to take action and listen to the concerns of those neighbors in the area. I would hope that the plans could be modified to allow less units and thus putting less strain on a busy intersection already and less impact on the neighboring streets.

Thank you for your consideration.

Sincerely
Angela Tognoni
4763 Mt Hay

From: awhite730@aol.com
Sent: Friday, October 19, 2018 2:15 PM
To: Cass, Marc
Subject: Clairemont community plan

Hello Mr. Cass,

My name is Angela and I live on Mount Durban Dr. I recently caught wind of this potential project on the corner of Mount Etna and Genesee. I am so upset about its possibility and so are all of my neighbors and friends around here. It seems absurd that this project could get this far without the residents being properly informed. Our neighborhood is filled with families, young children, long time residents and a real sense of community. putting low income housing in our area would completely destroy that feeling. IT is also likely to increase crime, cause more traffic accidents, and destroy the feeling of safety for our families and children. Not to mention the fact that our home prices would plummet, causing many home owners to up and sell very quickly, once again changing the feel of our entire neighborhood. Please, I beg of you, DO NOT LET THIS HAPPEN!! Everyone I have spoken to is deeply upset. We are counting on you to be our voice, please understand where we are all coming from.

thank you,
Angela

From: Anna Kim <annakim123@yahoo.com>
Sent: Friday, October 19, 2018 12:37 PM
To: Cass, Marc
Subject: Clairemont Mesa Community Plan Amendment and Rezone Project Case No. WT-4224097

To: Mark Cass, County of San Diego – Department of General Services

I am submitting formal comments in opposition to the proposed Clairemont Mesa Community Plan Amendment and Rezone Project Case No. WT-4224097. I respectfully ask for no zoning change on the site located at 5255 Mount Etna Drive (Former Crime Lab).

As a healthcare professional in a management position, I realize that you may receive all kinds of public comment – ranging from constructive feedback to emotional responses. I am a lay resident of Clairemont Mesa, and admittedly, not a professional with expertise in this area and subject matter of land use and community development. However, the proposed Amendment and Rezone Project seems to propose changes to the Clairemont Mesa Community Plan that seem in striking contrast to the Plan's original and thoughtfully-designed intent and purpose. The issues of concern to the community that would be impacted, as outlined in the Plan include:

- 1) The desire to preserve the low-density, single-family character of the community [Growth is reasonably expected and naturally inevitable. However, the "slow growth" alternative was selected for future development].
- 2) The loss of commercial services due to residential development on commercially zoned sites
- 3) The need to reduce traffic congestion along Balboa Avenue

Environmental Factors that are Potentially Affected would include the following:

- Population/Housing
- Land Use/Planning
- Aesthetics
- Transportation/Traffic

For the following reasons:

- 1) Land Use/Planning: The Community Goals/Objectives were determined by the Clairemont Mesa Community Plan to maintain commercial uses in neighborhood commercial centers and ensure that new development is compatible with the existing neighborhood and does not overburden community or neighborhood facilities. The low-density single-family character of the community has created a distinctive image of Clairemont as a desirable and pleasant place to work, live and play in San Diego. A 454-multi family unit facility seems a vast digression from this plan.
- 2) Population/Housing: The deficiency of off-street parking resulting in a lack of on-street parking and alleys congested with parked cars has been identified as a problem in the Clairemont Mesa Community Plan. The areas identified in the plan as lacking parking efficiency were areas adjacent to the multifamily neighborhoods along Clairemont Mesa Boulevard, Clairemont Drive and Balboa Arms Drive. Adding another large multi-family structure would potentially confound the problem, extending the radius of decreased parking efficiency to the areas adjacent to Balboa Ave.
- 3) Aesthetics: One of Clairemont Mesa's attributes are the well-established low-density single-family neighborhoods. The City Council adopted a 30-foot height limit for almost all of Clairemont Mesa to maintain the low-scale character of development in the community.
- 4) Transportation/Traffic: Traffic along Balboa Avenue and Genesee Avenue has increased creating some congestion during the early morning and late afternoon periods and would be substantially and negatively impacted. In Clairemont Mesa, these two streets are well traveled because they serve as the primary east-west, north-south major thoroughfares other than the freeways which are located at the north, east and west boundaries of the community. Although traffic volumes exceeding the desirable maximum generally accepted by motorists can potentially be accommodated, users may consider these higher volumes undesirable, due to high congestion, backups, delays, low speeds, high noise levels, and safety issues.

For the reasons outlined above, I am strongly opposed to the rezoning and sincerely hope you will consider the impacts to the surrounding community, including thoroughfare to adjacent communities. The proposed rezoning is not in accordance with our Community Plan and any amendment would be a great redefining of the Plan – a far digression from its original objectives. The requests for Community Plan Amendment and Rezoning are vastly inconsistent with the entire body of the Clairemont Mesa Community Plan, which indicate consistently that development and rezoning needs to carefully consider the surrounding character, environment, and approved uses.

Respectfully,

Anna Kim

4443 Mount Castle Ave, San Diego, 92117

Voter, Taxpayer, Resident of Clairemont Mesa (~10 years)

From: outlook_73AF6C9DACF3557C@outlook.com
Sent: Wednesday, October 10, 2018 2:07 PM
To: Cass, Marc
Subject: Clairemont Low Income Housing Project

Marc,

How was the site assessed for the low income housing project in Clairemont. The site is zoned for 30 ft high limits with only 114 units. The project now proposed is 400 units of low income housing, six stories high, nominal parking, no infrastructure upgrades, and numerous zoning exceptions. The streets are already congested due to the added retail shops in the adjacent shopping center. The traffic has increased five fold since we moved to Clairemont 18 years ago. This project provides zero benefit to our community. The only thing I can see is more traffic, an increased burden on our infrastructure and schools, and more crime.

How is that acceptable.

Sent from [Mail](#) for Windows 10

Clairemont Mesa Community Plan Amendment and Rezone Project

Case No. WT-4224097

NOTICE OF PREPARATION PUBLIC REVIEW PERIOD

September 10, 2018 through October 19, 2018

PUBLIC SCOPING MEETING COMMENT SHEET

Tuesday, September 25, 2018

COUNTY OF SAN DIEGO

DEPARTMENT OF GENERAL SERVICES

5560 OVERLAND AVE

SAN DIEGO, CA 92123

WRITTEN COMMENT FORM

The current proposal to build a high-rise building on the site of the Crime Lab is a bad one. Up to ~450 apartments means up to 900 additional cars in the area. With ~225 parking spots allocated for the parking lot, ~675 cars will flood the local streets, resulting in all available sites along the nearby roads to be filled. Others have mentioned this at Tuesday's Scoping meeting. No one thought to ask this question: Where do we put our garbage and recycling cans each week for pick-up? You can be sure all spaces will be filled by cars when residents bring out their trash & recycling...

(Attach additional pages as needed)

MAIL or E-MAIL FORMS TO:

Marc Cass
County of San Diego
Department of General Services
5560 Overland Ave
San Diego, CA 92123
E-mail: marc.cass@sdcounty.ca.gov

Edward B. Little

Signature

Edward B. Little

Print Name

4333 Mt. Castle Ave

Address

San Diego CA 92117

City State Zip Code

619-869-6175

Phone Number

COMMENTS MUST BE RECEIVED BY 5:00 PM OCTOBER 19, 2018

From: tntlaiuppa@aol.com
Sent: Wednesday, October 17, 2018 9:58 AM
To: Cass, Marc
Subject: Mt. Etna Housing Development Project

We are totally against this project. It not only ruins our (Clairemont's) "family" type community, but has a most negative effect on our lifestyle, i.e. overcrowded shopping malls, parking lots. We are 89 years old, both handicapped, and when trying to park at our one and only true supermarket (Vons) are almost always unable to find a handicapped spot and usually have to hobble from half-way up the isle to the store entrance. Please DO NOT let the developers influence your decision. We have lived in this house since 1959 and have watched other suburbs change, and not for the better, by developers moneymaking grabs. PLEASE - do not let the community of Clairemont go downhill with the building of these monstrosities.

Anthony & Justine Laiuppa
Mt. Street residents

From: Arlene Spencer <aspencer5015@att.net>
Sent: Wednesday, September 19, 2018 8:17 PM
To: Cass, Marc
Subject: Mt Etna Project

Dear Mr. Cass,

Regarding the Mt. Etna Project, its current proposal of making this project all low-income house, building 400 to 450 units on 3-acres including 0.5 parking spaces per bedroom, and raising the Clairemont building from its set 30 feet, is a BAD IDEA. Modify the numbers of units or change the location.

Firstly, don't make the project all low-income, include other socioeconomic income levels. Councilman Scott Sherman of Allied Gardens commented on housing where 100% of the residents are low-income in The San Diego Union-Tribune dated Sunday, August 19, 2018:

He supports inclusionary housing, calling it the antidote to housing projects that become riddled with crime partly because 100 percent of the residents are low-income.

"You want to have people of all socioeconomic groups working together and living together and getting to understand one another," Sherman said.

Secondly, lower the number of units significantly. If you put 400 to 450 units on the Mt. Etna property, you will create high-density problems in these areas. The Genesee/Balboa/Mt. Etna areas already have traffic flow problems in the morning, at noontime, and after work. They already experience parking problems on neighboring surface streets and on neighboring shopping malls. If you consider 2 to 4 people in 400 to 450 units, you are adding at a minimum of 800 people to a maximum of 1800 people assuming no more than 4 people per unit in 450 units. Adding that many people and their cars to the areas will exacerbate the already existing traffic flow and parking problems.

Lower the number of units significantly or move this project near a freeway. In Mira Mesa, spacious, luxury Casa Mira View apartments house thousands of people. The apartment development offers many amenities to encourage its residents to remain on the premises. And when they need to commute, their location next to the freeway makes it easy for them to take the freeway minimizing inundation of surface streets.

Do not assume putting the Mt. Etna Project along a bus route means its residents will take the bus. For the most part, like most residents in Clairemont, they will take their own car to commute. It is best to locate the Mt. Etna Project next to a freeway.

Lastly, keep the Clairemont 30-foot height restriction. Let's not re-interpret what 30-foot means. It is a literal measurement meant to limit the height of buildings. Keep the 30-foot height limitation. If a builder wants to exceed that limitation, he/she can request for a variance. The variance application provides the county planning and development department time to examine whether this is good or not good for the Clairemont community.

To reiterate, modify the Mt. Etna Project by including other socioeconomic income levels, not just low-income. Lower the number of units significantly to not exacerbate the already existing traffic flow and parking problems. Relocate the Mt. Etna Project near a freeway so commuters from this project do not inundate surface street flow. And keep the Clairemont 30-foot height restriction. Builders can still request a variance.

On a different, yet related topic, revisit whether builders can have an option to buy their way out of having to provide 10% housing for low-income residents to help address the affordable housing need. Are the funds received from builders taking up this option sufficient to build affordable housing for residents of varying socioeconomic levels? It would be interesting for you to look into.

Thank you. I wish I could attend tomorrow's meeting, but I have a previous engagement. I will, however, be emailing this to Marlon Pangilinan and Councilman Chris Cate.

~Arlene

Sent from my iPhone

From: Arno <atuulik@sbcglobal.net>
Sent: Wednesday, October 17, 2018 5:36 PM
To: Cass, Marc
Subject: Project WT-4224097

I am sending this email to oppose the above-referenced project to take place in the Clairemont community of San Diego. I have lived in this area for 61 years and have never found Clairemont rentals to be suitable for low income. The area real estate predominantly runs well above the San Diego county average. I, for one, strongly oppose anything that will reduce the hard earned equity in my home, and this project would adversely affect the area real estate values. I believe I speak for all Clairemont property owners; not to mention all other above average real estate locations, ie., university city, pacific beach, La Jolla to name a few areas surrounding Clairemont. I encourage you to seek another location for your project; an area that would fall more in line with low income rentals would be much more suitable. Please advise.

Sent from Darlene's iPad.

From: Arno <atuulik@sbcglobal.net>
Sent: Wednesday, October 17, 2018 5:42 PM
To: Cass, Marc
Subject: Addendum to previous email regarding Project WT-4224097

PS, if you want to rezone anything in Clairemont, think about rezoning Clairemont Mesa Blvd between Diane and Dubois. Currently they are R2 zoned with duplexes. I see value in rezoning to C so we could have a small downtown so to speak. This could generate lots of money for the City as it would allow Clairemont to have street fares, Octoberfests, etc., in addition to the City collecting more property tax on rezoned C property.

Sent from Darlene"s iPad.

From: Audrey Butler <audreygbutler@gmail.com>
Sent: Friday, October 19, 2018 6:45 PM
To: Cass, Marc
Subject: Don't re-zone Clairemont

Marc,

I am about to remodel my house and I'm looking for another house in Clairemont and don't want this neighborhood to change. If the zoning changes, I will look elsewhere for permanent placement of my family and extended family. Please don't let this happen.

Thank you,
Audrey

From: Barry Kenny <Barry@ualocal230.org>
Sent: Thursday, October 18, 2018 3:27 PM
To: Cass, Marc
Subject: Mount Etna low income housing

Mark I would like to express my concerns with the Mt. Etna low income housing project Located at Mount Etna and Genesee Avenue. In no way does this belong here in Claremont. The list of issues with this project is almost too many to number but I'm going to give it a shot. Traffic, our children safety, crime, property values lowered, shall I go on? My question to you is why are they allowing to exceed the local height limit? Why are they building it here when The low income people don't even live here? How would you feel if they built up 450 unit low income housing project next-door to you? Why don't we re-focus this project to a better location and suit these people needs, like closer to downtown San Diego? Feel free to give me a call to discuss this manner at any time.

Barry Kenny

Cell: 858-334-5789

From: Rnd4god <rnd4god@aol.com>
Sent: Friday, October 19, 2018 11:54 AM
To: Cass, Marc
Subject: Mt. Etna Project

Dear Mr. Marc Cass,

I have been a resident of Clairemont for 50 years, beautiful & quiet Clairemont. A lot of changes happened since then; most of them good.

This Mt. Etna Project is the worst I have heard. This is too big, too tall, too much in every which way you look at it. I cannot imagine 1,000 residents for that site.

I am sure this will impact everybody's safety, traffic will increase tremendously. With that crime will increase I'm sure. A lot of your investors probably make a lot of money ; they don't care; they don't live here.

We don't want Clairemont to be Downtown; it's not designed to be. This is why we live here and not in Downtown. THIS IS A BAD PLAN.

Thank you for reading my concern.

Bernardita Ibarra

From: Beth Bowden <bethbowden03@gmail.com>
Sent: Thursday, October 18, 2018 7:00 PM
To: Cass, Marc
Subject: Mt Etna

As a home owner in the Mt area where these so called "affordable housing units " are to be developed on Mt. Etna is a MAJOR CONCERN for all the residents residing in the MT. Area.. Many of us have lived in the area 40+ years.. it would bring horrible congestion to the area ALL AROUND US.. which by the way is ALREADY A MESS .. TOO MANY PEOPLE IN TOO SMALL OF AN AREA... it is already zoned for commercial & that's the way it should stay... Everyone knows how great the Mt area is in Clairemont... let's keep it that way!!

From: Beth <vanta123@san.rr.com>
Sent: Friday, October 19, 2018 12:04 PM
To: Cass, Marc; ChrisCate@sandiego.gov; nwaney@plattwhitelaw.com
Subject: proposed redevelopment project for the Mt. Etna Crime Lab property

Dear Mr. Cate, Mr. Cass and Ms. Waney,

I am a resident of the Clairemont Mount Streets and I am writing to express my concern about the large high-density project planned for our neighborhood that I just this week learned about.

I understand that the parcel of land that was zoned for our neighborhood may be rezoned to allow such an extremely high-density project. I would like to attend the next meetings to express my concern and learn about options for thoughtful development. I am a supporter of special programs to help those in need and would like to know my city officials are taking the time to adopt a plan that will be beneficial to new and existing residents.

My concerns include: More than **doubling** the number of residents in our Mt Etna community on a 4- acre parcel!!....unbelievable! The questionable process in the way this project is being pushed through. A huge, dangerous and messy increase in traffic to an already congested area.

Thank you for considering my concerns.

Beth Vanta

4333 Mt Jeffers Ave.

San Diego CA 9217

From: steelclan <steelclan@earthlink.net>
Sent: Friday, October 19, 2018 1:55 PM
To: Cass, Marc
Subject: Do NOT allow this re-zoning to take place!

Oct. 19, 2018

Hello,

We have become aware of a proposal to amend our Clairemont Community Plan to allow the construction of a 5 story building containing 450 "low-income" housing units at 5255 Mt. Etna drive.

We moved to our quiet street in Clairemont in 1984, and our son was born that same year. We appreciated the safe 'feel' of the neighborhood, a place where one didn't need to lock their doors during the day, a place where young people were beginning to move in and raise their kids.

For the over 30 years we have lived here, this precious community atmosphere has been maintained through responsible parties being careful, open and timely in communicating any proposals for change. This process involves listening to the people who will be affected, soliciting their input in an organized and democratic way, finding out how people feel, the residents who care so much about their homes and the quality of life they have worked so hard to maintain.

We have seen changes in our neighborhood, but NOTHING comparable to this proposed project that would require changing the very zoning that is meant to protect us from such things!

Our entire neighborhood has approximately 300 single-family homes. This proposed project is completely out of step with its surroundings and would instantly cause a drastic rise in our population without regard to the history and flavor of the neighborhood. The traffic in the area has already become problematic. The mess that adding 450 units is obvious.

We understand that half of the project would be set aside for "seniors, persons with disabilities, persons with serious mental illness or substance abuse problems, persons with HIV/Aids, military personnel and veterans, at risk youth, survivors of domestic violence, persons who are homeless or at risk of homelessness, transition age youth, and families in need".

We have schools very near the site proposed for this project. Our children walk to school and play in the neighborhood. I'm sure I needn't point out the drastic loss of safety that would result from such a project.

Also, it is sad to say, but the way in which this proposal has been handled is troublesome.

I have learned that the RFP sent to possible developers gave them to understand that they could make an assumption that the changes to the current zoning would take place or already had! That was a bad idea. It brings to mind attempts to ramrod a project through, to hope that people don't notice until it's too late. That is of course as dangerous as it is irresponsible.

It is time to do what is necessary to nip this ill-conceived project in the bud.

Thank you.

Bill Steel, 4251 Mt. Foster Ave. San Diego, CA 92117 (858-472-6940)

From: Blaine Hallor <blainehallor@gmail.com>
Sent: Wednesday, October 17, 2018 11:44 PM
To: Cass, Marc
Subject: Clairemont housing

400 units is way too big for Clairemont.

From: Dillon, Brandon (US - San Diego) <brdillon@deloitte.com>
Sent: Friday, October 19, 2018 2:54 PM
To: Cass, Marc
Subject: Concerned Resident on Mount Etna

Hi Marc,

I hope you are having a good Friday. My name is Brandon Dillon and my wife, Kelly, and I bought our house at 5032 Mount Etna Drive in December 2017. We recently heard about the plan to build 450+ housing units on the corner of Genesee and Mt. Etna. We originally bought our house under the impression that the property in that area would remain commercial and are upset about the effect the new development would have on the community. We are concerned that the development will increase traffic in the area and will not be able to accommodate for the increased need for parking. Kelly and I are expecting our first child in February. We know that this increase in traffic will cause the street of Mount Etna to become a lot more dangerous for the kids in the neighborhood who live/play in the street, including eventually our own. Additionally, one of the biggest selling point about the area is the highly rated Holmes Elementary school. We are concerned the increase in the community could have a negative effect on their rating and the school district boundaries could be changed to no longer accept our children.

We are concerned about the lack of communication from the city/county on these changes to the zoning requirements. It seems very unethical that these major changes are being considered without any input from the community. Can you please provide me with more information about the following:

- The date and location of any city council meeting that would have an effect on the project moving forward.
- What the funding source is for this development.
- When and where the TEFRA hearing is.

Thank you for your time.

Brandon Dillon
Audit Manager | Audit & Assurance
Deloitte & Touche LLP
655 West Broadway, Suite 700, San Diego, CA, 92101
Tel/Direct: +1 619 237 6821 | Fax: +1 877 828 0633
BRDILLON@deloitte.com | www.deloitte.com

This message (including any attachments) contains confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this message and any disclosure, copying, or distribution of this message, or the taking of any action based on it, by you is strictly prohibited.

v.E.1

From: Brian McLaughlin <fourbybry@gmail.com>
Sent: Thursday, October 18, 2018 6:59 PM
To: Cass, Marc
Subject: Low income housing on Mount Etna.

My name is Brian McLaughlin. I strongly oppose the low income housing on Mount Etna. The traffic impact and home values are a major concern for me.

Brian McLaughlin
619-971-3339
Fourbybry@gmail.com

From: Buddy Bohrer <bbohrer@chelseainvestco.com>
Sent: Friday, October 5, 2018 2:21 PM
To: Andrew Cronauer; Cass, Marc; Jackson-Llamas, Angela; HHSA, HCDS; msokolowski@sanidiego.gov; planningcommission@sanidiego.gov
Subject: RE: Mt. Etna Crime Lab project - CPA and EIR input

Thank you Andrew. We have our initial meeting with the County scheduled early next week. Following that meeting we should have a much better understanding of the process ahead. I am certain that there will be ample opportunities to provide feedback for the proposed project, and we are looking forward to listening to the community as we go through the process.

Thank you again for your email. We will be in touch soon.

Buddy Bohrer

CHELSEA
INVESTMENT CORPORATION
6339 Paseo Del Lago
Carlsbad, CA 92011
760.456.6000 x112
760.795.5612 Direct
760.456.6001 Fax
www.chelseainvestco.com

From: Andrew Cronauer
Sent: Thursday, October 4, 2018 7:19 PM
To: marc.cass@sdcounty.ca.gov; angela.jackson-llamas@sdcounty.ca.gov; HCDS.HHSA@sdcounty.ca.gov; msokolowski@sanidiego.gov; Buddy Bohrer ; planningcommission@sanidiego.gov
Subject: Mt. Etna Crime Lab project - CPA and EIR input

Dear Mr. Cass, Ms. Jackson-Llamas, Ms. Sokolowski, and Mr. Bohrer,

I am writing to provide input on the Mount Etna Crime Lab (the "Property") and the proposed project to develop affordable housing at that location (the "Project"). I thank you in advance for considering my input as you evaluate the proposed Community Plan Amendment ("CPA") and determine the scope of the Project's Environmental Impact Report ("EIR").

By way of introduction, my name is Andrew Cronauer. I live at 4982 Mount Etna Drive, about a thousand feet (or about a dozen houses) from the Property. My wife Daisy and I sold our Mission Valley condominium to move to Clairemont's "mount streets" in order to start and raise our family in this close-knit family community comprised of single-family homes.

The Project's goals are admirable--I am sympathetic to the need for affordable, accessible housing for all San Diegans, including the most vulnerable among us. Our city's housing market becomes more competitive and more expensive each day, and we have a duty to ensure our residents don't get left behind. I disagree with some of my neighbors who believe our neighborhood is incompatible with any affordable housing project.

We moved into our new home during the spring, when the Project would have been in its earliest stages. Since moving in, however, I have read and heard much more about the possible scope of the Project. I read Mr. Cass's letter to the City Development Services Department dated August 24, 2018 (the "Letter") and General Application on Form DS-3032 and associated forms of the same date (collectively, the "DS-3032"). In the Letter and the DS-3032, Mr. Cass requests an amendment to the Property's land use designation to Residential High, allowing for up to 454 dwelling units in excess of the 30-foot height limit. This scope and density is extremely concerning to me and has prompted me to contact you.

In evaluating the CPA and preparing the EIR, I urge you to consider, among other things, the following items:

- Aesthetics (including, for example, the aesthetic impact of a building of the size considered for the Property, especially as seen from throughout a community composed mostly of single-story, single-family homes);
- Air quality (including, for example, the impact of at least hundreds of additional motor vehicles in the neighborhood);
- Safety and crime (including the impact of introducing a substantial at-risk population--for example, I am a recovering alcoholic and addict and I have seen firsthand the damage that addiction can cause to the addicted individual as well as to his or her community);
- Education (including, for example, the capacity of local schools to absorb a sudden and substantial increase in population, and the impact of placing a substantial at-risk population within an existing school zone);
- Geology and soils;
- Greenhouse gas emissions (including, for example, the impact of at least hundreds of additional motor vehicles in the neighborhood);
- Energy (including, for example, the additional strain on local energy infrastructure);
- Health (including, for example, the impact on community healthcare facilities and the health impacts of the other items in this list)
- Hazards and hazardous materials;
- Hydrology and water quality;
- Land use and planning;
- Noise (especially given the proposed scale of the project and its proximity to [directly bordering] single-family housing);
- Population and housing (including the suitability of the Property for the type of development proposed as well as the impact of such development on existing housing in the neighborhood);
- Public services (including, for example, the availability of public services such as emergency responders to serve the additional population, especially any particular services that may be especially needed by a lower-income or at-risk population);
- Recreation (including, for example, the impact that such a drastic population increase would have on the relatively small [and relatively few] local parks such as Mount Etna Neighborhood Park--and considering that residents of high-density condominiums may have even more need for open recreation space than those in lower-density housing);
- Sunlight access (especially for those neighbors in single-story homes that would suddenly be overshadowed by any building exceeding 30 feet in height);
- Transportation and traffic (including, but not limited to, the impact of hundreds of additional cars each day on traffic, the impact on traffic noise, the impact on road, sidewalk, and other infrastructure, the impact on pedestrian safety [especially in a school zone], the impact on bus capacity, the ease or difficulty of trolley access from the Property, and the ease or difficulty of access to employment centers from the Property);
- Hazards and hazardous materials;
- Hydrology and water quality;
- Land use and planning;
- Wildland fire (including the risk to the Project and the risk posed to the surrounding neighborhood);
- Utilities and service systems;
- Project alternatives; and
- Cumulative effects of the above and all other factors.

I sincerely hope that you will consider the above factors and that the final development plan for the Project addresses the clear need for additional--and affordable--housing in our city without undue impact on our cohesive, well-established single-family-home neighborhood.

Thank you for your time. Please feel free to contact me for further discussion or clarification on the above. I look forward to engaging with you over the coming months as the Project progresses.

Thanks and best regards,

Andrew Cronauer
andrew.j.cronauer@gmail.com
516-382-2065

This email was received from outside the CIC Domain.

From: Abboud, Roy@DOT <roy.abboud@dot.ca.gov>
Sent: Monday, October 8, 2018 11:42 AM
To: State.Clearinghouse@opr.ca.gov
Cc: Cass, Marc
Subject: SCH#2018091016
Attachments: NOP for CPU Amnedment and rezoning 20181008.pdf

Here is the Caltrans Comment letter for the Clairemont CPU amendment and rezoning.

DEPARTMENT OF TRANSPORTATION

DISTRICT 11

4050 TAYLOR STREET, MS-240

SAN DIEGO, CA 92110

PHONE (619) 688-6960

FAX (619) 688-4299

TTY 711

www.dot.ca.gov

*Making Conservation
a California Way of Life.*

October 8, 2018

11-SD-805

PM 21.6

Clairemont Mesa Community Plan Amendment and Rezone Project

SCH#2018091016

Mr. Marc Cass

County of San Diego, Department of General Services

5560 Overland Avenue, Suite 410

San Diego, CA 92123

Dear Mr. Cass:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Notice of Preparation of an Environmental Impact Report for the Clairemont Mesa Community Plan Amendment and Rezone Project located near Interstate 805 (I-805). The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Caltrans has the following comments:

Traffic Impact Study

A traffic impact study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities – existing and proposed – and to propose appropriate mitigation measures.

- The geographic area examined in the TIS should also include, at a minimum, all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- A focused analysis may be required for project trips assigned to a State highway facility that is experiencing significant delay, such as where traffic queues exceed ramp storage capacity.
- The data used in the TIS should not be more than 2 years old.

- Please provide Synchro Version 10 files.
- Early coordination is recommended.

Complete Streets and Mobility Network

Caltrans views all transportation improvements as opportunities to improve safety, access and mobility for all travelers in California and recognizes bicycle, pedestrian and transit modes as integral elements of the transportation system. Caltrans supports improved transit accommodation through the provision of Park and Ride facilities, improved bicycle and pedestrian access and safety improvements, signal prioritization for transit, bus on shoulders, ramp improvements, or other enhancements that promotes a complete and integrated transportation system. Early coordination with Caltrans, in locations that may affect both Caltrans and the City of San Diego, is encouraged.

To reduce greenhouse gas emissions and achieve California's Climate Change target, Caltrans is implementing Complete Streets and Climate Change policies into State Highway Operations and Protection Program (SHOPP) projects to meet multi-modal mobility needs. Caltrans looks forward to working with the City to evaluate potential Complete Streets projects.

Land Use and Smart Growth

Caltrans recognizes there is a strong link between transportation and land use. Development can have a significant impact on traffic and congestion on State transportation facilities. In particular, the pattern of land use can affect both local vehicle miles traveled and the number of trips. Caltrans supports collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation system integrated through applicable "smart growth" type land use planning and policies.

Mitigation

Caltrans endeavors that any direct and cumulative impacts to the State Highway System be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.

Right-of-Way

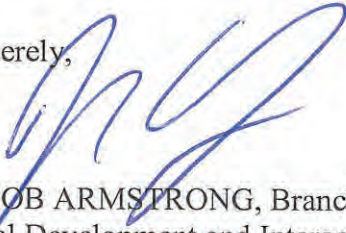
Any work performed within Caltrans right-of-way (R/W) will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans R/W prior to construction. As part of the encroachment permit process, the applicant must provide an approved final environmental document including the California Environmental

Mr. Marc Cass
October 8, 2018
Page 3

Quality Act (CEQA) determination addressing any environmental impacts within the Caltrans's R/W, and any corresponding technical studies.

If you have any questions, please contact Roy Abboud, of the Caltrans Development Review Branch, at (619) 688-6968 or by e-mail sent to roy.abboud@dot.ca.gov.

Sincerely,



JACOB ARMSTRONG, Branch Chief
Local Development and Intergovernmental Review Branch

From: Camden Flores <camdenmentors@gmail.com>
Sent: Friday, October 19, 2018 9:47 AM
To: Cass, Marc
Subject: Mt. Etna Rezone

Hello Mr. Cass,

I am writing you with concern regarding the low-cost housing proposal on Mount Etna. While I do support adding low income housing to our Clairemont community (as I believe every community should do), this is NOT the correct solution. The building should follow current code. Five stories? Too massive for our small neighborhood. There are two schools nearby and a park used by many families and children. The congestion this would create could lead to an unsafe environment for our children. Please stand up for this community and help keep our streets safe.

Building a smaller unit to house a smaller number of low-income residents is a more equitable solution, for the city, for its current residents, and for those in need of affordable housing (I don't believe Clairemont has adequate social services in place to meet the needs of such a high-number of low-income individuals). I want these residents to feel integrated into our community and supported by its infrastructure. Adding a huge building to house a large number of in-need individuals will only create isolation for the new tenants and division among residents, while adding congestion and loitering...leading to unsafe streets and neighborhoods. This is not the answer to our city's problem of affordable housing.

Please reconsider the details of this proposal and adjust it accordingly.

Sincerely,

Camden Flores

--

2018 San Diego County Teacher of the Year
(619) 804-0033

"Mentorships....Changing the world one child at a time!"

From: Carli LeRoy <carli.leroy@gmail.com>
Sent: Monday, October 8, 2018 4:00 PM
To: Cass, Marc
Subject: Case WT-4224097

Hi Marc,

Can you please tell me if there will be another meeting regarding the crime lab / affordable housing / rezone project? If not we have the written comment form to use but just thought I'd check.

Thanks!

From: Catherine Cebulski <ccebulski@sbcglobal.net>
Sent: Wednesday, October 17, 2018 6:28 PM
To: Cass, Marc
Subject: Mt Etna

Dear Mr. Cass,

As a resident of Clairemont and being only 4 blocks from the proposed low income housing project on Mt. Etna, I have strong concerns regarding the size of the proposed project. I feel that having over 300 units in such a small area is detrimental to our neighborhood. The impact on traffic, parking and overall aesthetics of our neighborhood will be negatively impacted. An example of this is the current Stratton low income apartments which is only a few blocks from the proposed Mt. Etna site. Parking around that area is horrendous and problems with the residents of the Stratton has been an on going issue. Having another large low income housing project so close to the existing low income apartments changes the demographics of our neighborhood. Homeowners who've paid a lot of money to live in this part of Clairemont and have maintained their homes are now faced with changes to the neighborhood that we have no say on. If we have no choice in allowing this type of housing in our neighborhood, then please listen to our concerns and suggestions. Please consider reducing the scope of this project, don't make it 100% low income. Have half the units be market value and the other half low income. Our neighborhood is taking a big hit. We already have a chronically homeless apartment scheduled to be built .5 mile from Mt. Etna, we have the Stratton low income apartment complex one block from the homeless apartments and now 300 units of low income housing being proposed. We love our neighborhood and have invested a lot to live here. Our neighborhood is banding together to put up a fight against such a big change. We urge you to consider other options.

Sincerely,
Catherine Cebulski

From: Cathy Cannon <ccannon1@san.rr.com>
Sent: Thursday, October 18, 2018 10:39 AM
To: Cass, Marc
Cc: ccannon1@san.rr.com; 'michael jarvis'
Subject: Mt. Etna multifamily proposal, (former crime lab)

Importance: High

Greetings~

We own and occupy our SFR property located on the 4200 block of Mount Castle Avenue, the first street west of the proposed multi-family project for low income, homeless and at risk, drug and recovering individuals. I and my husband along with multitudes of neighbors are vehemently against the proposed project and of the plan to waive current height restrictions for new construction. This area cannot afford such developments which will more than double the amount of SFR's and population in the area and increase what is locally already a significant problem with drug addicted transients and mentally ill individuals.

Furthermore, we understand the current plan does not provide appropriate numbers of parking spaces to accommodate the influx of new residents. Mount Castle Avenue, a quiet family, owner occupied street will be the nearest option for overflow parking which takes away from our own on-street parking in front of our homes. Expanding population in this already dense area is not the right solution and punishes owners who pay VERY HIGH taxes to own and live in this area!

Our home was purchased in 2003 and at that time, city improvement plans focused on the undergrounding of power lines with a then published ETA of work in or around 2017 for our area. We looked forward to this upgrade to beautify our neighborhood and increase property values. We are painfully aware this hasn't happened and now the current proposal will bring more blight to the area and negatively impact our property values...not OK! As a matter of fact, on the east side of our street, several houses have recently been put up for sale, a certain indication residents are bailing out before the situation worsens.

Our quality of life and safety is at risk! Stop the planned multi-family development.

Cathy Cannon Jarvis
4240 Mt. Castle Ave
San Diego, CA 92117
c. 858-449-9454
ccannon1@san.rr.com

From: chad colston <chad92117@yahoo.com>
Sent: Monday, October 15, 2018 10:16 PM
To: Cass, Marc
Subject: Mt Edna

Marc,

I am sure you have received several emails per the Mt Edna project and as I suspect most are opposed to the project.

As someone that has lived in claremont/pb my entire life and home owner in claremont since 2001, this project is not welcome. 400 units is simply to big for the community. We as a community feel, for lack of a better word, screwed over in this process.

If the project stayed within the existing height limits and adhered to the existing parking spaces per unit (or is it per bed room ... but you get the point) then the community would be more welcoming. Dont dont screw us over because it can be done ... but is exactly how it feels.

[Sent from Yahoo Mail on Android](#)

From: Charles DePagter <outaherecharlie@gmail.com>
Sent: Wednesday, October 17, 2018 1:57 PM
To: Cass, Marc
Subject: Rezone project #WT-4224097

My comments are at this time will be in Question Form.

Have you considered our met with the city about the traffic plan for the new Hi-Tec school to be located at Mt Acadia and Mt. Alifan dr? My understanding is that over 1,000 new students are going to be enrolled there. The traffic pattern includes drop off at Acadia. Where is the traffic going to be routed from that point? Off of Mt. Everest or Genesee Ave.?Bus and car traffic should be horrible between 7-9 and 3-4.

What impacts how you looked at for the DMV property at Derrick Dr and Genesee? The traffic is bad between 7-9 and 3-4 for people using the office .

How are you factoring the Traffic pattern at Balboa and Genesee for Mesa College? At times in the morning and afternoon the traffic backs up to Boyd.

You can forget about sending traffic North on Genesee. Clairemont Mesa Blvd is already a mess at 7-9 or 3-5. Balboa Ave is already fully packed during commute hours. When the new Charter school opens it will get worse (drop offs and buses). Forget about Friday when services are going on at the Mosque. Get out of your office on a Friday afternoon and look at it.

Last tell me how an EMT vehicle is going to service Balboa when a accident happens at the Rose Canyon Dip? Will just call it blood alley. With the size of the project it is going to happen.

cannot support the size 474 units at this time until ? until answered. Charles Depagter 3964 Mt. Ainsworth Ave

From: outlook_65C5A5BFE4807024@outlook.com
Sent: Thursday, October 18, 2018 8:32 PM
To: Cass, Marc
Subject: Mount Etna Project

Hi Marc

My name is Chris Bagalini my family and I live at 4818 Mount Gaywas dr.

I thought it was important you understand what an impact the proposed 400 units will have in our neighborhood.

I can speak for our block there are no less then 13 children under the age of 12 that play outside on a regular basis.

Our street already serves as a pass through from balboa to Genesee which as it stands is very dangerous for the kids.

Now imagine how you would feel knowing 400 units are being built 3 blocks from your home , now imagine the increased traffic flow and danger to your children on your street.

In addition it is inconceivable that there are NO proposed infrastructure upgrades to mount Etna / Genesee intersection.

I work all over San Diego and have been around low and extremely low income housing

On a regular basis and the one thing I notice is the constant flow of drug dealers and other individuals looking to take advantage of the less fortunate not to mention the amount of trash that tends to accumulate at these housing projects.

I believe this is a project that needs a more detailed review process concerning the impact on the surrounding neighborhood with respect to the safety of the children and the impact to traffic which is already at its breaking point.

I understand the housing crisis and trying to help others but at what cost ?

My kids safety ? The safety of the community ?

Thank you

Chris Bagalini

Sent from [Mail](#) for Windows 10

From: Chris Clark <cclark052006@gmail.com>
Sent: Friday, October 19, 2018 3:08 PM
To: Cass, Marc
Subject: Mt. Etna EIR

Good afternoon sir,

I want to write to tell that the proposed rezoning of the Mt. Etna property must be stopped.

This area is already highly congested due to Genesee Ave. being a major thoroughfare for the Clairemont community all the way from University City to Linda Vista. There isn't anywhere to increase road size at this main intersection either so there's no ability for infrastructure change. The neighborhood elementary school for this area is already at capacity and this project would likely cause the school district to rezone forcing families out of the school. Sorry to say, but yes, families that are paying an exorbitant amount of money to live in this area only so their kids can attend this school. Further, this amount of low income will undoubtedly bring with it a crime increase. Any amount of mass influx would yes, but it's proven that forcing low income into higher income causes more. Look at crime statistics for every school that buses from lower income to upper income.

Sir, this project must be stopped or at a minimum drastically reduced and the zoning change stopped. It's against the best interests of the many residents already living in this area. There are undoubtedly more suitable areas for projects of this nature. There is no primarily residential area that had a five story complex shoved into it. The only place I can think of that currently does is downtown and soon La Jolla near the mall, but neither of these are primarily residential.

Respectfully,

Chris Clark

From: Chris Daudet <chrisdaudet@sbcglobal.net>
Sent: Wednesday, October 17, 2018 6:11 PM
To: Cass, Marc
Subject: Clairemont Mt Etna crime lab site

Mr. Cass,

I am writing as a very concerned and disappointed citizen of the Clairemont community. I feel that this project is being steam rolled over our community with little regard for those of us who call Clairemont home. My husband and I choose Clairemont to buy and home and raise our children 20 years ago. We did so because we loved the feel of the area and the community. Over the years we have watched our community grow and prosper. Our schools have improved substantially and there has been an influx of new young families that now call Clairemont home. This is NOT the home they bought in to. This project is to large and does not belong in Clairemont.

There have been so many great locations suggested, why havent these been considered.

Please take the citizens of Clairemont into consideration. This is our home!

Chris Daudet
3842 Tiara st

[Sent from Yahoo Mail on Android](#)

From: chris shaw <shawcorps@msn.com>
Sent: Friday, October 19, 2018 1:06 PM
To: Cass, Marc
Subject: Mount Etna Homeless Housing Project

Good afternoon, Marc,

I have owned a home in Clairemont for several years and have been astounded by how much the neighborhoods have turned around. When we first moved it was very run down, and the shopping center needed a lot of work. Slowly, but surely the neighborhood surrounding Genessee and Balboa is no longer one that I'd be afraid to have my kids play in.

Now, in order to gain political points the County of San Diego is going to attempt to ruin this up and coming neighborhood before it gets a chance to blossom. There is no room for 1,000 more cars, and people. The current height restriction is necessary to keep the community's hard earned luster and feel. There is insufficient public transportation, and this plan clearly has no plan to make this plan work for anyone but the politicians.

Do not change the current zoning, and do not ruin our neighborhood.

Thank you.

From: Christine <christinerboulton@yahoo.com>
Sent: Friday, October 19, 2018 4:24 PM
To: Cass, Marc
Subject: EIR for Mt. Etna

I live across the street and just fought for the Ivy Senior Center, 2 blocks away (to prevent the first proposal that would have put the entire town at risk). Please have mercy on us and don't build higher than existing zoning allows! My community has been under constant attack for these low-income projects. We want to help, but we will not support projects that harm our safety and we'll-being.

Thank you,

Christine

Sent from my iPhone

From: Burton, Claire <Claire.Burton@iqvia.com>
Sent: Thursday, October 18, 2018 3:52 PM
To: Cass, Marc
Subject: FW: Land Use Entitlement for the County of San Diego...

Importance: High

From: Burton, Claire
Sent: Thursday, October 18, 2018 3:49 PM
To: 'marc.cass@sdcounty.ca.gov.' ; 'kevinfaulconer@sandiego.gov'
Subject: Land Use Entitlement for the County of San Diego...
Importance: High

Dear Mr. Cass & Mayor Faulconer:

Ref: Land Use Entitlement for the County of San Diego – Project Mt. Etna 92117 Clairemont

I recently just purchased a home in the Clairemont area (2-blocks away from the propose land development) and utter great apprehension of the proposal to develop the current Crime Lab for Low Income Housing and most especially for MENTALLY ILL residence. As it is, there are several Low Income Housing developed already in the area and building another will bring more stressful accolades into the community. Accolades such as: Vandalism-tagging and theft, traffic congestion, parking, garbage dumping on Public and Private property and surely other unforeseen effects that these kinds of issues to be welcomed. Currently, the area is already condense and cannot support additional impacts. I am also aghast of the poor communication on the County's part regarding this plan....has the County already decided and/or hiding the intent to build such unwelcome land use to my neighborhood/community. I only knew about it when a volunteer neighbor appeared on my door summarizing the said Plan for the vacant property. No mail notifications whatsoever!!

In some frequency, occasions of Police Helicopter hovering in the periphery of the shopping center and adjacent Apartment Buildings in the evenings and/or A.M. time (ALL developed low income housings). Your proposal of the Mt. Etna will surely bring even more frequency to these disturbing kind of law enforcement in the area. As a new residence, I am already alarmed as it is. My observation from living here, ALREADY--the Clairemont Residence have supported the Housing development for Low Incomes – **it cannot absorb another. It is abhorrently ridiculous that it seems like it is being forced on us once again!** There are other areas that the County/City can utilize for such urban development, and those areas need to be more equitable to support such plan. I moved from the 92037-La Jolla area and I know for a fact that there is no such housing development nor even the County/City dare to propose such plan in that location. I think the 92117-Clairemont area already have done their part and much more – ENOUGH ALREADY!

I also noticed that there's abundance of young people in the neighborhood with young families, as well as remodeling of homes to improve the look and property values within a 2-miles radius of where I am. I too invested in such enterprise to bring value to my home as well as to benefit the neighborhood. Your land proposal will crush the House Value of my home and my neighbors. The county yearly appraises the value of homes and for a fact, that the County Tax Assessor would never assess lower value via "actual true home value" that reflects secured Tax Bill. Thus, a conflict of interest and poor ethical paradigm from the County for the City.

I work very hard, invested to put care into my surroundings and so as my neighbors. Surely, if it was both of you in our position, **would you even consider such development to be in the immediate next door to you – honestly for certain, surely NOT. This plan is highly corrosive to the Clairemont residence and the negative impact to us mitigates the safety/wellbeing and quality of life -- US HERE – MY NEIGHBORHOOD/COMMUNITY! We have done a lot already for Low Income development and it is only fair to have other communities do their part instead of the 92117 neighborhood being constantly looked at as a landfill for another housing plan for low incomes.**

NEW Home Owner & Voter,
Claire Alvarez
San Diego, CA 92117

IMPORTANT - PLEASE READ: This electronic message, including its attachments, is CONFIDENTIAL and may contain PROPRIETARY or LEGALLY PRIVILEGED or PROTECTED information and is intended for the authorized recipient of the sender. If you are not the intended recipient, you are hereby notified that any use, disclosure, copying, or distribution of this message or any of the information included in it is unauthorized and strictly prohibited. If you have received this message in error, please immediately notify the sender by reply e-mail and permanently delete this message and its attachments, along with any copies thereof, from all locations received (e.g., computer, mobile device, etc.). To the extent permitted by law, we may monitor electronic communications for the purposes of ensuring compliance with our legal and regulatory obligations and internal policies. We may also collect email traffic headers for analyzing patterns of network traffic and managing client relationships. For further information see: <https://www.iqvia.com/about-us/privacy/privacy-policy>. Thank you.

From: volunteers of Clairemontcares.com <sdclairemontcares@gmail.com>
Sent: Friday, October 19, 2018 1:21 PM
To: Cass, Marc
Subject: Mt Etna redevelopment

- 5 stories is too high-DO NOT CHANGE the current height restriction
- New high density plan will adversely affect near by ***schools*** that are already financially crippled due to repeated annual budget cuts
- Near by streets (esp. Mt Etna) are already too congested at peak hours; proposed high density will adversely affect local traffic and parking
- DO NOT CHANGE CURRENT ZONING
- Density and low income demographics are associated with higher crime rates: The plan put forth has no extra safety measures to off set the possible increase in crime levels that will be a burden to local law enforcement

--

Clairemontcares.com
Family- Safety- Quality of Life

follow: www.facebook.com/clairemontcares
donate: www.gofundme.com/clairemont-cares-funds

We are an all volunteer group and we need more help. Many of us have busy day jobs, but we believe as a team we can make a difference!
Any time or skills you would like to bring to us is greatly appreciated!



401 B Street, Suite 800
San Diego, CA 92101-4231
(619) 699-1900
Fax (619) 699-1905
sandag.org

October 9, 2018

File Number 3300300

Mr. Marc Cass
County of San Diego Department of General Services
5560 Overland Avenue, Suite 410
San Diego, CA 92123

Dear Mr. Cass:

Subject: Clairemont Mesa Community Plan Amendment and Rezone Project
Notice of Preparation

Thank you for the opportunity to comment on the County of San Diego Clairemont Mesa Community Plan Amendment (CPA) and Rezone Project Notice of Preparation (NOP). The San Diego Association of Governments (SANDAG) is submitting comments based on the policies included in San Diego Forward: The Regional Plan (Regional Plan). These policies will help provide people with more travel and housing choices, protect the environment, create healthy communities, and stimulate economic growth. SANDAG comments are submitted from a regional perspective, emphasizing the need for better land use and transportation coordination.

Smart Growth

SANDAG supports the goals and objectives in the 2011 County of San Diego General Plan that encourage smart, sustainable growth and reinforce the principles set forth in the Regional Plan. A key goal of the Regional Plan is to focus growth in Smart Growth Opportunity Areas (SGOAs). This project is located within two SGOAs identified on the Smart Growth Concept Map: an Existing/Planned Community Center (SD CM-4) and an Existing/Planned Mixed Use Transit Corridor (SD CM-5). Development in these areas supports a sustainable and healthy region, a vibrant economy, and an outstanding quality of life for all. Please continue facilitating smart growth with access to planned transit routes and services within the project area.

Transportation Demand Management

Please consider incorporating transportation demand management (TDM) strategies into the Clairemont Mesa CPA and Rezone Project Draft Environmental Impact Report to mitigate transportation impacts associated with the proposed land use changes. Examples of TDM measures to consider include:

- Unbundling parking and implementing reduced parking requirements given the opportunity for shared parking with the proximate commercial uses. Additional parking management strategies could include priced parking and unbundled parking.

MEMBER AGENCIES

Cities of
Carlsbad
Chula Vista
Coronado
Del Mar
El Cajon
Encinitas
Escondido
Imperial Beach
La Mesa
Lemon Grove
National City
Oceanside
Poway
San Diego
San Marcos
Santee
Solana Beach
Vista
and
County of San Diego

ADVISORY MEMBERS

Imperial County
California Department
of Transportation
Metropolitan
Transit System
North County
Transit District
United States
Department of Defense
San Diego
Unified Port District
San Diego County
Water Authority
Southern California
Tribal Chairmen's Association
Mexico

- Pursuing partnerships with shared mobility service providers that can provide connections to major employment sites and regional transit services, such as the forthcoming Balboa Avenue Trolley Station, in support of the Mid-Coast Mobility Hub planning work being conducted by SANDAG. Ensure that shared mobility services have dedicated curb space to help facilitate safe and convenient pick-up and drop-off.
- Encourage the use of transit to residents by providing subsidized transit passes and transit pass sales on-site given the proximity to regional transit services.
- Promote carpooling and vanpooling to residents and employees. The SANDAG Regional Vanpool Program provides a subsidy of up to \$400 per month for eligible vans.
- Providing enhanced bicycle and pedestrian facilities that connect residents to nearby commercial areas, bikeways, and available transit services.
- Providing secure bike parking (bike lockers or a bike station) and bike repair stands to encourage biking to tenants.

The iCommute Program can assist with promoting regional TDM programs that encourage the use of transportation alternatives and reduce traffic congestion. More information on regional TDM programs is available at iCommuteSD.com. Additional information on the Mid-Coast Mobility Hub Implementation Strategy is available at sdforward.com/mcMobilityHub.

Other Considerations

SANDAG has a number of resources that can be used for additional information or clarification on topics discussed in this letter. These can be found on our website at sandag.org:

- Designing for Smart Growth: Creating Great Places in the San Diego Region
- Planning and Designing for Pedestrians: Model Guidelines for the San Diego Region
- Integrating Transportation Demand Management into the Planning and Development Process
- Parking Strategies for Smart Growth
- Trip Generation for Smart Growth
- SANDAG Regional Parking Management Toolbox
- Riding to 2050: The San Diego Regional Bike Plan

When available, please send any additional environmental documents related to this project to:

Intergovernmental Review
c/o SANDAG
401 B Street, Suite 800
San Diego, CA 92101

We appreciate the opportunity to comment on the Clairemont Mesa CPA and Rezone Project NOP. If you have any questions, please contact me at (619) 699-1943 or at seth.litchney@sandag.org.

Sincerely,

A handwritten signature in cursive script, appearing to read "Katie Litchney".

for

SETH LITCHNEY
Senior Regional Planner

SLI/KHE/mmo

From: Stephanie Pfaff <stephaniepfaff@earthlink.net>
Sent: Tuesday, September 25, 2018 1:28 PM
To: Cass, Marc
Subject: Comments on the Notice and Preparation Document "Clairemont Mesa Community Plan Amendment and Rezone Project WT-4224097"

- 1.The proposed development is too large for the site and neighborhood. The corner of Mt Etna and Genesee is highly congested due to the surrounding shopping centers and the fact that Genesee is a thoroughfare connecting 163 and University City. Adding the proposed number of units will greatly impact the area in a negative way.
- 2.The mount streets have been used as a shortcut from Balboa to Genesee for decades. An influx of residents and cars will result in more traffic using Mt Everest and Mt Castle as shortcuts. My children attend Mt Everest Academy and the speeding traffic along Mt Everest and Mt Etna is already a problem at both school start and end times.
3. The limited amount of parking being proposed at this site for the number of units will result in cars parking all over the neighborhood.
- 4.The proposed low income tenancy of at least 50% is too high. The Stratton is already a low income complex in the neighborhood and an additional homeless project is being built on Mt Alifan. This is creating a low income hub in the center of Clairemont. Other neighborhoods and zip codes need to absorb some of the low rent units. Who will spend the market rate (expensive) on a brand new rental unit when over half the other residents will be on Section 8, disability etc?
5. The height limit needs to be maintained in the neighborhood. Clairemont is not Hillcrest or North Park or even University City. We are not a high rise community.

-Stephanie Pfaff
3666 Vista de la Bahia
San Diego, CA 92117

From: Connie Wagner <conniewagner4774@gmail.com>
Sent: Friday, October 19, 2018 3:57 PM
To: Cass, Marc
Cc: Toomer, Charista; ChrisCate@sanidiego.gov; kevinfaulconer@sanidiego.gov
Subject: Mt. Etna Project Scoping

Dear Mr. Cass, Mayor Faulconer, Supervisor Roberts, and Councilmember Cate,

The size and scope in a limited space of the Mt. Etna project is the most disconcerting to me. While many have voiced a quick "Not in my neighborhood" protest, that is not my contention.

I simply cannot see how this project can be a success when so many people are going to live in a five-story building, nor can I see how the residents of Clairemont will not be impacted in very negative ways.

In addition to the concerns that have been expressed on numerous occasions, such as egress, safety, parking, traffic, etc., has anyone taken into account that John Muir School is growing, and High Tech High Mesa has opened and will be filled in the next four to five years? With the increased traffic from residents of the Mt. Etna project as well as additional traffic from those taking shortcuts through the neighborhood to avoid the traffic from the project, our school children will be at increased risk. Finally, I have heard that traffic on Genesee will be negatively impacted by the Pure Water Pipeline.

I ask that you work to scale down this project (perhaps to a third or fourth of what is currently being proposed) so that the residents of Clairemont can continue to enjoy the community we love, and the residents of this development can experience the best that Clairemont has to offer. Wouldn't a smaller success be far better than a colossal failure?

Thank you,
Connie Wagner
4774 Mt. Frissell Dr.
San Diego, CA 92117

From: Dalton <bdalton1@san.rr.com>
Sent: Friday, October 12, 2018 10:08 PM
To: Cass, Marc
Subject: Proposed increase in building and density in Clairemont

NO, this makes no sense. Think about it....

The traffic is already crazy, we already don't have enough water, and when it was really hot this past Summer we were told to not use electricity during peak hours due to possible brown outs.

What do you think will happen when many more people are added?

It is completely illogical.

Thank you.

From: daniel celaya <dcelaya04@gmail.com>
Sent: Friday, October 19, 2018 6:44 PM
To: Cass, Marc
Subject: 400 units Claremont site

Marc

I'm writing you too tell you that everyone in the surrounding neighborhoods around this project site doesnt want this to go up. We have worked to hard to make a living out here and survive in san diego to just put site on the corner that's going to bring a lot of unwanted problems around here. This area is finally from up and coming to a nice hard working neighborhood. Now with this we are worried it will revert back to what it was. This isnt downtown!! PLEASE DONT DO THIS PROJECT. we will look up who is backing this project and not vote for them in the next election.

Daniel celaya
5062 mount gaywas dr
San diego ca 92117

From: Daniel Charlier-Smith <daniel@lozeaudrury.com>
Sent: Wednesday, September 26, 2018 11:22 AM
To: Cass, Marc
Subject: Fwd: Clairemont Mesa Community Plan Amendment and Rezone Project (WT-4224097)

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Mr. Cass, Would you please let us know who the developer and applicant is for this project ?
Thank you

Daniel

--

Daniel Charlier-Smith
Paralegal
Lozeau | Drury LLP
[410 12th Street, Suite 250](#)
[Oakland, California 94607](#)
[\(510\) 836-4200](#)
[\(510\) 836-4205](#) (fax)
Daniel@lozeaudrury.com

--

Daniel Charlier-Smith
Paralegal
Lozeau | Drury LLP
[410 12th Street, Suite 250](#)
[Oakland, California 94607](#)
[\(510\) 836-4200](#)
[\(510\) 836-4205](#) (fax)
Daniel@lozeaudrury.com

From: Danielle Bossen <Moonslug13@aol.com>
Sent: Thursday, October 18, 2018 2:01 PM
To: Cass, Marc
Subject: Mt Etna housing development

Mr. Cass,

I am a resident of the Mt Etna neighborhood. I currently live in a house there with my family. I also grew up in the neighborhood. I understand and support the need for more housing as potentially provided in the planned housing. However I am very concerned with the density of the housing and the sheer magnitude of cars and number of potential new residents. I also think that a multi story building higher than 2 stories will greatly affect the quality of life for the homeowners that back this potential development. This neighborhood still maintains many residents that have lived in their homes for decades and are now themselves elderly. Please be respectful and not build a massive development that will tower over their homes. I am not against the concept I believe more research needs to be done in the form of traffic studies and for the potential number of children to live there- the zoned elementary for the neighborhood- Holmes elementary is already at its carrying capacity. Has anyone with the city or county researched this issue with the school district? Will the neighborhood have to be rezoned for it's school if this development is approved for its current massive size? This will anger many residents who love their neighborhood school. Please take this into consideration.

Thank you,
Danielle Bossen

Sent from my iPhone

From: Diogenes <muq@mail.com>
Sent: Friday, October 19, 2018 3:54 PM
To: Cass, Marc
Subject: Mount Etna Project

The biggest problem I see with the high-density housing project is the massive neglect of planning to improve INFRASTRUCTURE first:

1. TRAFFIC. The current vehicular traffic is fully taxed as is. Even if you put an entrance on Genesee Avenue, it would only slightly reduce the bottleneck that would be Mount Etna's problem. Putting an access on Genesee would require condemning private parking for eminent domain. Even if the County already owns the property between Genesee and the planned housing complex, parking for local business would be sacrificed. On Mount Etna multiple driveways would need to be placed, and the street would have to be widened to accommodate increased traffic, the most likely candidate property being on the south side of Mount Etna, thereby sacrificing parking for the businesses located in the building at the southwest corner of Mount Etna and Genesee.

Worse, residents of the new complex coming from Genesee west on Mount Etna to go home would be backing up west-bound traffic on Mount Etna all the way into Genesee, waiting for east-bound Mount Etna traffic to clear so that they can turn left to go home. You'll either need a left-turn lane in the middle of Mount Etna at that area, or stanchions blocking a left turn to keep Mount Etna traffic flowing westward. In the extra-lane scenario, Mount Etna may have to be widened by as much as two lanes, thereby cutting into business properties north and south of Mount Etna. In the stanchions-blocking-left-turns scenario, residents of the new complex would be (a) making U-turns at Mount Castle and/or Mount Everest and/or (b) pulling into business parking lots north of Mount Etna so as to come back out to make a left turn to go east on to Mount Etna so as to be able to turn right into their apartment complex. The term "accidents waiting to happen" comes to mind. Both east- and west-bound traffic on Mount Etna at Genesee already backs up without the burden of accommodating up to 450 new cars. The specter of even doubling (let alone tripling, quadrupling?) the problem boggles the mind.

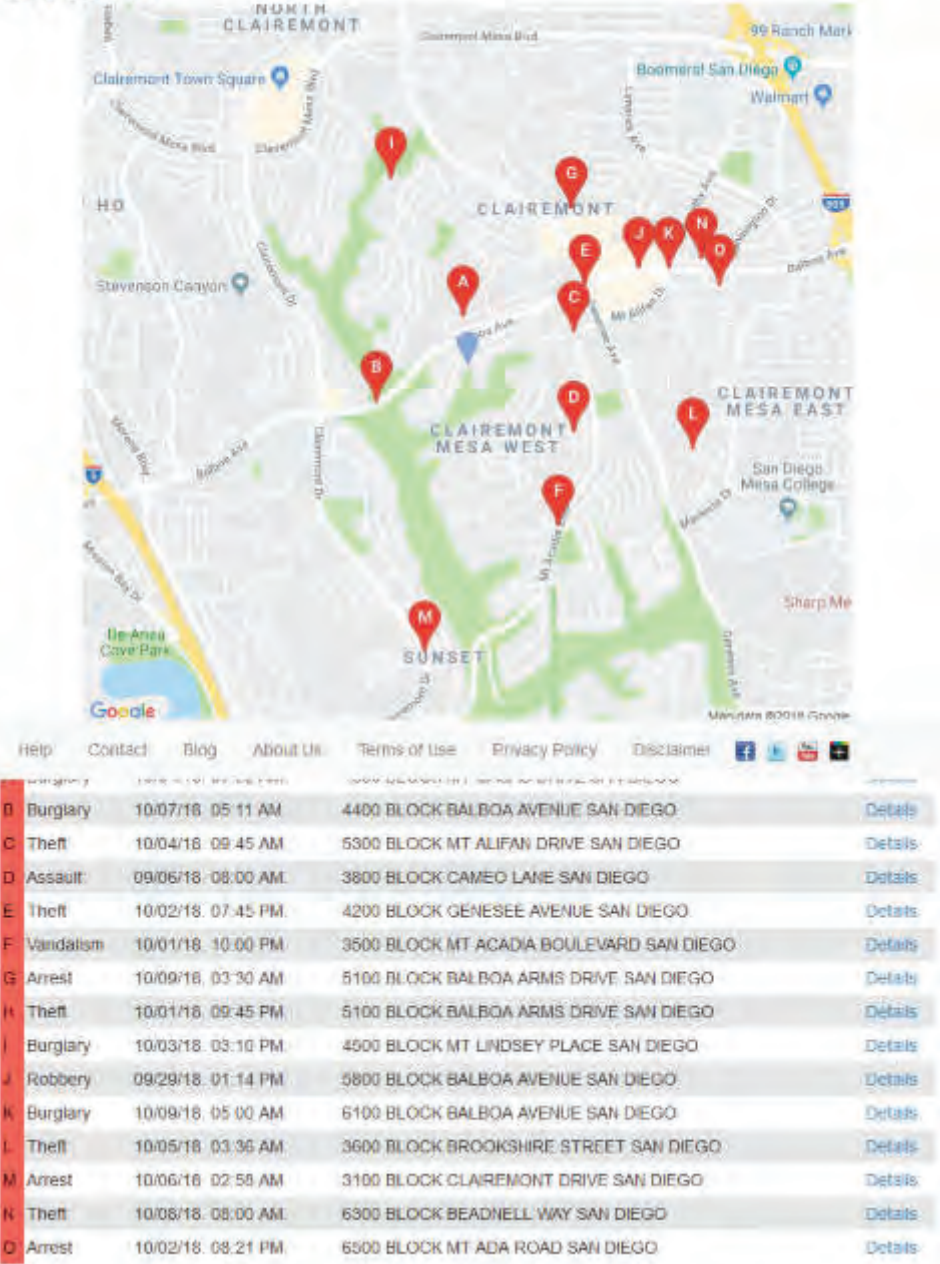
2. PARKING. That is a huge problem. There appears to be inadequate provision for off-street parking. The City of San Diego has been remiss in the last 30 years or so in not requiring off-street parking. For example, when Balboa Ridge Condos on Balboa Arms Drive were upgraded 10 years ago or so, the off-street parking accepted by the City was ONE parking spot per unit, irrespective of whether the unit was a studio or a four-bedroom. That is sheer idiocy. If the County of San Diego plans to slam that four-acre property with high-density housing, it should require the developer to have two parking spots for the first bedroom and one more parking spot for every additional bedroom. That failing, expect to find cars parked all over neighboring streets -- the problem faced by Mesa College and San Diego State University -- and into the commercial parking lots north of Mount Etna and south of the development. This will not only affect the profit margins of businesses bordering on those parking lots, it will engender anger and possible vandalism as a result. Who's going to police violators of private parking?

3. SCHOOLS. Have any warnings been given to Mount Everest Academy and John Muir Elementary School? When you increase the local population density by anywhere from 25% to 40%, that will be reflected in the demands on the local schools. Can they accommodate such a dramatic increase? Does the County feel that that is its problem?

4. CRIME. One does not need PhD in urban planning to know that the denser the population, the higher the crime rate. It is not linear, but exponential. Think of the crime rate in a rural farming community. Then think of Chicago. Heck, think of just downtown San Diego. Frank Herbert's quote is spot-on here: "Beyond a critical point within a finite space, freedom diminishes as numbers increase. . . . the human question is not how many can possibly survive within the system, but what kind of existence is possible for those who do survive."

Clairemont already has an annoyingly high crime rate. Here is a sample if it in the area around my house (<https://spotcrime.com/#32.8173838%2C-117.1911634>):

3.00 Miles around 4705 Mount Alifan Drive, San Diego
CA 92111



Those coordinates are my latitude and longitude within ZIP code 92111 and 92117. To understate it, we Clairemont residents do not relish exacerbating our crime problems. The police can't keep up with what we already suffer. Is the San Diego Police Department going to be augmented, that is, will there be sufficient new taxes under the planned Clairemont population explosion, to hire enough new officers to keep a lid on the rise in burglary, theft, and vandalism?

5. UTILITIES. I have no direct experience with providing electricity, water, and sewage, but if the amount of attention given to the aspects of infrastructure I've discussed above is reflected for utilities, then the job has been inadequately addressed.

One concern that I've not seen addressed at all is EMF (electromagnetic fields). The planned community is directly underneath SDG&E's high power lines. While there is no consensus about harmful effects -- some say none, some say significant -- one really questions the wisdom of putting living quarters, especially a high-rise, so close to the sources of EMF radiation. As a tax payer, I wonder if my taxes will need to be used in the future to (a) fight a lawsuit for alleged carcinogenic effects and/or (b) pay off a plaintiff.

6. RESIDENTS. It is not clear to me that occupants with problems -- financial, drug-related, mental and emotional, or otherwise handicapped -- will have the support systems they require. Has the County provided solutions to those issues? I don't think a developer cares about the aftermath once he's been paid for fulfilling his contract to build.

Who's picking up the tab for helping those in need? If nobody, then this issue is directly related to the crime issue I've already discussed.

Thank you for your time. Please consider and SOLVE these infrastructure problems before moving ahead with implementing a massive number of new living units in such a tiny space.

Sincerely,

Dave Bullock

4705 Mount Alifan Drive

San Diego, California 92111-2507

858-436-4158

From: David Butcher <davidbutcher17@gmail.com>
Sent: Friday, October 19, 2018 9:26 AM
To: Cass, Marc
Cc: kevinfaulconer@sandiego.gov
Subject: Re: AFM

Hi Marc,

Thanks for receiving my comments.

I've been living in the Clairemont community and owned my home since 1986. During this time I've witness very little if any assistance from the city of San Diego to promote the way of life and create in the county's words a "Live Well San Diego" environment. We, the home owners of this area, have personally shouldered the responsibility to clean up what was left behind by the look the other way city council. We've banded together to literally clean up our neighborhood by walking the canyons and streets picking up trash, monitoring and eliminating drug users/suppliers and making it inconvenient for people to loiter/sleep around our homes. The city of San Diego should be proud of the Clairemont community for doing its part. As a reward it should be noted successful organizations find ways to improve the living standards for those who care and stand behind leaderships direction. In our case we've been ignored way too long. The south Clairemont park is an example. Remiss of maintenance for some time now the tennis/basketball court is completely unusable due to its surface instability and street maintenance in our neighborhood is deplorable.

The location of our Clairemont community with its quick access to San Diego's many freeways makes this neighborhood a highly sought after and desirable place to live. San Diego's county and city leaders should get on board with this understanding and help to make Clairemont its little La Jolla, not an overcrowded and less expensive place to live.

With this said please review the recommendation to develop a 454 unit affordable housing project that will cripple all we've worked for in the past thirty years. The onslaught of cars and people to this area will bury what we've worked so hard to overcome. As a concerned citizen of San Diego I understand as our population grows so will our need to accommodate community living. But as we grow we will also need to honor, protect and serve those who've cared for our community in their lifetimes. Clairemont could use additional parks not parking lots. Marc, this letter is intended to reach out and open the hearts of our city's leaders. It's not my intent to stab any hearts with written words. Please understand our Clairemont community's desire is to believe in San Diego in its future. Trusting the leaders of our beautiful city to reward its citizens who care about our land by developing services to enrich their lives is the perfect opportunity for them to stand behind their "live well" vision. In Mayor Faulkner's words I'm "Proud to be a San Diegan". Help me to be proud of our leaders.

Thank you Marc for reading my comments,
David Butcher
davidbutcher17@gmail.com
4704 Mt. Durban dr.
San Diego, Ca. 92117
858-888-6421

Sent from my iPad

On Oct 18, 2018, at 1:52 PM, Cass, Marc <Marc.Cass@sdcounty.ca.gov> wrote:

Hi David,

It was a pleasure speaking with you. Please see the link below for additional information on the proposed project. Also, please keep in mind that the comment period for the Environmental Impact Report ends 10/19. You can outline your comments/concerns by simply responding back to me. <https://www.sandiegocounty.gov/sdhcd/> Click on the "Mt Etna and 6th Ave"

Regards,

Marc Cass, Assoc. DBIA

Environmental Project Manager

CCAFA-Secretary

Dept of General Services, County of San Diego | 858-694-2047 | Marc.Cass@sdcounty.ca.gov

5560 Overland Avenue, Suite 410

San Diego, CA 92123

Please consider the environment before printing this e-mail

From: ffdtjune@yahoo.com
Sent: Friday, October 19, 2018 5:06 PM
To: Cass, Marc
Subject: Project case no WT-4224097

Mr. Cass:

I have serious concerns in regards to public safety with the Mt. Etna project.

Proposing building a tenant-occupied high rise structure is extremely unsafe with the current staffing levels at the local fire stations.

The Clairemont fire stations struggle to keep up with the daily calls as it is due to the high-density living in all the apartments and the large homeless population.

The national standard set forth by the NFPA (National Fire Protection Association) states there should be one firefighter per 1,000 citizens. With a population of over 80,000 in Clairemont, this firefighter to citizen ratio is already dangerously low. Adding a high rise with seniors, disabled, and low-income renters, and in excess of probably 2,000 people, would require the addition of more fire staffing. The bare minimum number of firefighters to respond to a high-rise fire, at minimum, is 34.

What is the proposal to add infrastructure, not only fire but police, potentially teachers, and other support providers for the density of this type of complex? Will addition fire and police stations be built to ensure public safety?

This area was not originally zoned for this level of high-density living for a reason. We ask that we put an end to this absurdity at the zoning level.

Concerned citizen,
David June

Sent from my iPhone

Sent from my iPhone

From: Bryan Smith <bds.ucd@gmail.com>
Sent: Friday, October 19, 2018 5:04 PM
To: Cass, Marc
Subject: Mt Etna Comment

Mr Cass,

I am writing as a concerned Citizen to provide feedback on the current proposal for the Mt Etna Crime Lab project. I appreciate the need for a multi-family residential development in this location, and the need for affordable housing. The community is strongly opposed to the current proposal because the number of units proposed (over 400) far exceeds the intent of our community plan and would detrimentally impact the community. We are asking that the density be reduced to be in line with the community plan (or at least closer to it), which has been shown to be economically feasible. A better alternative for the community is a mixed-used development with 120 +/- units with ground floor retail and community center that could be embraced by the community, meet the project objectives, and provide much needed housing for the community. My top concerns for the 400+ unit project are as follows:

1. The high number of people being added will impact schools, which are already over-crowded with high student to teacher ratios
2. The number of residents will impact our park, especially Mt Etna Park by adding 1000 potential users without providing additional park area or improvements
3. I strongly believe in helping mentally-ill or those at risk for substance abuse issues, but they (on average) pose a higher risk of committing crimes. By adding a large number of people with these issues into one location, we will be accepting a disproportionate number of people with severe and potentially dangerous issues into our community. This can provide a risk of increased crime. The number of residents with these conditions should be limited to avoid a disproportionate number of high risk individuals in one area.
4. Mt Etna Drive traffic will become worse, and more dangerous. Residents and park users are already dealing with issues from cut through traffic from Mount Herbert on Mount Etna. In addition, the traffic light at Mt Etna and Genessee already backs up during rush hour. The project cannot safely add 1000 residents without negatively impacting the local streets and making them more dangerous.
5. This location scores in the 30's for transit score, which is considered "poor", so this area should not be targeted for High Density development.
6. The rezone process has been done to this point mostly behind the scenes. Once the rezone is complete, there is no further discretionary approval required which limits the need for a detailed project review with the community. Many of my neighbors had not heard of this project until this week and they feel frustrated in the way the County is circumventing the community involvement.

In summary, we believe in the need for a residential project here. I have not heard from a single resident that is in support of the density proposed (400+ units), but many would be in support of a greatly reduced density in line with the community plan (120+/- units). There is no reason a smaller project would not be viable here, and scaling the project down to conform to the existing density would alleviate most of the concerns mentioned above, and allow the community to embrace this project.

Thank you for your Consideration,

David Smith

Mount Foster Resident

From: Dean Peabody <dean.peabody@gmail.com>
Sent: Thursday, October 18, 2018 9:37 PM
To: Cass, Marc
Subject: Clairemont Mesa Community Plan Amendment and Rezone Project Case Number WT-4224097

Clairemont Mesa Community Plan Amendment and Rezone Project

Case Number WT-4224097

Notice of Preparation Public Review Period

September 10, 2018-October 19, 2018

Public Scoping Meeting Comment Sheet

Marc Cass

County of San Diego

Dept. of General Services

5560 Overland Ave

San Diego CA 92123

marc.cass@sdcounty.ca.gov

Written Comment Form:

This week I attended the 2nd scoping meeting at Marston school in Clairemont, to hear about the proposal for the Mt. Etna property located at 5255 Mt Etna Drive.

The plan is to build 454 units, and to do this the county/city would need to rezone the property to allow it to go 5 stories high and change the zoning from commercial to residential. I oppose this plan. The size of the building and the density with 454 apartments is out of scope for the existing neighborhood. The county/city should build a development with fewer units that include up to 25% affordable.

As many people at the meeting talked about I am concerned about density, crime and the lack of services for the residents of this project. This is a 4 acre site and with 454 units you could easily have 1,000 plus people in the space and even more vehicles. Will there be spaces available for visitors? Parking would overflow into the adjacent streets of the neighborhood and medical office building across the street.

The developer spoke of the types of people they were designing the property for, including the homeless, or people close to becoming homeless, people who have substance abuse problems, domestic violence victims and their families, seniors, and people with brain injuries. Is there information available about how similar types of projects with these various types of populations have been successful in other developments? I would like to see half of the units available for people who are already in the workforce.

Some questions that come to mind:

Will there be services on site 24/7 for the residents? Social workers who will live on site to help the people when things happen? I recently heard of a successful affordable housing units downtown that included services within the development.

No one mentioned security; will there be a security company on site to monitor the property?

Who will be monitoring the units to verify how many people are living in each unit, if they are all listed on the lease and adhere to the requirements?

Who will be responsible for the ongoing upkeep of the property?

From the diagrams presented at the meeting, there is only one driveway in and out of the complex, this is not safe. Mt Etna Drive is already congested in this area, with the neighborhood traffic, and 2 schools up the street and this is one of the only streets to get to Genesee Avenue.

Walking and biking in this area is already difficult. Has statistics been gathered on the number of accidents at this intersection?

What kind of open spaces will be available for residents?

In one area in our neighborhood on Derrick Drive and Balboa Arms, the area is very dense, filled with apartments and condominiums, each week on our walks we see how much trash and broken glass is around the cars parked on the street. I am concerned with the increase of people in the Mt. Etna complex that a similar situation could happen here.

A major concern is the power lines that currently reside on the parking lot of the project site. Will this cause any health and safety issues for the residents? There is also a natural gas smell on the Mt. Etna side of the street. If the project goes forward, how will the demolition of the building be handled, as there could be asbestos and other hazardous waste?

I highly recommend reducing the size of this project for future residents and current residents of the area and should include both people in the workforce and affordable housing units. If you want it to be successful, bigger is not the answer.

Dean Peabody
4826 Mt. Elbrus Drive
San Diego CA 92117

From: Debbie McLaughlin <dmclaughlin@guildmortgage.net>
Sent: Friday, October 19, 2018 9:03 AM
To: Cass, Marc
Subject: Proposed Housing

Good Morning,

I'm writing to you to voice my concerns about the proposed Mt Etna housing project. I don't feel that this was a well thought out plan, especially the large number of units that are in the plan. Our neighborhood has many winding streets, and adding the additional traffic from this development will greatly hinder our way in and out on a daily basis. Additionally, property values are thriving and adding the low income housing proponent will drastically affect that. Please take the community concerns into account when deciding on this detrimental proposal.

Debbie McLaughlin

Training Specialist Funding

Operations Training

5898 Copley Drive, San Diego, CA 92111

O: 8586272270

Company NMLS # 3274

Equal Housing Lender

Guild
mortgage



From: Debbie Radovich <wilerad@aol.com>
Sent: Friday, October 19, 2018 6:50 PM
To: Cass, Marc
Subject: Mt Etna

Please do not build on the site of the old Clairemont General Hospital, now the Sheriffs Crime Lab. Our neighborhood cannot handle more traffic, much less the hazards that come with low income housing. We've worked hard for our homes.. and our neighborhood. Thank you, Debbie Radovich

Sent from my iPhone

From: Debra Lynn Howell <debralynnhowell@hotmail.com>
Sent: Friday, October 19, 2018 3:34 PM
To: Cass, Marc
Subject: My Etna Redevelopment

Dear Mr Cass

I am adding my voice to the proposed redevelopment plans for the old crime lab on Mt Etna. And it's a resounding NO!

I am alarmed that the traffic impact alone doesn't disqualify this plan. This is one the most congested small cross street intersections in all of Clairemont. The Genesee Ave traffic heading south through Balboa Ave in the afternoons is solid with and backs up for probably half a mile. That means this development would be using the side streets to try and exit and enter their property. Check Mt Etna and you'll see that it already has speed bumps on it to prevent the speeding traffic cutting through this neighborhood for as a short cut to Balboa. Right past an elementary school.

You have a known and acknowledged safety hazard that you are purposefully making worse.

In addition Clairemont has a height limitation that has been a part of our community plan since the 90s. Now this plan is going to be ignored along with the desire of the existing neighborhood so a developer can stuff a people storage unit 5 stories high with a 1000 people in it. This is just unbelievable.

This neighborhood deserves to be listened to and our wishes respected, not to used as an easy mark for developers and a fund source for the County.

What happened to Live Well San Diego? The thousands of San Diegans in Clairemont deserve to live well too!

Debra Howell
Home owner since 2008 and resident birth!
4140 Genesee Ave
San Diego Ca 92111
858-205-7657

Sent from my iPhone

From: delline Williams <dellinespam@gmail.com>
Sent: Friday, October 19, 2018 11:39 AM
To: Cass, Marc
Subject: Mt Etna Project

I am opposed to the Mt. Etna project and the negative impact it will have on the neighborhood. It is far to large a project for the neighborhood to support from the increased traffic to the already over crowded schools. There is already an issue with the traffic on Mt Etna and having that many more vehicles on the corner would just make it like living in downtown San Diego at rush hour. The schools would not be able to support the additional students the project would bring. With the addition of that may people the crime rate would go up. Please do not turn Clairemont into another Downtown San Diego. I thank you for your prompt attention to this matter.
Delline Williams

From: Dennis Moran <djmor49@gmail.com>
Sent: Friday, October 19, 2018 12:29 AM
To: Cass, Marc; chriscate@sandiego.gov; Ron-Roberts
Subject: Mount Etna Crime Lab Project

Marc,

We are providing community feedback within the prescribed timeframe regarding your proposal for the site of the County's former crime lab on Mt. Etna Drive in Clairemont.

We, and all of my neighbors I have spoken with, are in total disagreement with your proposal for the use of that property. I have to say that the normally accommodating residents of the Mt. Etna section of Clairemont are really angry about your proposal and the way you went about moving it forward. Let me get to the details. You propose changing the existing zoning on that parcel from commercial use to high density multi-family residential. You propose eliminating the 30' height limit contained in our Community Plan. You propose parking standards associated with a designated Transit Corridor. You propose a ministerial project review process that eliminates the role of the Clairemont Community Planning Group in reviewing your plans, leaving the zoning variance decisions up to some city bureaucrat. This is all unacceptable. We live here and deserve to be heard. The project you propose is just too large for this neighborhood and totally out of character with the existing build out. This is a single family home neighborhood. There are no multi-family residences here. A 400 plus unit behemoth just doesn't fit. This area is not on a Transit corridor. There is limited city bus service and good luck if you don't have hours to reach your destination. People who live here drive cars because the bus service is so limited. Parking standards need to reflect this reality or our streets will be lined with cars that don't have a place to park within the development. Your ministerial project review proposal, combined with the exceptionally limited effort you made to seek out community feedback gives us real concern about whether you even care what we think. We find it very disconcerting that when the County's project consultant (AECOM) scoped the project at 116 units with 50% market rate and 50% low income combined with some commercial use that you submit a proposal with 400 plus units, 100% low income and inadequate parking, all requiring zoning variances that you want the City to do without our input. How would you feel if this was your neighborhood we were talking about? The project, as proposed, would have a major detrimental effect on our neighborhood. People move here to raise their families. There are three schools here. Mt Etna Park, although small, is well maintained by the City and used extensively by families and young children. The North City Little League uses three fields behind Mt. Etna Park as their home field. Organized youth soccer teams play on the fields behind John Muir school. Kids and adults use the sidewalks extensively. It's a family neighborhood. Already cars travel too fast on Mt. Etna Drive and the intersection of Mt Etna and Genesee gets very backed up at certain times of the day. With the development you propose, this intersection will become a continuous nightmare from the new traffic from the proposed housing units trying to exit onto Mt. Etna to get to Genesee. This, of course, will lead to cut through traffic and more speeding on Mt Etna Drive. This is all avoidable with a proposal that is properly sized for the neighborhood rather than for the financial needs of the developer.

We want to comment on the proposed occupant allocation percentages. The homeless need to go somewhere and whatever is built in Clairemont will be a small down payment on the solution to this problem. I want to share our experience to highlight our concerns. Our neighborhood has a homeless flop house. 8-9 adults live in a four bedroom house. It's a drug house where drugs are made and sold. Some residents are well known to the police. There are 10 vehicles that park there. The police can't help us unless they catch them in the act which is highly unlikely. The City Code Compliance office can't help because the SDSU mini dorm lawsuit has their hands tied. Vandalism has increased since the arrival of the homeless. Drug buyers stop by at all hours. What if your proposed development includes a group of folks like this? What can we expect from the City to fix the problems that will occur?

The character of the Mt Etna neighborhood has changed over the years. It used to be that you could buy a house here for 200K. Now it takes 700K to buy into this neighborhood. People care for their homes and keep them maintained. They care about their neighborhood. The people here didn't cause San Diego's affordable housing crisis. The blame sits squarely with the politicians who made short sighted decisions and those who chose to become lap dogs for the Unions and the Environmental Lobby. Policy decisions were made that have caused the construction of affordable housing to be 3X the cost of other adjacent states. The people here are not a bunch of NIMBY lunatics. They have compassion for seniors and low income people who just need a place to live. The neighbors I know can get behind a right sized project that doesn't destroy the character of the neighborhood, doesn't damage our quality of life and the desirability of this neighborhood and keeps the trouble makers out.

Thank you for hearing us out.

Dennis and Barbara Moran
4661 Mount Putman Court
San Diego, CA 92117
djmor49@gmail.com

From: Lyn Booth <lynbluewaves@gmail.com>
Sent: Friday, October 19, 2018 3:48 PM
To: Cass, Marc
Subject: Mt. Etna project

October 18, 2018

To: County of San Diego

Re: Clairemont Mesa CPA and Rezone Project WT-4224097 (Mt. Etna)

We are in opposition to the proposed Chelsea project and against a zoning change. This project was hatched in the county's offices with no prior input from the people it will affect! This Mt. Etna location is not suitable for many reasons:

- WAY too large for the site, too much density for an existing neighborhood!!
- Too close to established single family homes, out of character for the area
- Tall buildings would take away the current privacy of the nearby homes and block sunlight
- Increased noise from tenants and cars in the complex coming and going would be a continual nuisance to neighbors
- Added light and glare from the building would be a nuisance
- Ongoing construction would have disruptive effects on the entire surrounding area with trucks coming and going, blocking traffic, also degrading air quality with noise, exhaust and dust
- The lengthy 99-year lease will see the complex deteriorate with time as many projects do, creating an eyesore for the community
- Neighborhood streets will see more side street traffic trying to circumvent gridlock at intersections; also more noise from the added traffic and more on-street parking, which will take away current residents' spaces
- The proposed mix of tenants is not a good fit—persons with drug and alcohol abuse problems, homeless history, “serious” mental illness, and other behavioral issues should not be housed in a high density project next to family homes, nor are they suitable to live together with families in the complex itself! Higher crime is associated with these demographics
- The single entrance/exit driveway for the complex would spill directly into lines of cars waiting at the intersection of Mt. Etna and Genesee, which would be a gridlock nightmare!
- This project offers NOTHING to benefit the surrounding community—why should it be exempt from providing infrastructure improvements, a park, or other mitigation features?
- Existing schools cannot handle more students from a high density complex
- The cumulative effect of the above problems, combined with other area projects through future years, would be harmful to our quality of life, which we cherish and for which we have paid a high price to live in this area! We don't deserve to have our zoning changed to degrade it all.

Clairemont already has a high percentage of affordable housing and is targeted for yet another project on Mt. Alifan. This particular site is in the middle of our community's central business district with tremendous traffic gridlock already! More gridlock creates more stress and time issues in our lives!

The site could be better used to provide County services or to bring in more revenue to the County by leasing to a profitable businesses, not subsidized housing.

Sincerely,

Don and Lyn Booth

3606 Pocahontas Ct., SD 92117 lynbluewaves@gmail.com

From: Don Burnette <donburnette05@hotmail.com>
Sent: Monday, October 15, 2018 5:55 PM
To: Cass, Marc
Subject: Re: Mt. Etna Project

Don

From: Don Burnette
Sent: Thursday, October 11, 2018 3:38 PM
To: marc.cass@sdcountry.ca.gov
Subject: Mt. Etna Project

Dear sir

I strongly oppose the project at 5255 Mount Etna, for the following reasons:

- 1 lack of Community input
- 2 large increase in population in a quiet established neighborhood ~1957
- 3 little or no parking available
- 4 increase in traffic (there is already gridlocked at times in this area)
- 5 large potential for an increase in crime
- 6 clear violation of height restriction

Thank you,
Don Burnette
4762 Mt. Gaywas dr. 92117

Sent from my Galaxy Tab A

From: Don Burnette <donburnette05@hotmail.com>
Sent: Thursday, October 11, 2018 3:39 PM
To: Cass, Marc
Subject: Mt. Etna Project

Dear sir

I strongly oppose the project at 5255 Mount Etna, for the following reasons:

- 1 lack of Community input
- 2 large increase in population in a quiet established neighborhood ~1957
- 3 little or no parking available
- 4 increase in traffic (there is already gridlocked at times in this area)
- 5 large potential for an increase in crime
- 6 clear violation of height restriction

Thank you,
Don Burnette
4762 Mt. Gaywas dr. 92117

Sent from my Galaxy Tab A

From: Dorothy Jensen <fredotjen@earthlink.net>
Sent: Friday, October 19, 2018 12:11 PM
To: Cass, Marc
Subject: Fw: Mt. Etna Project proposal is a disgrace on manypoints
Attachments: Mt. Etna Project proposal is a disgrace on manypoints

Dear Mr. Cass, Trying to send this again...forwarding. Apologies for misspelling your name. Am I too old for computers?
Ha! Dot Jensen

From: Doug Johnson <ws.doug.johnson@gmail.com>
Sent: Friday, October 19, 2018 3:54 PM
To: Cass, Marc
Cc: chrisbate@sandiego.gov
Subject: Mt. Etna project

Marc,

Thank you for reading this. All our time is valuable. I am a proud resident of Clairemont since 2001. I'm in my 40s and married with 2 teenage kids. Small business owner in Morena Blvd area. It's taken a decade or so for people to respond positively when I tell them where I live or where we bought. People want to live in this community, kids are attending their neighborhood schools. Newcomers share the same pride as the original residents in the house next door.

- **Do not change the height limit** - this sets a very bad trend. Areas of SD that are designed for vertical living have infrastructure to support it. CLMT does not. We are already running at capacity.
- **Do not change the zoning** - the community would be better served with another employment zone.
- **The density number proposed is way to high**

If I look at this purely analytically from the numbers given in the scoping meetings, this is a square peg in a round hole. This 20lbs in a 5lbs bag. The adjacent neighbor and surrounding **shared** infrastructure can not handle that many people living at the density.

1st elephant in the room: The reality is there will be way more adults (2x to be conservative) living per unit than what was originally designed. This is SoCal.....people will have cars for quite sometime. Mt Etna, Mt. Castle, Mt Everest residents will get screwed.

2nd elephant in the room: A low income demographic living at density (that being the key word) brings problems with it. Enough said on that, the stats are what they are.

It struck me that the completed project slides Chelsea showed at the last meeting all seem to have land as a common aspect. This project should be moved elsewhere to a area that can support the aggressive mandates set by the state. There is a right and wrong way to do this.

Thanks for your time,
Doug Johnson

From: Douglas Graham <douglaspgraham@gmail.com>
Sent: Friday, October 19, 2018 5:28 PM
To: Cass, Marc
Subject: Low income housing Clairemont

Mr Cass,

I am a long-time resident in the area of the proposed low income apartment building in the mountains streets. While I believe that all communities should share in low income housing, I believe this plan overburdens our neighborhood. The traffic in the area is already bad and this proposed project could only make things much worse. Please reconsider the size and scope of this plan and don't ruin our neighborhood.

Respectfully,

Doug Graham

4327 Mount foster ave.

Clairemont Mesa Community Plan Amendment and Rezone Project

Case No. WT-4224097

NOTICE OF PREPARATION PUBLIC REVIEW PERIOD

September 10, 2018 through October 19, 2018

PUBLIC SCOPING MEETING COMMENT SHEET

Tuesday, September 25, 2018

COUNTY OF SAN DIEGO

DEPARTMENT OF GENERAL SERVICES

5560 OVERLAND AVE

SAN DIEGO, CA 92123

WRITTEN COMMENT FORM

The current proposal to build a high-rise building on the site of the Crime Lab is a bad one. Up to ~450 apartments means up to 900 additional cars in the area. With ~225 parking spots allocated for the parking lot, ~675 cars will flood the local streets, resulting in all available sites along the nearby roads to be filled. Others have mentioned this at Tuesday's Scoping meeting. No one thought to ask this question: Where do we put our garbage and recycling cans each week for pick-up? You can be sure all spaces will be filled by cars when residents bring out their trash & recycling...

(Attach additional pages as needed)

MAIL or E-MAIL FORMS TO:

Marc Cass
County of San Diego
Department of General Services
5560 Overland Ave
San Diego, CA 92123
E-mail: marc.cass@sdcounty.ca.gov

Edward B. Little

Signature

Edward B. Little

Print Name

4333 Mt. Castle Ave

Address

San Diego CA 92117

City State Zip Code

619-869-6175

Phone Number

COMMENTS MUST BE RECEIVED BY 5:00 PM OCTOBER 19, 2018

From: ed little <elittle42@yahoo.com>
Sent: Friday, September 28, 2018 12:00 PM
To: Cass, Marc
Subject: Another complaint from an angry Clairemont resident
Attachments: Another complaint from an angry Clairemont resident.pdf

Marc,

I believe the County has overlooked a very important side effect of placing a ~450 dwelling building at the site of the Crime lab. 450 dwellings = 900 cars. Where will the excess cars park? On the sides of the local streets. As noted by several at the scoping meeting, this will result in all available space to be occupied by the overflow parked cars. So where do we residents place our garbage and recycling cans for pick-up each week? On the street-side of the parked cars? In our driveways? Either way is just asking for traffic accidents.

More complaints on the way.

Ed Little
4333 Mount Castle Ave.

From: Eddie Bradford <eddie.bradford@gmail.com>
Sent: Friday, October 19, 2018 2:02 PM
To: Cass, Marc
Subject: Crime Lab - Mount Etna EIR feedback

Hi Marc,

Myself and many of my neighbors have serious concerns about the crime lab rezoning and low income project currently being considered by the county.

Our neighborhood is a master planned community and the infrastructure and neighborhood character was not designed for this kind of density increase.

This project significantly exceeds maximum units for the current zoning and will have a negative impact on our community bringing more crime, traffic and strain on our infrastructure. Complexes with 100% low income residents have been shown to significantly increase crime in the area especially high density complexes such as this. Both low income recipients demographically contribute to higher crime as does high density and this project brings both.

This level of rezoning and density increase should not move forward unless the lacking infrastructure and quality of life issues are sufficiently addressed.

--

-Eddie

From: Elizabeth McQuinn <eparseghian@yahoo.com>
Sent: Wednesday, October 17, 2018 5:12 PM
To: Cass, Marc
Subject: Clairemont Housing Project

Hello,

As a Clairemont resident, I am writing to inform you that I am against the low income housing project that is proposed for mt etna & genessee. 400 units designed for a multiple story building that exceeds the town's height limit is unacceptable. San Diego needs to design smaller scale low income housing and determine the effects on local communities, before building these grand scale units that could have detrimental effects to the surrounding community. I also find it interesting that claremont (a historically working / middle class region) is the new Home for severely low income individuals, however more wealthy areas such as La Jolla or Encinitas don't have plans for the same types of low income units.

Thank you,

Elizabeth McQuinn
760-265-0525

Sent from my iPhone

ASAP
Tuesday, September 25, 2018
COUNTY OF SAN DIEGO
DEPARTMENT OF GENERAL SERVICES
5560 OVERLAND AVE
SAN DIEGO, CA 92123

WRITTEN COMMENT FORM

As a long-time resident in Clairemont (Mt. Etna Dr.), I oppose the proposal to add a 400+ residential property for affordable housing (or any housing!) on the Genesee & Balboa access. Currently, there is too much traffic in this area already and more residents will saturate the issue further. It also creates much traffic on our neighborhood streets. With two schools and community baseball fields, the traffic and street parking is already at it's limit.

While I understand and appreciate the need for affordable housing, especially for seniors, disabled and veterans, I believe placing such a large unit in this area would be bad for all parties (current residents, businesses and new residents). We simply do not have the infrastructure to accommodate that many people, cars, traffic (inc. buses blocking the increased traffic), etc.

Instead consider affordable housing for qualified seniors and protected veterans of perhaps 100 or less units, to include a nice garden & outdoor space. This would be better for the community, not only due to the space issue but also to eliminate further crime in our neighborhood and potential danger to our young students attending schools on Mt. Etna.

(Attach additional pages as needed)

MAIL or E-MAIL FORMS TO:

Marc Cass
County of San Diego
Department of General Services
5560 Overland Ave
San Diego, CA 92123
E-mail: marc.cass@sdcounty.ca.gov

E. Lach
Signature
Elsa M Lachmayr
Print Name
4942 Mt. Etna Dr.
Address
San Diego, CA 92117
City State Zip Code
(858) 354-0963
Phone Number

From: Elsa Lachmayr <elachmay@gmail.com>
Sent: Thursday, October 18, 2018 3:50 PM
To: Cass, Marc
Cc: elsa lachmayr; Stephen Lachmayr
Subject: Clairemont Rezone Project Case# WT-4224097
Attachments: Case# WT-4224097_Clairemont.pdf

Mr. Cass,
please see attached regarding this case. Thank you.

Sincerely,
Elsa Lachmayr
4942 Mt. Etna Dr.
San Diego, CA 92117

From: Emily Cottrell <1emilygrant@gmail.com>
Sent: Thursday, October 11, 2018 6:03 PM
To: Cass, Marc
Subject: Re: Clairemont Mesa CPA 2nd Scoping Meeting

Hi Marc,

I got your notice in the mail. I'm on the mailing list as Clairemont Cares, but I'm actually Clairemont Coalition on Homelessness. Could you update? If I'm the only person identified as Clairemont Cares, I'm happy to let them know so that they can get on your list as well, although I'm sure Robyn or Julie or Eddie already is.

Many thanks for your hard work. That was quite a scoping meeting!!

Good luck,
Emily Cottrell

Sent from my iPhone

On Oct 11, 2018, at 2:26 PM, Cass, Marc <Marc.Cass@sdcounty.ca.gov> wrote:

Hi there,
The notice for the second scoping meeting was mailed out on October 5th, but to ensure folks weren't missed in the mailing, it's attached. If you've already received the notice, please disregard.
Thanks,
Marc Cass, Assoc. DBIA
Environmental Project Manager
CCA EA-Secretary

Dept of General Services, County of San Diego | 858-694-2047 | Marc.Cass@sdcounty.ca.gov
5560 Overland Avenue, Suite 410
San Diego, CA 92123
Please consider the environment before printing this e-mail

From: Emily Cottrell <1emilygrant@gmail.com>
Sent: Saturday, October 20, 2018 9:08 AM
To: Cass, Marc
Subject: California Public Records Act Request - WT-4224097 EIR Comments

Hello Mr. Cass:

I am writing to request public records from the County of San Diego under the California Public Records Act. I would like information regarding the comments received by the County in response to the County's Notice of Preparation of Environmental Impact Report, Clairemont Mesa Community Plan Amendment and Rezone Project (WT-4224097) dated September 10, 2018 and October 5, 2018 (together, the "EIR Notices").

Please provide a copy of the following:

1. All writings received by the County in response to or related to the EIR Notices, including but not limited to writings received by the County that reference the EIR Notices, the Mt. Etna Project, and the September 25, 2018 and October 15, 2018 scoping meetings, whether sent by email, U.S. Mail or otherwise; and
2. Any written record of public input or comments received during the public scoping meetings held by the County on September 25, 2018 and October 15, 2018. The request is directed at any written records of comments received, including identification of the speaker and the nature of the comment, and not the County's evaluation of any such comments.

With regard to the County's response to Item 1, please advise if you received phone calls regarding the EIR Notices. If so, please advise whether there are any documents containing the name of the person that contacted the County and the nature of their comments that could be disclosed in response to this request. As with the above, this request does not seek the County's evaluation of any such communications.

I would like to receive electronic copies of the documents, but I am available to inspect same and can also make arrangements to obtain copy of the County's records.

Please advise by November 1, 2018 whether the County will comply with the request. I would appreciate the County's timely disclosure.

Please feel free to contact me if you have any questions or to discuss the County's response. Thank you for your prompt attention to this matter.

Very truly yours,
Emily Cottrell
3519 Cowley Way
San Diego, CA 92117
760-846-4957

From: Emma Smith <emmakuhns@gmail.com>
Sent: Thursday, October 18, 2018 4:32 PM
To: Cass, Marc
Subject: My. Etna: High density is too dense.

Hello Mr. Cass,

I understand that there will likely be a development project at the Mt. Etna site, but please do not allow this high density rezoned to be approved. We can add more homes that reflect the current makeup of the community. I moved to Clairemont to get away from high density establishments and urban issues.

I've got two children under three and chose Clairemont because of its suburban density and safety.

I truly hope you are able to find a different solution to implement in this location. 400 units is more dense than the most dense areas of downtown and it really doesn't fit here. This is the wrong project for this location. Perhaps a community park and some townhomes would be a fair compromise.

Please, please, please hear our community when we say this just isn't the right project for this location.

Sincerely,
Emma Smith
Mt. Foster Avenue
Clairemont, San Diego

Sent from my iPhone

From: Eric Gradyan <egradyan@pacificbuildinggroup.com>
Sent: Friday, October 19, 2018 1:24 PM
To: Cass, Marc
Subject: FW: Mt. Etna Indigent Housing Project

From: Eric Gradyan
Sent: Friday, October 19, 2018 12:14 PM
To: MARC.CASS@SDCOUNTY.CA.GOV
Subject: FW: Mt. Etna Indigent Housing Project

From: Eric Gradyan
Sent: Friday, October 19, 2018 12:09 PM
To: marc.cass@sdcount.ca.gov
Cc: Janette Gradyan <jgradyan@gmail.com>
Subject: Mt. Etna Indigent Housing Project

Marc,

My name is Eric and I am a concerned Clairemont resident. I attended the scoping meeting for the Mount Etna housing project the other night. Quite honestly I think the developer, architect, and county should be embarrassed and ashamed to propose what they did. To warehouse people in 448 units on a little over 4 acre site is ridiculous. That is four times what this lot is currently zoned for. Not only do you have to amend many of the zoning and city planning requirements to implement this plan but can you image the poor quality of life the tenants will have. Can you image if your elderly mother lived there and what it would be like living in such close proximity to 250 homeless, recovering durg addicts, alcoholics, the mental ill and their families. The people that you are proposing as tenants are already under tremendous stress and to be placed in tiny boxes right on top of each other will only exasperate there conditions. This will then spill out into our community and create a tremendous burden on us. Crime, homelessness, traffic, and the burden to are already overburdened infrastructure will all undoubtedly increase. Also do you realize what this development is going to be like in five years, how worn out it is going to be, the plumbing issues that many units are going to have, the strain on the infrastructure. It will have major issues almost right away.

The type of project your are proposing are what used to be called "the projects" and are widely known to be unsuccessful and a detriment to the community where ever they have been built. That is why densities of this nature are no longer built.

I realize that this it the classic bait and switch tactic that the government and developers use, propose the best for them/worst for the community case first and then work down from there and any of the extra units you are allowed to build the more money you make. It is completely unacceptable and we plan on opposing it in any and every way possible.

For once you and your team need to do what is right for the community and not what is best for the developer.

From: Eric Gradyan <egradyan@pacificbuildinggroup.com>
Sent: Friday, October 19, 2018 12:14 PM
To: Cass, Marc
Subject: FW: Mt. Etna Indigent Housing Project

From: Eric Gradyan
Sent: Friday, October 19, 2018 12:09 PM
To: marc.cass@sdcount.ca.gov
Cc: Janette Gradyan
Subject: Mt. Etna Indigent Housing Project

Marc,

My name is Eric and I am a concerned Clairemont resident. I attended the scoping meeting for the Mount Etna housing project the other night. Quite honestly I think the developer, architect, and county should be embarrassed and ashamed to propose what they did. To warehouse people in 448 units on a little over 4 acre site is ridiculous. That is four times what this lot is currently zoned for. Not only do you have to amend many of the zoning and city planning requirements to implement this plan but can you image the poor quality of life the tenants will have. Can you image if your elderly mother lived there and what it would be like living in such close proximity to 250 homeless, recovering durg addicts, alcoholics, the mental ill and their families. The people that you are proposing as tenants are already under tremendous stress and to be placed in tiny boxes right on top of each other will only exasperate there conditions. This will then spill out into our community and create a tremendous burden on us. Crime, homelessness, traffic, and the burden to are already overburdened infrastructure will all undoubtedly increase. Also do you realize what this development is going to be like in five years, how worn out it is going to be, the plumbing issues that many units are going to have, the strain on the infrastructure. It will have major issues almost right away.

The type of project your are proposing are what used to be called "the projects" and are widely known to be unsuccessful and a detriment to the community where ever they have been built. That is why densities of this nature are no longer built.

I realize that this it the classic bait and switch tactic that the government and developers use, propose the best for them/worst for the community case first and then work down from there and any of the extra units you are allowed to build the more money you make. It is completely unacceptable and we plan on opposing it in any and every way possible.

For once you and your team need to do what is right for the community and what is best for the developer.

From: ericasparks10 <ericasparks10@gmail.com>
Sent: Friday, October 19, 2018 3:23 PM
To: Cass, Marc
Subject: Clairemont Housing

5 stories is too high-DO NOT CHANGE the current height restriction

-New high density plan will adversely affect near by schools that are already financially crippled due to repeated annual budget cuts

-Near by streets (esp. Mt Etna) are already too congested at peak hours; proposed high density will adversely affect local traffic and parking

-DO NOT CHANGE CURRENT ZONING

-Density with low income demographics are associated with higher crime rates: The plan put forth has no extra safety measures to off set the possible increase in crime levels that will be a burden to local law enforcement

Thank you,
Erica

From: Erika Clark <bifdust@yahoo.com>
Sent: Friday, October 19, 2018 9:06 PM
To: Cass, Marc
Subject: Mount Etna Project

Hello Marc,

I am writing to you as a concerned and quite frustrated member of the Clairemont community. I have lived and grown up in Clairemont my entire life and feel that this project is absolutely wrong for the community. The current zoning and height limit should be followed as is. I feel that a 5 story building is ABSOLUTELY too high!!! So many of my neighbors on Mount Castleton DID NOT purchase their homes to have some 5 story high building squeezed in right behind them.

There are no neighborhood schools that can support the new children that would come in due to this. Schools that were mentioned as being available are not a neighborhood school. They are a charter and a homeschool based. The neighborhood school is busting at the seams and can not even allow any choice kids into it. How do you think the people who specifically moved into this neighborhood to have their babies and toddlers go to Holmes Elementary are going to feel when the city has to reset its boundaries due to the building of this project?!

The streets of this small and quaint neighborhood can not support the amount of traffic that will be coming through it. During peak hours there is a high enough volume of traffic already. Our local grocery stores (Sprouts and Vons) are already crowded and adding in another 1000+ people would only cause more congestion. Not to mention the amount of cars that will be parked on the Main Street, parking in the adjacent business parking lots.

Our current zoning was put into place for a reason. We are not Mission Valley!! This is a smaller residential area. I do not understand why you can not leave the zoning and build something that will thrive and not build something that will just survive. On top of it Clairemont has horrible plumbing and adding that many people would just be a disaster to this area and our pipes.

I absolutely love the idea of having a smaller scale low income senior and mentally disabled building. By following the current zoning you could absolutely make this work and have it thrive. With the surrounding schools and those near by I can guarantee that their students would volunteer for their hours.

Lastly our community and city is hurting when it comes to our law enforcement. Typically with lower income buildings comes a raise in crime rate. Our neighbors can't get police to come out when being verbally threatened but now we have to home if we have any problems with this building that our police force will respond. I just want to live in a community where our opinions and values are respected and heard.

Thank you for your attention to this important matter,
Erika Clark

From: Erika Clark <bifdust@yahoo.com>
Sent: Friday, October 19, 2018 8:38 PM
To: Cass, Marc
Subject: M

Erika Clark

From: Jimenez, Ann on behalf of HHSA, HCDS
Sent: Monday, October 15, 2018 8:12 AM
To: Murillo, Felipe
Cc: Morse, Dawna; Salmons, Kelly
Subject: FW: WT-4224097 - Crime Lab Rezoning

Here you go.

Thank you,

À

À À!""\$ \$%&À Administrative Secretary II
Housing and Community Development Services
County of San Diego Health & Human Services Agency
O: (858) 694-8742 | C: (619) 385-2803 | MS: O-231



'(0)*+, -) . -&A/ ÷ 0À)(. +- 1À This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain information protected by the attorney-client privilege, the attorney work product doctrine or other applicable privileges or confidentiality laws or regulations. If you are not an intended recipient, you may not review, use, copy, disclose or distribute this message or any of the information contained in this message to anyone. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of this message and any attachments. Unintended transmission shall not constitute waiver of the attorney-client or any other privilege.

From: Michael Brewer [mailto:michaeldbrewer@gmail.com]
Sent: Sunday, October 14, 2018 9:58 AM
To: HHSA, HCDS ; bbohrer@chelseainvestco.com; Cass, Marc ; Jackson-Llamas, Angela
Subject: WT-4224097 - Crime Lab Rezoning

All,

I was unable to make the 25th meeting as it was not advertised or made public for people to be present for this critical meeting. It seems a bit shady for something that will dramatically affect the area to not engage the local community. I do not support any changes without the below being addressed in the plans.

Points that are not called out in the presentation or anywhere on the site:

- * Developer will be mandated to develop equal parking to density proposals
- * Developer will be required to assess and upgrade pedestrian areas to accommodate the increased foot traffic
- * Developer will be mandated to use solar or wind to augment the or fully power the new development (cover parking or on top of the building)
- * City will upgrade public transit to accommodate the increase
- * Water, sewer, power, how will this be upgraded to handle
- * City will expand current roads to accommodate more traffic

We cannot accept any plans that does not address the parking situation. They must account for (at a minimum) 1 car per studio, 2 cars per single bedroom, 4 for 2 bedroom, and so on. If not, they are going to profit off the city and force the residents and the city deal with the overflow and street parking. Also, any developer must agree to contribute to an overall infrastructure pool, that expands the trolley to the area and other public transit projects to move the people.

--

Michael D. Brewer
The BBF Group
San Diego, Ca

858-357-4665 - Direct

<http://www.thebbfgroup.com>

From: Jimenez, Ann on behalf of HHSA, HCDS
Sent: Friday, October 19, 2018 2:29 PM
To: Murillo, Felipe; Morse, Dawna
Cc: Salmons, Kelly
Subject: FW: Proposed Project at Genesee Mt Etna site

Thank you!

Administrative Secretary II
Housing and Community Development Services
County of San Diego Health & Human Services Agency
O: (858) 694-8742 | C: (619) 385-2803 | MS: O-231



This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain information protected by the attorney-client privilege, the attorney work product doctrine or other applicable privileges or confidentiality laws or regulations. If you are not an intended recipient, you may not review, use, copy, disclose or distribute this message or any of the information contained in this message to anyone. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of this message and any attachments. Unintended transmission shall not constitute waiver of the attorney-client or any other privilege.

From: wreckenrod@aol.com [mailto:wreckenrod@aol.com]
Sent: Thursday, October 18, 2018 6:54 PM
To: HHSA, HCDS
Subject: Proposed Project at Genesee Mt Etna site

This idea and plan is INSANE !
This site is STEPS away from an elementary school!
-Dangerous are for pedestrian
-CRAZY to change Zoning,,,,,Residents need to have a say on what goes on in THEIR neighborhood !
-Parking and traffic are bad enough already....but to put this building type,and resident type in a residential neighborhood full of familes,elderly and long time home owners is ridiculous and poorly planned !

YOU CAN"T Do This ! As a Home OWNER and resident in Clairemont,my FAMILY and I STRONGLY oppose this project and any CHANGES in ZONING !!

PLEASE Re-Consider this INSANE,poorly planned idea!

Paul and Donna Eckenrod
92117 Home Owners and concerned citizens

From: Jimenez, Ann on behalf of HHSA, HCDS
Sent: Friday, October 19, 2018 2:36 PM
To: Murillo, Felipe; Morse, Dawna
Cc: Salmons, Kelly
Subject: FW: Mt. Etna & Genesee Ave...

Thank you.

Ann Jimenez, Administrative Secretary II Housing and Community Development Services County of San Diego Health & Human Services Agency
O: (858) 694-8742 | C: (619) 385-2803 | MS: O-231

CONFIDENTIALITY NOTICE: This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain information protected by the attorney-client privilege, the attorney work product doctrine or other applicable privileges or confidentiality laws or regulations. If you are not an intended recipient, you may not review, use, copy, disclose or distribute this message or any of the information contained in this message to anyone. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of this message and any attachments. Unintended transmission shall not constitute waiver of the attorney-client or any other privilege.

-----Original Message-----

From: elaine [mailto:elaine6199@gmail.com]
Sent: Thursday, October 18, 2018 9:36 PM
To: HHSA, HCDS <HCDS.HHSA@sdcounty.ca.gov>
Subject: Mt. Etna & Genesee Ave...

Please take into consideration that the # of units proposed here is far too many for this area to accommodate. Our concerns too much traffic, devaluation of local properties, crime, schools too near by; and, then there is the height limits, too!

Please research your own data base of other locations and deny this project.

Rainer Goerres
Rainerg279@gmail.com
4457 Mount Henry Ave.
858-279-5887

From: Jimenez, Ann on behalf of HHSA, HCDS
Sent: Monday, October 15, 2018 4:21 PM
To: Murillo, Felipe; Morse, Dawna
Cc: Salmons, Kelly
Subject: FW: Crime Lab Affordable Housing

Follow Up Flag: Follow up
Flag Status: Flagged

Here you go.

Thank you,

Administrative Secretary II
Housing and Community Development Services
County of San Diego Health & Human Services Agency
O: (858) 694-8742 | C: (619) 385-2803 | MS: O-231



This email message, including any attachments, is for the sole use of the intended recipient(s) and may contain information protected by the attorney-client privilege, the attorney work product doctrine or other applicable privileges or confidentiality laws or regulations. If you are not an intended recipient, you may not review, use, copy, disclose or distribute this message or any of the information contained in this message to anyone. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of this message and any attachments. Unintended transmission shall not constitute waiver of the attorney-client or any other privilege.

From: Rob Thompson [mailto:thomperyt@gmail.com]
Sent: Monday, October 15, 2018 1:33 PM
To: HHSA, HCDS
Subject: Crime Lab Affordable Housing

Greetings -

I'm Rob Thompson and a Clairemont resident and am opposed to the Crime Lab housing site on Balboa and Genesee.

Traffic on Genesee and Balboa is already very bad. The neighbors have filed many complains with Council Member Chris Cate's Office directly and the police regarding the increasingly worse situation of red light runners and the increase of homeless and drug users in the Vons shopping center.

Placing more individuals in this small area when there already is a planned shelter less than 150 yards away on the other side of Vons is absurd in addition to the already existing low income and affordable housing units that are located directly across the street.

Literally, I have to walk my kids by drug users who are passed out in the Vons parking lot weekly and this never happened when I moved into this neighborhood 15+ years ago.

We request 2 actions:

Stop the shelters and housing projects.

Increase police presence to address the red light runners and public drug users.

From: Murillo, Felipe
Sent: Monday, October 22, 2018 10:47 AM
To: Cass, Marc
Subject: email comments
Attachments: FW: Mt. Etna & Genesee Ave...; FW: Proposed Project at Genesee Mt Etna site; FW: Crime Lab Affordable Housing; FW: WT-4224097 - Crime Lab Rezoning

Hi Marc,

Attached are emailed comments for the Mt. Etna property.

Felipe Murillo, Housing Program Analyst
Housing and Community Development Services
County of San Diego Health and Human Services Agency
O: (858) 694-4807



From: frances ybarra <mfgab@yahoo.com>
Sent: Friday, October 19, 2018 10:57 AM
To: Cass, Marc
Subject: Mt. Etna Dr. Genessee Ave Project

Our main concern is the crowding and the traffic it will create. The five stories will be right next to an existing neighborhood. These neighbors will loose their privacy. Why?

Traffic will increase on both Genessee and Mt. Etna as well as Balboa. This will not only be dangerous for traffic but for children and the elderly crossing on either major street. There are NO public schools nearby.

Many of us have lived here since the inception of the neighborhood. It is quiet and peaceful and now YOU are going to impose that which is not conducive to the welfare of the community. Instead the property values will decline. Why should we be penalized. We pay our share of taxes.

A concerned resident of the neighborhood.

From: Cass, Marc <Marc.Cass@sdcounty.ca.gov>
Sent: Thursday, October 4, 2018 3:08 PM
To: Kristin Blackson; Marlie Long
Subject: FW: 5255 my etna

Marc Cass, Assoc. DBIA
Environmental Project Manager
CCA EA-Secretary

Dept of General Services, County of San Diego | 858-694-2047 | Marc.Cass@sdcounty.ca.gov
5560 Overland Avenue, Suite 410
San Diego, CA 92123
Please consider the environment before printing this e-mail

-----Original Message-----

From: George Hagood [mailto:georgeh73@icloud.com]
Sent: Tuesday, October 02, 2018 6:39 AM
To: Cass, Marc
Subject: 5255 my etna

Sent from my iPad my name is George Hagood,jr. 4432 mt castle ave 92117 phone
Is 6198044280. Thank you.

From: Marlie Long
Sent: Monday, October 15, 2018 8:35 AM
To: Peter Hansen
Subject: FW: Case No. WT-4224097 Former Crime Lab Project

Another comment letter... please save and add to the matrix.

Marlie Long
Senior Associate
ESA | Southern California Region
550 West C Street, Suite 750
San Diego, CA 92101
619.719.4200 main ext. 3753 | 619.719.4201 fax
619.719.4197 direct
mlong@esassoc.com | www.esassoc.com
Follow us on [Facebook](#) | [Twitter](#) | [LinkedIn](#)

From: Cass, Marc <Marc.Cass@sdcounty.ca.gov>
Sent: Friday, October 12, 2018 9:26 AM
To: Marlie Long <MLong@esassoc.com>; Kristin Blackson <KBlackson@esassoc.com>
Subject: FW: Case No. WT-4224097 Former Crime Lab Project

FYI

Marc Cass, Assoc. DBIA
Environmental Project Manager
CCA EA-Secretary

Dept of General Services, County of San Diego | 858-694-2047 | Marc.Cass@sdcounty.ca.gov
5560 Overland Avenue, Suite 410
San Diego, CA 92123
Please consider the environment before printing this e-mail

From: Rita Florea [<mailto:ritamcfree@san.rr.com>]
Sent: Thursday, October 11, 2018 8:05 PM
To: Cass, Marc
Subject: Case No. WT-4224097 Former Crime Lab Project

I am opposed to the zoning change for the 5255 Mt. Etna Drive (former Crime Lab) project.

Don't change the zoning from DISCRETIONARY to MINISTERIAL. The Mount Streets of Clairemont are a community. The height and other issues could be changed at the whim of the developers and the community needs to be able to have input. The community west of Genesee Avenue is made up of all single family homes. There isn't a tall building or apartment complex

anywhere in the area. There is an ELEMENTARY SCHOOL at Mt. Etna and Mt. Everest. The SAFETY of these children should be a BIG CONCERN, with the tenants in the proposed complex to be made up of 1) Persons with serious mental illness or substance abuse, 2) HIV/AIDS persons, 3) at risk youth, 4) survivors of domestic abuse. This Mt. Street community is made up of middle class residents who have worked hard to maintain a comfortable and well kept home. The quality of life for these residents would be compromised by adding **over 400 units**. Nothing has been mentioned about green space/recreation for the area. Where are the tenants going to go - into the streets?

The Genesee Avenue businesses, Target, Home Depot and Sprouts, create a huge amount of traffic already. To drive west on Balboa Avenue, from Genesee Ave, to Clairemont Drive at rush hour sometimes takes up to 3 light changes to get through NOW. Balboa is a two lane street, and the stress on it from a multitude of additional automobiles would be horrific.

SUGGESTION: Why not consider the property for HOUSING FOR SENIORS or Memory Care. There are medical facilities right there which would HELP ease the life of the residents.

So, PLEASE DON'T Change the current zoning, or at least, don't make the designation Ministerial.

Rita Florea
3682 Mt. Abbey Ave. - just celebrating 42 years at this address
San Diego, 92111



Virus-free. www.avast.com

From: Marlie Long
Sent: Tuesday, October 9, 2018 10:54 AM
To: Marlie Long
Subject: FW: Case No. WT-4224097 Former Crime Lab Project

From: Sherry Dixon [<mailto:smdinds@gmail.com>]
Sent: Monday, October 08, 2018 8:28 PM
To: Cass, Marc
Cc: Sherry Dixon
Subject: Case No. WT-4224097 Former Crime Lab Project

I am opposed to the zoning change for the 5255 Mt Etna Drive (Former Crime Lab) project.

Don't change the zoning from DISCRETIONARY to MINISTERIAL. This will give the community no input or recommendations. The height, and other issues could be changed at the developers whim and the community could be stuck with an eye sore and multitude of problems associated with the tenants, parking and congestion.

The city owns the land and building. The city owns it for the citizens of San Diego. We the citizens want quality of life to be enhanced by new housing and construction. Not a developer out to profit at the expense of the residents. They don't care about the existing people's lives that will be impacted, only their bottom line. Don't let the acuteness of the problems of insufficient housing to prompt hasty action. The city ordinance requires developers of multifamily buildings to set aside 10% of the units, not 50% to 100% for low income/affordable units.

The number of units and lack of reasonable parking is the beginning of a no go for me. The surrounding area has 300 homes in a much larger footprint than the 454 units purposed on a small amount of acreage, less than 4 acres. This will put undue pressure on all utilities and support systems in the area.

PARKING for 454 units at 1/2 space per unit is completely inadequate. With 454 units there could be in influx of 454 to 1800 vehicles. Where are cars going to park that don't fit into the 227 parking spaces allowed? The only option is park on nearby residential streets. This will cause additional traffic and inconvenience to the nearby residents of the SFR community. The additional parking could also go into the commercial properties and negatively affect business. They could also go into the medical buildings parking and affect the patients ability to access the doctors offices. We don't know how many residents will have cars or how many residents would be living in the UNITS. Are the units studio, one bedroom, two bedroom or three??? Number of units do not address the amount people that will be added to area.

TRAFFIC is already a problem at the conner of Mount Etna and Genesse. We experience back up to get out the neighborhood at Mount Etna and Genesse and at Mount Everest and Balboa.

There is an elementary school located at Mount Etna and Mt Everest. Traffic for the school children is already a problem. This will create more chance of injury to our children.

I have seen tensions already at both of these intersections exhibited by drivers and it will only get worse. Frustration of being late to school, work and activities does not lead to a safe driving experience.

SAFETY for the children at the elementary school located at Mount Etna and Mount Everest is an issue. With the designated tenants of building being:

1. Persons with serious mental illness or substance abuse
2. HIV/AIDS persons
3. At risk youth

4. Survivors of domestic abuse

Putting people in a neighborhood so close to an elementary school could have devastating consequences. Picture your 6 year old coming home from school with a used needle or drugs found on the street. Coming home in tears after being accosted by someone with a mental illness or an abuser looking for the family he or she believes lives in the neighborhood.

Just to mention a few. Who is going to take responsibility for any incidents created by the 50% up to 100% residents in this development? The city? The developer? Or will the general population just have to DEAL with the consequences.

You would not put a cannabis dispensary or a sex offender in close proximity to a school. An Elementary school is approximately 2 tenths of a mile from the proposed development.

PUBLIC SERVICES would need to be increased to protect the area. Fire hazard of a high rise building and the crime that could/would increase would need to be addressed by the city. We already are challenged by an inadequate amount of police officers in San Diego.

GREEN SPACE/RECREATION is not addressed. Where are the tenants going to go, into the streets?

LIBRARY is not adequate to provide for additional patronage. It is barely adequate for the current residents and would highly stressed to provide for additional usage. The library would a highly used resource for the targeted population of the development.

UTILITIES would be stressed with that many units added to the area. Sewer, water supply and electricity must be improved to accommodate additional population.

QUALITY OF LIFE FOR EXISTING RESIDENTS has not been mentioned. After many years of hard work to own in a comfortable middle class neighborhood you are taking away our quality of life by adding so many units. Residents in the area are senior citizens to new borns. Many of the original owners have had their children and now their grandchildren purchase homes in the neighborhood they grew up in. Don't ruin what generations have worked to maintain and improve over the years.

PLEASE DON'T CHANGE THE CURRENT ZONING or at the least don't make the designation ministerial.

SUGGESTIONS ON USEAGE OF THE PROPERTY

Yes, we need to address the issue of lack of affordable housing in San Diego. Not at the expense of the current residents.

How about a **MEMORY CARE** or **HOUSING FOR SENIOR CITIZENS**. Shopping and medical facilities are nearby. This would create less traffic and parking issues. It would not increase the risk of crime significantly.

VETERANS without mental or other issues that put them in "at risk" category.

Build at 45 units per acre, approximately 160-170 units, as zoned and put aside 10% for affordable housing. This would be in keeping with city's plan for new development.

If housing "at risk persons" of any nature it must have on site 24/7 support and security.

WHY DO WE NEED TO HAVE SO MANY UNITS IN THIS DEVELOPMENT?

I understand the city needs 20,000 units of affordable housing. Why are we not addressing the new construction projects to have to set aside a percentage for this purpose.

Projects currently proposed, planned and or approved that were mentioned in an article in SD Union Tribune

date 9-26-2018

NEWLAND SIERRA in North County 1140 SFR and 995 Multifamily none are affordable housing.
3rd and A Street/ CORTEZ HILL 270 apartments. None are mentioned to be affordable units. Also for 270 units there are 280 parking spaces

TOWN & COUNTRY MISSION VALLEY 840 rental unit None mentioned to be affordable units.

PARK & MARKET 426 apartments = ? affordable units

CISTERRA/RITZ CARLTON 7th and Market at total of 218 units and 34 are affordable units.

OLD DOWNTOWN LIBRARY SITE = Mixed use project 392 rental units 30 are subsidized.

Sherry Dixon
4755 Mount Durban Drive
San Diego, CA 92117
858-220-3020

From: Joan Spieker <spkrgal33@sbcglobal.net>
Sent: Thursday, September 20, 2018 1:09 PM
To: Cass, Marc
Subject: Fw: Proposed Project at Mt. Etna and Genessee Ave.r

On Thursday, September 20, 2018 12:59 PM, Joan Spieker <spkrgal33@sbcglobal.net> wrote:

County Supervisors:

I have lived in my home on Mt. Castle Ave. for 62 years. I'm one of the rare original owners and have always loved the convenience of this location. It has been my 'one and only' home, and a place where my children grew up in a safe community environment. If you don't think this massive structure being planned by the County Supervisors will disrupt this tranquil existence, then think again. Not only do you plan a mix of people, good and bad, but apparently the residents of this community get little say in what's being planned, the size of the building, the number of people you plan to house, and the added congestion in our neighborhood.

I, and many of my neighbors, have recently put thousands of dollars into upgrading and remodeling our homes. Some of those same neighbor's houses back right up to the Crime Lab parking lot. You are destroying their hopes and dreams of living in their homes for a long, long time. Who wants to have a high rise directly in back of their homes with people looking directly into their yards and homes. Shame on all of you Supervisors for planning such a project in that location.

Prior to the Crime Lab, we had a hospital on that site. One of my daughter's was born in that hospital. Then came the Crime Lab. Both the hospital and the Crime Lab have been good neighbors. But now, without any concern for our community whatsoever, you are planning to house 550 residents right behind us. You've got to be kidding.

My question to each and every one of you: How many of you have projects such as this in your back yard? How many of you would fight a project such as this one 'tooth and nail' to have it relocated. Clairemont will step up to the plate on this project. I'm 85 years old. I've had a wonderful life in this home in Clairemont. We are lucky enough to have all the conveniences at our fingertip, and can boast that it's the center to every freeway, and valued property because of it's convenience. Please don't ruin that.

Joan Spieker
spkrgal33@sbcglobal.net

P.S. I expect the City Council members to cooperate in advising against this project; also the Clairemont Planning Group and the Clairemont City Council. You politicians need to 'earn your keep'. I would like a reply to this E-mail just to show that someone, or all the County Board, and City Council have read it.

Lisa Maier

From: Marlie Long
Sent: Tuesday, October 9, 2018 5:22 PM
To: Peter Hansen
Subject: FW: Proposed Project at Mt. Etna and Genessee Ave.

Another one ☺

Marlie Long
Senior Associate
ESA | Southern California Region
550 West C Street, Suite 750
San Diego, CA 92101
619.719.4200 main ext. 3753 | 619.719.4201 fax
619.719.4197 direct

mlong@esassoc.com | www.esassoc.com

Follow us on [Facebook](#) | [Twitter](#) | [LinkedIn](#)

From: Cass, Marc <Marc.Cass@sdcounty.ca.gov>
Sent: Tuesday, October 9, 2018 5:16 PM
To: Marlie Long <MLong@esassoc.com>; Kristin Blackson <KBlackson@esassoc.com>
Subject: FW: Proposed Project at Mt. Etna and Genessee Ave.

They keep coming in ☺

Marc Cass, Assoc. DBIA
Environmental Project Manager
CCA EA-Secretary

Dept of General Services, County of San Diego | 858-694-2047 | Marc.Cass@sdcounty.ca.gov
5560 Overland Avenue, Suite 410
San Diego, CA 92123
Please consider the environment before printing this e-mail

From: Joan Spieker [<mailto:spkrgal33@sbcglobal.net>]
Sent: Tuesday, October 09, 2018 3:25 PM
To: Matt Valenti; rwjok@hotline.com; Eddie Bradford; Julian Pena; Richard Jensen; Juliet Hong; Julie Wilds; Quentin C. Yates; Cass, Marc
Cc: Carrie Little; Dorothy Jensen; Marcia Bodnar
Subject: Fw: Proposed Project at Mt. Etna and Genessee Ave.

It would seem that our County Supervisor's have little concern for the people that established this community of Clairemont some 62+ years ago. The Clairemont area is central to every freeway, and is coveted by many as an ideal location for establishing a home and raising a family. I have lived in my 'one and only' home for 62 years, and have loved this area for all of it's conveniences.

Now the County wants to turn the Crime Lab into a low income home for as many as 500 to 800+ individuals. This will be a major impact on the citizens of this community. The county has said they will house low income seniors, veterans, substance abuse (alcohol and drug) and mentally ill individuals. They want to raise the height limit for building the project. I, and most of my close neighbors, are totally against this project.

First off, it will greatly impact the neighbors who live on Mt. Castle Ave. and whose houses abut the parking lot of the Crime Lab. With a higher structure, the residents of that structure will be able to look directly into the backyards and houses of our neighbors. This is totally unacceptable. Our good neighbors have put thousands of dollars into remodeling their homes, and expecting that this will be their home for many years to come. Many of them have young children, and they are expecting, like my husband and I did many years ago, that the neighborhood is safe for playing, and basically a crime free neighborhood.

Now with so many moving into this planned project, some very good people I'm sure, but some we might be dubious about, is causing much anxiety among the residents of Clairemont. When these folks decide they want to take a leisurely stroll where do you think they might want to stroll? Not along busy Genessee Ave. when traffic is racing by every hour of the day, and it's so noisy. They'll want to stroll along our streets that are within close proximity of their establishment, and OUR HOMES. We're not talking about a few people walking out streets, we're talking about possibly in the 100's. I fear there could be an uptick of crime on our streets, which has been almost nil up to this point. And what about the congestion of extra traffic, and parked vehicles on our streets?

I expect each and everyone of you can see the dilemma and frustration that this project is causing to the citizens of Clairemont. I also expect that all of you will fight against this proposal. Politicians should not be able to do anything they want to do without consideration of it's citizens, and on this project the citizens say NO.

Joan Spieker
4334 Mt. Castle Ave.
spkrgal33@sbcglobal.net

From: Jessica Saffell-Bowlin <jsaff003@gmail.com>
Sent: Wednesday, September 26, 2018 11:11 AM
To: Cass, Marc
Subject: Fwd: Morena Corridor Specific Plan: Project #582608 / SHC 20161021

Hi I want to confirm you are receipt of the below email.

Morena Corridor Specific Plan: Project Number: 582608

SCH NO - 2016101021

Dear Mayor and City Representatives,

As citizens, families, and advocates for Clairemont, we strongly oppose the language on p. 327 of the PEIR that does not allow for the character of the community to be preserved. We specifically oppose the language that allows for higher building limits than 30 feet. This has verbally been promised by Lori Zaph and other city officials, but this particular language allows a loophole to change the entire Clairemont Mesa area without the consent of the citizens.

The increased traffic congestion impacts quality of life in the community for residents that already live here and those passing through the major through-fares on Genessee and Balboa. The citizens want to maintain the 30 foot height limit and the character of our neighborhood.

In addition, my neighbors and our household opposes the City's Planning Department "Height Concepts" proposal for rezoning of commercial property of the Home Depot on Balboa Avenue to residential spaces. We are an older neighborhood, and the need to access a major hardware in proximity is a necessity in the neighborhood as something is always in need of replacement. While there is an Ace Hardware in Clairemont Square, the store does not supply the magnitude of the items needed that Home Depot does. The other nearest major hardware stores are in other majorly congested areas in Mira Mesa and Mission Valley. Removal of this store will strongly impact the quality of life for existing residents, not to mention the impact on lost jobs in the community.

For similar reasons, we also oppose the rezoning of commercial space to residential on Clairemont Drive and Balboa Avenue. It is the mayor's priority to handle homeless problems, and removing the Good Will is a job loss to those recovering from homelessness and addiction. In addition, Harvest Market is also located in that shopping Center, and it is one of the only locally owned grocery stores left in the neighborhood. Not only will we be sitting in traffic for the additional proposed homes, the loss of jobs will also impact our residents.

As working parents, any additional time sitting in traffic is time that we cannot spend with our families, I'm sure we can all agree that healthy communities begin with healthy families. The last thing the residents of Clairemont want is another congested Rosecrans and University Town Center area. Please take into consideration the residents of Clairemont and prioritize growth in another area of the city.

Kindest Regards,

Stephen and Jessica Bowlin and residents of Clairemont

4784 Mt Durban drive

From: George Hagood <georgeh73@icloud.com>
Sent: Monday, October 1, 2018 7:51 PM
To: Cass, Marc
Subject: 5255 mt etna

Sent from my iPad since this project will add to national debt. Dago is 30-40 % on food stamps Medicaid is off the charts, 22 trillion plus. Unfunded liabilities from SSA to city retirements. Stop the bleeding, we are truly a joke country. A train wreck in the world.
balance the budget or shut up.

From: George Hagood <georgeh73@icloud.com>
Sent: Monday, October 1, 2018 7:39 PM
To: Cass, Marc
Subject: 5255 mt. Etna. Remodel

Sent from my iPad. To whom it may concern: I have lived one block away from 5255 mt etna for over 40 yrs. I have seen and heard of the give away to the welfare and homeless classes. You have made us a magnet to them ,world wide. Send them back to their home if they can't afford it here. People have been leaving here forever for that reason,or stop the rich foreigners from moving here and buying up the country. I think you just want to waste money and make back room deals with the labor unions.I pray,pray,pray that you could use the old hospital for some medical use. We have epidemics of diabetics, altizers,heart disease ,mental health,stroke, alcohol and drug abuse. Why not use the building for that. Also since you have used all the parking lots for food joints and banks, how about a green space for the kids and people. We would like a dog park p. B. And Ute have them why not Clairemont? We would like to see an assisted living and or a retirement home.

Mental people should be locked up or moved close to your house . Remember Jon David Guerrero, he lived in one of your places downtown. He killed 3 and injured 4 more in 2016. The pollution, noise, and traffic is bad now, we don't need a traffic study.

We want to maintain lower height limit,and our parking in front of Our Houses!

We have sorry to towers on Crowley way, with many vacant, the. Scranton's on mt. Alifan .probably 80% of your ski.Folks are fake , just look at the ads on tv. Some are using many l d 's and collecting many s.s.i. Checks.

Why have a crime lab anyway ,look at the way they treated Rebecca Zahau.

We make money, We Print It. !

We don't want to be a dumping ground for the world, not another L A Please put this in lajolla or Del Mar or Mira Mesa or north county.

Remember a lot of this homeless is a lifestyle choice. They are having fun swapping drugs, and staying high. I saw one guy at intersection of balboa & genesee, I know him He has a great union pension and still works, but he was there telling people to go To the beach and have a good time, he was way intoxicated.

Some people are truly in need and I am all for helping them.

A lot of them are pure lazy scammers , We all know we can not afford the military as is, So maybe use military housing for the low income housing. We have a lot of military housing in dago. They won the war, because you never hear Don't AskDon't Tell Anymore.

One half of border patrol work for the cartels and the cartels control the border.

thank God somebody does it. we got it going on !!!

From: George Hagood <georgeh73@icloud.com>
Sent: Tuesday, October 2, 2018 6:39 AM
To: Cass, Marc
Subject: 5255 my etna

Sent from my iPad my name is George Hagood,jr. 4432 mt castle ave 92117 phone Is 6198044280. Thank you.

From: George Hagood <georgeh73@icloud.com>
Sent: Thursday, October 18, 2018 6:58 PM
To: Cass, Marc
Subject: 5255 my. Etna dr ref.wt4224097

Sent from my iPad we people of the mt. Streets of Clairemont have not had a homeless problem in my 40 + years here. We are maxed out in traffic, and etc. we don't want to be another Los Angeles. We are 100% against this project. I understand contractors And Chelsea investments and county officials stand to lose millions. But this Would be a disaster for my hood. Crime, parking ,noise,pollution,traffic,it is bad enough now. We could renovate this building and use it to treat our seniors for dementia and etc. please think of city and county liability for mental renters that hurt and harrasss our citizens. Sincerely George Hagood 4432 mt. Castle ave. 92117
619-804-4280

From: George Hagood <georgeh73@icloud.com>
Sent: Friday, October 19, 2018 7:42 AM
To: Cass, Marc
Subject: 5255mt.etna wt-4224097. Former crime lab

Sent from my iPad please don't destroy our neighborhood!!! Clairemont has more than It's share of hud housing , mt. Alifan , Crowley way and etc. leave this building and Renovate it for our seniors with mental diseases. Thank you George Hagood
4432 my. Castle ave 92117 619-804-4280. I would like to see any records of who was for this project. It is public record
.,right ?

From: Mays, Jody
Sent: Tuesday, October 16, 2018 12:32 PM
To: Jackson-Llamas, Angela; Cass, Marc
Subject: Fwd: Mt Etna Complaint

Sent from my iPhone

Begin forwarded message:

From: "Powell, Sabrina" <Sabrina.Powell@sdcounty.ca.gov>
Date: October 16, 2018 at 12:14:13 PM PDT
To: "Medved, Marko" <Marko.Medved@sdcounty.ca.gov>
Cc: "Mays, Jody" <Jody.Mays@sdcounty.ca.gov>, "Alejandre, Nicole" <Nicole.Alejandre@sdcounty.ca.gov>
Subject: Mt Etna Complaint

George Hagood – Georgeh73@icloud.com Mt. Etna – wants to voice his very strong opinion against this project. Wants to use the building for a hospital as it was intended and use it to treat older adults with dementia and Alzheimer's. The high rise will ruin the neighborhood and they don't want that in the area.

Thank you,
Sabrina Powell
Administrative Secretary
Dept. of General Services
(858) 694-2338



Safety – Live with it!

From: George Hagood <georgeh73@icloud.com>
Sent: Friday, October 19, 2018 4:05 PM
To: Cass, Marc
Subject: What are the results of the scoping of wt-4224097, 5255 mt etna dr.

Sent from my iPad hey Marc , when will we be able to see the results on this survey And who voted for it. This is public record right ? George Hagood 4432 mt. Castle ave. 92117 phone 619-804-4280 thanks and have a great weekend

From: Marija Hristova <marijahristova@gmail.com>
Sent: Friday, October 19, 2018 6:11 PM
To: Cass, Marc
Subject: Against crime lab project

Hello Mr. Cass,

This email is regarding the Mt Etna project where the Crime Lab is.

My wife and I are residents of Clairemont. My family and I are absolutely against changing the zoning for this location and proceeding with this project. Our grandkids go to school at Mt Everest Academy, k-12 school with an open campus right across this location. Also there is another school in its This building will introduce many residents, some of who might jeopardize the children's safety. The parking around the school will be difficult, it already is impacted by the increasing number of students, this will worsen it. Traffic will be increased multiple times and the area will be more prone to accidents, which further jeopardizes the safety of our children. The building will surpass the local height limit. The infrastructure cannot support this change.

I hope all of these reasons and many more will be taken in co consideration to abort this project.

Thank you,
Gjorge Hristov and Trajanka Hristova

From: Gloria Donichy <gdonichy@san.rr.com>
Sent: Friday, October 19, 2018 11:21 AM
To: Cass, Marc
Subject: mt edna project

I am very concerned about this proposal. our traffic is already congested in this area, we have hundreds of children walking to school in this area , this is a danger to them , once the height limit is raised on residential residence's , it is my understanding you are thinking of redoing the home depot shopping center with more high rise residential units included there as well. I would like to see a plan that involves the whole city and neighborhoods so we can see where exactly the other projects are going to be, you are already planning a new development on Mt Alifan for homeless and seniors less than a mile from this project , we do not want to be a place where we are in danger of not having enough resources to take care of additional crime , traffic , school over crowding,etc, I think the residents of Clairemont should have a voice in what is being planned for their neighbor hood as its using tax payer dollars to pay for this and whatever facility you put here we have to live next door to it.

thank you
Gloria Donichy
Resident in Clairemont

cell 858-603-6463
fax 858-576-9596

From: gblais@san.rr.com
Sent: Thursday, October 18, 2018 2:10 PM
To: Cass, Marc
Subject: LOW INCOME APARTMENTS IN CLAIREMONT

Please we do not want any Low Income high rise in our area. I have been here over 40 years and will move away if this happened.

As 2 tax payers I do not want this to happen in my area for many reasons.

Thank you Gloria J. Blais
and Raymond Blais

4361Mt. Everest Blvd.
san diego

From: Gregory Hawkins <gregory.hawkins1@gmail.com>
Sent: Thursday, September 20, 2018 5:04 PM
To: Cass, Marc
Subject: Mt. Etna Crime Lab redevelopment

Mr. Cass,

As a resident of the area (5076 Mt Harris Dr), I would like to express my strong support for this project. San Diego's housing prices are unaffordable; the only solution is more stock. I think the smartest way to add stock is to upzone in current low density areas, Clairemont is a prime spot for more density.

Please feel free to contact me if you need a more balanced view on development. Generally, the majority of people who show up to these community meetings are older and very resistant to change. Unfortunately, people like me who support sustainable development have young children are not always able to make the meetings.

Thank you for you time.

Gregory Hawkins, PE

--

Greg Hawkins

From: Heather Willens <heather.willens@gmail.com>
Sent: Friday, October 19, 2018 11:29 AM
To: Cass, Marc
Subject: Opposition to current plans for the Mount Etna housing project

Dr. Mr. Cass,

As a resident homeowner of Clairemont for nearly 10 years now, I want to voice my opposition to the current plans for the Mt. Etna low income, high density apartment project. I have been closely following this project and I am in shock that the space is trying to rezone to allow for 400 units, when it is current zoned for 124. This area is already highly congested and the current infrastructure does not support this extreme change in residents to an already busy area. The people of Clairemont feel like we are becoming the dumping ground to meet country quota of affordable housing with both the Mt. Etna and Mr. Alifan projects, and it is completely unfair. We urge you to consider the current residents of Clairemont, who chose this area as our homes based on NOT being a traffic, people nightmare.

The current plans does not fit with the rest of the area at 5 stories and 400 units - with the possibility of over 1,000 new residents to the area. With the completely lack of good public transportation, Clairemont is extremely car dependent and this will make the area a traffic jam nightmare. Please PLEASE do not allow for this rezoning, cramming all low income housing into one small area of San Diego. It is unfair to the current residents and a vastly inappropriate choice for such a project. Please be reasonably. Please show that Clairemont residents matter.

Heather Willens

From: Heidi Acosta <hacosta@san.rr.com>
Sent: Thursday, October 18, 2018 7:22 AM
To: Cass, Marc
Subject: Mt Etna project

I am opposed to the project. I am a 20+ year resident of Clairemont. The size of the building and number of people expected to live there is too big. Rezoning the area to meet your needs for housing is not appropriate. Traffic and safety will be unbearable!

Heidi Acosta
4317 Mount Henry Ave

From: Helen Noble <helen.noble14@gmail.com>
Sent: Friday, October 19, 2018 2:02 PM
To: Cass, Marc
Subject: Comments for the EIR, Clairemont Mesa Community Plan Amendment and Rezone, Project WT-4224097

Mr. Cass,

I am very concerned about the Mt Etna Crime Lab project. I expect negative environmental impact regarding:

- Traffic,
- Public safety,
- Noise,
- Utilities,
- Recreation,
- Walkability,
- Air quality (Climate Action Plan),
- Parking,
- Schools,
- Businesses.

1. This is the third affordable housing project within a half mile. That's really a lot for one neighborhood to absorb. Other projects: Stratton (apartment complex, 300+ units, converted to affordable housing by Wakeland) and 5858 Mt Alifan Drive (52 homeless units, in progress). Again, the Mt Etna Crime Lab project is slated to be the LARGEST affordable housing project in the history of San Diego. This could easily be 1600 people. Supervisor Roberts' office says that a 3-bedroom affordable housing unit is designed to house up to eight people.
2. At 404 units, this will be the **largest affordable housing project in the history of San Diego** (eclipsing, by over 30%, the previous largest – Civita, in Mission Valley, where 306 units was a tiny fraction of a 320-acre housing development). Plus, Civita got a much less risky affordable housing population than what Chelsea is proposing for Mt Etna Crime Lab.
3. Lots on Mt Castle Drive (western edge of property, on other side of power lines) may never see anything but late afternoon sunlight again.
4. Extreme density will cause noise problems. There will be insufficient recreation space for the many children. The neighborhood library won't be able to service a doubling of the neighborhood population.
5. A population of addicts, severely mentally ill, recently homeless, and felons will certainly cause safety concerns at Mount Everest Academy, one block away. Holmes Elementary will be unable to handle the influx of students.
6. Addicts increase crime in any neighborhood where they live, especially when there are lots of them. Parents, teachers, and neighborhood residents will worry about needles and drug dealing at Mt Etna Community Park (3 blocks away). People previously inclined to walk will be pushed back into their cars, out of safety concerns.

7. Water, sewer, gas, and electric lines were installed in the 1950s. They were designed for a neighborhood of single family homes. It doesn't make sense that Chelsea could double the number of neighborhood residents (no infrastructure improvements) without adversely affecting quality or reliability of service.
8. 465 parking spaces for 404 units (some 2- and 3-bedroom, low income families as population) won't be nearly enough.

Air quality (Climate Action Plan) concerns call for more walkability and getting people to work/shop/dine near where they live. However, the proposed [sandiego.gov](https://www.sandiego.gov) Clairemont Community Plan

https://docs.wixstatic.com/ugd/a513cc_b532ee32a1544ae8b9d2a923c820a74a.pdf

seems to replace our neighborhood shops (e.g. Home Depot and Target) and restaurants (e.g. Panera and Five Guys) with yet more high-rise, high-density housing. Children appear in the concept drawings. Surely, they and their parents won't travel, everywhere they go, on the #41 MTS bus (rated "Fair/Poor" on page 20 of the February 2018 Affordable Housing Phase II Feasibility Analysis). It seems as if the City wants to re-purpose every single parking lot in Clairemont for (probably affordable) housing.

Page 6 from another version of the new, proposed Clairemont Community Plan

https://docs.wixstatic.com/ugd/a513cc_30e262f6823f46d8a1452120b1e31d9e.pdf

shows Transportation Priority Area designation for much of Clairemont, which means developers can avoid providing adequate parking. I'll focus specifically on the Mt. Etna Crime Lab development since that's the EIR topic. We know that people won't really give up their cars. So, where will people park? This is a rhetorical question. The obvious answer: in business parking lots (so no parking for customers), in school parking lots (like Mt Everest Academy, one block away), and in single-family-home residential areas (many square blocks, every space taken).

Please consider the City of San Diego Sewer Design Guide published by the Public Utilities Department.

<https://www.sandiego.gov/sites/default/files/legacy/mwwd/pdf/sewerdesign.pdf>

On page 1, it discusses what's required for large scale projects like the Mt Etna Crime Lab site. Keep in mind that this project will double the neighborhood population. Notice the word, "shall" (i.e. strong assertion), in the Guide's text. "Project applicants shall contact the Public Utilities Department Senior Civil Engineer when the wastewater flow estimates of individual areas planned for development generate more than 5 percent of the wastewater stream at the point of connection with the City's list of critical sewers. The intent of this requirement is to ensure that flows from new projects will not adversely affect the downstream conveyance systems operated by the City and to ensure that previous studies have accounted for those flows in the design of the City's downstream conveyance systems." Will the EIR provide detailed sewer diagrams and proof that all (not just neighborhood) "downstream conveyance systems" won't be impacted.

Helen Noble

From: holly churchill <hrc@sdchurchills.com>
Sent: Friday, October 19, 2018 11:47 AM
To: Cass, Marc
Cc: Garrett Churchill
Subject: Mt. Etna project

Hi Mr. Cass,

Just a quick email to add to your massive collection today. Like others, I did not hear about the Scoping meeting, but I happened to be at Marston for a parent meeting that night , so I stopped in. I listened to the presentation and the speeches and have followed the issues online. Like everyone else we know, we are against the project.

As 20 year residents of Clairemont/ Bay Ho, my husband do not support this project at all. Low income housing might be good in some areas, but perhaps in a rural area where the community and ample land supports it. That location is not Clairemont. We have kids that attend area schools and am most concerned about those at Holmes, High Tech; and Mt. Everest Academy and John Muir schools on Mt. Etna. Parents won't want their kids to walk to school, walk to Starbucks , Panera, Target, Circle K, or other businesses as they currently do at lunch and after school... if the area becomes less safe. We feel that this project will bring in an element that is at-risk and unsafe.

I am not criticizing people in poverty or with mental illness. 51% of the residents of San Diego (and especially Clairemont) have modest/low incomes-- and many live in Clairemont houses that are paid off--otherwise they would likely be homeless too. And one out of four people in this world have mental illness. We all are---or at least have family members that are-- affected by poverty and/or mental illness. However, we are concerned about the visitors that may come to visit residents of this project. Those who are mentally or economically challenged may be really

good people. But we don't have assurance that their friends are, as well. It's not necessarily the homeless resident, but the resident's cousin or friend who might crash there, inviting in drugs, violence, or other crimes into the area. I say 'may' but those we know believe that crime will most assuredly increase, if this project goes through.

Traffic, congestion, and tall buildings are of concern, but to parents like us, it's the safety that is paramount for our children. With increased crime because of this project, those who moved to the Mt. streets because it's safe---will likely move out of the area. Parents move to neighborhoods based on safety, and the quality of the neighborhood school. I think parents may move to other areas outside of San Diego, and even out of the county. For example, at one point, we moved to Phoenix area because of the lower housing costs, but we picked a city where we knew to be safe. If residents move, would the SD County really want that loss of Property Tax income?

I do support a much smaller project, perhaps located in the outskirts of Mira Mesa, El Cajon, Chula Vista, or other outlying areas. The project is too huge and won't fit in Clairemont, and it's not right for this community. Perhaps a community center with a pool would be nice, or some other venue that the residents could enjoy. If a high rise is necessary, at least keep it with low density and capitalize on the nice view it might provide. But please stop this project-- no one wants it.

Best,

Holly and Garrett Churchill

.

From: Holly Van Valkenberg <hollyvv@hotmail.com>
Sent: Friday, October 19, 2018 2:12 PM
To: Cass, Marc
Subject: Mt. Etna housing development

Mr. Cass,

Please add my voice to the chorus of voices expressing opposition to the high-density apartment building planned near the corner of Mt. Etna and Genesee Ave. in Clairemont. While I agree that all neighborhoods must do their part to help with the housing crisis in San Diego, I'm very disturbed to see that so many developers building in higher income areas—Downtown, Point Loma, Mission Valley, La Jolla, etc.--pay the in lieu fee and bypass the addition of affordable housing to their multi-million dollar developments. A middle to lower middle class area like Clairemont then becomes the recipient of a grossly over-sized project completely out of keeping with the character of the neighborhood.

100-120 units of affordable housing built within the existing 30 foot height restriction would be much more acceptable to the many residents of the area who are afraid (legitimately) of increased traffic, strain on aging roads and infrastructure, overcrowding of schools, and loss of home value.

I urge you to take a short walk down Mt. Etna on a weekday afternoon, starting at Mt. Everest Academy and ending across Genesee at Home Depot. You will find that the neighborhood street of Mt. Etna is already terribly impacted by through traffic avoiding the congested Balboa/Genesee intersection, and is not at all pedestrian-friendly. There's a reason Mt. Etna, Mt. Castle, Mt. Casas and Mt. Durban have had speed bumps for many years now.

I've seen reference to this project being situated on the Balboa/Genesee intersection. This is false. Mt. Etna is NOT located at Balboa/Genesee, nor is it easily walkable or near a public transit corridor. To classify the crime lab project as Transit Oriented Development is stretching the definition of TOD beyond a reasonable interpretation. The closest (future) trolley station is inaccessible by foot and is a treacherous 40 minute bicycle ride along crowded and hilly Balboa Ave. The reality is 10-20 minutes by car or bus. How can that possibly fall under the umbrella of TOD?

Please take the very valid concerns of so many Clairemont residents into account. The crime lab project is far too large for the single-family home neighborhood for which it is planned.

Thank you for your time,

Holly Van Valkenberg

Clairemont/Bay Park resident for over 40 years

Sent from [Outlook](#)

From: Jacki Cullen <jaccul@san.rr.com>
Sent: Thursday, October 18, 2018 7:25 PM
To: Cass, Marc
Subject: Mt. Etna

October 15, 2018

San Diego City Council

Community Council, Clairemont area

Regarding the proposed MT. ETNA facility

To Whom it May Concern:

This letter is in reference to the proposed development on Mt. Etna in the Clairemont area.

I am the second of three generations of homeowners in this area. My children have gone to Anderson Elementary on Mt. Etna, and my grandchildren are at Holmes elementary. My children and grandchildren have played and coached at the Mt. Etna baseball field. Our family's pay taxes and vote.

The proposal to build a low income (substance abuse, homeless) housing development in this neighborhood is abhorrent. These are issues that must be considered:

1. There are two elementary schools within 2 blocks of this proposed development. The Mt. Etna little league field and park are within 1 1/2 blocks of this development. Our children should not be exposed to people who are substance abusers.
2. People in this neighborhood have worked very hard for the privilege of living here. Now you are proposing using our tax dollars to allow those who don't work to live here for free.
3. It is proposed to build a 60 plus foot building, although the building codes in the area allow for a 30 foot height limit. What precedent does that set for future building? How can building codes be ignored?
4. The infrastructure will not sustain that many additional people. Traffic, shopping and working will become ever more congested.
5. The past 5-10 years we have been in drought conditions. We were told to save water, which we did, only to have our water be charged at a higher rate. Where is the water coming from for these additional people.
6. Crime will increase, including robbery, murder, and rape. That is not acceptable.

7. Already with only the proposal of this facility, property values have plummeted.
8. This area does not need fixing. It is perfect as it is. We do not need more density, there are apartments available. People walk and ride their bikes everywhere. Our businesses are extremely busy, and don't require more patrons to make them successful. (See Home Depot)
9. It is not broken, please do not try to fix it.

This family neighborhood is not the place for a high density development of any kind, especially for housing the homeless and people who are substance abusers.

Sent from my iPad

From: Jackie Cullen <jacknkyle@yahoo.com>
Sent: Friday, October 19, 2018 4:10 PM
To: Cass, Marc
Subject: Clairemont Residential Cluster

Dear Mr. Cass,

My name is Jacqueline Cullen, my husband Kyle and I were both born and raised in Clairemont. We purchased our first home in Clairemont in 1999 and reside in a home on the same street that Kyle grew up on. Now neighbors look on fondly as we raise our own children in the very same neighborhood. Our neighborhood is largely made up of people who have lived there since the 70's. These same people, who have contributed to making Clairemont such an amazing place to live, are now distraught over this unfathomable Mt. Etna project, as are the "newcomers" who have only lived there half as long.

We grew up by the rule of the street light. Once it goes on, you get yourself home ASAP. Sadly the conditions of the world are hindering that classic rule. The implementation of the Mt. Etna project would completely obliterate it. We have 3 schools, a community park, baseball fields and a brand new beautiful joint use field within two blocks of the proposed site, all teeming with children. How does this project create a safe environment for them? How could any of us allow our children to "go out and play"? Our innocent kids deserve a childhood that is not riddled with unfavorable neighborhood conditions.

Our neighborhood infrastructure cannot support the addition of these residents and the copious amount of traffic. Not to mention the zoning laws and height restrictions that they are conveniently trying to circumvent.

I agree that the people this is intended to help should get some degree of assistance. However, the people who are trying to slip plan this by the residents of Clairemont, who undoubtedly live far, far away from us, need to look for a location that makes sense for all involved. I am a nurse and in my line of work we "do the most good for the most people". I implore "The Powers That Be" to do the same thing.

Sincerely,
Jacqueline, Kyle, Alexandra (11) & Tyler (7) Cullen

Sent from my iPhone

From: Jamie Ravenscroft III <jraventraining@gmail.com>
Sent: Thursday, October 18, 2018 2:57 PM
To: Cass, Marc
Subject: Mt Etna/ genessee Opposition

Hello Marc,

I live in the Clairemont area at a House we own. I am not fond of the idea of so many new units being built in this area.

There is not infrastructure to support this many additional people in this area.

There is not enough parking, even if there was parking available there would most likely be an influx of break ins. I live near Balboa arms, the cars parked on the street there are vandalized and broken into regularly.

I understand the need of low income housing. There is plenty of space in East County. The Clairemont neighborhood already has low income housing available. Perhaps Del Mar or La Jolla could help out with the housing crisis for once.

-James Ravenscroft
Southampton St
92117

From: James Erck <james.erck@gmail.com>
Sent: Tuesday, October 16, 2018 2:17 PM
To: Cass, Marc
Subject: CPA/EIR Inquires: Mt. Etna / Crime Lab

Dear Mr. Cass,

I attended the EIR Scoping Input meeting last night. I opted to reach out via email rather than speak at the meeting itself, I felt this format lends itself better to fully articulate my concerns and frustrations than attempting to summarize my thoughts in 3 minutes and have my thoughts reduced to a few bullet points by the minutes recorder. I appreciate your time to read through my points below, which are formatted to address the EIR concerns requested.

=== OUR BACKGROUND ===

My wife, Kate, and myself live north of the proposed site a few blocks on Mount Herbert Ave with our 1 year old son. We recently purchased our house in April. During the house hunting process, we looked at a number of other communities and ultimately decided to pay more money to buy a smaller, older house in west Clairemont because we love the residential neighborhood and the exceptional schools (specifically Holmes Elementary). We could have bought “more house” for less money in other neighborhoods, but we wanted to raise our son and future children in a less densely populated, residential neighborhood.

The proposed Mt. Etna Affordable Homes project now severely undermines the neighborhood vibe, and destroys what we’ve work so hard to give to our children.

You’re building a massive *urban complex* in a *suburban neighborhood*. They don’t mesh and the proposed complex is too large and not properly planned — it will be a huge burden to our community.

=== ENVIRONMENTAL IMPACT REPORT ===

The EIR has a list of environmental factors that can be a “potentially significant impact”. Unfortunately, the currently propose project checks quite a few these boxes:

- **Aesthetics** - the proposed building doesn’t adhere to the current community guidelines and requires rezoning to make it work. The site must be rezoned from commercial to high-density residential, and the “density bonus” added on top of the adjusted high-density definition pushes the resulting unit per acre to nearly 3x the current limit. In addition, the height restriction of 30 feet or 3 stories also needs to be circumvented. The end result is an ultra-massive complex that dominates and towers over the surrounding area. Literally the definition of an eyesore, which the community plan is aimed at preventing.
- **Land Use/Planning** - the proposed building would reclaim commercial real estate and convert it to a high-density residential complex. West Clairemont is in need non-shopping center commercial real estate to entice entrepreneurs to build restaurants and other community enhancing initiatives. Most of the restaurants are currently fast food options, which fit well in shopping centers. However, this type of setting is not ideal for sit-down restaurants, so the Clairemont Community is losing out on a valuable parcel of land.
- **Transportation/Traffic** - the proposed building will house over 450 units, many of which are multi-room units. Most households having one or more cars/vehicles, equals the potential for thousands of vehicles coming

and going from the complex. A bulk of this traffic will congest Genesee and Balboa, while a large percent will most likely opt to cut through the neighborhood streets, which aren't designed to handle this type of traffic load.

- **Agriculture and Forestry** - the community of Clairemont is already a green-zone deficient community. As it stands, there are only a few parks and green spaces to be enjoyed by a large number of people. Building a high-density residential complex, and then bumping the density up further via the "density bonus", ensures the small Mt. Etna park will be flooded with more traffic than can be handled.
- **Public Services** - the community of Clairemont does not currently have the services necessary to cope with a large influx of low-income, high-need individuals and families. The nearest hospitals are located a 10-15 minute drive with light to no traffic. Getting here via public transportation over 40 minutes. Additionally, support services aimed at the target population don't exist in Clairemont, since this community currently doesn't house an large community of the target population. Additionally, the local schools do not have the capacity to accept a massive influx of new students, thereby severely degrading the current environment.
- **Air Quality** - the addition of a high-density complex, only means more cars and additional public transportation. More cars and additional public transportation, equals more air pollution and a reduction in air quality.
- **Water Quality** - the addition of a high-density complex to a single-family, residential community means the water and sanitation systems will be taxed. San Diego's water quality is sub-par to begin with, so pumping a bunch more consumers of water and contributors of waste water will materially degrade water quality.
- **Noise** - the addition of a high-density complex to a quiet, residential areas will certainly come with more noise and more disruptive environment, with more traffic, more people, in a small area.
- **Recreation** - the community of west Clairemont only has a single, small park (Mt. Etna Park). Adding a high-density complex with little to no outdoor recreational areas, ensures that the bulk of the residents will ultimately overcrowd and overtax the small park.
- **Utilities/Service Systems** - adding a high-density complex, which has a resident count roughly equal to 4-5 city blocks, into a small, single-family residential area will certainly tax the existing utility systems.

=== PROJECT ALTERNATIVES ===

11 sites were originally proposed, two sites were chosen. A 454 unit complex in Clairemont and 185 unit complex Downtown, which means Clairemont is taking over 70% of the unit load. The load in Clairemont is so large, rezoning needs to happen to even make it legally feasible. Instead of dumping 454 units in a community not designed to handle this load, I proposed smaller developments across all 11 sites. If the complex size is reduced, there may be a larger number of sites (potentially more than 11) that might now fit the development profile and better service the target population.

A city-wide and county-wide housing issue, is being thrown on the lap of a single community. The responsibility is everyone's and the burden of helping these individuals is everyone's. One community cannot take the bulk of the load. This model also doesn't adhere to "integrated populations", as the high-density complex would dominant the neighborhood.

Alternatively, the \$25 million dollar fund could be used to procure existing housing infrastructure at a fraction of the cost of new development.

Alternatively, the \$25 million dollar fund could be used to further subsidize rents at existing housing developments to convert “market rate” rental units in areas better suited to handle low-income families and seniors.

=== SIGNIFICANT ENVIRONMENTAL ISSUES ===

All environment factors listed under EIR section have the potential to be significant environment issues. Specifically:

- Schools
- Traffic
- Emergency services
- Crime

=== MITIGATION MEASURES ===

Unfortunately, there aren’t many mitigation measures that don’t require extensive infrastructure changes, which materially alter the entire community and neighborhood. The only option is to reduce the size and scope of the complex to better fit in the existing community, or relocate the project to a better suited location.

=== FINAL THOUGHTS ===

No surprise, of all speakers at the meeting last night, *not a single one was in favor of the current project*. I think the most memorable moment from the meeting last night is when a community member asked the council members to raise their hands if they had kids (I believe virtually all raised their hands). He then asked the council members to raise their hands if they would like the proposed housing development to be built near their homes — or course not a single member raised his or her hand. To push and bully this project through in its current state is truly and utterly disrespectful and distasteful. You and each of your council members knows that this project is too large for such a small community to burden. Even a professional developer has mentioned to you that the project is "more intense than what appears to be a fit for this site". Please have empathy for our family and our community.

This project needs significant changes and reevaluation. Reducing the size and scope of the project to fit within the site and community is a necessary prerequisite for community support. Additionally, the burden of supporting an at risk population is the entire city and county’s responsibility. ***As such, the burden and development of affordable housing should be distributed equally throughout the county.***

Thank you Marc for your consideration and incorporation of my concerns and recommendations as resident of the Clairemont Community.

Sincerely,
James Van Erck
4535 Mount Herbert Ave
(612) 986-6874

From: Jamie Heusser <jamie.heusser@yahoo.com>
Sent: Thursday, October 18, 2018 12:59 PM
To: Cass, Marc
Subject: Move Mount Etna Project to another location

Dear Marc,

I am a mom of 4 kids. I have lived next to all types of people. I have lived right next door to a recovering house, senior citizens, prostitutes, and healthy families. I have observed the Clairemont Community for the past several years. Building this new project is too big for a small area. Adding a possible 1,000 new residents to the corner of Mt. Etna and Genesee neighborhood is not only hard on the neighborhood, but also the new residents. I can see, adding a Senior citizen community and putting in about 100 new units. Adding over 400 is adding an abundance. Many of these individuals should have space, to live and to grow. If they are coming off drugs and abusive relationships, shouldn't they be living in a smaller community to receive healthier resources? There is plenty of space in Point Loma, Lakeside, Santee, El Cajon. Nice, growing communities where families and kids can grow. The neighborhood schools are not built to accompany this many new families. Adding more people to a community all at once can create trauma. Would you want this project in your neighborhood, be honest with yourself. NO. What makes sense is to add small and separate buildings to the communities. The amount of traffic, the amount of people, the amount of cars, when they are already thinking of building up the Target Shopping Center. I am all for change but thinking on a rational level this large project is not good for both sides of the fight. This project IS NOT HUMANE.

IS there going to be security for all residents, how are Senior Citizens going to feel about young growing families, and individuals coming off drugs. Have you thought about the homelessness already in the community and how it might bring in more activity. There are 3 major schools in the neighborhood and many of the residents want to be able to ride bikes, walk, drive, and feel safe all hours of the day and night. This project should be moved to another location. Move this project to another location. San Diego is a growing city with all kinds of people and I know for a FACT that Clairemont, La Jolla, PB, UC, and anywhere near Balboa Park is already busting at the seams. Point Loma has space. Going EAST and NORTH makes more sense.

Please think about all the people being affected. It's not just about Clairemont and the angry neighborhood residents, but think about the people moving in and the impact it will have on them as well. You're putting, Tigers, Birds, Flamingoes, and Lions in a cage and expecting them to live with each other.

This is something the people should VOTE on. We have a right to be heard and let the VOTES be the decision. Not the money.

Sincerely,
Jamie Heusser

From: B. Jan (Montana) <bjanmontana@gmail.com>
Sent: Friday, October 19, 2018 9:11 AM
To: Cass, Marc
Subject: Mt. Etna Tower

The proposed low income building at this site will ruin Clairemont.
Why not build it in a distressed area that needs the development?
That would be more expeditious to the city treasury as well.

Jan Montana
4856 Mt. Frissell
92117

From: Jane <contactbeckykim@gmail.com>
Sent: Friday, October 19, 2018 10:54 AM
To: Cass, Marc
Subject: Proposed project on Mt. Etna

Dear Mr. Cass,

My name is Jane Scanlon and I live on Mt. Jeffers which is near the Affordable Housing Project proposed for the Old Sheriff's Crime Lab. I would like to voice my **STRONG OPPOSITION** to the size and scope of this project.

I attended the meeting Monday night at Marston Middle School because I was very interested in the plans for this site. We are all aware of the need for affordable housing in our area and I am in full support of being part of a new housing development to assist in this need. My shock was the size and impact of the proposed project.

Parking: You want to propose a building with over 400 units with no parking. I am curious where the caseworkers and others will park during the day to provide assistance to those in need at this proposed project? There is a Home Depot across the street. Please look at the City of San Diego information about Mt. Etna and Genesse to find out how many people get hit while crossing this intersection. When I look at your lovely campus in Kearny Mesa I can't help but notice the large parking structure built so no one would park on the street, yet you would put this proposal to us leaving out a very vital part of living in a community. The city of San Diego does have a regulation in regards to multiple dwelling units and parking.

Access to Property: You want to propose a building with over 400 units and only one driveway for everyone to come and go from the property. There is currently a medical building on the corner and it is difficult to get out of the parking lot because of the traffic and you cannot see when exiting the parking lot due to so many cars parked up on the street.

Schools: There are some fantastic schools in Clairemont in which my own children attended which are currently at max capacity for their size. Would you propose to bus the children living in this Proposed Development to other schools when the whole idea of this was to form a community? We have four large schools in a very close proximity to this proposal and the traffic in the morning is already very difficult to negotiate. Sometimes it takes longer to get out of the neighborhood than the whole trip itself.

Traffic: Currently the traffic is already difficult to navigate. When the 805 or 5 are backed up there is heavy traffic on both Balboa and Genesee as people are trying to get off the highways and use the side streets. I use the back roads myself to avoid the main roads. Also, the lights don't line up so you can only go one block at a time before the light changes.

Changing the Clairemont Charter: I find it interesting that this proposal all rests on the changing of the Charter. The height limitations and density are in place to prevent large apartments from lining the streets. If it is changes for this site, it's over. Clairemont is a very central location in San Diego and access to many highways are within a few miles. The reason I moved to Clairemont was that it was already built and no one could come in and build an apartment near my house. We are in the flight pattern of Montgomery field and a plane did crash in Clairemont a few years ago.

Mr. Cass, one of the comments made at Monday nights meeting hit a cord in me. It was a younger man who spoke about moving to San Diego from LA and said he would move out of our neighborhood if this proposal went through. It's been great to see the families move into our neighborhood and start to revitalize our community. This community has been restarted with the efforts of the younger generation and I would hate to lose this part because they don't feel safe to walk in their neighborhood. The size of this proposal is very scary.

I will be attending any future meetings and look forward to a different proposal offered, with parking and input from residents.

Respectfully,

Jane Scanlon

From: jingersoll@san.rr.com
Sent: Thursday, October 18, 2018 5:31 PM
To: Cass, Marc
Subject: Mt. Etna crime lab project

There appears to be a bit of confusion. The county says it wants input to this project but it doesn't pay attention to the input it's received. Scoping meetings are not well publicized.

At the September 25th meeting it was stated 4 developers had been sent RFPs. At least one developer said the project appeared to be more "intense than would fit in at the site." At the October 15th meeting, the developer had been chosen. Oddly enough it was the developer who had maxed out the number of units. However all projects shown were nowhere near the density proposed for the Mt. Etna site.

The February feasibility analysis indicates:

An exception to this overlay can be applied for as long as the new structure is compatible with surrounding one, two, or three-story structures.

The analysis included the hypothetical residential program that assumes the maximum of 116 rental units.

A lower-density for sale prototype assumed 15 units / acre for attached townhomes.

Yet the developer chosen has plans for 452 units? An analysis is done for 116 or 61 units and a plan for 452 is conceived?

The mixed income rental prototype with 116 units was deemed NOT FEASIBLE unless demolition costs were underwritten by the county and additional subsidy.

The analysis deemed that transit was fair/poor. However this is a high priority project for the county due to public transportation. Transportation that is fair / poor makes it a high priority?

The county doesn't seem to take into consideration the surrounding area. There is a homeless project less than 1 mile away. There are senior citizen communities within 2-3 miles. There is low-income housing within a mile.

The county interprets the community opposition as NIMBYs. However the community response is due to the fact that we are already accommodating this. The accommodations need to be spread throughout the county. The accommodations should not be concentrated in one area. Nearby residents live in the city, not on county property. The county appears to not want this in its own backyard.

The proposed density is way too high for an area that is already heavily congested. Traffic is a problem now, without additional residential properties.

MTS has approved that underused parking lots could be turned into housing developments.

Alternate sites need to be considered before this project. The Mt. Etna site should be developed as commercial with businesses that will enhance the neighborhood. It should not contain a high density residential project that contradicts the current character of the community.

The county is receiving input. It's just not listening.

From: jingersoll@san.rr.com
Sent: Sunday, October 14, 2018 12:42 PM
To: Cass, Marc
Subject: Concerns about the Mt. Etna Crime lab proposal

Hi Marc,

As I understand it we can send input to you for the next scoping meeting for this project.

San Diego cannot accommodate all of the people who would like to live here. Housing in San Diego has never been affordable. If housing is affordable San Diego will be more crowded than Los Angeles.

Changing the review process for this project from discretionary to ministerial is of particular concern as it allows for decisions to be made without public input.

There is a high pressure gas line bordering the property. Is SDG&E willing to be liable the way PG&E was liable in San Bruno?

There is a homeless housing project going up less than a mile away. Projects should not be concentrated in a geographical area. MTS has approved a plan where underused parking lots can be used for housing. Those areas should be utilized before zoning is changed in another location.

The change of zoning from Commercial to High Residential is with complete disregard for the current residents. Current residents did not buy houses near a high residential zone. Current residents did not want a high density neighborhood. Developers have said the proposed density "appears to be more intense than what is fit for this site." How can the city council ignore these comments?

This area was previously a hospital. That would be more beneficial than additional housing. Keep the area commercial and let the neighborhood be improved.

The county will not subsidize infrastructure improvements to accommodate the project. The current traffic pattern does not allow for an influx of the proposed number of residents. Currently Balboa and Genesee is backed up and traffic cuts down Mt. Etna and other streets. A February feasibility analysis stated that transit in this area is fair / poor.

How can the city and county continue to ignore these inputs?

Regards,
Janet Ingersoll

From: Janet H-K <janet.hoff@gmail.com>
Sent: Friday, October 19, 2018 5:13 PM
To: Cass, Marc
Subject: Opposed to Mt Etna 454-Unit Proposal

Hello Mr. Cass,

I am a Clairemont homeowner and lifelong Clairemont native/resident who strongly opposes a 454-unit and multi-story residential apartment facility, currently being proposed for the Mt Etna Crime Lab parcel, without actual and preliminary action to ensure an appropriate number of reserved parking spaces to accommodate such a high influx of cars, as well as actual and preliminary action to address infrastructure overload (especially traffic studies and alleviation measures) to support such a large influx of people and vehicles.

Please do not act so unethically as to remove the community's voice, a dedicated Clairemont population that has to inherit the problems and impacts of such a large-scale project. We may not be as wealthy as La Jolla or our basically absent councilmember's neighborhood of Mira Mesa etc, but Clairemont by large, and this household, strongly oppose the county's intention of disregarding and setting aside laws in place to protect citizens' rights, to essentially remove such citizen rights as it finds convenient for its own illegal and unethical purposes. It is obvious to us that this ministerial re-categorization that we hear is about to occur, is to take on brazen rezoning powers where the county is not otherwise allowed to do, and is against the will of the people who actually live and work here. The CCPG exists to protect Clairemont residents and must be a part of the dialogue for the rezoning of this property at Mt Etna Drive going forward.

Do the right thing and listen to the many voices of concern being sent your way. Keep this project as discretionary and not ministerial so we can all remain invested in the changes coming our way with this pending redevelopment plan.

Thank you,
Janet Kneier
4833 Mount Hay Drive

Sent from my iPhone

From: Janette Gradyan <jgradyan@gmail.com>
Sent: Thursday, October 18, 2018 1:01 PM
To: Cass, Marc
Subject: Mt. Etna Proposed Project.

Mr. Cass,

I want my voice heard regarding the proposed Mt. Etna housing project.

I strongly object to the current plan and oppose the change to the current zoning regulations. Clairemont is a wonderful community of loving residents and involved neighbors. I've lived in the Mount Streets near Holmes Elementary for almost 20 years and we are proud homeowners. We added a 2nd story and remodeled as we hope to live here and raise our family forever. We wish to keep our home value strong and crime rates from rising.

While I understand housing is a crises in San Diego, the current proposal for this project is ridiculous. The density planned and the lack of infrastructure upgrades to the area will create further traffic problems than we've already been experiencing. If you've ever driven down Balboa or Genessee at rush hour, you would completely understand why so many residents are seriously concerned about adding 400+ units to the area. Plumbing and electrical services to the area are 50+ years old. Public transportation routes in the area have been rated poor by recent studies. Crime rates are rising with homelessness and the current proposed population will only make matters worse. Low income families will not be able to afford to buy a \$10 burger from Five Guys or a \$12 meal from one of the other local food restaurants recently placed here. A senior population and senior center sound wonderful, but I feel you are putting those seniors in danger housing them with mentally disabled and seriously low income residents. With no onsite support services to maintain the welfare of these people, you will encounter the same issues that have risen at places such as our own Stratton Apartments.

There are currently already 3 Senior and Low Income housing developments within a 3 mile radius of this newly proposed project. I feel Clairemont has already done its fair share and ask you to either seriously reduce the planned density of this project or house it out of Clairemont all together. MTS recently offered up its unused parking lots for affordable and low income housing. This option seems the best answer as transit will be readily available for those in need. Other areas South of downtown on trolley lines or closer to areas that actually serve the workforce seem more feasible. You need to make this project work, should you wish to create additional similar projects throughout San Diego or you will face opposition where ever you chose to develop.

Please reconsider this proposal or you will face very strong opposition from Clairemont. We may not have had very good representation up to this point, but that will change come November. Rest assured, our voices will be heard.

Sincerely,

Janette Gradyan
Mt. Blackburn Avenue Resident
San Diego, CA 92111

Janette Gradyan
Cell 858/692-2299

From: Janice Lukasky <lukaskyj@yahoo.com>
Sent: Thursday, October 18, 2018 4:14 PM
To: Cass, Marc
Subject: MT Etna

Sent from my iPad. A community park, a modern library, something to enhance Clairemont! Housing density is maxed out! Balboa/Genesee is gridlocked! Parking around the Stratton for the homeowners is a nightmare, a mere block from the proposed project. The ill considered Mt Alifan project is going to bring another poorly managed property to this saturated area. This project is only to make money for the political donors devoid of any enhancement to Clairemont.

From: Jasen Miner <jkminer@att.net>
Sent: Thursday, October 18, 2018 10:40 PM
To: Cass, Marc
Subject: Clairemont Mt. Etna housing opposition

Mr. Cass,

My husband and I both grew up in Clairemont and now own a home and are raising our family here in Clairemont. We are strongly opposed to the Mt. Etna housing project. We already have low income housing within a 1/2 mile of that location. The proposed project allows for way too many units and too many potential residents in a small, already congested area. The proposed 5 story building would be an eye sore for the community. Clairemont has always been a wonderful community and we have worked very hard to become a desired area. We are a community of wonderful and hard working families and this proposed housing will not contribute in a positive way.

To be clear, we are extremely opposed to the re-zoning of the area and the building of low income housing. Our investment in our home and our community is of the upmost importance to us and our family, and we do not want our quality of life diminished because of a project like this.

Jasen & Kristen Miner
Clairemont residents

Sent from my iPad

From: Jeanne Miscikowski <jmiscikowski@gmail.com>
Sent: Friday, October 19, 2018 4:35 PM
To: Cass, Marc
Subject: Mt. Etna project

I have been attending Clairemont Community Planning meetings- and am familiar with the concerns about the current developing plans- 1-only one egress 2-insuffient parking and traffic plan for such a large density project.

3- close to schools- safety concerns for close proximity to 50% drug/mentally challenged populations

4- double the population of the local neighbourhood without addressing water-sewer-& electrical grid issues.

5-Overdevelopment without compensating amenities to the area.

The community knows that low-income housing is sorely needed- Alternative sites need to be considered- or the scope of this project must be vastly reduced to fit in with the neighbourhood .

Sincerely- Jeanne Miscikowski

From: Jen Boynton <jlboynton@gmail.com>
Sent: Thursday, October 18, 2018 1:43 PM
To: Cass, Marc
Subject: letter of support for low income housing at Mt. Etna and Genesee
Attachments: 44330738_10156908704161349_4807771826908299264_n.jpg

Hi Marc -

I'm a Clairemont resident and I wanted to write and support the project at Mt. Etna and Genesee and any efforts to increase housing density and affordable housing in Clairemont.

We have some NIMBYers in our neighborhood but I'm a proud YIMBYer! We need increased housing density for the good of the city and the planet.

Thanks for your good work on behalf of our community!

Jen Boynton
6034 Chandler Dr.

From: Jeremy Heath <jeremyheath@hotmail.com>
Sent: Thursday, October 18, 2018 10:56 PM
To: Cass, Marc
Subject: Opposition to proposed Mt Etna Crime Lab Re-development

The plan proposed at the October 15th meeting on the Mt Etna Crime Lab Re-development by Chelsea is not appropriate for that location. The proposed height is over the 30-foot limit, over the approved housing density and is a not fit for the neighborhood.

The proposed plan would be adding the equivalent of a new "neighborhood" to the existing neighborhoods of the Mount Street area without any additional expansion of surrounding facilities. For more than 30 years the City of San Diego (and the County by extension) has ignored any upgrades or expansions of public works (road building, library, water, sewer, communications, power, fire department and police). The first interest of any public development is from the County and the proposal is a big, ugly crappy development.

The Site is already approved for a "116 residential units with a 10,000 square foot neighborhood serving retail component". Instead of requesting that plans follow this description, the County decided to push for over 450 units without any retail. In addition, the County pushed ahead with plan selection without any community input and requirement to keep any plan secret until _after_ approval of a development plan. One of your developers stated this best "Based on the neighborhood location, site layout, potential access and traffic concerns, and with recent community reaction to a planned supported housing development in the area, a 300-400 unit project with 140-200 supportive housing units seem more intense than what appears to be fit for this site."

One of the reasons for the County supporting such a high-density development is that it is in a Transportation Priority Area. In accordance with SB743, "Transit priority area" means "an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations." But according to one of your provided document, Transportation Amenities Rating (Table 3-8) Transit: 35 (Fair/Poor) -- A few nearby transit options.

Walk: 72 (Good) - Most errands can be accomplished on foot

Bike: 73 (Good) - Class II bike lane. Flat and hilly. {Major hill locations West, South and North added by me}

[RES_DO_CrimeLabFamCtAFHAppA6.pdf]

In addition, there is no new transportation development proposed for the Clairemont Area as part of Chelse plan and The County has stated

that they will not pay for any upgrades. Balboa/Genesee

intersection is one of the most impacted intersections within the Clairemont Area and the Clairemont Mesa/Genesee and Clairemont/Balboa are close behind with poor ratings. This cannot be considered a Transportation Priority with these abysmal rating and Clairemont residents have stated this.

The redevelopment site is only serviced by one drive-way that connects to the Mt Enta Drive street. This street will pass by two schools (one a deaf child school) and one park. This street was not designed to support the more than 3150 addition trips (7 trips x 450 apartments/condos) as it could be used as an outlet to bypass Genesee/Balboa intersection.

The idea for developing this site at laid-out nearly 50 years ago by the City of San Diego and I think it would be appropriate today.

Finding of Fact Resolution No 2861 Amendment (2) states:

- 1) That the proposed use at the particular location is desirable to provide a service which will contribute to the general well-being of the community.
- 2) That such use will not, under the circumstances of the particular case be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
- 3) That the proposed use will comply with the regulations and conditions specified in the Code for use. (what is this Code)
- 4) That the granting of this conditional use will not adversely affect the Progress Guide and General Plan of the City of San Diego. [AUGUST 24, 1970 as File No. 152269, OFFICIAL RECORDS]

From: Jeri Canfield <jcanfield@southlandtechnology.com>
Sent: Thursday, October 18, 2018 2:15 PM
To: Cass, Marc
Subject: RE: CASE # WT-4224097

I would also like to add that we don't need our 2 favorite shopping areas destroyed for massive housing projects. Our lives revolve around these business.

Our markets, Target, Home Depot, our neighborhood gym and Veterinarian, local favorite stores such as TJMax Vons, Burlington and many others.

Jeri Canfield
Major Account Manager
Smart Technologies Certified Trainer
SOUTHLAND TECHNOLOGY
858-634-4117

-----Original Message-----

From: Jeri Canfield
Sent: Thursday, October 18, 2018 2:05 PM
To: 'marc.cass@sdcounty.ca.gov' <marc.cass@sdcounty.ca.gov>
Subject: CASE # WT-4224097

Please see my attached comments and concerns for the Mt. Etna Rezone project. CASE # WT-4224097. I feel that this would be a terrible change to the Clairemont Mesa environment and infrastructure. I feel that it would increase congestion and traffic problems as well as causing an increase in crime an parking problems. This is a single family home area and the value of these homes would be greatly affected.

Thank you.

Jeri Canfield
Major Account Manager
Smart Technologies Certified Trainer
SOUTHLAND TECHNOLOGY
858-634-4117

From: Jeri Canfield <jcanfield@southlandtechnology.com>
Sent: Thursday, October 18, 2018 2:05 PM
To: Cass, Marc
Subject: CASE # WT-4224097
Attachments: CASE #WT-4224097 - REZONE PROJECT.pdf

Please see my attached comments and concerns for the Mt. Etna Rezone project. CASE # WT-4224097. I feel that this would be a terrible change to the Clairemont Mesa environment and infrastructure. I feel that it would increase congestion and traffic problems as well as causing an increase in crime an parking problems. This is a single family home area and the value of these homes would be greatly affected.

Thank you.

Jeri Canfield
Major Account Manager
Smart Technologies Certified Trainer
SOUTHLAND TECHNOLOGY
858-634-4117

From: Jesse S <jsam23@gmail.com>
Sent: Friday, October 19, 2018 4:31 PM
To: Cass, Marc
Subject: Mt Etna - not good for our community

Hi Marc,

I live in Clairemont with my family. I own my house. And I chose this neighborhood to raise my family for a variety of reasons. Good schools, safe neighborhood, low follow traffic are just a few reasons.

To be clear, I do not support the proposal for Mt Etna as it is currently outlined. This is simply the wrong answer.

- 5 stories is too high-DO NOT CHANGE the current height restriction
- New high density plan will adversely affect near by **schools** that are already financially crippled due to repeated annual budget cuts
- Near by streets (esp. Mt Etna) are already too congested at peak hours; proposed high density will adversely affect local traffic and parking
- DO NOT CHANGE CURRENT ZONING
- Density and low income demographics are associated with higher crime rates: The plan put forth has no extra safety measures to off set the possible increase in crime levels that will be a burden to local law enforcement

Jesse Siegel
3212 Via Alessandro

From: Jessica Saffell-Bowlin <jsaff003@gmail.com>
Sent: Friday, October 19, 2018 12:59 PM
To: Cass, Marc
Subject: Re: Clairemont Mesa CPA 2nd

Mr. Cass,

Below are comments regarding the proposed efforts.

- 5 stories is too high-DO NOT CHANGE the current height restriction
- New high density plan will adversely affect near by **schools** that are already financially crippled due to repeated annual budget cuts
- Near by streets (esp. Mt Etna) are already too congested at peak hours; proposed high density will adversely affect local traffic and parking
- DO NOT CHANGE CURRENT ZONING

All the best, Jessica Bowlin
4784 mt Durban drive

On Oct 11, 2018, at 2:26 PM, Cass, Marc <Marc.Cass@sdcounty.ca.gov> wrote:

Hi there,
The notice for the second scoping meeting was mailed out on October 5th, but to ensure folks weren't missed in the mailing, it's attached. If you've already received the notice, please disregard.
Thanks,
Marc Cass, Assoc. DBIA
Environmental Project Manager
CCA EA-Secretary

Dept of General Services, County of San Diego | 858-694-2047 | Marc.Cass@sdcounty.ca.gov
5560 Overland Avenue, Suite 410
San Diego, CA 92123
Please consider the environment before printing this e-mail

From: Jessica Saffell-Bowlin <jsaff003@gmail.com>
Sent: Wednesday, September 26, 2018 11:11 AM
To: Cass, Marc
Subject: Fwd: Morena Corridor Specific Plan: Project #582608 / SHC 20161021

Hi I want to confirm you are receipt of the below email.

Morena Corridor Specific Plan: Project Number: 582608

SCH NO - 2016101021

Dear Mayor and City Representatives,

As citizens, families, and advocates for Clairemont, we strongly oppose the language on p. 327 of the PEIR that does not allow for the character of the community to be preserved. We specifically oppose the language that allows for higher building limits than 30 feet. This has verbally been promised by Lori Zaph and other city officials, but this particular language allows a loophole to change the entire Clairemont Mesa area without the consent of the citizens.

The increased traffic congestion impacts quality of life in the community for residents that already live here and those passing through the major through-fares on Genessee and Balboa. The citizens want to maintain the 30 foot height limit and the character of our neighborhood.

In addition, my neighbors and our household opposes the City's Planning Department "Height Concepts" proposal for rezoning of commercial property of the Home Depot on Balboa Avenue to residential spaces. We are an older neighborhood, and the need to access a major hardware in proximity is a necessity in the neighborhood as something is always in need of replacement. While there is an Ace Hardware in Clairemont Square, the store does not supply the magnitude of the items needed that Home Depot does. The other nearest major hardware stores are in other majorly congested areas in Mira Mesa and Mission Valley. Removal of this store will strongly impact the quality of life for existing residents, not to mention the impact on lost jobs in the community.

For similar reasons, we also oppose the rezoning of commercial space to residential on Clairemont Drive and Balboa Avenue. It is the mayor's priority to handle homeless problems, and removing the Good Will is a job loss to those recovering from homelessness and addiction. In addition, Harvest Market is also located in that shopping Center, and it is one of the only locally owned grocery stores left in the neighborhood. Not only will we be sitting in traffic for the additional proposed homes, the loss of jobs will also impact our residents.

As working parents, any additional time sitting in traffic is time that we cannot spend with our families, I'm sure we can all agree that healthy communities begin with healthy families. The last thing the residents of Clairemont want is another congested Rosecrans and University Town Center area. Please take into consideration the residents of Clairemont and prioritize growth in another area of the city.

Kindest Regards,

Stephen and Jessica Bowlin and residents of Clairemont

4784 Mt Durban drive

From: Jill Crary <jillcrary@gmail.com>
Sent: Thursday, October 18, 2018 5:11 PM
To: Cass, Marc
Subject: Re: Questions re. Clairemont Mesa Community Plan Amendment and Rezone Project
Case No. WT-4224097

To the County Board of Supervisors;

My husband and I are in favor of affordable housing, especially for the homeless. However, we also live in this community

and have some concerns about how it is going to impact us

1) How was the No. Clairemont community notified of this meeting? We did not receive any kind of notification.

Why has the County Board of Supervisors waited until the last minute to include the Clairemont Community in these deliberations? Of course we have questions, but we might also have some good ideas that they haven't thought of: like a garden park for the residents and a safe playground for families with children for the housing project.

2) **ÄÄ !" # \$ % & ' () * ! + , - . / + " - 0 ! 1 Ä !) 2 - ! Ä / 0 ! 3 , (4 - ! / + 5 6** We've been told it has the potential for 494 but the **intention** is 400.

That is 400 more families, not just individual people. That sounds like a lot crammed into an area that is already congested.

The fewer units that are built, we suspect the less resistance you will get from the community.

3) **7 * !) 2 - ! 3 & , - ') ! Ä / 0 ! 3 , (4 - ! / + 5 !) Ä ! 5 - ! & . 0 +) - 0 ! 1 Ä , !) 2 - ! 2 Ä & * (' 8 ! Ä , !) Ä , ' ! 0 Ä ' ! + ' 0 ! , - 5 & (/) 6**
Will the units be **# 9 # ! + 3 3 - * (5 / - ! + ' 0 ! : - 3) (Ä ' ! ; ! - / (8 (5 / - 6**

4) **< (/ ! ! Ä 1 1 = *) , - -) ! . + , > (' 8 ! 5 - ! . , Ä ? (0 - 0 ! 1 Ä , !) 2 - ! , - * (0 - ') * ! + ' 0 !) 2 - (, ! ? (*) ! Ä , * 6**
Is the present "Employee Parking" area for the County going to be available to people who might live in the proposed development and will it be resurfaced? **< - ! 0 Ä ! ' Ä ! + ') !) Ä ! 2 + ? - !) Ä ! 0 , (? - !) 2 , Ä & 8 2 !) Ä ! , Ä * ! Ä 1 *) , - -) = . + , > - 0 ! 3 + , * !) Ä ! 8 -) !) Ä ! @ - ' - * - - ! / (> - ! 5 - 2 (' 0 !) 2 - ! Ä Ä 4 - ! 9 - . Ä) ! * 2 Ä . (' 8 ! 3 - ') - , A !**

5) Re: the proposed residents: why would our most vulnerable population (seniors) be put in the same living accommodations as people with serious mental illnesses or substance abuse problems. Are you expecting seniors to take care of them when there is a crisis? Would you want your grandparents or parents in that situation?

6) **ÄÄ ! 4 & 3 2 ! (/ ! !) 2 (* ! . + ,) (3 & / + , ! 2 Ä & * (' 8 ! . , Ä B 3) ! 3 Ä *) 6 ! ÄÄ ! (/ ! !) 5 - ! . + (0 ! 1 Ä , 6**

7) And finally: Where do you, the Supervisors who are making this decision live? Would you be okay with this housing project in your neighborhood? You know there is a good chance this project will lower our property values, which means lower property taxes. Of course this will certainly make Clairemont homes more affordable in the long run...

Jill and Don Crary
Jill and Rev. Don Crary
4349 Mt. Jeffers Ave.

San Diego, CA 92117
J: 619-980-6083

P.S. We cannot e-mail the form as we do not currently have a printer in order to scan it in.

5255 Mt. Etna Re-Crime Lab

Clairemont Mesa Community Plan Amendment and Rezone Project

Case No. WT-4224097

NOTICE OF PREPARATION PUBLIC REVIEW PERIOD

September 10, 2018 through October 19, 2018

PUBLIC SCOPING MEETING COMMENT SHEET

Tuesday, September 25, 2018

COUNTY OF SAN DIEGO

DEPARTMENT OF GENERAL SERVICES

5560 OVERLAND AVE

SAN DIEGO, CA 92123

WRITTEN COMMENT FORM

As a resident and home owner in Clairemont, I am not opposed to a new residential development at the 5255 Mt Etna location PROVIDED the development plans follow the existing zoning guidelines which allow for retail/residential properties with approximately 107 residential units. This would be a reasonable number of units and residents to incorporate into the neighborhood. However, it appears that the proposed plan includes up to 454 units with up to 1,200-1,800 total residents! It is appalling to see how SD city and county government scheme together to try to change existing zoning for property in order to fit government needs and without consideration of how these changes impact neighborhood residents, in this case, Clairemont residents. City and county governments are trying to hastily 'ramrod' these changes in place. For any such city/county development planning, it is crucial to include representatives from the neighborhood to be part of the planning committee and from the very beginning.

One of the main purposes of government is to keep people safe. With the proposed development plan for the 5244 Mt Etna property, the safety of Clairemont residents is in jeopardy and does not appear to be addressed. Based on the proposed plan of 454 units, with up to 1800 residents, how will the following topics be addressed in order to ensure the safety of Clairemont residents? **Traffic** in the Balboa/Genesee neighborhood is already heavy and this increase in residents will greatly expand the amount of traffic and may result in additional accidents, noise and pollution. Will there be adequate onsite **parking** for the residents of the new property? Or, will these residents be parking on our neighborhood streets? Also, how will possible increases in **crime, loitering and fire** be handled? Are there any plans for additional law enforcement and fire stations in the area?

We want to keep our Clairemont neighborhood safe, family-friendly and quiet. The current proposed development plan does not meet our neighborhood criteria.

MAIL or E-MAIL FORMS TO:

Marc Cass
County of San Diego
Department of General Services
5560 Overland Ave
San Diego, CA 92123
E-mail: marc.cass@sdcounty.ca.gov

Jill Hasselquist
Signature
Jill Hasselquist
Print Name
5036 Mt. Frissell Dr.
Address
San Diego, CA 92117
City State Zip Code
858-598-6395
Phone Number

COMMENTS MUST BE RECEIVED BY 5:00 PM OCTOBER 19, 2018

From: Jill <jhassel@san.rr.com>
Sent: Wednesday, October 17, 2018 7:01 PM
To: Cass, Marc
Subject: Case No. WT-4224097 Written Comment Form 10/17/18
Attachments: Case_WT-4224097_writtencommentform_JH_101718.pdf

Attention Marc Cass –

Attached is my written comment form relating to Case No. WT-4224097 – Clairemont Mt Etna/Genesee proposed development for your review and consideration.

Thank you .

Jill Hasselquist

Clairemont resident

From: Joan Spieker <spkrgal33@sbcglobal.net>
Sent: Friday, October 19, 2018 10:55 AM
To: Cass, Marc; Gioia, Stephanie; chriscale@sandiego.gov; kevinfaulconer@sandiego.gov
Cc: Matt Valenti; rwjok@hotline.com; Carrie Little; Dorothy Jensen; Marcia Bodnar; Claire.Burton@iqvia.com
Subject: Mt. Edna Project for Low Income

Attn: County Supervisors and SD City Council

Once again I am writing to you in protest of the planned development at Mt. Etna and Genessee Ave. A facility with up to 500 units, 465 parking spaces, 800 to 1000 residents, and five stories in height in an unconscionable thought process in the minds of the County Supervisors. You are stripping our neighborhood of tranquility, low crime rate, a wonderful place to raise our children, and a great deal more traffic in our neighborhood. Some of our homes abut the property that you are planning for this massive project. Our homeowners will face constant disturbance of traffic, cars coming and leaving the facility, but most of all the lack of privacy from a five story building directly in back of their homes. But it's not just the homeowners that abut the property, it affects all of Clairemont. We are taking the brunt of your ill planned need to place low-income residents throughout the city and county; not to over burden Clairemont with so many. Please tell me where any other facility this large has been planned elsewhere in the city or county. Are they in your backyard? Of course not! After all you're a great politician in our city and county of San Diego; you can vote out anything that threatens your backyard. Most of your constituents have little say in anything that involves our homes and livelihood.

The location is on a very busy Genessee Ave., that connects with Balboa just a short distance away. It makes the residents of this planned facility vulnerable to noise, heavy traffic with greater chances of accidents to the residents and their children. It will create a bigger problem of traffic through our neighborhood. Already cars from Balboa cut through to Mt. Castle Ave. and Mt. Everest to reach Mt. Etna and Genessee. They do this to avoid the long stop light at Balboa and Genessee. What do you think these 465 owners of the facility will do? You guessed right! They'll cut through our neighborhood. And why would you place vulnerable citizens on a noisy, busy thoroughfare to start with. To rehabilitate, or just to house low income seniors one would think a not-so-busy location would be more conducive to very well being.

Last, but not least, I am concerned about some of the residents that would be living in this facility. Low income Seniors is one thing. I am a Senior and I can sympathize with those whose income is so low they don't have a place they can call home. But it's the other 300 units that concern me; specifically the 52 units planned for developmentally disabled...some of which are alcohol and drug abusers, and others that are mentally disabled. They'll be out walking our streets, along with all of the other residents. Will our homeowner's in our neighborhood feel that their children could be at risk? And what about the school that is less than a block away? I wonder how the Board of Education feels about this planned project. Or, are they even aware of what is planned? DO WE NEED A POLICE PATROL to

monitor the additional traffic, perhaps an increase in crime rate, and an influx of pedestrian traffic on our streets?

How about some answers to our questions? How about setting up meetings far enough in advance that we, the residents, have an opportunity to plan to attend these meetings? How about all of the County Supervisors coming to our meetings to hear our concerns? How about Ron Roberts walking our streets to see for himself what we have done to improve our homes, our neighborhood, and to raise our children in one of the best locations in the city?

I am 85 years old. I have lived in this one-and-only home since December 1957. I love the home, the community of Clairemont, and the convenience of everything: freeways, medical facilities, and stores that offer everything within blocks of where I live. It's a wonderful place to raise a family. Please don't ruin it for the Clairemont citizens. 500 to 1000 additional people at Mt. Etna is overdoing it.
Think again Supervisors.

Joan Spieker
spkrgal33@sbcglobal.net

From: Joan Spieker <spkrgal33@sbcglobal.net>
Sent: Tuesday, October 9, 2018 3:25 PM
To: Matt Valenti; rwjok@hotline.com; Eddie Bradford; Julian Pena; Richard Jensen; Juliet Hong; Julie Wilds; Quentin C. Yates; Cass, Marc
Cc: Carrie Little; Dorothy Jensen; Marcia Bodnar
Subject: Fw: Proposed Project at Mt. Etna and Genessee Ave.

It would seem that our County Supervisor's have little concern for the people that established this community of Clairemont some 62+ years ago. The Clairemont area is central to every freeway, and is coveted by many as an ideal location for establishing a home and raising a family. I have lived in my 'one and only' home for 62 years, and have loved this area for all of it's conveniences.

Now the County wants to turn the Crime Lab into a low income home for as many as 500 to 800+ individuals. This will be a major impact on the citizens of this community. The county has said they will house low income seniors, veterans, substance abuse (alcohol and drug) and mentally ill individuals. They want to raise the height limit for building the project. I, and most of my close neighbors, are totally against this project.

First off, it will greatly impact the neighbors who live on Mt. Castle Ave. and whose houses abut the parking lot of the Crime Lab. With a higher structure, the residents of that structure will be able to look directly into the backyards and houses of our neighbors. This is totally unacceptable. Our good neighbors have put thousands of dollars into remodeling their homes, and expecting that this will be their home for many years to come. Many of them have young children, and they are expecting, like my husband and I did many years ago, that the neighborhood is safe for playing, and basically a crime free neighborhood.

Now with so many moving into this planned project, some very good people I'm sure, but some we might be dubious about, is causing much anxiety among the residents of Clairemont. When these folks decide they want to take a leisurely stroll where do you think they might want to stroll? Not along busy Genessee Ave. when traffic is racing by every hour of the day, and it's so noisy. They'll want to stroll along our streets that are within close proximity of their establishment, and OUR HOMES. We're not talking about a few people walking out streets, we're talking about possibly in the 100's. I fear there could be an uptick of crime on our streets, which has been almost nil up to this point. And what about the congestion of extra traffic, and parked vehicles on our streets?

I expect each and everyone of you can see the dilemma and frustration that this project is causing to the citizens of Clairemont. I also expect that all of you will fight against this proposal. Politicians should not be able to do anything they want to do without consideration of it's citizens, and on this project the citizens say NO.

Joan Spieker
4334 Mt. Castle Ave.
spkrgal33@sbcglobal.net

From: Joanne Degen <joanne1755@san.rr.com>
Sent: Thursday, October 18, 2018 5:53 PM
To: jdegen1@san.rr.com; Cass, Marc
Subject: HUGE Problem with: Mt Etna Crime Lab Project Rezone Project [WT-4224097]

How did this happen: Re-zoning of our community should not be done without our input.

“The County has submitted a request to the City of SD for rezoning (as an amendment to the Community Plan) and to the Clairemont Community Planning Group (CCPG). Normally, the CCPG would listen to the request, review, and provide a recommendation to the City. What is concerning in this case, is that the request for rezoning is also asking the City of SD to change the review process from a discretionary to a ministerial review. This change in review will remove the CCPG from the process. The CCPG is the voice of the Clairemont community. If approved by the City of SD, changes that need to occur - in height, for example- a city staffer would approve, instead of requiring a recommendation from the CCPG. The reality is the SD City Council can ignore our recommendations, but it will be seen as ignoring their voters and devastating to Clairemont and to the Mt Etna neighborhood.”

Why was this important step bypassed?

-Why did our representative Chris Cate not speak out and ask the Clairemont families BEFORE pushing this through?

-What is in this project for Mr. Cate? He is our representative, so how does he benefit from this? (Certainly not looking for votes from Clairemont voters. Certainly not ours.)

As we understand it: Four acres of land will house units for 400+ individuals and families and the properties will have a 99 years lease:

It will be home for recovering addicts, the homeless, mentally challenged adults and low-income FAMILIES.

Questions that need answers: This will be a diverse group of folks living in close proximity to say the least. So the questions are:

-Who will GUARANTEE strict screening requirements for ALL tenants will be in place BEFORE they move in. (No gang affiliations, no felons, etc.) and continue strict screening as new “tenants” move in?

-What kind of on-site protection will be available 24/7 for any and all of the groups or individuals?

-What kind of safeguards will be in place for the residents in our part of Clairemont?

-Who will maintain these properties – outside and inside?

- Who is paying the rent? Who is paying the SDG&E bills? Who is monitoring and paying the water bills?
 - How is the parking situation for 400+ units being addressed?
 - How is the added traffic that will occur being addressed?
 - What is being done about re-enforcing the infrastructure i.e. streets, old water mains, sewers, power etc.
-



Virus-free. www.avast.com

From: Joe Furfaro <furfaro.joe@gmail.com>
Sent: Wednesday, October 17, 2018 6:22 PM
To: Cass, Marc
Subject: Clairmont Mesa Community Plan WT-4224097

Hi Marc,

I am writing you as a new resident and homeowner in Clairemont in protest of the planned rezoning and project for 5255 Mt. Etna Drive.

One of the many reasons my wife and I decided to move to Clairemont was because of the low density homes and traffic, strong family values, and beautiful community. Having grown up in San Diego and attending USDHS, Clairemont has always been where families lived. After spending the last 4 years as a resident and condo-owner in East Village, I can tell you that high density, low income housing is NOT conducive to a safe or quiet family community.

My wife and I are both very progressive, and both believe there is a housing, livable income, and homeless crisis that needs to be addressed. We also both believe that the proposed project for 5255 Mt. Etna is NOT the answer to that problem. In addition to creating excess traffic congestion and packing the streets with more parked cars, this project will reduce the surrounding home values and introduce individuals to the community who will neither benefit the current family culture, nor benefit from it (the real goal for helping low income housing qualified individuals).

Please reconsider this project and rezoning. There are myriad other solutions for that plot, and for those who need housing assistance.

Sincerely,
Joe & Katie Furfaro

From: Joe Furfaro <furfaro.joe@gmail.com>
Sent: Wednesday, October 17, 2018 6:22 PM
To: Cass, Marc
Subject: Clairmont Mesa Community Plan WT-4224097

Hi Marc,

I am writing you as a new resident and homeowner in Clairemont in protest of the planned rezoning and project for 5255 Mt. Etna Drive.

One of the many reasons my wife and I decided to move to Clairemont was because of the low density homes and traffic, strong family values, and beautiful community. Having grown up in San Diego and attending USDHS, Clairemont has always been where families lived. After spending the last 4 years as a resident and condo-owner in East Village, I can tell you that high density, low income housing is NOT conducive to a safe or quiet family community.

My wife and I are both very progressive, and both believe there is a housing, livable income, and homeless crisis that needs to be addressed. We also both believe that the proposed project for 5255 Mt. Etna is NOT the answer to that problem. In addition to creating excess traffic congestion and packing the streets with more parked cars, this project will reduce the surrounding home values and introduce individuals to the community who will neither benefit the current family culture, nor benefit from it (the real goal for helping low income housing qualified individuals).

Please reconsider this project and rezoning. There are myriad other solutions for that plot, and for those who need housing assistance.

Sincerely,
Joe & Katie Furfaro

From: J P <jrpcs@hotmail.com>
Sent: Tuesday, September 25, 2018 11:57 PM
To: Cass, Marc
Subject: EIR Comments for Mt. Etna/Crime Lab Site Affordable Housing Project
Attachments: CEQA - Mt. Etna.docx

Please find a copy of the comments I delivered verbally at tonight's NOP EIR Comment Meeting.
Please contact me if you have any questions.

Joel Pointon
5857 Camber Dr.
San Diego, CA 92117
Tel 858-751-9992

From: John Noble <jnoble@aamlive.com>
Sent: Thursday, October 18, 2018 8:51 PM
To: Cass, Marc
Subject: RE: Comments for the EIR, Clairemont Mesa Community Plan Amendment and Rezone, Project WT-4224097

Mr. Cass,

Please send an email Reply, to acknowledge receipt of my EIR comments.

Please also tell me the purpose of the next Planning Commission meeting. Is it still November 20, as you told us at the second Scoping meeting? Is there a link for more information?

When will the EIR be completed? How can I get a copy?

Thanks.

John Noble

From: John Noble
Sent: Thursday, October 18, 2018 8:44 PM
To: Marc.Cass@sdcounty.ca.gov
Cc: DManley@sandiego.gov; John Noble
Subject: Comments for the EIR, Clairemont Mesa Community Plan Amendment and Rezone, Project WT-4224097

Mr. Cass,

I am very concerned about the Mt Etna Crime Lab project. I expect negative environmental impact regarding:

- Traffic,
- Public safety,
- Noise,
- Utilities,
- Recreation,
- Walkability,
- Air quality (Climate Action Plan),
- Parking,
- Schools,
- Businesses.

Perhaps you've seen the News 8 video from the second Scoping meeting on October 15, 2018. Most instructive is the footage showing the line of eastbound cars on Mt Etna Drive, waiting for the signal light to change. That's why I've included the link.

<http://www.cbs8.com/story/39291824/clairemont-residents-oppose-affordable-housing-project>

This is a residential street, with just one lane in each direction. At the corner, there's a second right-turn-only lane. The primary lane is for cars that want to either turn left onto Genesee Avenue or go straight into the Home Depot parking

lot. Persons turning left must wait for oncoming traffic going straight, on Mt Etna Drive, into the neighborhood from the Home Depot lot. This is a busy intersection. During peak traffic times, cars traveling east wait through several signal light cycles.

At the October 15 Scoping meeting, Chelsea explained that they'll build a parking structure for 465 cars. There will be a single entrance and a single exit ... for 465 cars! Just an entrance/exit on Mt Etna Drive! Look at the News 8 video. It shows a line of cars that extends past where the parking structure exit will be. How long will it take for cars to get out of the parking lot? This will be like getting out of the old Qualcomm Stadium parking lot after Chargers games.

Here are other thoughts concerning the Mt Etna project.

1. The most important considerations are (in order of importance): population, parking, aesthetics.
2. I have experience with section 8 family housing, where residents were at the low end of the
3. This is the third affordable housing project within a half mile. That's really a lot for one neighborhood to absorb. Other projects: Stratton (apartment complex, 300+ units, converted to affordable housing by Wakeland) and 5858 Mt Alifan Drive (52 homeless units, in progress). Again, the Mt Etna Crime Lab project is slated to be the LARGEST affordable housing project in the history of San Diego. This could easily be 1600 people. Supervisor Roberts' office says that a 3-bedroom affordable housing unit is designed to house up to eight people.
4. At 404 units, this will be the **largest affordable housing project in the history of San Diego** (eclipsing, by over 30%, the previous largest – Civita, in Mission Valley, where 306 units was a tiny fraction of a 320-acre housing development). Plus, Civita got a much less risky affordable housing population than what Chelsea is proposing for Mt Etna Crime Lab.
5. Lots on Mt Castle Drive (western edge of property, on other side of power lines) may never see anything but late afternoon sunlight again.
6. Extreme density will cause noise problems. There will be insufficient recreation space for the many children. The neighborhood library won't be able to service a doubling of the neighborhood population.
7. A population of addicts, severely mentally ill, recently homeless, and felons will certainly cause safety concerns at Mount Everest Academy, one block away. Holmes Elementary will be unable to handle the influx of students.
8. Addicts increase crime in any neighborhood where they live, especially when there are lots of them. Parents, teachers, and neighborhood residents will worry about needles and drug dealing at Mt Etna Community Park (3 blocks away). People previously inclined to walk will be pushed back into their cars, out of safety concerns.
9. Water, sewer, gas, and electric lines were installed in the 1950s. They were designed for a neighborhood of single family homes. It doesn't make sense that Chelsea could double the number of neighborhood residents (no infrastructure improvements) without adversely affecting quality or reliability of service.
10. 465 parking spaces for 404 units (some 2- and 3-bedroom, low income families as population) won't be nearly enough.

Air quality (Climate Action Plan) concerns call for more walkability and getting people to work/shop/dine near where they live. However, the proposed sandiego.gov Clairemont Community Plan https://docs.wixstatic.com/ugd/a513cc_b532ee32a1544ae8b9d2a923c820a74a.pdf seems to replace our neighborhood shops (e.g. Home Depot and Target) and restaurants (e.g. Panera and Five Guys) with yet more high-rise, high-density housing. Children appear in the concept drawings. Surely, they and their parents won't travel, everywhere they go, on the #41 MTS bus (rated "Fair/Poor" on page 20 of the February 2018 Affordable Housing Phase II Feasibility Analysis). It seems as if the City wants to re-purpose every single parking lot in Clairemont for (probably affordable) housing.

Page 6 from another version of the new, proposed Clairemont Community Plan

https://docs.wixstatic.com/ugd/a513cc_30e262f6823f46d8a1452120b1e31d9e.pdf

shows Transportation Priority Area designation for much of Clairemont, which means developers can avoid providing adequate parking. I'll focus specifically on the Mt. Etna Crime Lab development since that's the EIR topic. We know that people won't really give up their cars. So, where will people park? This is a rhetorical question. The obvious answer: in

business parking lots (so no parking for customers), in school parking lots (like Mt Everest Academy, one block away), and in single-family-home residential areas (many square blocks, every space taken).

Please consider the City of San Diego Sewer Design Guide published by the Public Utilities Department.

<https://www.sandiego.gov/sites/default/files/legacy/mwwd/pdf/sewerdesign.pdf>

On page 1, it discusses what's required for large scale projects like the Mt Etna Crime Lab site. Keep in mind that this project will double the neighborhood population. Notice the word, "shall" (i.e. strong assertion), in the Guide's text. "Project applicants shall contact the Public Utilities Department Senior Civil Engineer when the wastewater flow estimates of individual areas planned for development generate more than 5 percent of the wastewater stream at the point of connection with the City's list of critical sewers. The intent of this requirement is to ensure that flows from new projects will not adversely affect the downstream conveyance systems operated by the City and to ensure that previous studies have accounted for those flows in the design of the City's downstream conveyance systems." Will the EIR provide detailed sewer diagrams and proof that all (not just neighborhood) "downstream conveyance systems" won't be impacted.

I spoke face-to-face with San Diego Unified School District board member Dr. John Lee Evans. Like us, he's concerned about the Mt Etna Crime Lab project. Dr. Evans has asked Superintendent Marten to investigate. I'd expect that the County will hear from her office and/or the SDUSD legal team soon.

I spoke with someone in Todd Gloria's office. They seem to be concerned about the possibility of Clairemont getting steamrolled.

Nearby business owners seem to be concerned. If new Mt Etna Crime Lab tenants take over their parking lots, then where will their customers park?

You asked for suggestions.

My best suggestion is for the County to sell this property and parlay the (substantial amount of) money into a larger, more suitable site for the type of project you want to build. Tommy Hough, City Council District 6 challenger, suggests a location within an industrial park area. Some such areas are near transportation centers.

My second-best suggestion (presented by someone at the first Scoping meeting): turn the Mt Etna Crime Lab site into a care center for Alzheimer's patients. This will meet a community need.

If the County persists in developing the site, I suggest the following (a WIN for both the County and community):

1. Make it clear (to Chelsea and the community) that addicts, felons, homeless, and the mentally ill will **not** be part of the population. We want the neighborhood to feel safe. The site is one block from a school and 3 blocks from a park. Mt Etna Drive is the gateway to our neighborhood. Mothers push baby strollers to the shops. Children walk to the school. Residents walk and ride bicycles. We want this to continue. Unfortunately, HUD won't allow Chelsea to require participation in treatment programs to be a condition for housing.
2. Insist that the **entire** family affordable housing component be 60-80% of AMI population. This will make a huge difference. From what I understand, tax credits would still be available. Stress (same as in Civita news releases, amount/month even estimated) that tenants will be paying rent, just less than market rate. This population (in contrast to very low income) will help us keep the shops and restaurants we love viable. This must be in the contract, so Chelsea can't renege on the agreement and place higher risk populations at Mt Etna Crime Lab.
3. Even if a Transit Priority Area designation allows less, require Chelsea to provide one parking space per bedroom (no fudging by calling a bedroom a "den"), plus a reasonable number of visitor (full size) spaces.
4. If it helps ratios, allow
5. Dramatically reduce the number of Mt Etna Crime Lab housing units. Consider a population that's not 100% affordable housing. Market rate units on the top floor could have a spectacular view and return more money to the County.

6. Don't make any drastic changes to the Clairemont Community Plan. If the Mt Etna Crime Lab site deviates slightly from the Clairemont Community Plan, get a one-project variance rather than authorization through a new Plan. Don't dramatically change the character of Clairemont. Allow us to keep our shops and restaurants.

John Noble
619.244.2730

Advisors Asset Management, Inc. (AAM) is a FINRA/ SIPC member and SEC Registered Investment Advisor. INFORMATION REGARDING SECURITIES IS FOR BROKER/DEALER AND REGISTERED ADVISOR USE ONLY - NOT FOR USE WITH THE PUBLIC If the reader of this message is not the intended recipient, you are notified that any disclosure, distribution or copying is prohibited. Please see <https://www.aamlive.com/legal/emaildisclosures> for additional disclosures.

From: John Noble <jnoble@aamlive.com>
Sent: Thursday, October 18, 2018 8:44 PM
To: Cass, Marc
Cc: DManley@sandiego.gov; John Noble
Subject: Comments for the EIR, Clairemont Mesa Community Plan Amendment and Rezone, Project WT-4224097

Mr. Cass,

I am very concerned about the Mt Etna Crime Lab project. I expect negative environmental impact regarding:

- Traffic,
- Public safety,
- Noise,
- Utilities,
- Recreation,
- Walkability,
- Air quality (Climate Action Plan),
- Parking,
- Schools,
- Businesses.

Perhaps you've seen the News 8 video from the second Scoping meeting on October 15, 2018. Most instructive is the footage showing the line of eastbound cars on Mt Etna Drive, waiting for the signal light to change. That's why I've included the link.

<http://www.cbs8.com/story/39291824/clairemونت-residents-oppose-affordable-housing-project>

This is a residential street, with just one lane in each direction. At the corner, there's a second right-turn-only lane. The primary lane is for cars that want to either turn left onto Genesee Avenue or go straight into the Home Depot parking lot. Persons turning left must wait for oncoming traffic going straight, on Mt Etna Drive, into the neighborhood from the Home Depot lot. This is a busy intersection. During peak traffic times, cars traveling east wait through several signal light cycles.

At the October 15 Scoping meeting, Chelsea explained that they'll build a parking structure for 465 cars. There will be a single entrance and a single exit ... for 465 cars! Just an entrance/exit on Mt Etna Drive! Look at the News 8 video. It shows a line of cars that extends past where the parking structure exit will be. How long will it take for cars to get out of the parking lot? This will be like getting out of the old Qualcomm Stadium parking lot after Chargers games.

Here are other thoughts concerning the Mt Etna project.

1. The most important considerations are (in order of importance): population, parking, aesthetics.
2. I have experience with section 8 family housing, where residents were at the low end of the
3. This is the third affordable housing project within a half mile. That's really a lot for one neighborhood to absorb. Other projects: Stratton (apartment complex, 300+ units, converted to affordable housing by Wakeland) and 5858 Mt Alifan Drive (52 homeless units, in progress). Again, the Mt Etna Crime Lab project is slated to be the LARGEST affordable housing project in the history of San Diego. This could easily be 1600 people. Supervisor Roberts' office says that a 3-bedroom affordable housing unit is designed to house up to eight people.

4. At 404 units, this will be the **largest affordable housing project in the history of San Diego** (eclipsing, by over 30%, the previous largest – Civita, in Mission Valley, where 306 units was a tiny fraction of a 320-acre housing development). Plus, Civita got a much less risky affordable housing population than what Chelsea is proposing for Mt Etna Crime Lab.
5. Lots on Mt Castle Drive (western edge of property, on other side of power lines) may never see anything but late afternoon sunlight again.
6. Extreme density will cause noise problems. There will be insufficient recreation space for the many children. The neighborhood library won't be able to service a doubling of the neighborhood population.
7. A population of addicts, severely mentally ill, recently homeless, and felons will certainly cause safety concerns at Mount Everest Academy, one block away. Holmes Elementary will be unable to handle the influx of students.
8. Addicts increase crime in any neighborhood where they live, especially when there are lots of them. Parents, teachers, and neighborhood residents will worry about needles and drug dealing at Mt Etna Community Park (3 blocks away). People previously inclined to walk will be pushed back into their cars, out of safety concerns.
9. Water, sewer, gas, and electric lines were installed in the 1950s. They were designed for a neighborhood of single family homes. It doesn't make sense that Chelsea could double the number of neighborhood residents (no infrastructure improvements) without adversely affecting quality or reliability of service.
10. 465 parking spaces for 404 units (some 2- and 3-bedroom, low income families as population) won't be nearly enough.

Air quality (Climate Action Plan) concerns call for more walkability and getting people to work/shop/dine near where they live. However, the proposed sandiego.gov Clairemont Community Plan https://docs.wixstatic.com/ugd/a513cc_b532ee32a1544ae8b9d2a923c820a74a.pdf seems to replace our neighborhood shops (e.g. Home Depot and Target) and restaurants (e.g. Panera and Five Guys) with yet more high-rise, high-density housing. Children appear in the concept drawings. Surely, they and their parents won't travel, everywhere they go, on the #41 MTS bus (rated "Fair/Poor" on page 20 of the February 2018 Affordable Housing Phase II Feasibility Analysis). It seems as if the City wants to re-purpose every single parking lot in Clairemont for (probably affordable) housing.

Page 6 from another version of the new, proposed Clairemont Community Plan https://docs.wixstatic.com/ugd/a513cc_30e262f6823f46d8a1452120b1e31d9e.pdf shows Transportation Priority Area designation for much of Clairemont, which means developers can avoid providing adequate parking. I'll focus specifically on the Mt. Etna Crime Lab development since that's the EIR topic. We know that people won't really give up their cars. So, where will people park? This is a rhetorical question. The obvious answer: in business parking lots (so no parking for customers), in school parking lots (like Mt Everest Academy, one block away), and in single-family-home residential areas (many square blocks, every space taken).

Please consider the City of San Diego Sewer Design Guide published by the Public Utilities Department.

<https://www.sandiego.gov/sites/default/files/legacy/mwwd/pdf/sewerdesign.pdf>

On page 1, it discusses what's required for large scale projects like the Mt Etna Crime Lab site. Keep in mind that this project will double the neighborhood population. Notice the word, "shall" (i.e. strong assertion), in the Guide's text. "Project applicants shall contact the Public Utilities Department Senior Civil Engineer when the wastewater flow estimates of individual areas planned for development generate more than 5 percent of the wastewater stream at the point of connection with the City's list of critical sewers. The intent of this requirement is to ensure that flows from new projects will not adversely affect the downstream conveyance systems operated by the City and to ensure that previous studies have accounted for those flows in the design of the City's downstream conveyance systems." Will the EIR provide detailed sewer diagrams and proof that all (not just neighborhood) "downstream conveyance systems" won't be impacted.

I spoke face-to-face with San Diego Unified School District board member Dr. John Lee Evans. Like us, he's concerned about the Mt Etna Crime Lab project. Dr. Evans has asked Superintendent Marten to investigate. I'd expect that the County will hear from her office and/or the SDUSD legal team soon.

I spoke with someone in Todd Gloria's office. They seem to be concerned about the possibility of Clairemont getting steamrolled.

Nearby business owners seem to be concerned. If new Mt Etna Crime Lab tenants take over their parking lots, then where will their customers park?

You asked for suggestions.

My best suggestion is for the County to sell this property and parlay the (substantial amount of) money into a larger, more suitable site for the type of project you want to build. Tommy Hough, City Council District 6 challenger, suggests a location within an industrial park area. Some such areas are near transportation centers.

My second-best suggestion (presented by someone at the first Scoping meeting): turn the Mt Etna Crime Lab site into a care center for Alzheimer's patients. This will meet a community need.

If the County persists in developing the site, I suggest the following (a WIN for both the County and community):

1. Make it clear (to Chelsea and the community) that addicts, felons, homeless, and the mentally ill will **not** be part of the population. We want the neighborhood to feel safe. The site is one block from a school and 3 blocks from a park. Mt Etna Drive is the gateway to our neighborhood. Mothers push baby strollers to the shops. Children walk to the school. Residents walk and ride bicycles. We want this to continue. Unfortunately, HUD won't allow Chelsea to require participation in treatment programs to be a condition for housing.
2. Insist that the **entire** family affordable housing component be 60-80% of AMI population. This will make a huge difference. From what I understand, tax credits would still be available. Stress (same as in Civita news releases, amount/month even estimated) that tenants will be paying rent, just less than market rate. This population (in contrast to very low income) will help us keep the shops and restaurants we love viable. This must be in the contract, so Chelsea can't renege on the agreement and place higher risk populations at Mt Etna Crime Lab.
3. Even if a Transit Priority Area designation allows less, require Chelsea to provide one parking space per bedroom (no fudging by calling a bedroom a "den"), plus a reasonable number of visitor (full size) spaces.
4. If it helps ratios, allow
5. Dramatically reduce the number of Mt Etna Crime Lab housing units. Consider a population that's not 100% affordable housing. Market rate units on the top floor could have a spectacular view and return more money to the County.
6. Don't make any drastic changes to the Clairemont Community Plan. If the Mt Etna Crime Lab site deviates slightly from the Clairemont Community Plan, get a one-project variance rather than authorization through a new Plan. Don't dramatically change the character of Clairemont. Allow us to keep our shops and restaurants.

John Noble
619.244.2730

Advisors Asset Management, Inc. (AAM) is a FINRA/ SIPC member and SEC Registered Investment Advisor. INFORMATION REGARDING SECURITIES IS FOR BROKER/DEALER AND REGISTERED ADVISOR USE ONLY - NOT FOR USE WITH THE PUBLIC If the reader of this message is not the intended recipient, you are notified that any disclosure, distribution or copying is prohibited. Please see <https://www.aamlive.com/legal/emaildisclosures> for additional disclosures.

From: John Wagner <johnwagner4774@gmail.com>
Sent: Thursday, October 18, 2018 3:49 PM
To: Cass, Marc
Cc: Toomer, Charista; ChrisCate@sandiego.gov; kevinfaulconer@sandiego.gov
Subject: Mt Etna Project Scoping Input

Dear Mr Cass, Mayor Faulconer, Supervisor Roberts and Councilmember Cate,

As I see it, the proposed Mt. Etna project has two communities that it would serve: those housed in it and those residing around it. In its currently proposed configuration, I see it as a detriment to both communities, which would result in a huge failure for all concerned.

Many residents have adequately voiced how 400 plus units in a 5 story complex would be a detriment to the Clairemont area due in part to traffic, limited egress, safety, inadequate infrastructure, and mass transit concerns, all of which I agree.

However, I am not convinced that enough support could be provided for the complex's occupants in such a dense population that they would be safe, let alone have quality of life. As a result, this project has the potential of being a lose-lose situation.

Instead of trying to achieve maximum density, I hope a more manageable project that effectively serves both communities, will be considered. If this project was rescaled and well-supported so that it was beneficial to both communities, it could potentially be pointed to as a shining example of what to do instead of what to avoid, and potentially be a model to replicate.

Why can't we work toward making this a win-win situation for all those impacted by its development?

Regards,
John Wagner

From: Jordan Zavislak <jordan.zavislak@gmail.com>
Sent: Friday, October 19, 2018 9:02 AM
To: Cass, Marc
Cc: Jordan Zavislak
Subject: Case No.: WT-4224097

Marc

My name is Jordan Zavislak and I live at 4343 Mt. Castle, directly adjacent to the proposed site.

Per your EIR, please address the following issues and how the county intends to mitigate them in a manner satisfactory to the local residents:

- * Crime: increased people will bring increased crime. Your reports need to provide adequate statistical data to show crime will not increase. If it's found crime will increase, the county must subsidize the city for additional enforcement. My car was broken into this past Monday, so crime along this corridor is a real issue.
- * Traffic: I have 3 small children and was forced to fence in my front yard because cars routinely drive in excess of 40 mph down the small street cutting through to Home Depot. The cars always bottom out on the speed bumps. Not only is this unsafe for my children, but it also causes unnecessary wear & tear to our already substandard city infrastructure. Also, how will the county force the city to improve traffic flows, road improvement, and congestion? This is a very significant issue given the lack of good public transportation exists in the area when better sites with better public transit were passed over.
- * Rights to Quiet enjoyment: your report may insure my privacy is always protected from visual intrusion by the development. This would be impossible with the proposed 6 stories. It must be smaller. Additionally the demising wall that separates my property from the site must be higher to mitigate sound pollution.
- * Schools: This project will not significantly increase the property tax base and will lower the value of our homes, decreasing the property tax base further. The decreasing proceeds will put further burden on the schools as attendance will inevitably increase. How will the county subsidize the school district and mitigate this issue.
- * Other Sites: there are better sites for this project. The EIR must address the other sites and explain why and how the county decided to accept RFP for an inferior site, when better sites exist.
- * The new development must be sustainable with a LEED certification.

I vehemently oppose the project. I'm in support of redevelopment under the current zoning. An assisted living type use is the perfect fit and would mitigate all the issues listed above.

Jordan.

From: canoeharper@aol.com
Sent: Friday, October 19, 2018 12:19 PM
To: Cass, Marc
Subject: Mt Etna

Dear Sir,

I am a home owner in the area of Mt. Etna. I have heard of the plans on using a large commercial building and converting it into a low income facility. I am strongly against this. Wasn't this zoned commercial.? Where will people park? Will there be extra police for all the people that would occupy this housing. I understand the need to house the homeless. But if you build it they will come. are you creating jobs for these individuals??? I believe this is a horrible idea. Please to not bring the property value down in our community!!!!

Joseph Harper, Home owner

From: Joseph Ortega <jorteganrpv@gmail.com>
Sent: Friday, October 19, 2018 12:57 PM
To: Cass, Marc; chriscate@sandiego.gov; nwaney@plattwhitelaw.com
Subject: Fwd: Mount Etna Low Income Project - Upset Clairemont Resident

October 18, 2018

Marc Cass, County of San Diego, Department of General Services

Chris Cate, District 6 City Council Member, San Diego City Council

Naveen Waney, Chair, Clairemont Community Planning Group

Hello,

I recently learned, by word of mouth, of a plan to cram in a massive 400+ low income unit complex into a tiny 4 acre lot off Mount Etna. Every single house in our neighborhood is a single-detached dwelling... and has been since inception of our neighborhood. I honestly have no clue how someone dreamed this plan fits within the character of our neighborhood. There is a reason why this land was zoned for commercial use only; it was NEVER intended to be residential... especially not a giant 5-story complex.

The number one priority, when planning a project of this nature, should be to safeguard the essence of the target neighborhood. This project doesn't do that. This project actually tears at the very fabric that makes our neighborhood so great. This project is exactly why we didn't buy downtown or in University City. We bought here because this area wasn't built up. What's being shoved down our throats essentially doubles the number of residents of our neighborhood by shoehorning in this behemoth complex into a tiny lot that was NEVER intended for residents. IT DOESN'T FIT HERE!

We don't want this project for a number of reasons:

Traffic congestion. Traffic here is already a bit tough to manage. Cramming in 1500+ additional people is going to make our neighborhood really frustrating to navigate... and will potentially double my commute time.

Elevated Crime. Crime is ALWAYS higher in low income areas. I'm certain the majority of people set to live in this complex would be lawful... we all get that; unfortunately, a high percentage won't be. Crime in our neighborhood is pretty low today, but your plan would drastically increase the crime rate. We feel safe in our neighborhood today, but that'll change with this proposal.

Commercial Zoning. The zoning for this area is not conducive to this plan. This land is not zoned for residential use. We are NOT open to a change in the zoning.

Single Entrance. Looking at the plan, there's only one entrance. Seriously?

Public transportation. I'm guessing the majority of people housed in this proposal would utilize public transportation, yet the bus system in this area is pathetic at best.

Five stories. The size of this project is completely absurd and doesn't fit the character our single-family detached home neighborhood.

Real Estate Values. This plan will absolutely cause our real estate values to tank.

I have to bring up communication on this project. This part is pretty infuriating. The communication from the County... or the City for that matter is an absolute train wreck. The fact that this project kicked off months ago and we just learned about it on Monday is stunning. Seriously, what's wrong with this picture? At a meeting we attended on 10/15 it was stated that notices were mailed out... yet only two of roughly 100 people who attended the meeting received these notices. If notices were going out, and only 2% of the people received them... where did the other 98% go? The perception doesn't look good... and actually seems pretty suspect.

Look, I know there is good reason to push for these projects... and I'm sure your hearts are in the right place... but shoving a project like this down our throats... into a neighborhood of single family detached homes is just awful. The fact that I need to point that out is pretty unbelievable.

What little time we have left will be spent trying to get the word out. EVERY resident I've spoken to in our neighborhood is completely against this plan. Every single one. I'm hopeful the County and City will reconsider another area where this project actually fits. The Mount Streets of Clairemont is NOT the right fit.

Sincerely,
Joseph Ortega
4289 Mt Putman Ave
San Diego Ca 92117

From: josie <josiedh@yahoo.com>
Sent: Friday, October 19, 2018 12:05 AM
To: Cass, Marc
Subject: Mt. Etna rezone project

Sent from [Mail](#) for Windows 10

As a resident of Mt. Etna 's Clairemont area, I am against the idea of the rezoning of Clairemont to fit a 5 story large apartment building near Mt Etna and Genesee St. corner There are times now that the corner gets very crowded with traffic so that long lines form way down Mt. Etna and many side streets' crossings are blocked due to traffic at traffic light. There was good reason for the initial zoning to be limited to 3 story buildings because Clairemont has many narrow streets that were never meant to accommodate heavy traffic. Even an allowed 3 story apartment building will increase the traffic problems at the named corner, along with increased air pollution from cars running their engines while waiting there. We will have to tolerate the effects of a smaller 3 story building there , so please don't make our lives miserable with a 5 story building at that spot. Thank you for considering these thoughts on the issue.

Josie Hill (4359 Mt Henry Ave.)



Virus-free. www.avast.com

From: Joyce Johnson <jjoyance@gmail.com>
Sent: Thursday, October 18, 2018 1:43 PM
To: Cass, Marc
Subject: Mt. Etna Housing

Dear Marc, The proposed housing on Mt.Etna /Genesee is **much too large** for the area.The senior /low income is needed but please be reasonable and do not overcrowd the area. 250 units max. Thanks, Joyce Johnson.

From: Julee Jenkins <jjenkins@qti.qualcomm.com>
Sent: Tuesday, September 25, 2018 9:07 AM
To: Cass, Marc
Cc: Julee Jenkins
Subject: Mt. Etna Project at County Crime Lab

Hello Mr. Cass,

As a resident who resides very near to this location I am quite concerned regarding the number of units proposed for the Mt. Etna site in Clairemont. My primary concern is traffic on Genesee. The evening commute down Genesee is already quite congested, adding hundreds of units to this part of Genesee will most certainly increase the traffic and lengthen commute times.

My objective with this email is to ensure that we as Clairemont residents will have input on the scope, height and number of units for the proposed site prior to the city moving forward with any permitting.

I look forward to hearing any updates you may have.

I appreciate your time,

Julee

Julee Jenkins
Project Analyst, Sr.
jjenkins@qti.qualcomm.com
(858)845-2096

From: Julian Pena, Jr <julianpjr@gmail.com>
Sent: Friday, October 19, 2018 10:07 PM
To: Cass, Marc
Subject: Crime Lab on Mt. Etna

Dear Mr Cass,

This proposed development is a bad implementation of social assistance in our community. I will refrain from any further detailed comments since it would be redundant. I stand with the majority opposing the development for all the same reasons.

If this plan to construct 400+ residential units continues to completion I fear it will be a massive failure. Failure in the form of lack of civility, respect and quality of life. San Diego has developed a reputation of being a calm and easy going culture. We are fortunate to have lived in this city and to have seen it grow from a few neighborhoods into the city we now see today. Increasing the population with people who need special attention due to alcohol and drug addictions will impact the life we have known and respected. I am not opposed to providing care for them. I am opposed to the location and the massive size being proposed. There are other locations and facilities available.

I am aware of a situation that you should review, if you haven't been made aware of it already.

<http://www.latimes.com/politics/la-pol-ca-homeless-housing-bond-stalled-20180301-story.html>

It's tragic that money has become such a political issue. I hope there will be a resolution to all these problems soon and I hope we can maintain our San Diego culture by not over populating our neighborhoods recklessly.

Thank you,

Julian A. Pena, Jr

From: Julie Wilds <jwilds66@gmail.com>
Sent: Friday, October 19, 2018 4:06 PM
To: Cass, Marc
Subject: Mt. Etna impromptu survey.
Attachments: Survey from Community.docx

Mr. Cass,

I just wanted to let you see what a very small survey was able to highlight. This is a very non-scientific low tech survey. I threw it together and got it in a very short time. It was broadcast on Nextdoor/Facebook and email link. We did have a person that tried to rig/ruin the results by not applying to social honor system, so I was forced to remove multiple results from already used ISP addresses. Due to her comments and admissions, and the average time of the survey users, I removed any results from surveys that took less than 40 seconds. The average time for utilizing the survey was over 1 minute 15 seconds even with the multiple quick, false results. The results are really not that different before or after.

Please note that they do not directly reflect what the current proposal, it merely reflects the zoning/community plan aspects.

My personal opinion is already known by you. The current proposal is NOT a good fit for the community.

These are my requests for the project:

- A development with a 3 story max.
- A least 50% market rate rentals
- Standard parking spots per code
- Retail space as outlined in the original RFP
- Community room or funding to increase size of Balboa library.
- Additional egress and ingress
- No more than 250 units.

Thank you for your consideration.

Julie Wilds

From: Juliet Hong <julietthecpa@gmail.com>
Sent: Saturday, October 20, 2018 12:33 AM
To: Cass, Marc
Subject: Mt. Etna Project

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry	<input checked="" type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology/Soils
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards and Hazardous Materials	<input type="checkbox"/> Hydrology/Water Quality
<input checked="" type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise
<input checked="" type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Tribal Cultural Resources	<input checked="" type="checkbox"/> Utilities/Service Systems
<input type="checkbox"/> Mandatory Findings of Significance		

Dear Marc,

I am writing to inform that I am against this project changing zoning from its existing community master plan as well as to increase the density to create 450+ units at this location.

Unlike other parts of san diego, we do not have an updated traffic control system that will help with ease of traffic flow.

Additionally, school buildings in Clairemont is in a dire need for an update. Kids are studying or trying to without AC. with 100% extremely low income units being put there, schools will get even less \$\$ to provide service to even more students as these units will not be bringing any type of revenue back to the community, especially to the schools and senior centers.

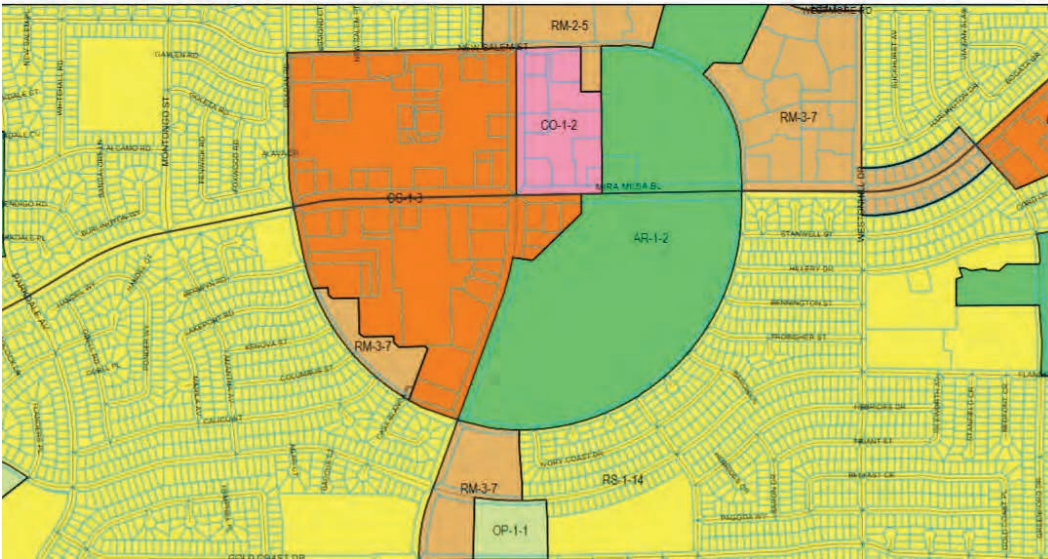
There is an alternative that I would like for your to consider. build the low income housing at Mt. Etna, however do not go beyond its original unit restriction but to build a secondary building in Mira mesa- Epicenter to be exact.

If the lot is already owned by the city and is vacant and you are currently seeking RFP, shouldn't this site be considered first to address the homeless concerns and/or housing crisis that goes hand in hand with homelessness?

We all count 2017 data clearly shows Mira Mesa having the highest homeless count in the City of San Diego District 6 (47.18 counted), followed closely by Kearny Mesa with count of 40.84, and half of that in Clairemont with 23.94.

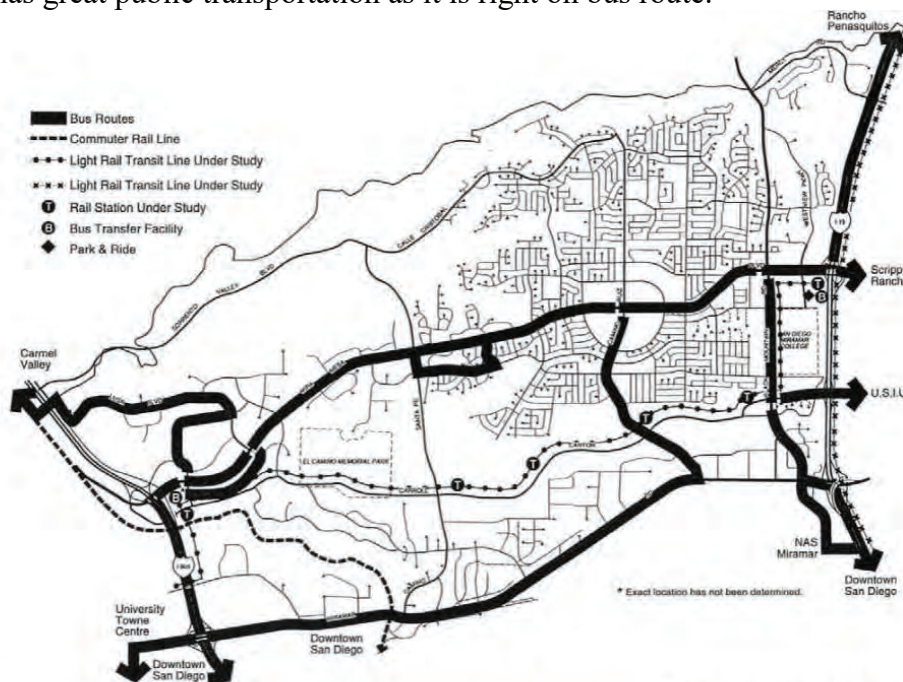
As you can see below, 8450 Mira Mesa Blvd, San Diego, CA 92126, former epicenter/ also former public library is zoned immediately next to **CO-1-2**.

Official Zoning Map



Looks like this is a public property and is already vacant and can move forward with addressing the city's big problem.

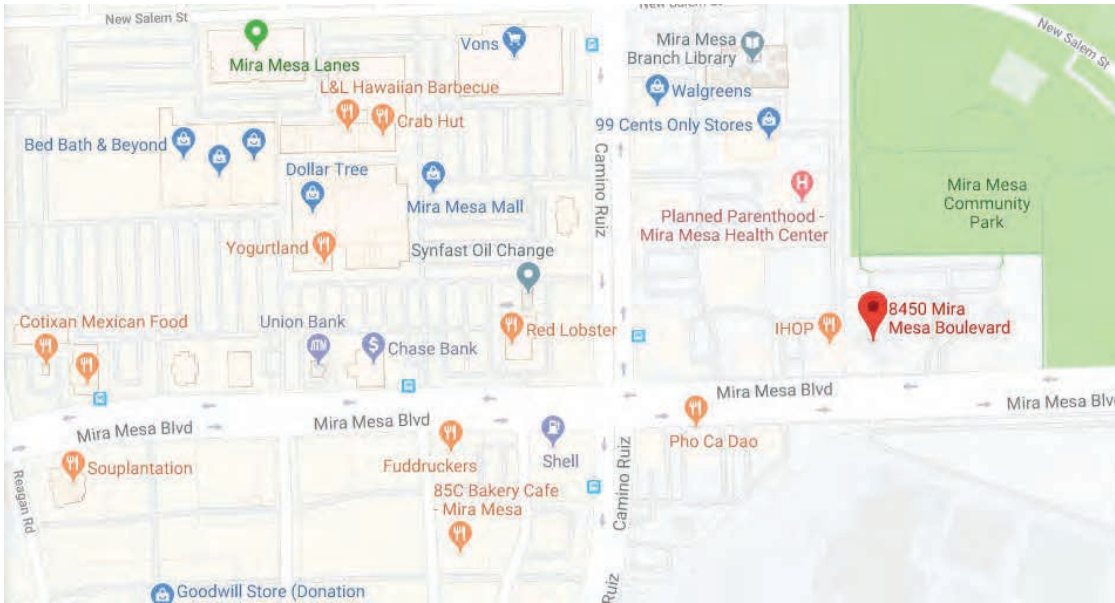
It also has great public transportation as it is right on bus route.



Recommended Transit
Mira Mesa Community Plan
12
FIGURE

and extremely identical to the propose Mt. Etna project has grocery store and all amenities within walking distance. even hospitals, parks, senior center, schools, target, restaurants. Places people can get help or find jobs

at.



Thank you for your consideration on things matters to my family and the kids that will be part of this community.

Thank you,
Juliet Hong

From: Justin Martin <thestarznstripes@gmail.com>
Sent: Friday, October 19, 2018 3:47 PM
To: Cass, Marc
Cc: kevinfaulconer@sandiego.gov; ChrisCate@sandiego.gov; Ron-Roberts
Subject: Mt Etna Redevelopment Project

I am emailing to voice my vehement opposition to the Mt. Etna redevelopment project and the impact it will have on our community.

Cons:

- 5 stories is too high-DO NOT CHANGE the current height restriction.
- New high density plan will adversely affect nearby schools that are already financially crippled due to repeated annual budget cuts.
- Near by streets (esp. Mt Etna) are already too congested at peak hours; proposed high density will adversely affect local traffic and parking for current residents.
- DO NOT CHANGE CURRENT ZONING!
- Density with low income demographics are associated with higher crime rates: The plan put forth has no extra safety measures to offset the possible increase in crime levels that will be a burden to local law enforcement.
- Decline in property values.

Respectfully,
Justin S Martin
Broadlawn St East Clairemont

From: Karen Barnes <klynnebarnes@yahoo.com>
Sent: Friday, October 19, 2018 7:36 AM
To: Cass, Marc
Subject: CCPG planning (apartments in Clairemont)

Dear Mr Cass,

Why this idea is NOT a good one: increased crime; increased traffic; parking problems; increased noise; decreased property taxes; children's safety and the safety of others, etc.

If you think it's a good idea to rezone and build so many apartments, then I suggest that this be done very close to your home. If those who are voting on this, imagine this being done next to their homes, they can build there.

Clairemont is a centrally-located, highly-desirable area in which to live. Don't spoil a good thing!

A Clairemont resident,
Karen Barnes
4876 Mount Frissell Drive
San Diego, CA 92117

From: Karin Brindell <brindell@gmail.com>
Sent: Friday, October 19, 2018 2:35 PM
To: Cass, Marc; Karin Brindell; Karin Brindell
Subject: Public input for WT-4224097

Greetings,

I would like my opinion and comments to be included for the record.

Regarding the community plan for rezoning and development of additional housing in the Clairemont community, reference WT-4224097, I don't think this is a good idea. It is too little and too late for rezoning with sky scrapers and having cranes in the neighborhood. I've lived in Clairemont for decades and enjoy it just the way it is. I've seen the University City neighborhood boom and am dealing with all the traffic concerns and construction detours and road closures, and do not want to experience that in my local community. Clairemont will survive without this injection of affordable housing and rezoning.

The effort to make public all the meetings and information sharing has not been communicated very well. I would have responded sooner if mailings or door hangers would have been provided, perhaps even lawn signs with the local events or city involvement.

Most of the information has been very surprising and upsetting to the official Clairemont resident such as myself. Please don't do anything that would change our community for worse, and provide serious thought as to why these projects will improve the 92117 zip, and not just to spend money to make money.

Thank you for your consideration and attention to this matter

Karin Brindell

From: Brindell, Karin <Karin.Brindell@hologic.com>
Sent: Wednesday, October 17, 2018 9:59 AM
To: Cass, Marc
Cc: Brindell, Karin
Subject: Requesting information on Clairemont Mesa Community

Greetings Marc,

Are you the contact for activities, events, and other public issues for the Clairemont Mesa Community?

Please forward this to someone who would be an appropriate contact.

Thank you for your attention,

Karin Brindell
Clinical Compliance Specialist
Hologic Diagnostic Solutions (San Diego)
O: 858.410.8680

From: Brindell, Karin <Karin.Brindell@hologic.com>
Sent: Friday, October 12, 2018 11:47 AM
To: Cass, Marc
Subject: Case No. WT-4224097

Greetings Marc,

I would like to add my comments for the above mentioned project to be included for consideration.

Please let me know if there is a specific form I need to fill out, and where to send my comments to.

Thanks for your attention,

Karin Brindell
Clinical Compliance Specialist
Hologic Diagnostic Solutions (San Diego)
O: 858.410.8680

From: Kate Van Erck <katevanerck@gmail.com>
Sent: Monday, October 15, 2018 9:25 PM
To: Cass, Marc
Subject: Mt Etna Project

Dear Mr. Cass,

I live five blocks away from the proposed site. I am happy to have the community provide affordable housing, however I have some major concerns about the size. Could you please provide for me the following information:

- 1- Why was the location zone in such a way to only allow for a certain amount of residencies in the past / only allowed to be 30 feet? What has changed in my community that that is no longer a concern?
- 2 - How will the schools be able to accommodate such a large jump in students? Many San Diego public schools are stifling and a sudden jump in student population is not going to keep Holmes school district at a high ranking.
- 3 - Other than voicing my displeasure to you about this project, what other steps can I take to ask the County and City to make the project a more reasonable size - which fits with the current zoning?

Thank you,

Kate Van Erck

From: Kathleen Baxter <kathyb7290@gmail.com>
Sent: Thursday, October 18, 2018 3:56 PM
To: Cass, Marc
Subject: No on the Mt. Etna Housing proposal

Hi, Mr. Cass,

I have lived in Clairemont, near the site of the proposed low-income housing development on Mt. Etna, for 15 years. Having seen the area grow and develop in that time, I can unequivocally state that there is no way 400+ apartments will benefit this part of Clairemont if situated in the proposed site. There is nowhere near enough space for that much additional traffic, let alone more people (foot traffic) in that area. The traffic along that section of Genesee and along Balboa is getting worse just with the new shopping areas that have been put in or refurbished in the last decade. More residents (400+ families and or individuals) will not benefit this community as much as they will burden the existing space and traffic resources. So many people in that one site will change this part of San Diego into a more crowded, unpleasant place to live.

Please take mercy on our neighborhood and reconsider the size of this project. You have great power to do great good here or great damage to people and their community.

Kind regards,
Kathleen Baxter

From: Kathleen Voltin <kvoltin@sbcglobal.net>
Sent: Wednesday, October 17, 2018 4:24 PM
To: Cass, Marc
Cc: jackson-Llamas@sdcounty.ca.gov; chriscare@sandiego.gov; mpangilinan@sandiego.gov
Subject: Clairemont Mt Etna affordable housing

Mr. Cass: Thank you for your recent scooping meeting with the Clairemont residents. You did the right thing to meet with us and to keep your comments brief and organized so that the residents had time to voice their concerns. I have been to several meetings with Clairemont residents and these meetings have been cordial and respectful. The meeting on Monday, Oct. 15, definitely was a different kind of meeting. There were many angry people there and I believe you listened to them. I did not talk during the meeting but many there expressed my concerns. Eden Yaege was your first speaker and I agree with what she said. There is a great need for affordable housing in San Diego and I am supportive of this, even in my community. It is distressing that such a huge project could advance so far and so quickly without community input. I appreciate you receiving our input now.

My biggest concern is the infrastructure; our plumbing is old. I was told the cast iron sewer and plumbing of most of the Clairemont community will not last much longer. Adding over 400 units to a small area will be a disaster for our sewer system. The project will have new plumbing but the neighborhood will suffer due to the increase demand. We can't even get our overhead lines buried and roads resurfaced so I can't believe that the city will fix our sewer system either. Getting the city to commit to upgrading the sewer system during the next few years will help address this concern. Your contractor might have other ideas to help address this concern.

As most voiced during the meeting I also have concerns for the number of residents that will occupy your 400+ units and the parking and congestion of traffic that will accompany these residents. One parking spot per unit is not sufficient. Public transportation requires excessive amounts of time so most people depend on cars and that would amount to over 800 cars if there are two adults to each unit; I am guessing there will be far greater numbers of people and cars. Each unit should have at least 2 parking spaces. Additionally, monthly transit passes should be available at a discounted price.

5 stories is not in keeping with the look and culture of the Mt. Etna neighborhood. 3 stories is more reasonable although it may still shade the neighbors too much.

I am also concerned about the chemicals used and waste that results with large projects. I hope that you can commit to recycling much of the deconstruction materials and to limit use of materials that put chemicals in the air such as carpeting, painting, etc.

Finally, I am a volunteer on the Clairemont Garden Tour committee so it makes sense that I value gardens and open spaces. You most likely will need to use every inch of the space provided but I hope that the neighbors who walk by the project will eventually see some beautiful gardens tucked into sections around the building. To construct your building right up to the sidewalk will not be a show of neighborhood spirit. Even small gardens along the perimeter of the building will be friendly.

Thank you, again, for meeting with the residents. I do hope you listen to us.

Kathleen Voltin
4652 Mt. Bigelow Drive
San Diego, CA 92111

From: Kathleen Winchester <kwinchester@san.rr.com>
Sent: Friday, October 12, 2018 3:28 PM
To: Cass, Marc
Subject: Mount Everest Project
Attachments: City Planners need to have a lesson in communities within a large City.docx

Dear Mr. Cass;

In regards to the project on Mount Etna. I have attached my own EIR concerning this project.

My first concern is that your research is faulty. I have personally found several mistakes in your research that is published.

It is also noted in the report things that are missing or overlooked in this research which concern public safety.

I wanted to get this off to you now. I am in the midst of evaluating the apartment complexes and Condo Complex on Balboa Arms Drive and their population saturation compared to what it is that you are proposing. Almost done.

There is more to come but the residents are very upset on what you are trying to do here.

Sincerely;
Kathleen Winchester
Donna and William Winchester
4972 Mount Frissell Drive
San Diego, CA 92117-4808
Also here are Jon, Jon Jr., Juliana Winchester and Gina Freitas Yes we are all under one roof.

From: kathy sebald <sebaldkathy@gmail.com>
Sent: Friday, October 19, 2018 5:18 PM
To: Cass, Marc
Subject: Mt Etna redevelopment

Dear Mr. Cass,

Please don't allow this project to go through. I have lived here 42 years and now I cannot even ride my bike to the Target shopping area safely. It's bad enough without adding high density housing.

5 Stories is too high-DO NOT CHANGE the current height restriction

-New high density plan will adversely affect near by schools that are already financially crippled due to repeated annual budget cuts

-Near by streets (esp. Mt Etna) are already too congested at peak hours; proposed high density will adversely affect local traffic and parking

-DO NOT CHANGE CURRENT ZONING

-Density and low income demographics are associated with higher crime rates: The plan put forth has no extra safety measures to off set the possible increase in crime levels that will be a burden to local law enforcement.

Please consider these items when you make your decisions. You probably don't live anywhere near the area.

Thanks for your time and consideration.

Sincerely,
Kathy Sebald
sebaldkathy@gmail.com

From: Kathy <ksmith54@san.rr.com>
Sent: Friday, October 19, 2018 8:15 AM
To: Cass, Marc
Subject: no apartments and people that don't fit in should be in out area.

What a mistake to put the MT Etna housing in we are not a low class area and the traffic is so bad already and check out the traffic on Genesse ave at 4 PM it is like a freeway already and we don't need any more cars in this area.

They will not be welcome in this neighborhood and better think about trying to put apartments in our area like you are trying to force on us.

Kathy Smith

I bought a house here in 1960 when my husband was a building inspector for the city of San Diego. think about you forcing this on us is just not right put them in the mountains.

From: Kelley Zanfardino <kelley.zanfardino@gmail.com>
Sent: Friday, October 19, 2018 10:49 AM
To: HHSA, HCDS; Cass, Marc
Cc: Mark K. Zanfardino; Kelley M. Zanfardino; Eden Yaege
Subject: Input on the Mt. Etna EIR NOP

Hello Mr. Cass,

I understand that today is the last day to provide input for the Mt. Etna EIR NOP. I cannot find a place on the county-provided website re: Mt. Etna's proposed project, so my husband and I will submit our comments here.

- The noise and disruption created during construction will be detrimental to the current residents in this housing area, and of particular concern to those who are immediately adjacent and across the street from the proposed site. The current building on the site may have materials that could create significant health hazards, aside from an increase in dust and dirt that will be generated and may create breathing hazards for current residents who have sensitive respiratory conditions.
- Traffic is of great concern. The location of this project is in very close proximity to a busy street and a busy shopping center. There is already significant traffic at the Mt. Etna/Genesee intersection and having a large facility with the only entry/exit on Mt. Etna just past the intersection will create delays and gridlock while residents wait for a clear path to turn into the facility.
- Parking will be of great importance in a facility the size of which is proposed. There is already insufficient parking, creating a need for current residents to park not only in their driveways, but also on the street. With the estimated doubling of the number of residents in this area, parking on streets in the neighborhood will become nearly impossible, and when parents arrive to drop off or pick up their children from local schools that are in immediate proximity to the proposed site, poses increased risk to children who are attempting to enter or leave school property. Building a large facility without sufficient parking included in the building plan is foolish and irresponsible.
- As mentioned in the previous bullet, safety is of primary concern with a doubling of the number of residents in the area. Aside from the increased traffic that will (absolutely) occur, which will create safety concerns for children who attend the area schools, there also exists a potential safety issue for current residents of the area, which can only be determined upon review of the residents for the proposed project. Without an increase in protective resources, there is more than likely to be a negative impact on the surrounding community.

There is also the issue of how to respond to fire emergencies in a building that is five stories tall without access on all sides of the building. In particular, access on the West side of the building is inhibited by high-tension power lines, which will likely preclude reasonable emergency response in the event of a fire, particularly on an upper floor.

- The safety issues extend to the proximity of those high-tension wires, as well as the location of the high pressure gas line, both the property of SDG&E. In San Bruno eight years ago a pipeline exploded, killing eight people and injuring dozens of others. This was in a neighborhood with single-family homes, no high-density housing close by, and it was still a devastating event. Imagine the aftermath if such a gas line were to explode essentially underneath a project such as the one proposed.
- We are unclear about the proposed services that have been referred to in the scoping meetings. It seems that there are a number of reports about what, exactly, will be included in this project. There is talk of 464 units, as well as a community center, limited parking, green space, and other resources for residents that are in need of

community support. That seems to be a very ambitious agenda for such a small plot of land. The 4.09 acre lot may *seem* large, but it will quickly fill up with all the proposed options included. This does not seem reasonable and it appears that any reasonably necessary resources will be foregone in the interest of increasing unit count. This is unfair to the community and, even more so, to the potential residents of the proposed project.

- There is already a lack of green space in Clairemont, and imposing such a large project in a community that sorely needs open space is detrimental to the well-being of the community at large, including any proposed residents. Green space should be a priority in San Diego, where we have the great fortune of being able to enjoy the outdoors year-round. Increasing high-density housing will contribute to the heat-sink condition of an already over-concreted community.
- Any housing project in this area will more than likely increase the number of students who will attend area schools. There are five schools in the immediate area: John Muir Academy, Mt. Everest Academy, San Diego Charter School, High Tech High (set to open soon), and Holmes Elementary, which is the default school for this area. In addition, Marston and Kroc middle schools and Clairemont and Madison high schools, which also service this immediate community, will see an impact in student attendance.

The schools are not equipped to handle such a drastic increase in student attendance. There are insufficient classrooms and insufficient teaching staff to support such an immediate and significant increase. This will lead to fewer available resources for these schools and, as a result, a lower quality educational experience for our youth. It is important to the future of San Diego as a whole to ensure our youth have access to quality, consistent schools and resources within those schools.

- There is limited access into and out of the proposed site. This was mentioned in the bullet above regarding traffic, but it is a significant issue and should be addressed. To date, when it has come up, persons who are in position to address the topic have sat stoically and not offered any comment on how that will be resolved.

There is a single driveway onto a residential road, a short ½ block from a major traffic thoroughway. Potential residents of the proposed project must approach the facility either from Genesee or Mt. Everest. Approach from Genesee will result in gridlock through that intersection as residents wait for traffic to clear to turn left into the driveway. Approach from Mt. Everest will only contribute to the gridlock on Genesee as they turn right into the facility and contribute to the inability of others to turn left into the driveway. This is not only poorly thought out, but shows either a blatant disregard for the existing traffic dynamic, or a sorely inept evaluation of the suitability of the site for such a large proposal.

- An issue raised by current residents who are immediately adjacent to the site is a concern about the resulting lack of sunshine and privacy that the imposition of a large facility overlooking their backyards will afford. This alone will negatively impact home values in this neighborhood.
- Finally, but also significantly, based on all input that has been provided, the size and architecture is not in keeping with Clairemont's community character. It seems to be more aligned with locations that have fashioned themselves into destination locations for transitory lifestyles, such as UTC or Mission Valley. The current proposal seems to lean to a high-density, transitory population, in that such a significant rental facility will lend itself to a population that is not committed to the Clairemont community as it is structured.

Clairemont desires to retain and continue to cultivate a bedroom community in which middle-income families can set down roots and remain as children grow and parents become grandparents. High-population rental facilities are engendered to attract individuals who choose to move from the location when other opportunities, be it a new job or a less expensive/more desirable apartment, becomes available. Clairemont has historically been a comfortable middle-class bedroom community that seeks to attract long-term residents whose interest is to better the community they are in, rather than viewing it as a short term stop over while on the way to something else.

thank you for your consideration.

--

Kelley M. Zanfardino, SPHR-CA

From: Yukawa Kenzo <kenzozilch@hotmail.com>
Sent: Wednesday, October 17, 2018 5:37 PM
To: Cass, Marc
Subject: 5858 Mt Alifan Project

Mr. Cass,

I had to babysit our children and neighbor's children while my wife and the neighbor attended the project meeting the day before yesterday 10/15, so I was not able join the meeting, but my wife and the neighbor updated me on what was discussed: the scope of the project, building layout, and the concerns our neighbors in Clairemont community voiced.

I must say that I'm very disappointed and it was not fair that the project had never been communicated to me until Monday of this week 10/14, through a gentlemen from our neighbor knocking on our door with a handout detailing the project. I take this as a very serious issue raised in our community, and I'm sure I would have acted much sooner had I been informed. Although people in our community including my own family are "spreading the word" walking our neighborhood to post the handouts, there were many individuals not properly informed of the project.

I feel that the project brings only negative effects to our community, creating issues in parking and traffic. Also, as a parent of 3 small children, I am extremely concerned about the safety and morale of the community. I can never understand the intention (decision) of adding safety risk to our safe, quiet, and peaceful living environment. I believe the responsibilities of the county office/community governance group are to listen to the concerns of current residents, to maintain the existing living environment or to help build a better community, but this project is not fulfilling any of these responsibilities but rather contradicting them.

1) Please give a in-depth careful reconsideration to the project and do NOT make any residential building in our Clairemont community for people with various "issues" in such a small space. Again, this is jeopardizing safety of the existing residents of our community. Please rethink and make what's best for our community.

2) Please consider elsewhere for such a residential building and zoning. There are other areas in San Diego already made available for people with low income or the "problems" to live. And these area should first be considered as the best candidate. Creating a new residential area on top of what's already available would spread safety, traffic, and all sorts of issues, and it would be more difficult to contain the issues once they are spread all over. Considering the consequences, I would at first consider the existing area, the area that already serves for such needs or requirements.

Thank you,
Kenzo Y resident of Mt. Davis Ave.

From: Kevin Hardy <krhardy4438@gmail.com>
Sent: Friday, October 12, 2018 5:34 PM
To: Cass, Marc
Cc: ChrisCate@sandiego.gov
Subject: WHATTT!!

How can you possibly fit 454 family units with a height limit of 3 stories at 5255 Mt Etna Drive???

That's nuts.

This "urban in-fill" in Clairemont is disrespectful of the people and neighborhood.

No.

Kevin Hardy
Clairemont

From: Ciero, Kimberly <kciero@ucsd.edu>
Sent: Thursday, October 11, 2018 10:14 AM
To: Cass, Marc
Subject: Mt. Etna
Attachments: MtEtna.pdf

Attached.

Kim Ciero

From: Kim Kane <kkane@san.rr.com>
Sent: Thursday, October 18, 2018 9:33 PM
To: Cass, Marc; Kim Kane
Subject: Clairemont Mesa Community Plan Amendment and Rezone Project,,Case Number WT-4224097 --Public Comment

Clairemont Mesa Community Plan Amendment and Rezone Project

Case Number WT-4224097
Notice of Preparation Public Review Period
September 10, 2018-October 19, 2018
Public Scoping Meeting Comment Sheet

Marc Cass
County of San Diego
Dept. of General Services
5560 Overland Ave
San Diego CA 92123
marc.cass@sdcounty.ca.gov

Written Comment Form:

I am unclear on why the people in charge of this project seem to be in a rush to get this project completed so quickly, and it comes at the expense of the residents in this area. Also, there is an error on page 2 of the Notice of Preparation of an Environmental Impact Report for the Clairemont Mesa Community Plan Amendment and Rezone Project it says comments are to be received "... no later than Tuesday, October 19, 2018 at 4:00 p.m." since Tuesday is October 16th, I hope this meant Friday October 19th.

On October 15, 2018, I attended the 2nd scoping meeting at Marston school in Clairemont. I am homeowner who lives approximately 6 blocks from this location. I have questions and concerns about the proposed "affordable housing" development on Mt. Etna Drive. I walk past this property every day.

At the meeting, I learned that the plan for this property was to build 454 units, and to do this the county/city would need to rezone the property from commercial to residential and to allow the developers to build 5 stories high approximately 60 feet high. I oppose the density of this complex at an already congested intersection. I also oppose the 58 foot height of the proposed buildings. This would look out of scope in our neighborhood. The project should keep with the current 30 foot standard for our area.

According to the information provided, the potential residents slated for this complex range from people with substance abuse problems, people who are or are close to being homeless including seniors, domestic violence victims and families, and people with brain injuries. While I agree these people all need housing, is putting them all in one location the best option? Has this been done at other complexes and has it been successful? Or would it be better to have half of the units for people who are currently in the workforce?

Adding 1,000 or more people to the 4 acre site would be a huge impact on our community. This could add 400-800 cars to an already busy intersection at Mt. Etna and Genesee and the surrounding area. A development like this would tax our already fragile water infrastructure. The large power lines that run right behind the proposed

development may be a health and safety hazard to the occupants of the building, along with the gas smell that has always been emitted from the Mt. Etna side of the property.

Questions:

- Will there be onsite security for the building?
- Will there be 24/7 onsite mental health services for the residents in the building?
- Will there be green space for residents to walk or sit in?

Suggestions:

- The density of this complex is too much for this already crowded intersection. Build 100 units. Include 48 units for people currently in the workforce and the rest for “affordable housing” and include 2 units for people who work in the mental health field and have skills that will make this development successful.
- Have on-site social services, including mental health services for the residents of the complex. Similar to what they did with the development in downtown on 6th and Cedar.
- According to the “Affordable Housing and Site Assessment Summary Table” it seems there are other properties on that list that could be used for the various groups of people the City/County has proposed serve at this one site. And this document recommends 118 units at this location which seems more realistic.

I would like to see this project be a success for both the tenants in the complex and the community.

Thank you,

Kim Kane
4826 Mt. Elbrus Drive
San Diego CA 92117

From: peoriakims@aol.com
Sent: Friday, October 19, 2018 2:02 PM
To: Cass, Marc
Subject: Mt Etna homeless project

Dear Mr. Cass,

I'm writing this letter to express my utter displeasure regarding the potential homeless project on Mt Etna. This is a much bigger issue than a housing project. Our state government has allowed our homeless population to double or triple in size. It's disgusting how our city and state cannot come up with a plan other than to just let the population grow and then our bankrupt city agrees to pay for their housing.

The police can't do anything as their hands are tied.

Furthermore, this housing complex is near the busiest shopping center in Clairemont, near 5 schools and there is no legitimate parking available for the new tenants. Where are they parking their vehicles!!!!? Will we have more police presence to watch over this area???

My family is completely and utterly against this housing project coming into our peaceful suburban life.

Kim Sierens

Concerned Clairemont Resident

[Sent from Yahoo Mail for iPhone](#)

From: Kris Nieder <nieder.kris@gmail.com>
Sent: Thursday, October 18, 2018 1:17 PM
To: Cass, Marc
Subject: Oppose proposed zoning changes on Mt. Etna

Dear Marc Cass:

As a longtime resident of the Clairemont and Bay Park area, I strongly oppose the rezoning changes proposed for the Mt. Etna/Crime Lab location in Clairemont. The developers have built smaller low income housing projects in other neighborhoods. A similar 140 unit development would be a much better fit for this area. It would improve the quality of life of the development residents. Based on resident complaints from other apartments in the area, four hundred units will significantly increase the potential for noise complaints, traffic and parking issues, theft, mold and ventilation issues, and vermin. Exceeding the current zoning is not good for the current neighborhood or future residents.

Sincerely,
Kris Nieder

--

Kris Nieder, M.Ed.
Director of Youth and Intergenerational Ministries
St. Mark's United Methodist Church, San Diego
619-708-6445

From: Ellis, Krista <krista.ellis@aecom.com>
Sent: Tuesday, October 16, 2018 9:41 PM
To: Cass, Marc; Mays, Jody; Fisher, Yara; KBlackson@esassoc.com; Murillo, Felipe; Estrella, David; Jackson-Llamas, Angela; Murphey, Erin
Subject: Clairemont: Residents oppose affordable housing project - The CW San Diego - News 8

<http://www.thecwsandiego.com/story/39291824/clairemont-residents-oppose-affordable-housing-project>

Krista Ellis

From: limask@juno.com
Sent: Thursday, October 18, 2018 7:58 PM
To: Cass, Marc
Subject: Mt. Etna Project

Dear Mr. Cass:,

I am sure you are getting tons of emails about this project, but wanted to add my thoughts. I will keep it brief.

1. I think that whatever is built it should stay within our Community guidelines i.e the 30' height limit and density requirements.
2. That location is an established community with MANY elderly living out their final years. If the project would give first consideration to the expanding elderly population that have now found themselves on the street, I would be very much in support. Targeting homeless that have put themselves on the streets due to their own decisions would be targeting the nearby population to much criminal activity. Since I work for the SDPD, I have access to Crime stats, which are actually available to most..
3. Someone has proposed a new site in Mira Mesa, on the old ball fields. I looked at that site and I really think that bit space and surrounding areas would fit the proposed project much better.

Thank you for listening.

L. Maskovich

Mt. Castle Avenue

From: Joe <jcook3@san.rr.com>
Sent: Friday, October 19, 2018 10:16 AM
To: Cass, Marc; chriscate@sandiego.gov
Subject: Mt. Etna Project

Dear Mr. Cass and Mr. Cate,

I am sure you are getting overwhelmed with letters concerning the redevelopment project for the Mt. Etna Crime Lab property. Here is another. My name is Laura Cook and I live on Mt. Davis Ave. My husband and I purchased our house in 1992. This was an important decision for us because we had two young children to raise. Our house was a "fixer upper" but we knew we wanted to be in this highly desirable neighborhood. Twenty six years later we are still here. We have made dear friends, as have our now adult children. We have fabulous neighbors and we have an awesome community. Several times a year our neighbors get together for what we call a Sit. We gather in my neighbor's driveway, have a potluck and enjoy each other's company. Every couple of years we have bigger block parties. Our neighbors are our friends, our family. We watch out for and take of each other. I personally have taken care two elderly neighbors when their spouses passed. It is a safe, quiet neighborhood that is still highly desirable. Clairemont has recently been named the "Next Hot Neighborhood" by San Diego Magazine. We have many new younger home owners with young children, desiring the same thing that we did when we bought our home. Some of our younger neighbors/friends have already stated they will put their houses on the market if the Mt. Etna Proposal goes through. It's heartbreaking. Clearly this cannot be in the best interest of our neighborhood.

I understand that there is a housing issue in San Diego. I also understand that the Mt. Etna site and its surrounding area, cannot support this 400 plus unit project. The proposal to rezone that property and put in the suggested HUGE development is ridiculous. This would bring in 1,000 to 2,000 more people. The number of residents would DOUBLE. Not to mention the cars. Where will they park? Our neighborhood streets would catch the overflow. Currently our streets can't even be repaired in a timely manner or done properly. Slurry coating does not solve the problem. The additional stress on the infrastructure would be overwhelming - especially on our streets that are already in bad shape and crowded. Then there's the traffic safety issue. We already have traffic. Imagine what this would do. The amount of people that take short cuts through our neighborhood already would dramatically increase. Right now the number of cars cutting through Mt. Davis and Mt. Culebra to avoid Balboa and Genesee is high. Rarely do these cars stop at signs or move safely through our neighborhood. Our neighborhood is filled with young children playing, seniors and others walking their dogs and many residents, including myself, out to get some exercise. It can be dangerous as it is stands now.

From what I understand, this project was introduced with the promise of educating Clairemont residents with their plan. There has been very, very little to no education on the proposal. Zoning is also potentially being changed without going through the proper review process. The zoning laws were put in place for a reason. How can this happen? People are angry. Most neighbors I have talked to didn't know about the plan and feel we have been bamboozled and lied to. Rumors are flying.

I want to make this clear that this is not an attack on low income residents. This is a concern that is changing one problem into an even bigger one.

I am asking that you put the brakes on this project. By size alone it is a disaster for our community. This property is very desirable and I know the county would like to do something with it. I am sure there are many options. But there are many things that need to happen before moving forward. Traffic studies would be a good start. Communication is another. I want to see Clairemont continue to be a desirable, peaceful community with controlled growth.

Thank you your consideration.

Laura Cook

From: selajolla@aol.com
Sent: Thursday, October 18, 2018 8:47 PM
To: Cass, Marc
Cc: ChrisCate@sandiego.gov; nwaney@plattwhitelaw.com
Subject: Mt . Etna Project

October 18, 2018

Marc Cass, County of San Diego, Department of General Services
Chris Cate, District 6 City Council Member, San Diego City Council
Naveen Waney, Chair, Clairemont Community Planning Group

Hello,

My name is Laura Silance. I live at 4442 Mt. Herbert Avenue. I have lived in this Clairemont neighborhood for most of my life.

I started kindergarten at Hans Christian Anderson, went to Hale Jr. High School for Middle School and onto Madison High School. I have raised and schooled my own 3 children here in Clairemont.

This has been a wonderful, safe and active neighborhood full of dog walkers, exercise/walkers, and joggers with a great Little League park on Mt. Etna which is often full of children playing Fall and Spring ball.

Many young professionals are beginning to move into the neighborhood to raise their own children as they see this as a safe and vibrant, attractive for many reasons area to raise their children.

Its a great place to live!

I attended the Public Scoping Meeting on Monday, October 15, 2018 and was **ÄÄÄ !"#** to learn of the proposed plans for the old Clairemont Hospital/former SD County Crime Lab site!

It is obvious that something needs to be done with this site but a 400 plus unit, 5 story building is just way to large a project for this area.

I'm afraid that the impacts to our neighborhood should this project as stated go through would only be negative with horrendous and unsafe traffic resulting on Mt. Etna.

Please note that I am extremely **\$%%&'#** to the amendment of our Clairemont Community Plan (CPA) to allow the building of this 5 story,400 plus units. I am opposed to rezoning this area.

I also wish it to be noted that I **\$%%&'"** this project.

Please work within the set zoning and come up with a better plan for this space.

Thank you,

Laura Silance
4442 Mt. Herbert Avenue
San Diego, CA 92117
858) 248-3619

From: Lauren Kane <laurengwilkinson@gmail.com>
Sent: Thursday, October 18, 2018 11:26 AM
To: Cass, Marc
Subject: Mt. Etna Project Opposition

Mr. Cass,

I was given your email address through a community group in Clairemont Mesa. I am a homeowner in this neighborhood. I write to express my opposition to the proposed housing project on Mt. Etna and Genesee. If not well thought out it will have a detrimental effect on the quality of life here. I understand there is a state-wide housing crisis; however, I do not understand why the proposed development is for low/extremely low income occupants. The only reason I can think of is that the developer would be granted more subsidies. In any case, the project needs to be stopped.

Thank you.
Lauren

--
ÄÄ !"#%&\$Ä#("\$ *+&

Attorney at Law

Telephone: (619) 997-2658

LinkedIn: <http://www.linkedin.com/in/laurengwilkinson>

This e-mail and any attachments thereto, is intended for the addressee(s) only and may contain legally privileged and/or confidential information. If you are not the intended recipient, you are hereby notified that any review, copying, dissemination, or distribution of it is strictly prohibited. If you receive this e-mail in error, please notify me immediately by reply e-mail.

From: Lauren Greenfield <laurengreenfield83@gmail.com>
Sent: Monday, October 15, 2018 2:34 PM
To: Cass, Marc
Subject: 5255 Mt. Etna Drive Proposed Project and Zoning Change

Dear Marc,

I am contacting you today as a concerned homeowner, taxpayer, and mother. I am OPPOSED to the zoning change for the 5255 Mt Etna Drive (Former Crime Lab) project.

I have lived in this community for 10 years. In the past three years there has been at least seven new young families that moved onto my street alone. We have created a tight family neighborhood that is safe for children to grow up in. I have an 8-month-old and a 2 ½ year old. Here are the reasons I am against the zoning change.

They want to put 454 units with a half a parking space per unit which is completely inadequate. With only 227 parking spots available, the only other place to park is on the nearby residential streets. This is going to create extreme congestion on our streets and an unsafe neighborhood for our children. The designated tenants of the building are going to be persons at risk with serious mental illness or substance abuse issues, HIV/AIDS infected persons, at risk youth, and survivors of domestic abuse. These people will be living 2 tenths of a mile away from our elementary school. How can I trust that my child can walk home safely living amongst this type of population? How is it ok to let this developer put this population here when the city won't allow for a cannabis dispensary or a sex offender in this close of proximity to a school.

We live in a middle-class neighborhood and work very hard for what we have. This would create extreme overcrowding in this area. They zone residential neighborhoods for a reason and it is not okay to let the city or county just come and change that.

Apparently, the county considers this area a transportation hub. They couldn't be more wrong. An analysis was done earlier this year that determined the transit in this area was fair/poor.

There are other options for this building that would benefit the community. How about a memory care or Housing for senior citizen? There's shopping and a medical facility nearby specifically for that population. This would also create less traffic and parking issues and it would not put a significant risk to our neighborhood. There DO NOT need to be so many units in this development. It is not good for the community. Please hear our concerns and do not change the zoning from discretionary to ministerial. Thank you for your time.

From: Liljana Hristova <lile_hr@hotmail.com>
Sent: Friday, October 19, 2018 10:00 AM
To: Cass, Marc
Subject: AGAINST Mt. Etna Development

Hello Mr. Marc Cass,

As a resident in the Mount Streets area of Clairemont and having two young girls attending Mt. Everest Academy, I **strongly object** to the Mt. Etna Rezoning and Proposed Development.

My reasons for this objection are many and they include:

1. Mt. Everest Academy is an open campus, and placing a high concentration of developmentally disabled people as well as people with brain injuries might result in a **catastrophe at this school** or near the school where students walk, bike, and eat lunch. I vote for NO ADULTS WITH DEVELOPMENTAL DISABILITIES or BRAIN DAMAGE so close to a K-12 school. I also vote for NO ADULTS WITH CRIMINAL RECORDS so close to a K-12 school. These people need to be in an institution that will take care of them.
2. The proposed height and number of units will burden the area visually, with traffic, and with crime. I vote for NO CHANGE IN ZONING!
3. My property value and quality of life will be reduced.

Proposal from me:

Build a nice library at the site that everyone will enjoy. Clairemont doesn't have a nice library.

I hope you take my input seriously.

Liljana Hristova
(concerned resident and homeowner of Clairemont)

OBJECTIONS TO AFFORDABLE HOUSING
PROJECT IN CLAIREMONT
CRIME LAB SITE

OBJECTIONS

1. Object to changing the process from residential to ministerial so that the residents of the community, including the Clairemont Town Council and the Clairemont Community Planning Group are cut out of the planning process. I am against a Community Plan Amendment that would increase the height and density and allow for a multifamily residence on that site.

2. Object to the incredibly swift way all of this was done without any input from the community until the very last minute.

3. Object to having “at least 50% of the units” dedicated to persons with serious mental illness, substance abuse problems, homeless, domestic abuse survivors (statistics show the latter return to their abusive partners at a high rate which would be a safety issue for all); although it is indicated there will be some housing for veterans and seniors. At this rate, it has the potential to be another Chicago Cabrini Green situation, which, as you know, had to be destroyed due to all of the crime and drug issues and the tenants not taking care of their units.

ISSUES

1. Traffic: The traffic on Balboa and Genesee is almost gridlocked at the present time during the early to mid mornings, lunchtime, late afternoon and in the evening between 5 PM to 7 PM. The entrance to and from your proposed project will force traffic onto the residential side streets causing a backup up on these narrow residential streets as cars try to make their way onto Genesee or Balboa. You also have Mt. Everest Academy traffic with parents dropping and picking up the students as well as faculty coming and going. A little further down Genesee will be a large amount of traffic connected with the opening of the new Charter School on Mt. Alfian with a large number of students being dropped off and picked up including a large number of faculty

arriving and leaving. You are setting up extremely Dangerous traffic conditions.

2. High Density.

- a. When the hospital was there, it was deemed that places for 130 persons was the maximum. You are going way beyond that with a proposed 454 units which has the potential to increase the residential capacity anywhere from 900 to 1,400 persons in this small fairly compact area is scandalous. You are simply warehousing people.
- b. There is no planning for increased school attendees. The neighborhood elementary school is filled beyond capacity at the present time.
- c. There is insufficient planning for parking spaces; ½ space per unit. In this day and age, even those in affordable housing have cars (just look at the large number of parked cars/traffic on Mt. Alifan by the Stratton BEFORE the 54 new affordable housing apartments are added).
- d. There is no planning for any park or green space as part of this project. The residents aren't going to stay inside their units, they will be "hanging out" in the surrounding residential areas.
- e. There is no planning to build a new library; Balboa is outdated and small.
- f. There is no planning for the increase of water pressure in an area that is already experiencing low water pressure at times. Last year, many of us in surrounding neighborhoods had to upgrade our water pressure gauges. Accordingly, there is no plan to handle increase in sewage usage.
- g. There are SDG&E power lines directly overhead the area being considered which is unsafe.

3. Insufficient Public Transportation: The area where the Crime Lab is situated is only listed as fair for public transit usage. Even if you wanted to add more buses, the traffic is too impacted to even do so.

4. Clairemont Doing Their Fair Share: In the immediate area on Mt. Alifan is the Stratton that has 312 units and a multitude of crime and

safety problems. Across the street on Mt. Alifan will be the new 54 unit low-income apartments. In addition, we have Sorrento Towers on Cowley Road, which is a low-income apartment complex of 198 units for low-income seniors and those with disabilities. So, within an approximate 4.5 mile radius there are already 564 low income housing units. What statistics do you have to show that Bay Park, Bay Ho, UTC, La Jolla, are doing their part to house these populations at the same level as is currently the case in Clairemont.

a. In the Morena Corridor Area where a large number of residences are to be built; there will not even be 10% designated for low income.

b. In the area near Overland, near your own county offices, there have been approximately 800 units built in the past couple of years and there were not any designated for low income.

c. In UTC directly adjacent to the huge transit terminal that would be ideal for public transportation usage, there are no units designated for low income.

d. In the Midway district, at the site of the old post office which is county property, that property is being developed so as to Revitalize the neighborhood; no proposals to build any low income housing, even though this area is designated good to excellent for transportation and is near welfare facilities and shopping.

MITIGATIONS

Traffic: There is no way to mitigate this unless you start tearing down some of the businesses and residences on Balboa and Genesee to widen the roads. That would be total decimation of a community.

Transportation: There is no way to mitigate this because no more buses could be added as there is just no more room for increased bus traffic on the roads unless you tore down businesses and residences to widen both Genesee Road and Balboa Avenue.

Schools: You would need to find property to build a new elementary school.

Library: You would need to build a new library on the existing space where the Balboa Library branch is located.

PROJECT ALTERNATIVE LOCATION

The ideal alternative would be where the old Post Office property is located. It is excellent for transportation, near welfare services and near a myriad of shopping facilities.

CRIME LAB ALTERNATIVE PROJECT

An upscale mixed use facility to continue revitalizing the Clairemont Community. This revitalization began with the upgrading of the Kohls shopping center. We need a facility that maintains the number of cars that were used by those who worked at the Crime Lab so the traffic does not become any worse. We also need a facility that does NOT require ANY REZONING to the area and does not change the current community plan.

From: Linda Lansville <linlarlon@gmail.com>
Sent: Thursday, October 18, 2018 2:40 PM
To: Cass, Marc
Subject: Highrise @ Mt Edna & Genesee

Mr. Cass,

As a close neighbor to the subject proposal, it was a very recent surprise to learn about all of this out of nowhere. Was that intentional? Placing that many people in that small of a area is absolutely ridiculous. Parking and congestion are never addressed and certainly how the current community feels is not a concern of the builders or the city. They don't care!

Is this another case that the law doesn't apply to builders but does to community neighbors?? We have to adhere to a height restriction but new projects can change anything they want anytime they want?!

Safety is a very important issue that is currently not a problem. Bringing that many people into a tall structure cannot eliminate safety concerns and that is very worrisome. There are children and many, many seniors that have lived and raised their children here. Again, that's a risk that the builders and the city obviously aren't concern about. This neighborhood and Clairemont are doing well just as is. Why mess with a great thing?

As a current homeowner, this project , in fact needs to be stopped. This is not the location for such an undertaking in an already crowed location!

Linda Lansville
5086 Mt. Gaywas Dr.
SD 92117

From: limask@juno.com
Sent: Thursday, October 25, 2018 12:20 PM
To: Cass, Marc
Subject: Mt. Etna Project

Please don't file this email under NIMBY-Alert.

That is not the case. We care about our community and DO want to see good projects, but Mt. Etna is NOT one of those.

It violates the Community Plan and Zoning for the site. It exceeds density being too big, not commercial and is proposed to exceed the 30' height limit.

Aside from the fact that Clairemont already supports more of these housing projects than most other communities.

Mira Mesa has a wonderful site on the old ball fields that fit the requirement of size, zoning, community access. Please hear the community, we are growing stronger each day.

Linda Maskovich
Clairemont resident

From: Alex <alex612@earthlink.net>
Sent: Saturday, October 6, 2018 9:52 PM
To: Cass, Marc
Subject: Comments regarding Crime Lab Site in Clairemont
Attachments: affordable housing rebuttal.pdf

Thank you for considering these comments, I appreciate it. Linda

OBJECTIONS TO AFFORDABLE HOUSING
PROJECT IN CLAIREMONT
CRIME LAB SITE

OBJECTIONS

1. Object to changing the process from residential to ministerial so that the residents of the community, including the Clairemont Town Council and the Clairemont Community Planning Group are cut out of the planning process. I am against a Community Plan Amendment that would increase the height and density and allow for a multifamily residence on that site.

2. Object to the incredibly swift way all of this was done without any input from the community until the very last minute.

3. Object to having “at least 50% of the units” dedicated to persons with serious mental illness, substance abuse problems, homeless, domestic abuse survivors (statistics show the latter return to their abusive partners at a high rate which would be a safety issue for all); although it is indicated there will be some housing for veterans and seniors. At this rate, it has the potential to be another Chicago Cabrini Green situation, which, as you know, had to be destroyed due to all of the crime and drug issues and the tenants not taking care of their units.

ISSUES

1. Traffic: The traffic on Balboa and Genesee is almost gridlocked at the present time during the early to mid mornings, lunchtime, late afternoon and in the evening between 5 PM to 7 PM. The entrance to and from your proposed project will force traffic onto the residential side streets causing a backup up on these narrow residential streets as cars try to make their way onto Genesee or Balboa. You also have Mt. Everest Academy traffic with parents dropping and picking up the students as well as faculty coming and going. A little further down Genesee will be a large amount of traffic connected with the opening of the new Charter School on Mt. Alfian with a large number of students being dropped off and picked up including a large number of faculty

arriving and leaving. You are setting up extremely Dangerous traffic conditions.

2. High Density.

- a. When the hospital was there, it was deemed that places for 130 persons was the maximum. You are going way beyond that with a proposed 454 units which has the potential to increase the residential capacity anywhere from 900 to 1,400 persons in this small fairly compact area is scandalous. You are simply warehousing people.
- b. There is no planning for increased school attendees. The neighborhood elementary school is filled beyond capacity at the present time.
- c. There is insufficient planning for parking spaces; ½ space per unit. In this day and age, even those in affordable housing have cars (just look at the large number of parked cars/traffic on Mt. Alifan by the Stratton BEFORE the 54 new affordable housing apartments are added).
- d. There is no planning for any park or green space as part of this project. The residents aren't going to stay inside their units, they will be "hanging out" in the surrounding residential areas.
- e. There is no planning to build a new library; Balboa is outdated and small.
- f. There is no planning for the increase of water pressure in an area that is already experiencing low water pressure at times. Last year, many of us in surrounding neighborhoods had to upgrade our water pressure gauges. Accordingly, there is no plan to handle increase in sewage usage.
- g. There are SDG&E power lines directly overhead the area being considered which is unsafe.

3. Insufficient Public Transportation: The area where the Crime Lab is situated is only listed as fair for public transit usage. Even if you wanted to add more buses, the traffic is too impacted to even do so.

4. Clairemont Doing Their Fair Share: In the immediate area on Mt. Alifan is the Stratton that has 312 units and a multitude of crime and

safety problems. Across the street on Mt. Alifan will be the new 54 unit low-income apartments. In addition, we have Sorrento Towers on Cowley Road, which is a low-income apartment complex of 198 units for low-income seniors and those with disabilities. So, within an approximate 4.5 mile radius there are already 564 low income housing units. What statistics do you have to show that Bay Park, Bay Ho, UTC, La Jolla, are doing their part to house these populations at the same level as is currently the case in Clairemont.

a. In the Morena Corridor Area where a large number of residences are to be built; there will not even be 10% designated for low income.

b. In the area near Overland, near your own county offices, there have been approximately 800 units built in the past couple of years and there were not any designated for low income.

c. In UTC directly adjacent to the huge transit terminal that would be ideal for public transportation usage, there are no units designated for low income.

d. In the Midway district, at the site of the old post office which is county property, that property is being developed so as to Revitalize the neighborhood; no proposals to build any low income housing, even though this area is designated good to excellent for transportation and is near welfare facilities and shopping.

MITIGATIONS

Traffic: There is no way to mitigate this unless you start tearing down some of the businesses and residences on Balboa and Genesee to widen the roads. That would be total decimation of a community.

Transportation: There is no way to mitigate this because no more buses could be added as there is just no more room for increased bus traffic on the roads unless you tore down businesses and residences to widen both Genesee Road and Balboa Avenue.

Schools: You would need to find property to build a new elementary school.

Library: You would need to build a new library on the existing space where the Balboa Library branch is located.

PROJECT ALTERNATIVE LOCATION

The ideal alternative would be where the old Post Office property is located. It is excellent for transportation, near welfare services and near a myriad of shopping facilities.

CRIME LAB ALTERNATIVE PROJECT

An upscale mixed use facility to continue revitalizing the Clairemont Community. This revitalization began with the upgrading of the Kohls shopping center. We need a facility that maintains the number of cars that were used by those who worked at the Crime Lab so the traffic does not become any worse. We also need a facility that does NOT require ANY REZONING to the area and does not change the current community plan.

From: lisa nordquist <atonefitness@yahoo.com>
Sent: Friday, October 19, 2018 2:18 PM
To: Cass, Marc
Cc: chrisbate@sandiego.gov
Subject: Mt. Etna Housing Project

Hello Marc,

My husband, I and our two children are residents of Clairemont--very nearby the proposed Mt. Etna low income housing project. My husband Doug is a local small business owner and I have been a very active parent at our daughter's schools, Holmes & Marston Middle, for 9 years.

We have worked very hard, spent countless hours, and donated thousands of dollars to make Clairemont a great community. Together, with thousands of others, we have contributed to make this a thriving place to of business and a wonderful place to raise children or retire.

The Clairemont community has finally started to see a return on our investment: families are staying in the Clairemont school cluster, property values are increasing, and more quality retailers are moving into our community or making improvements to local shopping centers.

I know (personally) that I speak for hundreds of families when I say **this project is a threat everything we have worked for for decades.**

There is no secret as to why we say this. We all know the reality of a high volume housing project like this: higher crime rates, more drug use, increased mental illness, more traffic, over crowded classrooms, higher school delinquency rates, and so on. Overall, **this development places more stress on our community, which is already bearing the financial burdens of the middle class, including increasing taxes of all kinds, a lack of Title I funding at our schools, and thousands of low income housing units.**

That's right! **ÄÄ !'#\$%&'()*# (Ä# +, (- *(. / (Ä%(!&1%\$#(-%2*!&3(4 "'\$#&' *.** (Diane Apts, Elivia Apts, Pacific Sands Apts, La Casa Balboa, The Stratton, Bayview Apts, Coral Bay Apt, Cerro Pueblo Apts, Park Genesee Apts, Crandall Apts, Mesa Vista, Barclay Sqr, Riviera De Ville--should I keep going?) We are doing our part in hosting low income families, seniors, and mentally disabled.

Furthermore, I understand there are *no improvements to infrastructure, schools, roads*, etc., and that the Clairemont Community Planning Group will be ousted from partaking in submitting project feedback. How can this be?

As the daughter of a residential and commercial real estate developer, I am familiar with some of the processes of housing and development. I am well aware that this project is likely a displacement for low income housing from another community--a high end development or community in La Jolla or the like that is being passed down to we middle class residents of Clairemont. NOT FAIR!

I know this project can go to any other number of places without requiring such heavy rezoning, building code changes, or **negative residential/community impacts and blatant disregard for voters' desires.**

We are a tight knit community and we will fight to keep the Clairemont we have built.

Thank you for your time.
Lisa & Doug Johnson

From: Michael Early <tmikee@sbcglobal.net>
Sent: Thursday, October 18, 2018 12:51 PM
To: Cass, Marc
Subject: Mt. Etna low income apt

Hello,

I'm writing this as a concerned resident on the Mt. streets in Clairemont.

Please consider this low income housing project in Clairemont to be too overwhelmingly big for his area.

This is not the right site for a project like this because of traffic increases to an already busy traffic area, our property values being jeopardized, crime increase in a neighborhood with schools and young children so close by, and no supervision for the persons being considered to live in this project.

I am opposed to this project.

Sincerely,

Lisa Early

From: Lori Chapin <lorichapin54@gmail.com>
Sent: Thursday, October 18, 2018 10:24 AM
To: Cass, Marc
Cc: Lori Chapin
Subject: Public Comment for: Clmt Mesa Community Plan Amendment & Rezone Project: Case No.: WT4224097

Marc Cass, County of San Diego, Department of General Services
Chris Cate, District 6 City Council Member, San Diego City Council
Naveen Waney, Chair, Clairemont Community Planning Group

Hello all,

My name is Loraine Chapin. I live at 4252 Mt. Foster Avenue. I have lived here for 30 years. I raised my two children in this quiet, wonderful and family oriented neighborhood. They attended Holmes Elementary, Marston Middle School and Clairemont High School. I know my neighbors. We are a close knit community. We look out for each other, our homes, our children, our seniors and our beloved Tecolote Canyon. We have annual block parties and spontaneous driveway BBQ's. It is the perfect neighborhood to raise a family. It is quiet, safe and close to good schools, shopping and houses of worship. I walk my neighborhood regularly at all times of the day. I have walked as late as midnight and as early as 7 AM. I have never felt unsafe. It is my home. I am pleased to see many new families moving into the neighborhood with children or with dreams of having children and raising them here. Unfortunately, the tranquility, peacefulness and safety of our neighborhood is at risk.

On Monday night, October 15, 2018, I attended a "public scoping meeting" at Marston Middle School for the above referenced item to rezone the ~ 4 acre parcel where the Sheriff's Crime Lab now sits. It was formerly (before I moved to the neighborhood 30 years ago) the Clairemont Hospital. Now there is a proposal to amend our community plan to permit a development, the size and scope of which are totally out of character and unnecessary for our neighborhood community. T

I send these comments and observations to voice my **STRONG OPPOSITION** to the amendment of our Clairemont Community Plan (CPA) to allow the construction of a 5 story building containing 450 units. Specifically, I was informed that the request to amend the CPA was initiated by the County of San Diego. In fact, the County sent a RFP to developers with the proviso to "assume" the requested zoning had been achieved. As such I heard from Chelsea representatives, the developers who were selected pursuant to this RFP, a description of the superstructure proposed for the site. Quite frankly I find this appalling. The RFP process is expensive and laborious. To include any statement about zoning changes NOT YET made in the description of the project to be bid upon is not only an audacious act but a waste of taxpayer funds.

I am also very concerned that I am now required to provide comment by tomorrow (October 19, 2018) for a project I just learned about. I don't know how the County has been noticing this significant impact to the character of our neighborhood. I learned about it from a neighbor who heard something from another neighbor. At the meeting I was given a summary of activity to date written by Karen, a community member I have not yet met. That will change. The existence of this project as well as its size and scope are now spreading like wildfire and all of my neighbors are just as angry, confused and surprised as me. I encourage you to put the brakes on this project. A project of this size, scope and magnitude warrants more community input. Plus, it is difficult to

provide “meaningful” comments to a project which was presented to the community on Monday night, three days ago.

That said, here are my comments:

1. The project is too big for our neighborhood. We are a community of 300 single family residences. This project would add 450 more units. This more than doubles our density. Our infrastructure can't handle this. Our streets can't handle this. We are already a pass through for motorists heading east on Balboa to avoid the light at Balboa & Genesee. They make a left on Mt. Culebra and then make a right on Mt. Davis and then another left on Mt. Etna to Mt. Herbert where they make a right to get to Genesee. It is often a steady stream.
2. There is only one entrance/exit to this property on Mt. Etna very close to Genesee and across from the main entrance/exit to the shopping plaza housing Little Caesars, restaurants and Sharp Senior Care. This poses a serious safety concern should there be any emergency.
3. Mt. Etna is already congested at this area. Traffic is often backed up at the light at Genesee and Etna.
4. Down the street on Mt Etna is the John Muir Academy. Formerly, Anderson Elementary, this school is currently increasing its enrollment bringing more traffic to the neighborhood.
5. Horizon located on Genesee is now the site for High Tech High. The freshman class is moving in this year. Over the next 4 years the other grades will be moving in. This is additional stress on our traffic.
6. A 5 story super structure is totally out of character for our community. We do have the one building on Balboa and it is an eyesore. I don't think it is filled.
7. Of the ~ 450 units proposed in this project “50% would be set aside for seniors, persons with disabilities, persons with serious mental illness or substance abuse problems, persons with HIV/Aids, military personnel and veterans, at risk youth, survivors of domestic violence, persons who are homeless or at risk of homelessness, transition age youth, and families in need.” These are important groups. Our community needs more time to assimilate just what the County is proposing for this very small site.
8. The development is more units per acre than any previous development of Chelsea according to their presentation on Monday night.
9. The public transportation in this area is dreadful. It always has been. Bus rides can take hours with numerous changes. This is certainly not conducive to seniors who no longer drive.
10. While at the meeting on Monday night, neither the County officials nor Chelsea Representatives provided answers to the numerous and valid questions posed by the claremont Community members in attendance.
11. I don't know who is driving this train but it looks as if it has left the station without a conductor. I encourage reasonable minds to put the brakes on this project. There were several other sites suggested which offer better public transportation, ingress & egress and a greater compatibility for this project.

Be assured, I plan to attend all future meetings concerning this project. I realize the county would like to do something with this project. This, however, is not the appropriate solution. As a thought, what about a park or open space? This would be far more desirable .

Thank you Chris Cate for attending the meeting. It seemed you were concerned about the scope, noticing and rush of this project. I know your position as a Council Member precludes you from support one way or another.

I have seen you, however, to be a big believer of “getting the issue out in the open for discussion.” I would encourage you to do what you can to bring to the light of day “everything” that is going on with respect to this project and any attempt to rezone or amend our community plan to allow this.

Thank you for your consideration.

Loraine Chapin
4252 Mt. Foster Avenue
San Diego, CA 92117
lorichapin54@gmail.com
(858) 342-3795

From: Loren Fink <lpfink@gmail.com>
Sent: Friday, October 19, 2018 10:27 AM
To: Cass, Marc
Subject: Fwd: Mt. Etna Affordable: EIR Comment

Hi Mr. Cass,

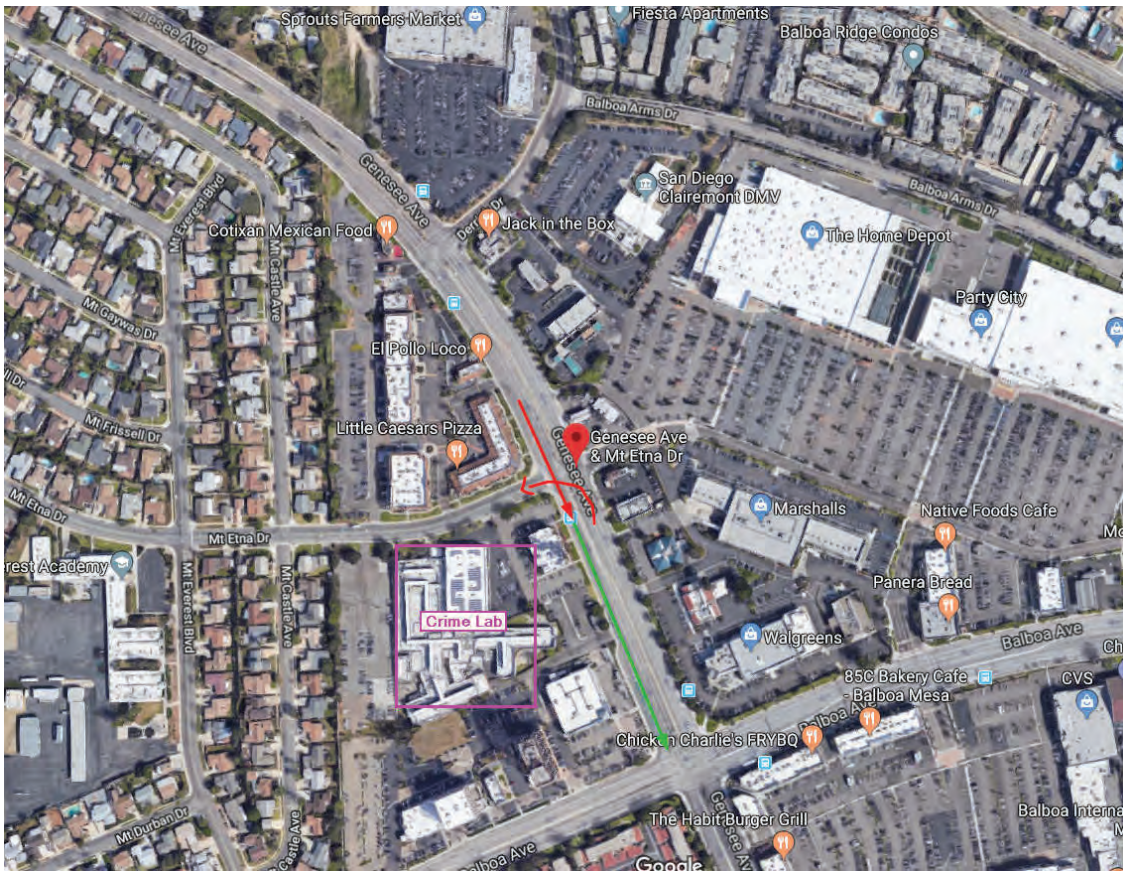
Thank you again for taking these comments into consideration for the scope of the EIR.

As mentioned in my previous email (excuse all of my misspelling errors) , the traffic in the Genesee Ave. Mt. Etna Dr. area are already very congested and so I'd like to provide more detail and more comments regarding the scope of the EIR.

During weekday hours starting around 4 p.m. traffic headed south on Genesee Ave. will become backed up past Mt. Etna Dr. The light at Mt. Etna will still be green, allowing cars to try and squeeze in to the southbound lanes between Balboa Ave. & Mt. Etna Dr. Once the light at Mt. Etna Dr. turns red there will almost always be cars in the middle of the intersection blocking it. This prevents the the cars with a green arrow, headed north on Genesee Ave., turning left onto Mt. Etna. to make that left hand turn.(See screen shot below). This along with what I mention in my previous email is the current situation, whether right or wrong, and having only one entrance off of Mt. Etna will in my opinion be a traffic disaster for all, and must be mitigated if possible!

Other concerns for the EIR are as follows:

- 1) During construction, will Mt. Etna Dr. be shut down to local traffic?
- 2) Has light pollution from the units facing the neighborhood, or the site itself been considered?
- 3) Will the public transportation system be upgraded to include lighting for night, more comfortable stops, safer stops, more attractive or distinct stop enclosures?
- 4) Is there reliable senior/special needs public transportation in the area, since hopefully many of the residents will be senior or those with special needs?
- 5) Will the public transportation be expanded to include more stops that apply to the potential residents, since many may not be within walking distance?
- 6) There may need to be a cutout for the bus on the west side of Genesee Ave. in front of the proposed housing so that the it does not impede high traffic flow on Genesee Ave and/or cause any safety concerns especially for the new residents which include seniors who may move much more slowly than a healthy adult, special needs residents, and small children that may now be in the area.



Thanks again Mr. Cass and feel free to call me for any follow up if you need.

----- Forwarded message -----

From: **Loren Fink** <lpfink@gmail.com>

Date: Wed, Oct 10, 2018 at 9:18 AM

Subject: Mt. Etna Affordable: EIR Comment

To: <marc.cass@sdcountry.ca.gov>

Hi Mr. Cass,

Thank you for taking these comments into consideration for the scope of the EIR.

The existing traffic conditions for the areas/intersections of Mt. Everest Blvd. & Balboa Ave. and of Genessee Ave. & Mt. Etna Dr. are very congested due to traffic from the residents in the area, but just as much from visitors using Mt. Everest/Mt. Etna as a shortcut between Balboa Ave. and Genessee Ave.

There are business and offices near Mt. Etna and Genessee that contribute to the neighborhood streets being so well traveled, however, I believe that directing traffic from new residents, visitors, employees, nurses, etc. toward the main roads will cut down on the number of fast drivers through the neighborhood. There is also an issue with the traffic light there at that Mt. Etna/Genessee Ave. intersection.

Traffic coming from the Home Depot Plaza do not have a green left turn signal to make a left (south) onto Genessee. That causes accidents that I witness nearly every morning due to "right of way" drivers (mostly turning right onto Genessee) almost being side swiped by drivers who do not yield when making their left. It also has a tendency to cause a backup on Mt. Etna heading east to Genessee, due to ignorant and/or cautious drivers stopping to allow the vehicles to turn left from the Plaza. Perhaps the cautious ones don't want to run the risk of

being hit? I've also seen the drivers from the Plaza or even from Mt. Etna almost hit or come way too close to pedestrians, many times, due to the frantic nature of that intersection and drivers doing whatever it takes to catch the green light and make their turn.

I propose 2 things:

1) Add a left arrow green light for those leaving the Plaza which will help current and future traffic flow. (See Exhibit 2)

2) Build a curved driveway exiting the Affordable Housing site onto Mt. Etna that only allows for right turns headed toward Genessee, and not into the neighborhood preventing a heavily traveled thoroughfare. Also, to help assure the flow toward Genessee Ave. from the Affordable Housing site, I would propose building a short curb in the middle of Mt. Etna so that any drivers that would disregard the curb on the Affordable Housing Site would be hesitant to then need to jump over a curb on Mt. Etna. (See Exhibit 3)

Exhibit 1 is a screen shot of Clairemont honing in on the affordable housing site and the intersections in question.

Exhibit 2 is another screen shot showing the first issue and the proposed solution again would be adding the left turn arrow to the existing light.

Exhibit 3 is the final screen shot showing the second proposed solution of the curbs that direct traffic toward Genessee Ave.

Exhibit 1:

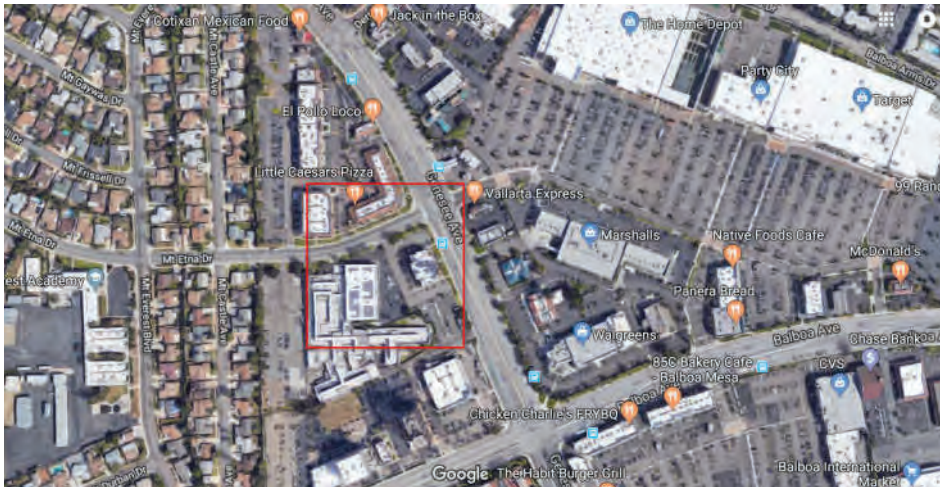


Exhibit 2:

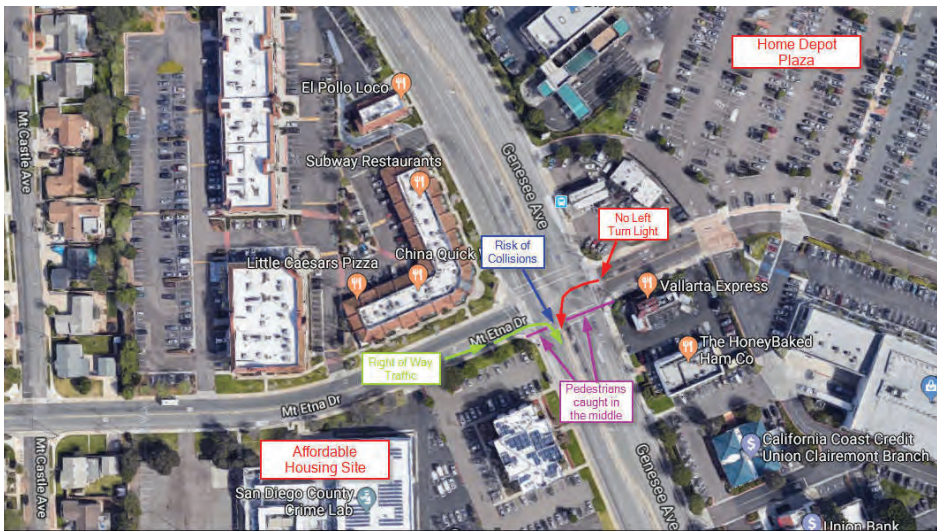
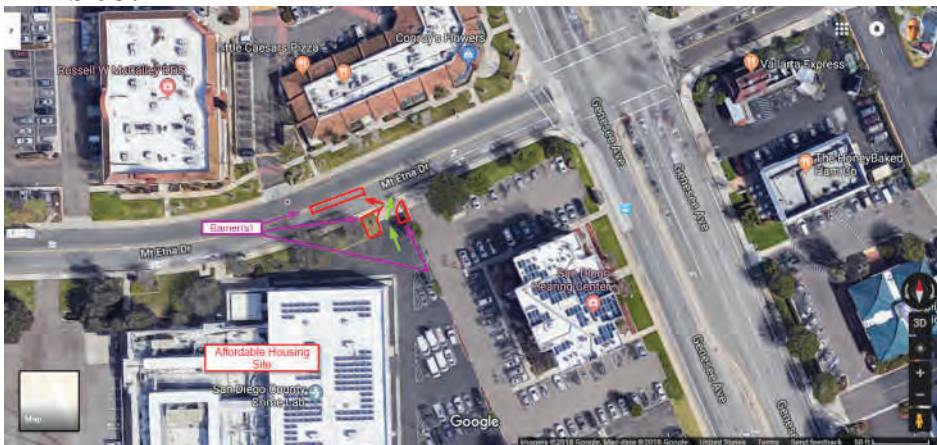


Exhibit 3:



Please feel free to contact me with any follow up questions, and thank you again!

--

Loren Fink
(619) 930-1921
lpfink@gmail.com

--

Loren Fink
(619) 930-1921
lpfink@gmail.com

From: Lori Chapin <lorichapin54@gmail.com>
Sent: Thursday, October 18, 2018 2:54 PM
To: Cass, Marc
Subject: Clairemont Mesa Community Plan Amendment & Rezoning Project Case No: 4224097

Hello Marc,

This is an email I tried to send to you this morning regarding the proposal to amend the Clairemont Community Plan to allow the construction of a 5 story building on a 4 acre site in Clairemont where the Sheriff's Crime Lab sits, I am not sure if it was sent. I also attempted to send this same email to Council Member Chris Cate & Naveen Waney, Chair of the Clairemont Community Planning Group. In an abundance of caution I am sending these comments individually to all of the intended recipients.

Thank you for your time and attention.

Lori Chapin

October 18, 2018

Marc Cass, County of San Diego, Department of General Services
Chris Cate, District 6 City Council Member, San Diego City Council
Naveen Waney, Chair, Clairemont Community Planning Group

Hello all,

My name is Loraine Chapin. I live at 4252 Mt. Foster Avenue. I have lived here for 30 years. I raised my two children in this quiet, wonderful and family oriented neighborhood. They attended Holmes Elementary, Marston Middle School and Clairemont High School. I know my neighbors. We are a close knit community. We look out for each other, our homes, our children, our seniors and our beloved Tecolote Canyon. We have annual block parties and spontaneous driveway BBQ's. It is the perfect neighborhood to raise a family. It is quiet, safe and close to good schools, shopping and houses of worship. I walk my neighborhood regularly at all times of the day. I have walked as late as midnight and as early as 7 AM. I have never felt unsafe. It is my home. I am pleased to see many new families moving into the neighborhood with children or with dreams of having children and raising them here. Unfortunately, the tranquility, peacefulness and safety of our neighborhood is at risk.

On Monday night, October 15, 2018, I attended a "public scoping meeting" at Marston Middle School for the above referenced item to rezone the ~ 4 acre parcel where the Sheriff's Crime Lab now sits. It was formerly (before I moved to the neighborhood 30 years ago) the Clairemont Hospital. Now there is a proposal to amend our community plan to permit a development, the size and scope of which are totally out of character and unnecessary for our neighborhood community. T

I send these comments and observations to voice my **OPPOSITION** to the amendment of our Clairemont Community Plan (CPA) to allow the construction of a 5 story building containing 450 units. Specifically, I was informed that the request to amend the CPA was initiated by the County of San Diego. In fact, the County sent a RFP to developers with the proviso to "assume" the requested zoning had been achieved.

As such I heard from Chelsea representatives, the developers who were selected pursuant to this RFP, a description of the superstructure proposed for the site. Quite frankly I find this appalling. The RFP process is expensive and laborious. To include any statement about zoning changes NOT YET made in the description of the project to be bid upon is not only an audacious act but a waste of taxpayer funds.

I am also very concerned that I am now required to provide comment by tomorrow (October 19, 2018) for a project I just learned about. I don't know how the County has been noticing this significant impact to the character of our neighborhood. I learned about it from a neighbor who heard something from another neighbor. At the meeting I was given a summary of activity to date written by Karen, a community member I have not yet met. That will change. The existence of this project as well as its size and scope are now spreading like wildfire and all of my neighbors are just as angry, confused and surprised as me. I encourage you to put the brakes on this project. A project of this size, scope and magnitude warrants more community input. Plus, it is difficult to provide "meaningful" comments to a project which was presented to the community on Monday night, three days ago.

That said, here are my comments:

1. The project is too big for our neighborhood. We are a community of 300 single family residences. This project would add 450 more units. This more than doubles our density. Our infrastructure can't handle this. Our streets can't handle this. We are already a pass through for motorists heading east on Balboa to avoid the light at Balboa & Genesee. They make a left on Mt. Culebra and then make a right on Mt. Davis and then another left on Mt. Etna to Mt. Herbert where they make a right to get to Genesee. It is often a steady stream.
2. There is only one entrance/exit to this property on Mt. Etna very close to Genesee and across from the main entrance/exit to the shopping plaza housing Little Caesars, restaurants and Sharp Senior Care. This poses a serious safety concern should there be any emergency.
3. Mt. Etna is already congested at this area. Traffic is often backed up at the light at Genesee and Etna.
4. Down the street on Mt Etna is the John Muir Academy. Formerly, Anderson Elementary, this school is currently increasing its enrollment bringing more traffic to the neighborhood.
5. Horizon located on Genesee is now the site for High Tech High. The freshman class is moving in this year. Over the next 4 years the other grades will be moving in. This is additional stress on our traffic.
6. A 5 story super structure is totally out of character for our community. We do have the one building on Balboa and it is an eyesore. I don't think it is filled.
7. Of the ~ 450 units proposed in this project "50% would be set aside for seniors, persons with disabilities, persons with serious mental illness or substance abuse problems, persons with HIV/Aids, military personnel and veterans, at risk youth, survivors of domestic violence, persons who are homeless or at risk of homelessness, transition age youth, and families in need." These are important groups. Our community needs more time to assimilate just what the County is proposing for this very small site.
8. The development is more units per acre than any previous development of Chelsea according to their presentation on Monday night.
9. The public transportation in this area is dreadful. It always has been. Bus rides can take hours with numerous changes. This is certainly not conducive to seniors who no longer drive.

10. While at the meeting on Monday night, neither the County officials nor Chelsea Representatives provided answers to the numerous and valid questions posed by the claremont Community members in attendance.

11. I don't know who is driving this train but it looks as if it has left the station without a conductor. I encourage reasonable minds to put the brakes on this project. There were several other sites suggested which offer better public transportation, ingress & egress and a greater compatibility for this project.

Be assured, I plan to attend all future meetings concerning this project. I realize the county would like to do something with this project. This, however, is not the appropriate solution. As a thought, what about a park or open space? This would be far more desirable .

Thank you Chris Cate for attending the meeting. It seemed you were concerned about the scope, noticing and rush of this project. I know your position as a Council Member precludes you from support one way or another. I have seen you, however, to be a big believer of "getting the issue out in the open for discussion." I would encourage you to do what you can to bring to the light of day "everything" that is going on with respect to this project and any attempt to rezone or amend our community plan to allow this.

Thank you for your consideration.

Loraine Chapin
4252 Mt. Foster Avenue
San Diego, CA 92117
lorichapin54@gmail.com
(858) 342-3795

From: Lorina Bennett <lorina77@gmail.com>
Sent: Friday, October 19, 2018 10:01 AM
To: Cass, Marc
Subject: Fwd: Mount Etna Project

----- Forwarded message -----

From: **Lorina Bennett** <lorina77@gmail.com>
Date: Fri, Oct 19, 2018, 9:56 AM
Subject: Mount Etna Project
To: <matc.cass@sdcountry.ca.gov>

Hi, Marc!

I'm writing to you to ask you to please reconsider the location of the Mount Etna low income apartment complex.

My family has lived in this neighborhood for seven years now. We chose this neighborhood because of the safety, sense of community, and most importantly for the neighborhood schools!

I'm disheartened that more community input wasn't sought out during this planning.

We are concerned about safety, crime and traffic issues with this location in addition to not following city regulations in regards to height limits.

Mt Etna is a very small street that already gets congested with the current neighborhood population. The street cannot support more traffic or street parking.

It is also the main street to the only community park. Many children walk or ride their bikes to this park and I worry about their safety with increased traffic and their safety with increased crime.

Most importantly, we love our neighborhood school, Holmes Elementary! This year admittance was to capacity and no 'Choice' applications were excepted. Every student at that school is from the neighborhood. They have already been discussing changing boundary lines for the school because of the amount of children that are in this area. Adding an apartment complex of that size would dramatically impact our children's classroom sizes!! And possibly drastically change the boundary lines for our neighborhood schools, causing us to lose the very reason for choosing a home in this neighborhood!

We have a great neighborhood with wonderful neighbors and schools! The community has grown and changed to include many young families with young children. We all work hard to keep it a safe place for our children. We will fight to keep it this way and we hope that you consider our concerns and will fight with us to keep it the wonderful neighborhood that it is.

Sincerely,
Lorina and Clint Bennett
4865 Mount Durban Drive

From: Lynn Froeschle <lfroeschle@aol.com>
Sent: Friday, October 19, 2018 3:05 PM
To: Cass, Marc; lfroeschle@aol.com
Cc: kurt.hoffman@ubs.com; lisa.armacost@ubs.com
Subject: Mt. Etna Project + EIR Concerns

Dear Marc Cass,

I have just reviewed the Mt. Etna Project PowerPoint Presentation from the 10-15-18 Scoping Meeting which I was not able to attend due to receiving only a one-business day notice about the meeting.

I am a licensed Architect who lives and works near the intersection of Mt. Etna and Mt. Herbert. Mount Etna Avenue is a very short street with a lot of planned projects for construction in 2020. The John Muir School will be tripling its size from 260 students to 760 students with construction beginning in 2020 on the new buildings and parking lots with an anticipated 500 added cars twice a day on top of the existing 300 school-related cars that travel Mt. Etna, an already busy street. The admin building will also be relocated to Mt. Etna. Figure the school impact at 800 cars twice a day.

Now, the County is planning a high-density affordable housing project for the crime lab site at the other end of Mt. Etna Ave. and requesting zoning changes from Commercial to RM-3-9, plus a significant increase in density to nearly tripling the current 29 dwellings/acre to 73 dwellings/acre in order to justify 454 units (plus 2 cars per unit). And, exceed the current 30-foot building height limit for Clairemont.

All of these proposed changes to the Codes set a dangerous precedence for planning and development in Clairemont. The 30-foot height limit is ideal for the scale of the community. The current commercial zoning of the site is intended for development that *supports* the community such as more restaurants, shops, and services. I can envision a mixed-use development with shops, restaurants, and a Trader Joes on the main level with residential above creating 3-story buildings with ample parking. However, the current proposed plan indicating 454 units at 5 stories high with 900 cars would be a traffic nightmare leading to gridlock at the busiest intersection in the heart of Clairemont.

I already avoid the congested intersection of Mt. Etna, Genesee and Balboa Avenues. Imagine, now over 900 cars at the proposed county affordable housing project at one end of Mt. Etna and then add the 800 cars twice a day at the planned school expansion on the other end of Mt. Etna, and what does that create? 1,700 additional cars figuring 3,400 trips a day on a street that is only a few blocks long! This on top of the current heavy traffic by locals using Mt. Etna as a shortcut, baseball at the park, and soccer.

And, where would all of the new residents park, eat, and shop? What additional services would be provided to support approximately 1,800 more people squeezed into the 454 units? What about the current traffic problems at the intersection of Genesee and Balboa Ave. and on Mt. Etna, a residential street? How can adding 1,700 cars (both projects) with 3,400 trips per day work on such a short street?

Also, there are power lines adjacent to the site with electromagnetic fields. EMFs are not healthy nor conducive for residential areas. This would not bode well for the goal of a USGBC LEED Silver rating. And, what about noise, air quality, light pollution, safety, mass transit, parking, and traffic?

I encourage the County to reconsider the project intention and re-envision it as an opportunity to provide actual needed services for the community (and added tax base), aesthetically pleasing, low-scale development based on the current zoning laws for building type, density, and honor the 30-foot height limit which are all there for a reason, supporting the integrity and aesthetics of Clairemont.

In closing, I would like to be informed of any future public meetings at least two weeks in advance, not one business day. There are many other neighbors who did not know about the meetings and would also like to provide input and be informed. Thank you for your consideration.

Environmentally,

Lynn M. Froeschle, NCARB, LEED AP

ÄÄ !" # \$ % & ' () % ! * # (+ , % , &

*Creating Green Built Environments
in Harmony with Lifestyles + Nature.*

(858) 571-2858

From: Lynn Sampson <lynnsampson5@gmail.com>
Sent: Saturday, October 13, 2018 2:16 PM
To: Cass, Marc
Subject: Clairemont Mesa Community Plan Amendment and Rezone Project (WT-4224097)"

Hello Marc I am a 30 year Clairemont resident and have never gone to one of your meetings. I am hoping to come on Monday to understand the project more. I have a couple of questions/comments.

I do understand the need for lower income housing in San Diego and feel we need to provide more housing for that clientele.

I feel that in Clairemont we already have a many low income housing .

How does our community compare to say PB, University City, La Jolla, Tierrasanta in how many affordable housing units they have compared to us. (I am just choosing communities close to ours)

Second is it a done deal that this site will be for housing? No other options?

Is Affordable housing for seniors always clumped in with general affordable housing or can the property be zoned for just low income seniors?

Have other options been discussed?

Ideas: New and LARGER DMV

New Clairemont Library (the Balboa branch has a design already in place)

What other needs does the city have for land?

I hope but do not expect to get a response by email but look forward to understanding more.

Also I do not completely understand what an EIR report covers and it might well be more about water and electricity than about a residents concerns.

Thank you

Lynn Sampson

From: Vanasse, Lynx R CIV PSNS&IMF, Code 246 <lynx.vanasse@navy.mil>
Sent: Thursday, October 18, 2018 10:52 AM
To: Cass, Marc
Subject: Mt Etna Low Income Housing Project

Mr. Cass –

I am writing, like many others, to express my opposition to the proposed Low Income housing project being planned for the former San Diego Crime Lab site at Mt. Etna and Genesee. I am a resident of Clairemont West (I live on Mt. Culebra) and have seen by personal observation that this housing development is not the right fit for our community, for the following reasons:

1. Traffic – This area of Clairemont is already overburdened with traffic, especially during rush hour in the mornings and afternoons. I often have to wait through more than one cycles of stoplights at the Balboa/Genesee intersection and this housing project will add more cars to an area that is already over-capacity for traffic.
2. Parking – Similar to the traffic concern, parking is already at a premium in this area. Many streets and local business don't have enough parking as it is, and 400+ additional residents in high-density housing will only make the problem worse.
3. Crime – Crime has become an increasing problem in this area with several residents reporting car break-ins and property theft in recent months. The intent of this housing project is house low and extremely low-income residents; statistically a large percentage of crimes are committed by low-income individuals. It stands to reason that the inject of 400+ low-income residents to this area will have a negative impact on crime.
4. Schools/Children's Safety – Similar to the concern with crime, myself and several other Clairemont residents have small children that routinely play outside. We are already experiencing times where we have to quarantine the kids inside due to helicopters circling looking for at-large criminals; these occurrences are likely to increase with the addition of 400+ low-income residents to the area.
5. Property values – I can appreciate the need for low-income housing and the opportunity for everyone to establish a residence; however, West Clairemont is not the place to do so. Clairemont West is a relatively low-density, family neighborhood primarily comprised of single-family homes. The addition of a massive, high-density housing unit will negatively affect the value of mine and other residents' homes. We bought these homes partially as investments and for San Diego County to devalue them by changing zoning restrictions is simply unacceptable.

I appreciate your taking the time to read and understand my concerns and sincerely hope that this project be reconsidered.

v/r
Lynx Vanasse
Mt. Culebra Ave

From: Makalani Hudgens <makalani.hudgens@gmail.com>
Sent: Monday, October 1, 2018 6:00 PM
To: Cass, Marc
Subject: Mount Etna housing

Hi, my name is Makalani Hudgens. I moved into Clairemont when I was 3 years old to attend Lafayette elementary school since they had the deaf and hard of hearing program there. I've grown up in Clairemont until I was about 21, I moved out of Clairemont/San Diego with my son. I couldn't find any apartment in Clairemont that will approve me with my low income, I was just a SSI issuer. Now as of I am reading the news about the housing for Mt Etna. I am thrilled about that because I would love to move back in Clairemont where I grew up. I have a 6 years old deaf daughter now and my 16 years old son is living in Clairemont with his aunt right now and is attending James A Madison High School as a junior in the music band. I would love for my daughter to be grown up in Clairemont and attend Lafayette, CPMA and Madison. I will support the idea of housing the units to Low Income Families, Foster Youth housing transitional (18-21, maybe 24) but I don't like the idea of homeless and sober living being in Clairemont with this housing project. Please do let me know if you would like me to come out and voice my concerns too. Thank you.

Sincerely,
Makalani Hudgens

From: Marci Richards <mjrhjm@hotmail.com>
Sent: Monday, October 15, 2018 2:30 PM
To: Cass, Marc
Subject: Clairemont Mesa Mt. Etna Project Opposition - 2nd Scoping Meeting

I am opposed to the zoning change for the 5255 Mt Etna Drive (Former Crime Lab) project.

Why is the zoning trying to be changed from DISCRETIONARY to MINISTERIAL? This will give the community no input or recommendations. The height, and other issues could be changed at the developers whim and the community could be stuck with a multitude of problems associated with the tenants (that the city is not willing to deal with regarding appropriate 24 hour care facilities for mentally challenged and/or drug addicts), parking, traffic, and infrastructure.

Is not the city owned land and buildings for the citizens of San Diego and to benefit the communities in which they are located? We the citizens want quality of life to be enhanced by new housing and construction. Not a developer out to profit at the expense of the residents or for the easy way out for politicians. The developers and politicians don't live in this community and therefore, it doesn't impact their lives, only their bottom line and/or reputation. Don't let the problems of insufficient housing prompt hasty action by the mayor, city counsel, etc. The city ordinance requires developers of multifamily buildings to set aside 10% of the units, not 50% to 100% for low income/affordable units.

What is the definition of low income and affordable units? Low income is usually Section 8 housing, a no accountability program. Affordable units – is there an accountability?

The fact that low income (Section 8), the mentally unstable, and drug addicts, all without accountability, are being added to the list of allowable occupants is the catalyst for my opposition on this project and that it is trying to be approved through the back door (ministerial). Other factors include but are not limited to the number of units, lack of reasonable parking, added traffic to an already existing problem, and undue pressure on the infrastructure that has not been upgraded. I could elaborate on some of the challenges with the standard EIR topics (e.g., parking, traffic, safety, appearance, utilities, etc.), which will likely be covered by others, but instead will focus on the heartbeat of our community, the people that live here.

Clairemont is a supportive community; we have grown over the years and made Clairemont a better place to live, have a business and work. It is the people of this community that have created and changed Clairemont; not some developer or politician.

For the upcoming EIR report I would like to see the following addressed:

1. Definition of low income and affordable housing by price, square footage, and number of occupants.
2. How many of these type units already exist in Clairemont?
3. How do the statistics for low income and/or affordable housing include multiple incomes that are required to pay the rent? (e.g., Clairemont has a lot of duplexes that house a large number of people for the space, have limited to no parking and require multiple incomes.....how are these classified?)
4. How do the number or percentage of low income and affordable housing units in Clairemont compare to other portions of San Diego?

5. Which zip codes in Clairemont are considered low income or qualify for medical/dental graduates to work with a relief from their student loans because it is a “low income” zip code?
 6. If affordable housing is the real goal, why are units being built for standard rent? (Not really an EIR topic but could be addressed).
 7. Compare the number of low income/affordable housing units proposed in this project to other development projects of similar size?
 8. Address how putting low income (Section 8 and the like), mentally challenged, and drug addicts, all without accountability, in a housing development help them with their real issues.
 9. Like #7, address how putting low income (Section 8 and the like), mentally challenged, and drug addicts, all without accountability, in a housing development helps Clairemont.
 10. Provide general residential distances and directions (not addresses) to political supporters and developers of this project AND similar projects in their respective neighborhoods.

There are other acceptable alternatives to address the issue of lack of affordable housing at this location without impacting the current residents. For example, a **MEMORY CARE** or **HOUSING FOR SENIOR CITIZENS. VETERANS** without mental or other issues that put them in “at risk” category.

Build at 45 units per acre, approximately 160-170 units, as zoned and put aside 10% for affordable housing. This would be in keeping with city’s plan for new development.

The mentally challenged and drug addicts need to be assisted at qualified facilities; Clairemont residents are not qualified to deal with people that have these characteristics and should not be put at risk to meet some quota of housing.

Marci Richards

4177 Cole Way

San Diego, California 92117

From: Marcia Bodnar <mjbod@sbcglobal.net>
Sent: Wednesday, October 17, 2018 4:14 PM
To: Cass, Marc
Subject: Re: Clairemont Mesa CPA 2nd Scoping Meeting

Thank you for sending this notice. We did not receive this notice in the mail and I think you saw from the meeting that only one resident in attendance received the notice.

The county has NOT been transparent with meeting notices and frankly I don't understand why the county doesn't solicit input prior to making a decision on a location. As I heard in the two meetings I attended, residents actually provided a couple of alternative options to the Mt. Etna site. We have not been provided with any commentary about other locations that may have been considered and why they were not selected. The fact that we are just recently learning about a project that is already this far along with planning is of great concern.

While I don't agree with all the concerns about using the site for low income housing I do think there are enough concerns that should result in this project being slowed down and scaled back.

I am also very concerned about the amendment to rezone and taking the issue out of the hands of the community is inappropriate!

The developer admitted that the RFI they received asked for them to submit a proposal assuming the zoning changes occur. That is a huge assumption and one that should not be made! At least one developer declined to submit a proposal because they did not feel this was the right site for this type of project. That should tell you something!

I live on Mt. Castle, which is the street directly behind the site. Our house is on the west side - those on the east side are very concerned with a tall building being right behind their lot. Traffic is one of the biggest concerns I have. As many have mentioned the neighborhood already has a lot of traffic and people cutting through to avoid the intersection of Balboa and Genesee. There will absolutely be a lot more cut through traffic as people will attempt to avoid Mt. Etna. I currently go to work via Genesee and turn right from Mt. Castle to Mt. Etna to get to Genesee. I can only imagine the back up at that light and estimate it will increase my commute substantially. The fact that there is only one entrance to the project is a great safety concern, as well as a traffic issue. Anyone coming from the west on Balboa will turn left on Mt. Culebra or Mt. Everest/Mt. Castle to get to the property - which is through residential streets. No one will turn left on Genesee to turn left on Mt. Etna.

I could go on and on with my concerns - but I don't want this email to be too long that you won't read it. I have lived in Clairemont since 1990 and my husband said he wants to move if this project goes through. I do not want to move, but fear I may have no choice if this project goes through as planned. I believe that is a common theme from the community, many of whom will be forced to sell their homes for a lot less than they were worth last year.

There is time to reconsider the scope of this project and as someone said at the meeting the other night - please work with the community to get them to support this project. And think about how you might be affected if you lived in this community.

Marcia Bodnar
858-220-5901

On Thursday, October 11, 2018 2:26 PM, "Cass, Marc" wrote:

Hi there,

The notice for the second scoping meeting was mailed out on October 5th, but to ensure folks weren't missed in the mailing, it's attached. If you've already received the notice, please disregard.

Thanks,

Marc Cass, Assoc. DBIA
Environmental Project Manager
CCA EA-Secretary

Dept of General Services, County of San Diego | 858-694-2047 | Marc.Cass@sdcounty.ca.gov
5560 Overland Avenue, Suite 410
San Diego, CA 92123

Please consider the environment before printing this e-mail

From: Maria Occhipinti <occhip@outlook.com>
Sent: Wednesday, October 17, 2018 7:34 PM
To: Cass, Marc
Subject: Clairemont Mystery Project

So the deadline for comment is the 19th of this month, yet this is the first any of us are hearing about this FAR too large and WAY too high project? What the heck? Who owns this ramrod and why has the City of San Diego allowed it to be shoved down our throats by surprise? I have no objections to low income housing, but this concentration is absurd and can only overload the existing infrastructure to a degree that will ruin the living standard of local residents and new residents alike. Why is it being allowed to exceed the height limit everyone else has to abide by? Why such density? My neighbors and I will have to object, and I would like to be informed of any venue of public input. This stealth project should not go forward without proper environmental and neighborhood impact studies, which I believe will put an end to them.

Sincerely,

M. K. Occhipinti
San Diego 92117

Sent from [Outlook](#)

From: Marija Hristova <marijahristova@yahoo.com>
Sent: Thursday, October 18, 2018 4:44 PM
To: Cass, Marc
Subject: Against Mt Etna project at Crime La

Hello Mr. Cass,
This email is regarding the Mt Etna project where the Crime Lab is.

I have been a resident of Clairemont for more than 20 years. My family and I are against changing the zoning for this location. Our kids go to school at Mt Everest Academy, k-12 school with an open campus right across this location. This building will introduce many residents, some of who might jeopardize the children's safety if not supervised. The parking around the school will be difficult, it already is impacted by the increasing number of students, this will worsen it. Traffic will be increased multiple times and the area will be more prone to accidents, which further jeopardizes the safety of our children. The building will surpass the local height limit.

I hope all of these reasons and many more will be taken in co consideration to abort this project.

Thank you,
Marija Hristova

[Sent from Yahoo Mail on Android](#)

From: floreszambo@sbcglobal.net
Sent: Thursday, October 18, 2018 8:23 AM
To: Cass, Marc
Subject: Mt Etna project - oppose!

Dear Mr. Cass,

I/we strongly oppose a project of this scale. To the point, this project is WAY too big for our residential area both in size (height limit) and number of people crammed into a limited footprint. The planners need to look at other possible sites to meet the objectives.

There are several other reasons for our objection to this project: Firstly it will become a magnet for crime! It will pack the surrounding residential streets with cars and adding to an already congested area. This will greatly impact the safety of the schools within a few hundred feet.

We are the PEOPLE who live here and our voices should be heard! We do not want this monstrosity in our residential neighborhood.

I speak for all of my family members. My wife and two adult daughters.

Sincerely,
Mark A. Flores
5042 Mt. Casas Drive
San Diego, CA 92117

From: Mark Zanfardino <mzanfardino@gmail.com>
Sent: Friday, October 19, 2018 10:26 PM
To: Cass, Marc
Subject: Mt. Etna EIR NOP Comment

Hello Mr. Cass,

I understand that today is the last day to provide input for the Mt. Etna EIR NOP. I cannot find a place on the county-provided website re: Mt. Etna's proposed project, so my husband and I will submit our comments here.

- The noise and disruption created during construction will be detrimental to the current residents in this housing area, and of particular concern to those who are immediately adjacent and across the street from the proposed site. The current building on the site may have materials that could create significant health hazards, aside from an increase in dust and dirt that will be generated and may create breathing hazards for current residents who have sensitive respiratory conditions.
- Traffic is of great concern. The location of this project is in very close proximity to a busy street and a busy shopping center. There is already significant traffic at the Mt. Etna/Genesee intersection and having a large facility with the only entry/exit on Mt. Etna just past the intersection will create delays and gridlock while residents wait for a clear path to turn into the facility.
- Parking will be of great importance in a facility the size of which is proposed. There is already insufficient parking, creating a need for current residents to park not only in their driveways, but also on the street. With the estimated doubling of the number of residents in this area, parking on streets in the neighborhood will become nearly impossible, and when parents arrive to drop off or pick up their children from local schools that are in immediate proximity to the proposed site, poses increased risk to children who are attempting to enter or leave school property. Building a large facility without sufficient parking included in the building plan is foolish and irresponsible.
- As mentioned in the previous bullet, safety is of primary concern with a doubling of the number of residents in the area. Aside from the increased traffic that will (absolutely) occur, which will create safety concerns for children who attend the area schools, there also exists a potential safety issue for current residents of the area, which can only be determined upon review of the residents for the proposed project. Without an increase in protective resources, there is more than likely to be a negative impact on the surrounding community.

There is also the issue of how to respond to fire emergencies in a building that is five stories tall without access on all sides of the building. In particular, access on the West side of the building is inhibited by high-tension power lines, which will likely preclude reasonable emergency response in the event of a fire, particularly on an upper floor.

- The safety issues extend to the proximity of those high-tension wires, as well as the location of the high pressure gas line, both the property of SDG&E. In San Bruno eight years ago a pipeline exploded, killing eight people and injuring dozens of others. This was in a neighborhood with single-family homes, no high-density housing close by, and it was still a devastating event. Imagine the aftermath if such a gas line were to explode essentially underneath a project such as the one proposed.
- We are unclear about the proposed services that have been referred to in the scoping meetings. It seems that there are a number of reports about what, exactly, will be included in this project. There is talk of 464 units, as well as a community center, limited parking, green space, and other resources for residents that are in need of community support. That seems to be a very ambitious agenda for such a small plot of land. The 4.09 acre lot

may *seem* large, but it will quickly fill up with all the proposed options included. This does not seem reasonable and it appears that any reasonably necessary resources will be foregone in the interest of increasing unit count. This is unfair to the community and, even more so, to the potential residents of the proposed project.

- There is already a lack of green space in Clairemont, and imposing such a large project in a community that sorely needs open space is detrimental to the well-being of the community at large, including any proposed residents. Green space should be a priority in San Diego, where we have the great fortune of being able to enjoy the outdoors year-round. Increasing high-density housing will contribute to the heat-sink condition of an already over-concreted community.
- Any housing project in this area will more than likely increase the number of students who will attend area schools. There are five schools in the immediate area: John Muir Academy, Mt. Everest Academy, San Diego Charter School, High Tech High (set to open soon), and Holmes Elementary, which is the default school for this area. In addition, Marston and Kroc middle schools and Clairemont and Madison high schools, which also service this immediate community, will see an impact in student attendance.

The schools are not equipped to handle such a drastic increase in student attendance. There are insufficient classrooms and insufficient teaching staff to support such an immediate and significant increase. This will lead to fewer available resources for these schools and, as a result, a lower quality educational experience for our youth. It is important to the future of San Diego as a whole to ensure our youth have access to quality, consistent schools and resources within those schools.

- There is limited access into and out of the proposed site. This was mentioned in the bullet above regarding traffic, but it is a significant issue and should be addressed. To date, when it has come up, persons who are in position to address the topic have sat stoically and not offered any comment on how that will be resolved.

There is a single driveway onto a residential road, a short ½ block from a major traffic thoroughway. Potential residents of the proposed project must approach the facility either from Genesee or Mt. Everest. Approach from Genesee will result in gridlock through that intersection as residents wait for traffic to clear to turn left into the driveway. Approach from Mt. Everest will only contribute to the gridlock on Genesee as they turn right into the facility and contribute to the inability of others to turn left into the driveway. This is not only poorly thought out, but shows either a blatant disregard for the existing traffic dynamic, or a sorely inept evaluation of the suitability of the site for such a large proposal.

- An issue raised by current residents who are immediately adjacent to the site is a concern about the resulting lack of sunshine and privacy that the imposition of a large facility overlooking their backyards will afford. This alone will negatively impact home values in this neighborhood.
- Finally, but also significantly, based on all input that has been provided, the size and architecture is not in keeping with Clairemont's community character. It seems to be more aligned with locations that have fashioned themselves into destination locations for transitory lifestyles, such as UTC or Mission Valley. The current proposal seems to lean to a high-density, transitory population, in that such a significant rental facility will lend itself to a population that is not committed to the Clairemont community as it is structured.

Clairemont desires to retain and continue to cultivate a bedroom community in which middle-income families can set down roots and remain as children grow and parents become grandparents. High-population rental facilities are engendered to attract individuals who choose to move from the location when other opportunities, be it a new job or a less expensive/more desirable apartment, becomes available. Clairemont has historically been a comfortable middle-class bedroom community that seeks to attract long-term residents whose interest is to better the community they are in, rather than viewing it as a short term stop over while on the way to something else.

thank you for your consideration.

Signed,
Mark and Kelley Zanfardino

4209 Mt. Voss Dr.
San Diego, CA 92117

From: mchalm7198@aol.com
Sent: Friday, October 19, 2018 11:56 PM
To: Cass, Marc
Cc: MChalm7198@aol.com
Subject: Mount Etna

My name is Mark Chalmers at 4481 Mount Everest Blvd just a short way from the project site of the home for disadvantaged people. I have a friend that has moved here from Michigan, he informs me this type of project was tried there. The results were it created a slum neighborhood and eventually the building was torn down.

I think a study should take place looking at results and experiences of other cities across America that has tried this concept before it is built here. Thank you.

Mark Chalmers
760-443-6232
mchalm7198@aol.com

From: Medved, Marko
Sent: Tuesday, October 16, 2018 12:32 PM
To: Powell, Sabrina; Cass, Marc
Cc: Mays, Jody; Alejandre, Nicole
Subject: RE: Mt Etna Complaint

Thx. Believe Nicole already discuss with him.
Marc can take this in as a public comment.
Marko

From: Powell, Sabrina
Sent: Tuesday, October 16, 2018 12:14 PM
To: Medved, Marko
Cc: Mays, Jody ; Alejandre, Nicole
Subject: Mt Etna Complaint

George Hagood – Georgeh73@icloud.com Mt. Etna – wants to voice his very strong opinion against this project. Wants to use the building for a hospital as it was intended and use it to treat older adults with dementia and Alzheimer's. The high rise will ruin the neighborhood and they don't want that in the area.

Thank you,
Sabrina Powell
Administrative Secretary
Dept. of General Services
(858) 694-2338



Safety – Live with it!

From: Mary Freistroffer <suefreistroffer@icloud.com>
Sent: Thursday, October 18, 2018 11:28 PM
To: Cass, Marc
Subject: Building

We have concerns about the Mt.Etna, Genessee project. We are concerned that the Balboa Ave. corridor cannot handle anymore traffic. Crossing the streets at that corner is all but impossible for the elderly. We have a terrible time as it is and more traffic will really hurt us.

We also have concerns about the height limits. We don't understand how the limits can be changed without a vote.

Please stop trying to ruin our neighborhoods just to get more tax dollars.

We are retired and have chosen our neighborhood and do not want changes that will not benefit all.

Mary Freistroffer
Terry Freistroffer
3051 Peters WY
San Diego 92117

From: Matthew Beskin <mbeskin@appinc.com>
Sent: Wednesday, October 17, 2018 5:00 PM
To: Cass, Marc
Subject: New low income property on Mt Etna in Clairemont

I am highly concerned on this development. It is was too big for our community. This is already a very congested area. To bring on potentially over 1000 more people to the area will cause even more congestion. Also, this is an area that has been turning around it's rough and tumble image of a military and blue collar town. The average home here is over \$550,000. New families are moving into old places and fixing them up. Now you want to dump a 400 unit complex in the middle of Clairemont with mentally challenged people and low income individuals. Why not put this in La Jolla or university city. They don't have any of these types of facilities. There is 1000 better places to put this building which would cost taxpayer less and keep an up and coming neighborhood on the right path. Thanks for listening.

Matt Beskin

See our line of grocery!

Click below!

<http://www.appinc.com/products/FOODSHELFSTABLE.aspx>

The information contained in this transmission is confidential. It is intended solely for the use of the individual(s) or organization(s) to whom it is addressed. Any disclosure, copying or further distribution is not permitted unless such privilege is explicitly granted in writing by APP Inc. Furthermore, APP Inc. is not responsible for the proper and complete transmission of the substance of this communication, nor for any delay in its receipt.

From: Matthew Bohlin <mattbohlin@yahoo.com>
Sent: Friday, October 19, 2018 2:20 PM
To: Cass, Marc
Subject: Mt Etna

I live in the area and am concerned about these issues regarding redevelopment:

- 5 stories is too high-DO NOT CHANGE the current height restriction
- New high density plan will adversely affect near by schools that are already financially crippled due to repeated annual budget cuts
- Near by streets (esp. Mt Etna) are already too congested at peak hours; proposed high density will adversely affect local traffic and parking
- DO NOT CHANGE CURRENT ZONING
- Density with low income demographics are associated with higher crime rates: The plan put forth has no extra safety measures to off set the possible increase in crime levels that will be a burden to local law enforcement

Thank you,
Matt

From: Megan Beach <mbeach19@yahoo.com>
Sent: Saturday, October 20, 2018 9:17 AM
To: Cass, Marc
Subject: Mt etna project

Marc Cass,

I cannot imagine that anyone who lives in the remote vicinity would think that this housing project is in any way a good idea for our neighborhood

In recent years, we have seen the Clairemont area truly blossom into a desirable neighborhood for families. It is in a great location, housing prices have drastically risen, and the population has transitioned into a higher concentration of young families and remains a relatively safe/convenient location for seniors that have raised their own families in this area. All have a close tie and investment into the community that has been created.

Should this high density, at risk housing development be approved, we would only see that deteriorate. We do not have the infrastructure to sustain 400 residence building.

As a registered nurse, I constantly work with this population and am comfortable in dealing with them in the workplace or walking downtown. But I do not want them in my neighborhood. Due to repeated drug use, alcohol abuse, lack of resources, mental illness that is underfunded/untreated, I can tell you that this is not the population you would want in your backyard. Families with small children do not want to deal with Harassment and safety concerns of such individuals. I want my kids to be able to play out in the front yard without constant fear of what type of person is walking by. I want them to be able to go to the park with their friends in this currently safe neighborhood.

If approved, I fear for the deterioration of our community and families will simply feel forced to leave.

Sincerely,
Megan Beach
Sent from my iPhone

From: Melody Daversa <mdaversa@gmail.com>
Sent: Wednesday, October 17, 2018 6:09 PM
To: Cass, Marc
Subject: Etna housing

Hi Mr. Cass,

I am writing because I am a very concerned homeowner. The Mt. Etna project is way too many people for an already congested Clairemont. I own a home less than a mile away and I am already concerned about the increase in homeless, petty crime, and traffic. This project will only make it worse. Please listen to the people that already live and pay taxes here—this project is not good for Clairemont.

Concerned resident,

Melody Crisp

Sent from my iPhone

From: mmm mc <emtravellover36@gmail.com>
Sent: Friday, October 19, 2018 5:33 PM
To: Cass, Marc
Subject: EIR for Mt. Etna

Mr. Cass,

As a concerned community member I have some comments on Mt. Etna EIR:

- Where else in San Diego is this being done at such a high-density?
5 stories is TOO high-DO NOT CHANGE the current height restriction
- New high density plan will adversely affect near by schools that are already financially crippled due to repeated annual budget cuts
- How do you plan to address the crime in the area?
- Near by streets (esp. Mt Etna) are already too congested at peak hours; proposed high density will adversely affect local traffic and parking
- DO NOT CHANGE CURRENT ZONING

Too many low income housing in one area is bad for ANY community (and Clairemont will have multiple already assigned housing of this source) The COUNTY should look at other County properties to develop this housing.

Can the County answer these questions regarding new developments but NO affordable housing??

Town and Country Hotel = adding 850+ apartment units with NO mention of affordable housing
Midway/Rosecrans = 11,000 new homes and apartments with NO mention of affordable housing
Morena Blvd by NEW trolley station = 5,000+ units and NO mention of affordable housing
Downtown/Little Italy = So much construction going on with little to NO affordable housing being built. "We wanted the building to have class, character and a timelessness," said H.G. Fenton CEO Mike Neal during a recent tour of the Vici, one of the most luxurious new apartment buildings in San Diego County. Average rent for a 1 bedroom downtown/Little Italy \$2900/mo.

I know in the past the County has worked with community stakeholder in providing a 3rd party independent source to also gather community feedback. It think it would be a good idea to look into this.

Looking forward to transparency and that the County should be putting forth.

Respectfully,
Meredith, a Clairemont Resident

Michael Dwyer
4734 Mount Saint Helens Dr
San Diego, CA 92117
(858) 268-4354

October 19, 2018

Via e-mail: Marc.cass@sdcounty.ca.gov

Suggestions for an Environmental Impact Report

Clairemont Mesa Community Plan Amendment and Rezone Project [WT-4224097].

AESTHETIC

Please conduct a review of the solar envelope of the proposed 5-story buildings to ascertain whether the profile will cast a shadow off-site, or whether the shadow will remain on the property. An off-site shadow will impinge on the rights of neighbors. This review should include daylight hours and seasonal effects.

Please conduct a review of the Venturi wind effect that could be created between the nearby buildings and the new structures. Include in the review whether this wind effect would also exist between the several buildings of the project. Be sure to account for Santa Ana wind conditions.

Quote from the County of San Diego Affordable Housing Phase II Feasibility Analysis of February 2018, “An exception ...can be applied for as long as the new structure is compatible with surrounding one, two, or three-story structures, as described in San Diego Municipal Code Section 101.0452.5.D.”
https://www.sandiegocounty.gov/content/dam/sdc/dgs/Doc/RES_DO_CrimeLabFamCtA FHAppA6.pdf

Please describe how the proposed 5-story structures are compatible with and matches the character of the current surrounding neighborhood of single family detached homes.

Will a park like open space be provided on-site?

HAZARDOUS MATERIALS

Please review the demolition of the existing building in terms of short term noise exceedances of the City’s noise standards, errant debris wafting over the neighborhood, and traffic consisting of dump trucks, bulldozers and other material handling equipment entering and leaving the property via limited ingress/egress points. Include review of debris holding areas and whether daily trips will be utilized to dispose of the debris. Include hazmat handling procedures if the existing building contains asbestos or similar material. Include whether water trucks, or other palliative measures might be necessary to reduce fugitive dust to protect nearby schools, businesses and residences.

Describe if the transport, use, storage and disposal of hazardous material is to be handled in accordance with the County Department of Environmental Health Hazardous Materials Division and conducted according to state and local regulations. Review

whether a Spill Prevention and Emergency Plan should be prepared as determined by the City of San Diego to respond to any construction related sewage spills.

NOISE

How will construction and demolition noise issues be applied against City standards, such as, will all noise-producing equipment and vehicles be equipped with mufflers, air inlet silencers and any other shrouds, shields or other noise-reducing features, and whether all of which will be in good operating condition that meet or exceed original factory specifications? Will all mobile or fixed noise-producing equipment, such as generators used on-site, comply with the City's noise standards? Will idling equipment be kept to a minimum and moved as far as practicable from residential areas? Will the use of noise-producing signals, including horns, whistles, alarms and bells, be used for safety warning purposes only? Will use of back-up alarms be minimized? If nighttime work is needed during demolition or construction, will a permit be obtained beforehand from the San Diego City Noise Abatement and Control Administrator?

ENDANGERED SPECIES

What protections will be used to protect endangered species? This should include no clearing, grubbing, grading, or other construction or demolition activities to occur for any coastal California gnatcatcher habitat during breeding season from March 1 to August 15. Applies also for the least Bell's vireo breeding season from March 15-September 15 and the southwestern willow flycatcher breeding season from May 1 to September 1.

CONSTRUCTION

Will material stockpiles and mobile equipment staging, parking and maintenance areas on-site be minimized? Will construction site and access road speed limits be established and enforced during the construction and demolition periods? In the event of any holiday moratorium, such as during the holiday shopping period, will all construction and demolition related activity be completely demobilized prior to the beginning of the moratorium periods?

Will best practices be implemented during construction and demolition to reduce particulate emissions, soil erosion and trackout? This includes covering any on-site stockpiles of debris, dirt or other dusty material. Will the use of adequate water and/or other dust palliatives on all areas be considered to avoid particle blow-off and to reduce dust amounts damaging to property, cultivated vegetation, domestic animals or causing a nuisance to persons living or occupying buildings in the vicinity? Will washing down or sweeping paved areas as necessary be used to control trackout? Will covers or tarps should be used on all vehicles hauling dirt or spoils on public roads if sufficient free board is not available to prevent material blow-off during transport? Will use of gravel bags and catch basins during ground-disturbing operation be used? Will methods to minimize public exposure to dust generated as a result of the proposed activities include covering sources, misting sources with water, reducing the pace of work and stopping work especially on windy days? Will a plan be prepared to completely contain, transport and dispose of all excess construction or demolition materials and construction fluids away from the site on a daily basis?

Will a construction fire prevention/protection plan be prepared prior to commencement of work?

Review tree removal procedures to include daily removal of all trimmings, wood stumps, roots, surface roots, other vegetation, debris and litter.

POLLUTION

Please review how construction and demolition related materials, wastes, spills or residues will be prevented from discharging from the work site to streets, drainage facilities, or adjacent properties by wind or runoff. Likewise how to ensure non-storm waste runoff from equipment, vehicle washing or any other activity shall be contained within the work site. Will covers and applying berm around loose stockpiled construction materials and debris that are not actively being used be implemented? Identify actions to ensure that sediment will not leave the site and the surrounding public streets shall be kept clean to keep sediment out of the storm drain conveyance system.

During construction or demolition, will material stockpiles be placed such that they cause minimal interference with on-site drainage patterns?

Will a Storm Water Pollution Prevention Plan be prepared and monitored by a Storm Water Pollution Prevention practitioner during demolition and construction?

TRAFFIC

Identify how to reduce potentially significant impacts by vehicle movement and access to surrounding roadways during three phases of the project: demolition, construction and duration of the project. Consider rush hour traffic northbound in the morning and southbound in the evening along Genesee. Similarly consider east and west bound traffic along Balboa Avenue during morning and evening rush hours, especially after the Mid-Coast Trolley is operational in 2021.

Review preparation of a Transportation Demand Management plan to limit the number of construction worker trips that travel through adjacent and impacted intersections and roadways during peak periods, as well as parking in the adjacent neighborhood. Review use of other mitigating steps such as a rideshare program, adjusting worker schedules to avoid access to the site at peak hours, providing off-site parking location for workers such as at the County Operations Center and shuttling them to the site and providing transit passes for construction workers.

A Traffic Control Plan should be prepared to include an accessible pedestrian access plan through the construction zone with approved signage. This would include description of vehicle traffic during demolition and construction via the proposed single ingress/egress to the site and impact on adjacent road wear and tear from heavy equipment and vehicles and disruption to existing traffic on nearby roads.

If sidewalks are closed, describe if an alternate walkway would be provided. Show how pedestrians will not be directed into direct conflict with vehicles operating within the work site or other traffic. When it is necessary to divert pedestrians into the parking lane or a street, show how barricades or temporary traffic barriers shall be provided to separate the pedestrian walkway from the adjacent traffic lane. Show what procedures will be used if crosswalk closures are necessary. Show how roadways adjacent to the work site shall be kept free of obstructions or other hazards to bicyclists.

Show what barriers, guards, lights, signs, flag persons and watch person will be used to comply with public safety requirements that may arise. Show what traffic control will be used for access of local pedestrian and vehicular traffic.

Review the addition of tenant traffic to the neighborhood considering available ingress/egress portals. Include anticipated additional traffic along Balboa due to the Mid-Coast Trolley being completed in 2021. Describe how this location is a suitable location for use of local transit when there is only one bus line, number 41, which could effectively take residents to work sites with transfers, using as a reference the designation of Fair/Poor for this location's Transportation Amenities on page 20, Table 3-8 of the previously referenced Feasibility Analysis.

Review time of day construction and demolition to avoid daytime rush hour traffic jams and to minimize the number and type of operating equipment, especially noise generating equipment.

Will driveway access for nearby businesses and residences be disrupted during the demolition and construction phases due to construction equipment traversing the single ingress/egress to the site?

Review how roadways adjacent to the work site can be kept free of obstruction or other hazards to bicyclists during demolition and construction.

EMF

Review the deleterious short term and long term effects of electromagnetic field radiation from nearby high tension power lines on the tenants of all ages especially those living on the upper floors of the new multi-story buildings.

PARKING

Conduct a review of the likelihood of tenant parking off-site in nearby neighborhoods and/or parking lots of nearby shopping areas, despite having one parking space for each unit on site. Will the proposed parking structure be enclosed? If so, will exhaust fans be implemented to remove noxious fumes? Will CO2 monitors be installed with alarms connected to a central security office?

UTILITIES

Review the increase in water, sewer, gas and electric services which will be required for the new residential towers. Include a review of additional fire protection requirements for high-rise, high density residential towers.

PUBLIC SERVICES

The report should describe the lack of County resources in the vicinity of the site.

AIR QUALITY

How will mobile and stationary equipment meet San Diego Air Pollution Control District emission standards during demolition and construction?

From: michael dwyer <dwyerm@san.rr.com>
Sent: Friday, October 19, 2018 1:20 PM
To: Cass, Marc
Subject: Clairemont Mesa Community Plan Amendment and Rezone Project (WT-4224097)
Attachments: Suggestions for an Environmental Impact Report.doc

Marc - Here are my suggestions for topics to be included in the Environmental Impact Report for the Clairemont Mesa Community Plan Amendment and Rezone Project (WT-4224097), also known as the Mt Etna Housing Project.

Let me know if you need the attachment in another format.

Michael Dwyer

From: Michael Puente <michael.puente@gmail.com>
Sent: Friday, October 19, 2018 3:40 PM
To: Cass, Marc
Subject: Proposed Mt. Edna Low income housing project - My comments

Dear Mr. Cass,

I am a third generation Clairemont resident. I love this neighborhood and I want to see it grow and prosper. I understand San Diego has a need for affordable housing. However,:

1. Clairemont already has more than it's fair share of low income housing. The Stratton is a large 312 unit 100% low income housing development just two blocks away from the proposed Mt. Etna site and,
2. an additional 500 units of 100% low income housing in the community core will degrade our community.

Clairemont has done it's fair share. Other communities need to step up and do their fair-share.

Michael Puente

4130 Genesee Ave.

San Diego, Ca. 92111

858-539-5266

From: Michael Guerrero <michael.r.guerrero@icloud.com>
Sent: Friday, October 19, 2018 12:43 PM
To: Cass, Marc
Subject: Mt. Etna Project

Hi Marc,

I own a single family house in Clairemont's Mount Streets. I am concerned about the new Mt. Etna Project. This portion of Clairemont already has numerous apartment complexes and a lack of parking. Genesee is already very congested. It seems that there are other options with better access to public transit for this type of a project (e.g., locations along the new trolley line). Other options could include those in Mira Mesa or further east. The Balboa/Genesee thoroughfare is very densely populated. There is already another, albeit smaller, transitional housing project blocks away on Mt. Alifan (which is practically adjacent to a bar). A community focused development would be fantastic (the area seems to be at a crux between the industrial businesses in Kearny Mesa and the residential neighborhoods to the west). The recently developed High Tech High would have been a nice addition to the area, but it is unfortunate that it does not directly serve the neighborhood. The neighborhood is in need of development that supports its existing community and brings it together. There are already numerous apartment complexes and single family neighborhoods.

Happy to discuss.

Thanks,
Mike

Michael R. Guerrero
(858) 886-6315

From: Michael van Asselt <michaelvanasselt@gmail.com>
Sent: Thursday, October 18, 2018 9:37 PM
To: Cass, Marc
Subject: Clairemont low income project

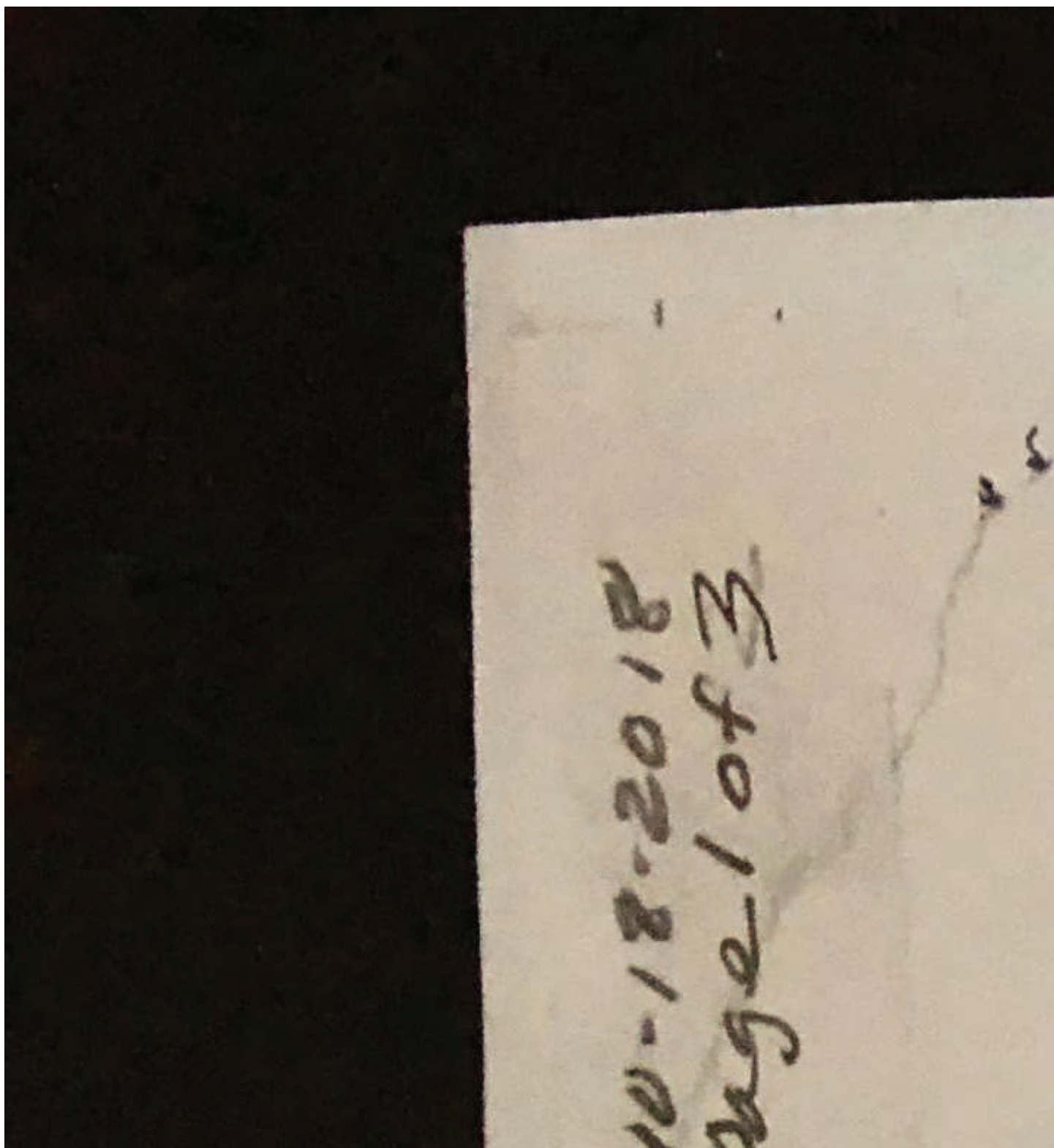
Marc,

I want to join the community here in Clairemont to support the fact that this proposed low income housing project is a grossly negligent project. Over populating a community that is already over populated and greatly increasing the risk of crime and dangerous circumstances with 3 elementary schools all within a mile of the proposed sight. Along with deflated home values you are putting together the potential destruction of all the gains Clairemont has experienced over the previous years. I understand there is a housing crisis in SD, but the level of risk this project brings to the community of Clairemont is far too great.

Regards,
Michael van Asselt

Sent from my iPhone

From: Michelle Fuchs <mrfuchs2@gmail.com>
Sent: Thursday, October 18, 2018 12:32 PM
To: Cass, Marc
Subject: Case No. WT-4224097 comment sheets



10-18-2018
page 3 of 3

ity Plan

2024097

10-18-2018
page 2 of 3

Plan

97

From: Michelle Meade <mountainschell@gmail.com>
Sent: Friday, October 19, 2018 1:47 AM
To: Cass, Marc
Subject: I'm So happy about this project...

Congratulations Chelsea Investment Company on the contract to build on the site of former county crime lab! Your prior buildings look beautifully designed. I am looking forward to the proposed drawings of this site.

Please include as much public access to the Senior Rec Space that I have heard about. Our schools and public buildings in Claremont are lacking workable, flexible space for community meetings, small faith groups, scout meetings etc. This might even be an ideal location for the Claremont Town Council or Community Planning Group to hold their meetings. I implore you to make sure this community space is large and openly accessible to the public. Maybe an upcycle center (thrift store) staffed by any of the proposed residents could be scheduled for rotation in the rec center space? (We like our garage sales in Claremont) Maybe we could get some local teens to teach computer skills there? Could an immunization clinic be started at time-sensitive parts of the year (like the beginning of fall) Really, the possibilities for a large area are endless.

Could there be space permanently dedicated to an intergenerational garden and farmer's market? Maybe a WIC or CalFresh store/ eligibility center tied into the garden. Building up shouldn't take away green space. Maybe there could even be a vertical garden incorporated into the building design particularly facing the neighbors behind the complex as they are very upset about living so close to this increased height building. Please work with already established community, government, and faith resources. The more you listen to smart, obtainable suggestions from these groups the more the community will embrace the project.

I think that this project has an immense amount of potential for integrating SDUSD and other government agencies into making the space a vibrant, community based center.

I am interested to know if Chelsea Investments will also be the property manager of the building, and if so, what are the maintenance plans? How will the residents be assured of continued rental space?

Please keep me updated. I am very interested in helping make this project a happy reality.

Thank you,
Michelle Meade
858-723-4899

--

—Michelle

Old ☺+tiny 📧 may =!?

From: Midory Esquer <midory.esquer@exp.com>
Sent: Monday, October 15, 2018 11:49 AM
To: Cass, Marc
Subject: Mt. Etna Project

Dear Marc,

I'm contacting you regarding a Zoning change that would allow for a large low-income apartment building in my neighborhood.

Both my husband and I have worked so hard to finally purchase ourselves a home in a safe neighborhood for our child. Every hard earned penny goes to our mortgage and our taxes so we can call this place our home. We are very level headed people and completely understand that there is a need for this type of housing, but we too come from families with mental disabilities where we understand the unfortunate severity of many of these future residents' conditions. We cannot have that around our little 2 year old, specially not for the price that we paid to be in our home. We are 100% opposed to this development and we are beyond heartbroken about the idea of packing up our belongings and selling our home, if the rezoning of this site does get approved.

Our concerns are as followed:

The low-income housing development at 5255 Mt. Etna Drive projects 450 plus single-family units into a four-acre space in a neighborhood that currently has around 300 single family homes. This will more than double the population of our tight knit community in one fell swoop, creating a great weight on the local infrastructure. The plan for those 450 units only procures around 250 parking spots, further impacting the traffic and street congestion. I am also concerned with the proposed development's close vicinity to the schools that my children will be attending in the years to come (two tenths of a mile from the proposed building site). I am inclined to also point out that one reason for choosing this location is that the county feels the area is a transportation hub...with that in mind a feasibility study done in February 2018 done by our own county rated the transportation in this very area as fair to poor. Which forces me to ask what has changed in the last 10 months to make it such a hub of transportation? Lastly, I worry about the "special needs residents" that the county wishes to house in this building with no local major health facilities in the immediate area.

I appreciate your time, and I would appreciate your vote of no regarding the rezoning of this area.



Midory Esquer

EXP | Lighting Designer 2

t : +1.858.597.0555, 331 | e : midory.esquer@exp.com

5670 Oberlin Drive

San Diego, CA 92121

USA

exp.com | [legal disclaimer](#)

keep it green, read from the screen

From: Mike Cristofani <mikecristofani@gmail.com>
Sent: Friday, October 19, 2018 11:20 PM
To: Cass, Marc
Subject: Mt. Etna Housing Project

Mr. Cass,

I and my neighbors are vehemently opposed to the Mt. Etna housing project on the site of the former crime lab based on the RFP specifications. My major concern is the density. Please keep in mind the Mt. Alifan project is already bringing almost 100 new residents to the immediate vicinity, as well as the High Tech High School opening soon, which is a charter school that requires transportation to the area for almost every student. I live at Balboa and Genesee directly in the middle of all this and witness first hand on a daily basis how impacted the area has already become over the years and how terrible the traffic is even on the weekends. Parking is already a complete nightmare with the current overcrowding of homes in the area. And the proposed number of units in excess of 400 will surely require a variance of the 30 foot height limit. A height limit on which residents have based home buying decisions and count on the City to adhere to. The influx of residents will increase the number of children that will put more strain on an already overburdened public schools. And although I'd like to remain optimistic towards the low-income housing aspect, we already have enough problems with crime at the low-income housing development on Mt. Alifan. As you can tell, my position is "enough is enough". This area of Clairemont is already doing its part. Other neighborhoods need to pony up and do theirs. The residents that live here have worked very hard for the right to enjoy their homes. Don't allow the past failures of our civic leaders continue to downgrade our quality of life by trying to push through a quick fix.

Mike Cristofani

From: Mike <mkostec1@san.rr.com>
Sent: Friday, October 19, 2018 10:07 PM
To: Cass, Marc
Subject: Clairemont Appt Project

Mr Cass,

I am writing you this evening to express my displeasure with the proposed apartment project at the County property room at the corner of Mt Etna and Genesee. As a nearby resident and very concerned citizen I feel that this is a terrible idea and poorly thought out project for this area. Traffic, crime, home values are just a few of the numerous major drawbacks of this project. I strongly urge you not to move this project forward!!

Sincerely,

Mike K.
Clairemont Mt. street resident

From: Mitchell Rice <lmrice2@att.net>
Sent: Tuesday, September 25, 2018 12:21 PM
To: Cass, Marc
Subject: Affordable Housing proposal on Mt. Etna and Genesee

Mr. Cass-

We have lived in the Clairemont area on Mt. Everest Blvd. for 35 years and enjoy the walkable neighborhood and easy access with the surrounding stores. We are in favor of affordable housing in San Diego. We realize the need and that many S.D. residents are unable to afford housing. Our chief concern is the size of this proposed development on Mt. Etna/Genesee both in the number of units and height requirements. The impact that this development will have on the surrounding area in terms of traffic and parking will be cumbersome.

This area has been developed even more in the past several years on both sides of Balboa and Genesee and the traffic flow has greatly increased. Now we also have High Tech High and other affordable housing planned on Mt. Alifan. It is critical as these housing developments are planned to not only insure quality of life for those living there but to determine how this will affect the quality of life for those already living in the area. This is the challenge in balancing this. It is also important that all areas in S.D. city and county share equally in the development of these projects. We appreciate your consideration of our concerns and hope that they will be directed to the appropriate persons.

Mitchell and Leslie Rice

From: Mitchell Armstrong <MitchellArmstrong@WhalenUS.com>
Sent: Thursday, October 18, 2018 11:11 AM
To: Cass, Marc
Subject: Clairemont Low income housing plan

Marc

Writing this as a concerned resident of 17 years in Clairemont. This proposed development at Mt. Etna/ Genesee is going to cause major issues in our community. Simply put too many people are being dropped into a neighborhood that doesn't have the infrastructure to support it. There is no room in the current schools. The Vons across the street can barely handle the crowds as it is. Traffic is already ugly at that intersection.

Regards,



Mitch Armstrong

Director of Sales

1578 Air Wing Road • San Diego, CA, 92154 USA

Tel: 1 (619) 423-9948 Ext 1705

Cell: 1 (619) 571-0068

www.whalenfurniture.com

www.lifung.com

From: Morgan Lloyd <morganlloydinteriors@gmail.com>
Sent: Thursday, October 18, 2018 1:59 PM
To: Cass, Marc
Subject: Fwd: comments for housing project

Good Afternoon Mr. Cass,

I was made aware of a low income housing project proposed for 5255 Mount Etna Drive in Clairemont. I live in the adjacent neighborhood. I have two young children. I am concerned there is not proper infrastructure to support a high density development in the area. How will there be space for the schools to absorb that many children all at once? There are not any drug rehabilitation centers or hospitals in close proximity. Will it be safe to send my kids to Rite Aid to get ice cream? The closest park is Mount Etna neighborhood park. I am scared they will be sharing the park with recovering addicts and mentally unstable people.

It does not seem that the plan for the housing project includes any additional parks, parking, or schools. It is important above all else that San Diego citizens feel safe and have an opportunity to obtain a quality public school education. I toured Holmes elementary last week and we already have kindergarden classes at 27 kids per class.

I appreciate your time and concern on the matter.

Sincerely,

Morgan L. Lloyd, LEED-AP
Interior Designer
4680 Mount Laudo Drive
San Diego, CA 92117
Tel 858.226.1379
Fax 866.467.6657

From: moreyrahimi@aol.com
Sent: Saturday, October 13, 2018 11:42 AM
To: Cass, Marc
Subject: Public Comments for the EIR, Clairemont Mesa Community Plan Amendment and Rezone, Project WT-4224097
Attachments: October 13 letter to Marc Cass.docx

Happy Saturday Mr. Cass,
Attached, please find my comments regarding the subject EIR.
I am mailing that letter today.
Thank you and best regards,
Morteza Rahimi

From: Makalani Hudgens <makalani.hudgens@gmail.com>
Sent: Monday, October 1, 2018 6:00 PM
To: Cass, Marc
Subject: Mount Etna housing

Hi, my name is Makalani Hudgens. I moved into Clairemont when I was 3 years old to attend Lafayette elementary school since they had the deaf and hard of hearing program there. I've grown up in Clairemont until I was about 21, I moved out of Clairemont/San Diego with my son. I couldn't find any apartment in Clairemont that will approve me with my low income, I was just a SSI issuer. Now as of I am reading the news about the housing for Mt Etna. I am thrilled about that because I would love to move back in Clairemont where I grew up. I have a 6 years old deaf daughter now and my 16 years old son is living in Clairemont with his aunt right now and is attending James A Madison High School as a junior in the music band. I would love for my daughter to be grown up in Clairemont and attend Lafayette, CPMA and Madison. I will support the idea of housing the units to Low Income Families, Foster Youth housing transitional (18-21, maybe 24) but I don't like the idea of homeless and sober living being in Clairemont with this housing project. Please do let me know if you would like me to come out and voice my concerns too. Thank you.

Sincerely,
Makalani Hudgens

From: Cynnielou <Cynnie@san.rr.com>
Sent: Friday, October 19, 2018 10:59 AM
To: Cass, Marc; ChrisCate@sandiego.gov; DManley@sandiego.gov
Subject: Mt. Etna construction nightmare

Expires: Wednesday, April 17, 2019 12:00 AM

Marc, Chris, Daniel -

While reading Clairemont's Nextdoor site I had seen that that there was a deadline to voice opinions for the proposed building of low income housing in our neighborhood.
I opted out of going to the meetings knowing that it would be a screaming match and no one on the board would be listening but needed it to passify the public so the public thought that they were being heard.

Here is my opinion (which I am sure won't mean squat):

I have lived on Mount Herbert Avenue since 1973. Where I live is close to the Genesee light. It is a race for cars to get to and from the light - cars cutting through the streets from Balboa Avenue to avoid the Genesee traffic mess - coming out of the side streets non-stop and not stopping at the stop signs on the corner and then racing down Mount Herbert to get to Genesee Avenue. (and returning the same way) So this is a little lesson on traffic that we have going on now.

THEN TO ADD the 800 more cars (everyone has at least 2 cars) that will be using these back streets to race to take shortcuts is ridiculous.

If someone worth anythings would sit and watch how many cars turn down Mount Etna from Home Depot intersection that turn on Mt. Everest to go to Balboa Avenue then to ADD all those extra vehicles they would need to build a freeway!

Where the hell would everyone park? OF COURSE - all over the neighborhood!!!

When we moved in here Clairemont Hospital was on that site. Loved having the Sheriff's Crime Lab there because it didn't generate the traffic.

We didn't buy in this area to have this be happening.

While driving on Market Street a couple weeks ago there was OPEN LAND that they could pick to build. Would be plenty of room for parking. Loitering. Buses. Grocery store. Or anywhere else for that matter.
I am assuming that none of you live in the Clairemont area or you would have the same opinion. Maybe your area would be a better choice of location.

LETTING THIS BE BUILT WOULD BE A NIGHTMARE FOR THIS ENTIRE COMMUNITY!! FIND ANOTHER LOCATION THAT WON'T HAVE AN IMPACT WITH TRAFFIC, LOITERING AND MORE FOOT TRAFFIC AND TRASH.

WHY DIDN'T SOMEONE WITH *COMMON SENSE* NIP THIS IN THE BUD BEFORE IT GOT TO THIS LEVEL? (oh yeah, probably money greed - someone got paid a pretty penny by the developers!!)

Please forward this to someone who may do something about this stupid developing in a residential community.

Mrs. Stewart

From: Arlene Spencer <aspencer5015@att.net>
Sent: Wednesday, September 19, 2018 8:17 PM
To: Cass, Marc
Subject: Mt Etna Project

Dear Mr. Cass,

Regarding the Mt. Etna Project, its current proposal of making this project all low-income house, building 400 to 450 units on 3-acres including 0.5 parking spaces per bedroom, and raising the Clairemont building from its set 30 feet, is a BAD IDEA. Modify the numbers of units or change the location.

Firstly, don't make the project all low-income, include other socioeconomic income levels. Councilman Scott Sherman of Allied Gardens commented on housing where 100% of the residents are low-income in The San Diego Union-Tribune dated Sunday, August 19, 2018:

He supports inclusionary housing, calling it the antidote to housing projects that become riddled with crime partly because 100 percent of the residents are low-income.

"You want to have people of all socioeconomic groups working together and living together and getting to understand one another," Sherman said.

Secondly, lower the number of units significantly. If you put 400 to 450 units on the Mt. Etna property, you will create high-density problems in these areas. The Genesee/Balboa/Mt. Etna areas already have traffic flow problems in the morning, at noontime, and after work. They already experience parking problems on neighboring surface streets and on neighboring shopping malls. If you consider 2 to 4 people in 400 to 450 units, you are adding at a minimum of 800 people to a maximum of 1800 people assuming no more than 4 people per unit in 450 units. Adding that many people and their cars to the areas will exacerbate the already existing traffic flow and parking problems.

Lower the number of units significantly or move this project near a freeway. In Mira Mesa, spacious, luxury Casa Mira View apartments house thousands of people. The apartment development offers many amenities to encourage its residents to remain on the premises. And when they need to commute, their location next to the freeway makes it easy for them to take the freeway minimizing inundation of surface streets.

Do not assume putting the Mt. Etna Project along a bus route means its residents will take the bus. For the most part, like most residents in Clairemont, they will take their own car to commute. It is best to locate the Mt. Etna Project next to a freeway.

Lastly, keep the Clairemont 30-foot height restriction. Let's not re-interpret what 30-foot means. It is a literal measurement meant to limit the height of buildings. Keep the 30-foot height limitation. If a builder wants to

exceed that limitation, he/she can request for a variance. The variance application provides the county planning and development department time to examine whether this is good or not good for the Clairemont community.

To reiterate, modify the Mt. Etna Project by including other socioeconomic income levels, not just low-income. Lower the number of units significantly to not exacerbate the already existing traffic flow and parking problems. Relocate the Mt. Etna Project near a freeway so commuters from this project do not inundate surface street flow. And keep the Clairemont 30-foot height restriction. Builders can still request a variance.

On a different, yet related topic, revisit whether builders can have an option to buy their way out of having to provide 10% housing for low-income residents to help address the affordable housing need. Are the funds received from builders taking up this option sufficient to build affordable housing for residents of varying socioeconomic levels? It would be interesting for you to look into.

Thank you. I wish I could attend tomorrow's meeting, but I have a previous engagement. I will, however, be emailing this to Marlon Pangilinan and Councilman Chris Cate.

~Arlene

Sent from my iPhone

From: Gregory Hawkins <gregory.hawkins1@gmail.com>
Sent: Thursday, September 20, 2018 5:04 PM
To: Cass, Marc
Subject: Mt. Etna Crime Lab redevelopment

Mr. Cass,

As a resident of the area (5076 Mt Harris Dr), I would like to express my strong support for this project. San Diego's housing prices are unaffordable; the only solution is more stock. I think the smartest way to add stock is to upzone in current low density areas, Clairemont is a prime spot for more density.

Please feel free to contact me if you need a more balanced view on development. Generally, the majority of people who show up to these community meetings are older and very resistant to change. Unfortunately, people like me who support sustainable development have young children are not always able to make the meetings.

Thank you for you time.

Gregory Hawkins, PE

--

Greg Hawkins

From: Julee Jenkins <jjenkins@qti.qualcomm.com>
Sent: Tuesday, September 25, 2018 9:07 AM
To: Cass, Marc
Cc: Julee Jenkins
Subject: Mt. Etna Project at County Crime Lab

Hello Mr. Cass,

As a resident who resides very near to this location I am quite concerned regarding the number of units propped for the Mt. Etna site in Clairemont. My primary concern is traffic on Genesee. The evening commute down Genesee is already quite congested, adding hundreds of units to this part of Genesee will most certainly increase the traffic and lengthen commute times.

My objective with this email is to ensure that we as Clairemont residents will have input on the scope, height and number of units for the proposed site prior to the city moving forward with any permitting.

I look forward to hearing any updates you may have.

I appreciate your time,

Julee

Julee Jenkins
Project Analyst, Sr.
jjenkins@qti.qualcomm.com
(858)845-2096

From: Abbie Hawkins <abbie.a.hawkins@gmail.com>
Sent: Thursday, September 20, 2018 3:55 PM
To: Cass, Marc
Subject: Mt. Etna Project Support Letter

Hello Mr. Cass,

I am a resident down the street from the proposed project on Mt. Etna in Clairmont. My husband and I recieved a letter from Karen (not sure who she is) about the project and we would just like to say that we are in SUPPORT for this project.

We fully support the height limit being raised , increased density and the need for affordable housing in San Diego.

We were unable to make it to the meeting last night because I am due with our 3rd child. We will try and make it to the next meeting but with a new born it is very unlikely. Please feel fre to share this letter of support for the project with who ever may be interested.

Thank you,

Abbie Hawkins
5076 Mount Harris Drive
(303) 829-5394
Abbie.A.Hawkins@gmail.com

From: Myra <spmaira@gmail.com>
Sent: Friday, October 19, 2018 7:39 AM
To: Cass, Marc
Subject: Clairemont Project

Good morning Marc,

We are residents of Clairemont and have major concerns with your project proposal. We live on Mount Frisell drive and are only a block from the low income properties you are proposing to build. While the idea is great and I understand the need, this is a tight community with school and businesses all around. Please re-evaluate your project as you would have concerns, like any parent, about your children's safety and crime rate if you lived here.

The Cummings Family
Myra Cummings

Sent from my iPhone

From: Nancy Jungling <nancyjungling@gmail.com>
Sent: Tuesday, October 16, 2018 3:23 PM
To: Cass, Marc
Subject: Mt. Etna crime lab project rezone

Hello Mr. Cass,

I wish to express my concern over the proposed Mt. Etna crime lab project rezone.

I live in the Mt. Etna neighborhood, and I have a child in preschool who will attend Holmes Elementary. I am already concerned about the potential class sizes at Holmes, with the current ratio being 1 teacher to 25 students. With the addition of 400 units in the neighborhood, that ratio can only be expected to rise, compromising the classroom and learning environment. I am also well aware of the current traffic patterns in the neighborhood, with the intersection of Genesee and Mt. Etna already backing up well before 8:20 in the morning during school drop off times...again, this will only get worse with the addition of 400 units. I have seen cars attempt to speed through our neighborhood to avoid traffic backups, at speeds well over the 25 mph zoning. This concerns me with all the young children in the neighborhood, and this despite our street already having speed bumps to address such issues.

Children frequent the Mt Etna Park area, and I am not sure the project leaders have fully assessed the possible impact of 400 additional units, with multiple occupants to each. Public transportation stops are minimal at best, and it seems it would make more sense to have such a multi-unit property where multiple bus routes and trolley access would be more accessible...where will the additional cars park? Will there be additional patrol in the area as density increases? Will the canyon access at Mt. Etna Park be monitored for safety and encampments? We don't have answers to these questions, and as a parent in the community I don't feel that due diligence is being paid to exploring the effects and impact on the neighborhood.

Please reconsider this project, as the size of the proposed lot is not adequate for the scope of the proposed project.

Thank you for your time,

Nancy Jungling
(619) 787-4622

From: Nancy Woods <nawoo55@aol.com>
Sent: Friday, October 19, 2018 2:37 PM
To: Cass, Marc
Cc: Jim Sofios
Subject: Clairemont Mount Etna Project

Dear Marc / Clairemont City Planners:

In 1997, we scraped together our hard earned dollars to purchase a “fixer upper” in Clairemont. We chose the “Mountain Streets”, as this appeared to be the optimal area close to work and community.

We have watched this neighborhood evolve, from original aging owners, in many cases, to young families, with children that feel safe riding bicycles and walking to the neighborhood parks and events. We have all spent “hard earned dollars”, into making this neighborhood updated, and drought tolerant.

So, to hear of this new project, suddenly, re: an up to 500 unit complex that will increase an already congested area, into a traffic and parking nightmare. With the variety of patrons to be housed, we question autonomy.

We therefore vehemently oppose this project, and refuse to have our tax dollars support this going forward without our community permission.

Sincerely,

Nancy M Woods, and James Sofios at Mount Castle Avenue

From: narda crossley <narda.crossley@gmail.com>
Sent: Friday, October 19, 2018 7:58 PM
To: Cass, Marc; ChrisCate@sandiego.gov
Subject: Mt Etna redevelopment

Good evening,

I would like to contribute some of the reasons the claremont residents and I oppose to this project, besides the ones listed below, I would like to point out the fact that UC doesn't have affordable housing and their electric cables are underground. I have the feeling that Claremont is seen as a much lesser valuable neighborhood and we're treated as such. That's absolutely unacceptable, and I know elections are coming up, and we have had plenty of bad experiences trying to make our voices heard. If you care about our neighborhood, our children and our homes, you will stop this project.

Respectfully,
Narda Crossley

- 5 stories is too high-DO NOT CHANGE the current height restriction
- New high density plan will adversely affect near by schools that are already financially crippled due to repeated annual budget cuts
- Near by streets (esp. Mt Etna) are already too congested at peak hours; proposed high density will adversely affect local traffic and parking
- DO NOT CHANGE CURRENT ZONING
- Density with low income demographics are associated with higher crime rates: The plan put forth has no extra safety measures to off set the possible increase in crime levels that will be a burden to local law enforcement

From: Natalie Bohlin <nbohlin@yahoo.com>
Sent: Friday, October 19, 2018 2:25 PM
To: Cass, Marc
Subject: Mt Etna

The plan put forth on Monday eve will not improve or align with the current community character or community plan:

Key issues:

- 5 stories is too high-DO NOT CHANGE the current height restriction
- New high density plan will adversely affect near by schools that are already financially crippled due to repeated annual budget cuts
- Near by streets (esp. Mt Etna) are already too congested at peak hours; proposed high density will adversely affect local traffic and parking
- DO NOT CHANGE CURRENT ZONING
- Density with low income demographics are associated with higher crime rates: The plan put forth has no extra safety measures to off set the possible increase in crime levels that will be a burden to local law enforcement

You attention to this matter is a extreme importance to me. Please know and let your supervisors know, I Vote.

Thank you,
Natalie

From: zoomiv@yahoo.com
Sent: Friday, October 19, 2018 6:18 PM
To: Cass, Marc
Subject: Mount Etna project at the crime lab

Hello Mr. Cass,

I resident of Clairemont for more than 20 years. Like to voice my opinion about the project on Mount Etna at the crime lab. I am absolutely against changing the zoning of the location to accommodate so many residence and especially residents with developmental handicap. My kids go to school at Mount Everest Academy we just a few feet away from the location and walk freely on a daily basis together with their friends. The school is an open campus and there is another nearby school Muir Elementary that could endanger the safety of the children. The traffic will be immensely increase with this population and the infrastructure is not designed to support so many people on this location. The apartments that you are trying to build an mainly one bedroom apartments and as claimed this will be mainly for families, which is contradictory. I'm absolutely against this project changing the zoning and going forward with it. I appreciate you taking our input on them. If there is any other way I can get involved and stop this project please let me know.

Sincerely,

Nazeeh Shaheen

[Sent from Yahoo Mail on Android](#)

From: Nicholas William Reed <nicksair@gmail.com>
Sent: Thursday, October 25, 2018 9:50 AM
To: Naveen Waney; Matt Valenti; Fisher, Yara
Cc: Cass, Marc; Jensen, Richard; Mays, Jody; Jackson-Llamas, Angela; Wood, Gary; Murillo, Felipe; Estrella, David; Ellis, Krista
Subject: RE: Mt Etna CPA CPG Subcommittee
Attachments: CCPG Mt. Etna Agenda 10-29-18.pdf

Good Morning Yara & All,

Attached is a copy of the Agenda for Monday's meeting if you had not already received it from Matt.

Yes, i will be handling A/V & Computer duties for the meeting, and all will be provided by our group.

Due to my rather fluid schedule on Monday and if you can, please have the presentation sent over to me no later than 11am. I will not be able to upload it quickly after then due to not being near decent WiFi most of the day leading up to the meeting. And the Venue has slow WiFi.

For Marc, Gary, & Krista.. Please let Matt, Naveen, or myself know as well if you have any questions or need to discuss further meeting preparations.


Have a great weekend all, and enjoy your Vacation Yara.

-Nick/CCPG Vice-Chair



Nicholas William Reed Vice-Chair
Clairemont Community Planning Group

 Email nicksair@gmail.com

 Cell 858-692-5263

The Main CCPG Meetings occur every 3rd Tuesday of the Month (except August & December) at the following location: Alcott Elementary School, 4680 Hidalgo Ave, San Diego, CA, 92117, USA



www.sandiego.gov/planning/community/profiles/clairemونتmesa/

Sign up to the CCPG Email List at clairemونتplanninggroup@gmail.com. CCPG Sub-committee meetings meet at varying locations in Clairemont, please check the agenda for the time and location of each meeting.

On Oct 25, 2018, 09:23 -0700, Fisher, Yara , wrote:

Good morning all – I am touching base about the October 29th meeting. County staff and AECOM will provide a brief presentation (probably about 15 minutes) and then be prepared to answer questions. We understand Marlon P. will also be there, and a representative from Chelsea will also be in the audience.

We anticipate sending over the presentation Monday morning. Will Nick or someone else be able to load the presentation for us? I believe Nick indicated all audio-visual resources would be provided by the CPG for us?

One other note – I am out on vacation from today until November 5th. Marc Cass will continue to be your primary contact at the County. One of my colleagues – Gary Wood, will be assisting the team for the meeting on October 29th. He helped prepare the Initiation Letter and is looking forward to interacting with you.

Because I will be out, please ensure you coordinate with Marc Cass, Gary Wood, and Krista Ellis regarding any meeting needs. They are copied here.

Thank you very much,

Yara L. Fisher, AICP

Principal Planner

ÄÄ ! "

401 West A Street, Suite 1200

San Diego, CA 92101

Office: 619-610-7794; Mobile: 858-900-5594

#\$%& Naveen Waney [<mailto:nwaney@plattwhitelaw.com>]

() *+ Friday, October 12, 2018 1:35 PM

,%' Fisher, Yara; Nicholas William Reed; Matt Valenti

- ' marc.cass@sdcounty.ca.gov; Jensen, Richard

(. /0) -+ RE: Mt Etna Crime Lab CPG Subcommittee

No further comments, however Yara, if you have a presentation prepared sending it to us for early review would be appreciated.

Thanks,

Naveen

Naveen H. Waney, AIA

Principal

nwaney@plattwhitelaw.com

12,34 56, 2478 56, , (9)

4034 30th Street San Diego CA 92104

phone: 619-546-4326 fax: 619-546-4350

www.plattwhitelaw.com

The information contained in this E-Mail transmission, including any attachments, is confidential, proprietary or privileged and may be subject to protection under the law. This message is intended for the sole use of the individual or entity to who it is addressed. If you are not the intended recipient, you are notified that any use, distribution or copying of the message is strictly prohibited and may subject you to criminal or civil penalties. If you received this transmission in error, please contact the sender by replying to this E-mail and delete this email immediately.

#& Fisher, Yara
() *+ Friday, October 12, 2018 11:01 AM
,% Nicholas William Reed ; Matt Valenti
- ' marc.cass@sdcounty.ca.gov; Naveen Waney ; Jensen, Richard
(. /0) -+ RE: Mt Etna Crime Lab CPG Subcommittee

Thank you. That aligns with my last email sent! I hope he recovers quickly! Take care.

Yara L. Fisher, AICP

Principal Planner

ÄÄ ! "

401 West A Street, Suite 1200

San Diego, CA 92101

Office: 619-610-7794; Mobile: 858-900-5594

#& Nicholas William Reed [<mailto:nicksair@gmail.com>]
() *+ Friday, October 12, 2018 10:59 AM
,% Matt Valenti; Fisher, Yara
- ' marc.cass@sdcounty.ca.gov; nwaney@plattwhitelaw.com; Jensen, Richard
(. /0) -+ RE: Mt Etna Crime Lab CPG Subcommittee

Good Morning Yara,

I will answer that question for agenda placement as i handle those duties.

Unfortunately the agenda is already set in stone for the Main October CCPG Meeting and is being posted today. So the November meeting (which you are correct is on the 20th) is what we can offer to place you on at this time. Let me know if that is acceptable.

And i apologize to all for not being fully responsive over the last few days, as my better half had Surgery last Friday and have been tending to his needs.

I will let Naveen add any further comments from here on.

Thanks.

-Nick



Nicholas William Reed Vice-Chair
Clairemont Community Planning Group

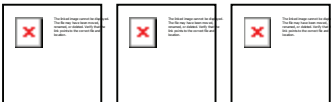


Email nicksair@gmail.com



Cell 858-692-5263

The Main CCPG Meetings occur every 3rd Tuesday of the Month (except August & December) at the following location: Alcott Elementary School, 4680 Hidalgo Ave, San Diego, CA, 92117, USA



www.sandiego.gov/planning/community/profiles/clairemонтmesa/

Sign up to the CCPG Email List at
clairemонтplanninggroup@gmail.com.

CCPG Sub-committee meetings meet at varying locations in Clairemont, please check the agenda for the time and location of each meeting.

On Oct 12, 2018, 10:50 -0700, Fisher, Yara <Yara.Fisher@aecom.com>, wrote:

Hi Matt. Thank you. Please see our question on Item #3 below. We are getting a lot of questions about whether the 16th meeting is on and whether we are on the agenda. Please confirm whether we are on the 16th agenda or whether we will be placed on the November agenda. Is that meeting the 20th? Thank you.

Yara L. Fisher, AICP

Principal Planner

AA ! "

401 West A Street, Suite 1200

San Diego, CA 92101

Office: 619-610-7794; Mobile: 858-900-5594

#\$%& Matt Valenti [<mailto:mattvalenti@outlook.com>]

()*+' Thursday, October 11, 2018 3:17 PM

,%' Fisher, Yara

-' marc.cass@sdcounty.ca.gov; nwaney@plattwhitelaw.com; nicksair@gmail.com; Jensen, Richard

(./0)-+' Re: Mt Etna Crime Lab CPG Subcommittee

Yara and Marc,

Thanks very much for the prompt responses. We'll review and get back to you with any follow up questions.

Regards,

Matt

From: Fisher, Yara

Sent: Thursday, October 11, 2:58 PM

Subject: RE: Mt Etna Crime Lab CPG Subcommittee

To: Matt Valenti

Cc: marc.cass@sdcounty.ca.gov, nwaney@plattwhitelaw.com, nicksair@gmail.com, Jensen, Richard

Hi all – this took us a bit longer than expected but provides a pretty thorough response to the questions you have sent to date. Please let us know if you have further questions and also see our request for confirmation of Item 3 below.

Thank you very much,

Yara and Marc

1;)<=) 7>\$%(B)7+B) 7C%;%D@E7A% &) *+='

1. The development plan submitted by the selected developer and all associated documents. The Initiation Request is not for a specific project, it is for the City to consider a land use designation change from commercial to residential, adjusting the CPIOZ language, and an associated zone change to RM-3-9, which under the City's Affordable Housing Regulations would allow up to a maximum of approximately 450 dwelling units on the site. The Initiation Request before you is whether the County can move forward with the land use designation change consideration only. The selected developer proposal for future development of the site is Chelsea Investment Corp. Their contact information is: Buddy Bohrer, Director

of Acquisitions, 760-795-5612 bbohrer@chelseainvestco.com. Due to where we are in the selection process, the County is unable to release the proposals.

2. All non-privileged communications possessed by the County/AECOM regarding the Mt. Etna project. (I.e., both internal communications and communications between the County/AECOM and all third parties, including all developers who submitted proposals.) County Department of General Services has initiated a review of this request per the California Public Records Act.

1.)< =) 7* =D)\$7+B)C%#D@E7F.)=+@*='

1. Provide an update on the EIR process. The process is the same as described in the presentation at the scoping meeting September 25 located at https://www.sandiegocounty.gov/content/dam/sdc/sdhcd/docs/cd/Clairemont_CPG_Meeting_County_DGS_CPA_NN_9-18-18.pdf and as will be described in the 2nd scoping meeting described in 2 below.

2. When is the 2nd scoping meeting? The second scoping meeting is Monday, October 15 from 6-8 pm at Marston Middle School, 3799 Clairemont Drive, San Diego, CA 92117.

3. Provide revised timeline, now that the approval by Planning Commission has been rescheduled to Nov 8. Would the County consider rescheduling this meeting once again, to allow more time for the community to give input? The timeline has not yet been formally revised. Similarly, our goals for major milestone dates have not changed. The Initiation Request was submitted and Accepted by the City on August 24, 2018. The County CPA team has attended or held two public meetings to-date with one more scheduled prior to the next CPG meeting on October 16. Per the GP Amendment Manual, "depending on workload issues and agenda availability for scheduling the initiation request, the community planner should make an effort to schedule the item for Planning Commission hearing within 45 working days of receiving the request. This will require prompt action by the planning group to schedule and hear the item in a timely manner." However, the County has recently been made aware of concerns regarding the timing of the requested recommendation from the CPG for the Oct 16th agenda. In an effort to alleviate those concerns, the County CPA team will agree to postponing the item considered for a recommendation to the CPG meeting in November. It is still the intent of the County CPA team to have the item heard with a recommendation from the CPG at the City's Planning Commission in November. Please confirm with us that we will be agendaized as a discussion and action item for the November CPG meeting.

4. Where are the other 8 county properties that have been identified located? For each of the properties, please identify how many and what type of units are proposed. How long will the lease be for each of those projects? As described in the County Board of Supervisors meeting on June 20, 2017, there were 11 excess properties originally analyzed for potential affordable housing reuse. Three of those properties are currently in process for affordable housing/redevelopment: Crime Lab site on Mt. Etna Dr., Family Court site that is located downtown on 6th Avenue, and the Downtown Union and A property that includes entire block bounded by Union, West A St., Front St., and West B St. The 8 other sites considered and their potential housing yield (based on existing 2017 zoning, without considering the potential affordable housing density incentive) are listed below:

1. Descanso Detention Facility 7878 Campbell Ranch Rd, Descanso, Jurisdiction: County, 18.84 acres, 2 units (8 acre lot minimum)

2. HHSA - North Inland FRC/Regional Center 600 E. Valley Parkway, Escondido, Jurisdiction: City of Escondido, 2.02 acres, 65 units (at 880 SF per unit)

3. Levant Service Center 6950 Levant St., San Diego, Jurisdiction: City of San Diego, 4.57 acre, 58 units

4. Assessor Recorder County Clerk - El Cajon 200 S. Magnolia Ave., El Cajon, Jurisdiction: City of El Cajon, 0.8 acres, 35 units (subject to City Housing Element Rezoning)

5. Southeast Family Resource Center (FRC) 4588 Market St., San Diego, Jurisdiction: City of San Diego, 2.46 acres, 62 units

6. Central Region Public Health 5202 University Ave., San Diego, Jurisdiction: City of San Diego, 0.53 acres, 17 units

7. Comprehensive Health 3177 Ocean View Blvd., San Diego, Jurisdiction: City of San Diego, Currently under lease to San Ysidro Health, SDSU WIC, 1.97 acres, 49 units

8. Health Services Complex, 3851 Rosecrans, San Diego, Jurisdiction: City of San Diego, 2.5 to 6 acres, 72 to 174 units

The County typically requests 99 year affordable housing ground leases but each property ground lease is negotiated individually with the site developer.

5. How many low income/affordable units are already located in Clairemont? The County does not have this information, please contact the City of San Diego for specific community information. We also initiated this request, but the planner has not yet responded.

6. What research, if any, has been done on the existing community's infrastructure needs? The City of San Diego maintains Clairemont Mesa infrastructure and information regarding Clairemont Mesa Public Facilities planning is found here: <https://www.sandiego.gov/facilitiesfinancing/plans/clairemont>.

7. What plans does the County have to help improve the community's infrastructure, if any? This issue is addressed in the FAQ located here: https://www.sandiegocounty.gov/content/dam/sdc/sdhcd/docs/cd/FAQ%27s_October_03_2018.pdf.

8. How many low income/affordable sites does the county lease out or control? How many units total? The County of San Diego has funded and restricted over 2,300 affordable housing units county wide and the County's Housing Authority currently owns 121 Public Housing Units in the City of Chula Vista.

9. What information did county representatives gain from the September 25th Scoping meeting? What thoughts and input was shared with the decision makers? Based on the CPG meeting, scoping meeting, emails, and phone calls received, we have identified the following major issues to be of concern to the community. The following list is not exhaustive and will be updated as additional scoping input is received through the October 19 scoping process:

- Development specifics: height, density, total units, housing demographics (serious mental illness, substance abuse, 50% affordable what is other 50%?), services (available to public, which ones, who will provide), safety, developer
- Community input: Lack of community visibility (not part of RFP process or able to review proposals) and input (no say regarding RFP/developer/CPA, future ministerial development , haven't received public notice)
- Process: seems backwards (no development plan before CPA/EIR), wait for community plan update, need more time
- Potential community impacts:
 - parking (overflowing into community),
 - traffic (already substandard ("F" level of service), access to site from Mt. Etna only, not enough mass transit, shortcuts through neighborhood),

- aesthetics (potential for looming structure, shading issue),
- safety (increased crime/drugs, construction traffic past elementary school, pedestrian safety at intersections near the site)
- noise (large development would generate more background noise),
- population/housing (increase in population),
- public services (strained by large development, burden on local library and already crowded schools, child care will be needed),
- recreation (appropriate development green space and rec facilities)
- utilities (will need to be upgraded to accommodate large development, gas line through the property)
- mitigation (adequate to address the impact)
- Location: County looked at other sites for affordable housing (what about those sites?), third affordable housing development in this community, decreased property value

10. Who are the decision makers for the county, other than the supervisors? Please provide a complete list. The decision makers for the County are the Supervisors, who will be asked to consider approval of the Community Plan Amendment and Environmental Impact Report in late 2019. The current County Supervisors and their districts are:

Greg Cox – District 1

Dianne Jacob – District 2

Kristin Gaspar- District 3

Ron Roberts- District 4

Bill Horn- District 5

The County Board of Supervisors webpage is located here, for additional information:
<https://www.sandiegocounty.gov/general/bos.html>.

11. Does the county have other developments with low income, physically and mentally challenged, substance abuse and chronically homeless tenants? Where are they located? What oversight does the County provide? The County of San Diego has funded and restricted over 2,300 affordable housing units county wide including units for individuals and families with special needs such as physical and mental disabilities, and those experiencing homelessness. The County performs regular monitoring activities of low income/affordable housing units that have received U.S. Department of Housing and Urban Development funding or other funds through the County. These activities include reviewing annual progress report from developers, resident income/asset documentation to ensure eligibility, fiscal solvency of contractor, and insurance requirements; site visits for tenant file review and habitability of the property; and, Housing Quality Standards inspections. Monitoring activities are designed to verify that affordable housing developments followed proper procedures in leasing affordable housing units and to ensure that tenant income is calculated correctly. Additionally, the County of San Diego Health and Human Services Agency, through its Behavioral Health Services department, has partnered with the California Housing Finance Agency (CalHFA) to provide services as well as capital funding to developments throughout San Diego County that serve those with serious mental illness (approximately 235 units).

12. Has an onsite homelessness service provider been selected? If so, please identify the provider. If not, please describe the process by which such a provider will be selected. The project is a CPA and no specific development proposal is proposed that includes homeless services.

13. What oversight, if any, will the County retain regarding the operation of the development once complete? The County of San Diego Housing and Community Development Services will perform regular monitoring activities of these units. Including: reviewing annual progress reports, resident income/asset documentation to ensure eligibility, fiscal solvency of contractors, and insurance requirements; site visits for tenant file review and habitability of the property; and, Housing Quality Standards inspections. Monitoring activities are designed to verify that affordable housing developments follow proper procedures in leasing affordable housing units, to ensure that tenant income is calculated correctly and to ensure the developer maintains the units in safe and sanitary conditions.

Yara L. Fisher, AICP

Principal Planner

ÄÄ ! "

401 West A Street, Suite 1200

San Diego, CA 92101

Office: 619-610-7794; Mobile: 858-900-5594

#\$%& Fisher, Yara

() *+ Wednesday, October 10, 2018 4:21 PM

,%' 'Matt Valenti'

- ' 'marc.cass@sdcounty.ca.gov'; 'nwaney@plattwhitelaw.com'; 'nicksair@gmail.com';
'Jensen, Richard'

(. /0) -+ RE: Mt Etna Crime Lab CPG Subcommittee

Hi all – we had meant to get you our responses by end of day today and we are just not going to make it. We will wrap them up tomorrow for your review. Thanks for your patience.

Yara L. Fisher, AICP

Principal Planner

ÄÄ ! "

401 West A Street, Suite 1200

San Diego, CA 92101

Office: 619-610-7794; Mobile: 858-900-5594

#\$%& Fisher, Yara

() *+ Wednesday, October 10, 2018 11:15 AM

,%' 'Matt Valenti'

- ' marc.cass@sdcounty.ca.gov; nwaney@plattwhitelaw.com; nicksair@gmail.com; Jensen, Richard

(. /0) -+' RE: Mt Etna Crime Lab CPG Subcommittee

Hi all – you will have responses by the end of day today. Thank you.

Yara L. Fisher, AICP

Principal Planner

ÄÄ ! "

401 West A Street, Suite 1200

San Diego, CA 92101

Office: 619-610-7794; Mobile: 858-900-5594

#\$%& Matt Valenti [<mailto:mattvalenti@outlook.com>]

() *+' Tuesday, October 09, 2018 11:56 AM

,%' Fisher, Yara

- ' marc.cass@sdcounty.ca.gov; nwaney@plattwhitelaw.com; nicksair@gmail.com; Jensen, Richard

(. /0) -+' Re: Mt Etna Crime Lab CPG Subcommittee

Dear Ms. Fisher,

Thank you for your message. Below are requests for documents and questions I've received from community members. If any of the requested documents have already been posted or any questions answered, please identify where they may be found on the County's website.

This should not be construed as a complete list, and I will continue to send you further requests/questions as I receive them from the community.

I appreciate your assistance.

Regards,

Matt Valenti

Chair, CCPG Ad Hoc Committee on the County Mt. Etna Proposal

1;)<=) 7>\$%(7)7+B) 7C%;%D@E7A% &) *+='

1. The development plan submitted by the selected developer and all associated documents.
2. All non-privileged communications possessed by the County/AECOM regarding the Mt. Etna project. (I.e., both internal communications and communications between the County/AECOM and all third parties, including all developers who submitted proposals.)

1;)< =) 7* =D)\$7+B)C%#D@E7F.)=+@#='

1. Provide an update on the EIR process.
2. When is the 2nd scoping meeting?
3. Provide revised timeline, now that the approval by Planning Commission has been rescheduled to Nov 8. Would the County consider rescheduling this meeting once again, to allow more time for the community to give input?
4. Where are the other 8 county properties that have been identified located? For each of the properties, please identify how many and what type of units are proposed. How long will the lease be for each of those projects?
5. How many low income/affordable units are already located in Clairemont?
6. What research, if any, has been done on the existing community's infrastructure needs?
7. What plans does the County have to help improve the community's infrastructure, if any?
8. How many low income/affordable sites does the county lease out or control? How many units total?
9. What information did county representatives gain from the September 25th Scoping meeting? What thoughts and input was shared with the decision makers?
10. Who are the decision makers for the county, other than the supervisors? Please provide a complete list.
11. Does the county have other developments with low income, physically and mentally challenged, substance abuse and chronically homeless tenants? Where are they located? What oversight does the County provide?
12. Has an onsite homelessness service provider been selected? If so, please identify the provider. If not, please describe the process by which such a provider will be selected.
13. What oversight, if any, will the County retain regarding the operation of the development once complete?

#\$%& Fisher, Yara <Yara.Fisher@aecom.com>

() *+' Tuesday, October 9, 2018 10:53 AM

,%' Matt Valenti

- ' marc.cass@sdcounty.ca.gov; nwaney@plattwhitelaw.com; nicksair@gmail.com

(. /0) -+ RE: Mt Etna Crime Lab CPG Subcommittee

Good morning. We are checking in on the outstanding questions you may have in order to make your CPA Initiation recommendation on the 16th. Please let us know. Thank you.

Yara L. Fisher, AICP

Principal Planner

ÄÄ ! "

401 West A Street, Suite 1200

San Diego, CA 92101

Office: 619-610-7794; Mobile: 858-900-5594

#\$%& Matt Valenti [<mailto:mattvalenti@outlook.com>]

() *+ Friday, October 05, 2018 11:40 AM

,%' Fisher, Yara

- ' marc.cass@sdcounty.ca.gov; nwaney@plattwhitelaw.com; nicksair@gmail.com

(. /0) -+ Re: Mt Etna Crime Lab CPG Subcommittee

Ms. Fisher, Thank you for your message. I'm reaching out to see what information the community is most interested in at this time, and I'll get back to you next week with a complete list. Regards, Matt Valenti

#\$%& Fisher, Yara <Yara.Fisher@aecom.com>

() *+ Friday, October 5, 2018 10:37:44 AM

,%' mattvalenti@outlook.com

- ' Marc.Cass@sdcounty.ca.gov; nwaney@plattwhitelaw.com; nicksair@gmail.com

(. /0) -+ RE: Mt Etna Crime Lab CPG Subcommittee

Hello - checking in on this again to see if you need any additional information from us in order to bring a recommendation to the full CPG on October 16? Thank you.

Yara L. Fisher, AICP

Principal Planner

AECOM

401 West A Street, Suite 1200

San Diego, CA 92101

Office: 619-610-7794; Mobile: 858-900-5594

-----Original Message-----

From: Fisher, Yara

Sent: Wednesday, October 03, 2018 9:27 AM

To: mattvalenti@outlook.com

Cc: Marc.Cass@sdcounty.ca.gov; nwaney@plattwhitelaw.com; nicksair@gmail.com

Subject: Mt Etna Crime Lab CPG Subcommittee

Hi Matt. We are following up to see if you have any questions for us or a need to meet prior to the 16th. Marc and I are available if you'd like to schedule something with us. Otherwise, we are happy to answer any additional questions you have by phone, email, etc. Let us know what works best for you. Thank you.

Sent from my iPhone

From: Alejandro, Nicole
Sent: Tuesday, October 16, 2018 8:02 PM
To: Medved, Marko; Powell, Sabrina; Cass, Marc
Cc: Mays, Jody
Subject: RE: Mt Etna Complaint

I did speak with Mr. Hagood and let him know if we had any answers to the FAQs asked in the two meetings we would be sure to send them to him. He also mentioned that he had already sent a letter to Marc and was planning to send letters to the Board of Supervisors.

From: Medved, Marko
Sent: Tuesday, October 16, 2018 12:32 PM
To: Powell, Sabrina; Cass, Marc
Cc: Mays, Jody; Alejandro, Nicole
Subject: RE: Mt Etna Complaint

Thx. Believe Nicole already discuss with him.
Marc can take this in as a public comment.
Marko

From: Powell, Sabrina
Sent: Tuesday, October 16, 2018 12:14 PM
To: Medved, Marko
Cc: Mays, Jody ; Alejandro, Nicole
Subject: Mt Etna Complaint

George Hagood – Georgeh73@icloud.com Mt. Etna – wants to voice his very strong opinion against this project. Wants to use the building for a hospital as it was intended and use it to treat older adults with dementia and Alzheimer's. The high rise will ruin the neighborhood and they don't want that in the area.

Thank you,
Sabrina Powell
Administrative Secretary
Dept. of General Services
(858) 694-2338



Safety – Live with it!

From: Nicole Dietz <Nicole.Dietz@vistage.com>
Sent: Wednesday, October 17, 2018 4:35 PM
To: Cass, Marc
Subject: Mount Etna Project

Importance: High

Dear Marc,

My name is Nicole Dietz and I have been a resident of Clairemont Mesa for the last 10 years and of San Diego for 42 years. I am sickened by the irresponsibility of the proposed project for low income apartments on the corner of Mount Etna and Genesee....1 block away from a HIGHLY ranked elementary school (rated 10 out of 10 on Greatschools), a few blocks away from a Park and near multiple families. While I am not opposed to this type of housing...this is a completely irresponsible location for such establishment. Additionally, the congestion and space is not sufficient to support the additional units.

Clairemont Mesa is an up and coming location. We are in the process of signing a \$300K construction contract to upgrade our home and are no seriously considering relocating as our family is a few blocks away on Mount Harris.

This project cannot go through. Would you like this 1 block from your home????? There will be quite a few people relocating if this project is not stopped.

Nicole Dietz
Vice President, Controller

858.480.2334 Direct | 619.846.9712 Mobile | nicole.dietz@vistage.com | vistage.com
Vistage Worldwide, Inc. 4840 Eastgate Mall, San Diego, CA 92121

Our Purpose:

To help high-integrity leaders make great decisions that benefit their companies, families and communities.



From: Nicole Maston <nicole.maston@gmail.com>
Sent: Wednesday, October 17, 2018 8:14 PM
To: Cass, Marc
Subject: Mount Etna Project

Hello Marc,

I live in the mount street neighborhood off of Clairemont and am very concerned about the proposed re-zoning project at the old crime lab. I only became aware of this issue tonight and would have attended meetings if I had known before.

Additionally it is concerning that there are so many low income / high risk projects within a close vicinity in Clairemont (reference Mt Alifan).

In particular, I am concerned about parking, traffic impacts, safety / crime, and the negative impacts on the community in general. Finally, I am concerned about the potential negative impact on the value of my home. It does not appear as though these concerns were adequately addressed.

I drive and walk by the old crime lab project on a daily basis, so this would heavily impact me.

Please do not move forward with this project as proposed.

Thanks,
Nicole Maston

Sent from my iPhone

From: Nicole S. <nicolemjwalden@hotmail.com>
Sent: Saturday, October 20, 2018 1:23 PM
To: Cass, Marc
Subject: Mt Etna project site

Dr. Mr. Cass,

Please do whatever it takes to stop the rezoning plan for the Mt. Etna crime lab site. I was born and raised in Clairemont and now enjoy raising my children here. I am sure such a change would harm this fine community. I do not want this proposed site to be a high-rise building for any reason. I also think the addition of low income residents is not a safe move for this community. Please stop this huge mistake.

Sincerely,
Nicole Spuhler

From: Norman Johnson <njohnson22@san.rr.com>
Sent: Saturday, October 20, 2018 3:36 PM
To: Cass, Marc
Subject: Reject rezoning for low income housing

Dear Mr. Cass,

Four hundred units for seniors, families, and developmentally disabled people along with hundreds of parking spaces far exceeds reasonable usage of the property at Balboa and Genesee. Clairemont neither wants nor needs this blight on our community.

Heavy traffic already present in this area guarantees more L.A type congestion.

The proposed development will crush property values in the surrounding neighborhoods.

Schools will be heavily impacted and danger to Children will be greatly heightened.

As has been demonstrated on numerous similar projects, crime will increase thereby negatively effecting adults and children alike.

Please Mr. Cass, do all you can to prevent rezoning for this unfortunate project!

Sincerely,

Norman Johnson

P.S. Why have we not heard about this plan before?

From: polski@san.rr.com
Sent: Friday, October 19, 2018 2:56 PM
To: Cass, Marc
Subject: Mt. Erna Project

Hello Marc! I am writing to you to let you know how much I oppose the Mt. Erna project. A five story building with 400 units in that space is beyond ridiculous. That general area is already overcrowded and to add 700-1,000 more people is incomprehensible. A scaled down 2 story 50-75 unit building would be more doable for that area. Better yet, how about building this huge project on a different site all together. The county has plenty of vacant land. High rise buildings belong downtown, not in Clairemont!! Pam Sobczyk

Sent from my iPhone

From: Patsy Lippiatt <patsylippiatt@gmail.com>
Sent: Wednesday, October 17, 2018 11:26 AM
To: mpangilinan@sandiego.gov; Cass, Marc
Subject: MT Etna Project

Hello ,

Now on to the new issue, as a Clairemont resident I am opposed to the Crime Lab housing site on Balboa and Genesee. Traffic on Genesee and Balboa is already very bad. The neighbors have filed many complains with your office directly and the police regarding the increasingly worse situation of red light runners and blocking the intersection.

Where would these people park? Will the building have 2 spaces per unit? Will there be visitor parking? As you likely know, there is already a low income housing project slated up in our neighborhood on the south side of Balboa. The County should find another use for this building .

Bottom line Clairemont does not want this development in our neighborhood. What can you do to help?

Regards,

Patsy Lippiatt

From: Rachel Semanisin <rsemanisin@gmail.com>
Sent: Friday, October 19, 2018 1:20 PM
To: Cass, Marc
Subject: Mt. Etna Project

Dear Mr. Cass,

As a resident of Clairemont I strongly oppose the Mt. Etna project as it currently stands. 400 units in that section of Clairemont will add a significant amount of traffic and noise to an already overcrowded area. I'm not opposed to more housing there but I'd like to see fewer units.

Clairemont is a wonderful community already filled with low income families. The majority of the schools in the area receive title 1 funding and the parents in the community have taken a proactive approach to moving away from that. Adding this project to Mt. Etna would set back their efforts. Please oppose this project in our area.

Sincerely,
Rachel Semanosin

From: Randy Cremer <rwcremer@hotmail.com>
Sent: Friday, October 19, 2018 12:03 AM
To: Cass, Marc; ChrisCate@sandiego.gov; nwaney@plattwhitelaw.com
Subject: Mount Etna Low Income Project - Upset Clairemont Resident

October 18, 2018

Marc Cass, County of San Diego, Department of General Services
Chris Cate, District 6 City Council Member, San Diego City Council
Naveen Waney, Chair, Clairemont Community Planning Group

Hello,

I recently learned, by word of mouth, of a plan to cram in a massive 400+ low income unit complex into a tiny 4 acre lot off Mount Etna. Every single house in our neighborhood is a single-detached dwelling... and has been since inception of our neighborhood. I honestly have no clue how someone dreamed this plan fits within the character of our neighborhood. There is a reason why this land was zoned for commercial use only; it was NEVER intended to be residential... especially not a giant 5-story complex.

The number one priority, when planning a project of this nature, should be to safeguard the essence of the target neighborhood. This project doesn't do that. This project actually tears at the very fabric that makes our neighborhood so great. This project is exactly why we didn't buy downtown or in University City. We bought here because this area wasn't built up. What's being shoved down our throats essentially doubles the number of residents of our neighborhood by shoehorning in this behemoth complex into a tiny lot that was NEVER intended for residents. IT DOESN'T FIT HERE!

We don't want this project for a number of reasons:

- **Traffic congestion.** Traffic here is already a bit tough to manage. Cramming in 1500+ additional people is going to make our neighborhood really frustrating to navigate... and will potentially double my commute time.
- **Elevated Crime.** Crime is ALWAYS higher in low income areas. I'm certain the majority of people set to live in this complex would be lawful... we all get that; unfortunately, a high percentage won't be. Crime in our neighborhood is pretty low today, but your plan would drastically increase the crime rate. We feel safe in our neighborhood today, but that'll change with this proposal.
- **Commercial Zoning.** The zoning for this area is not conducive to this plan. This land is not zoned for residential use. We are NOT open to a change in the zoning.
- **Single Entrance.** Looking at the plan, there's only one entrance. Seriously?
- **Public transportation.** I'm guessing the majority of people housed in this proposal would utilize public transportation, yet the bus system in this area is pathetic at best.
- **Five stories.** The size of this project is completely absurd and doesn't fit the character our single-family detached home neighborhood.
- **Real Estate Values.** This plan will absolutely cause our real estate values to tank.

I have to bring up communication on this project. This part is pretty infuriating. The communication from the County... or the City for that matter is an absolute train wreck. The fact that this project kicked off months ago and we just learned about it on Monday is stunning. Seriously, what's wrong with this picture? At a meeting we attended on 10/15 it was stated that notices were mailed out... yet only two of roughly 100 people who attended the meeting received these notices. If notices were going out, and only 2% of the people received them... where did the other 98% go? The perception doesn't look good... and actually seems pretty suspect.

Look, I know there is good reason to push for these projects... and I'm sure your hearts are in the right place... but shoving a project like this down our throats... into a neighborhood of single family detached homes is just awful. The fact that I need to point that out is pretty unbelievable.

What little time we have left will be spent trying to get the word out. EVERY resident I've spoken to in our neighborhood is completely against this plan. Every single one. I'm hopeful the County and City will reconsider another area where this project actually fits. The Mount Streets of Clairemont is NOT the right fit.

Respectfully,
Randy Cremer
4192 Mount Putman Ave
San Diego, CA 92117
rwcremer@hotmail.com
619-534-0349

From: Readean Ellis <memawellis6@gmail.com>
Sent: Wednesday, October 17, 2018 10:14 AM
To: Cass, Marc
Subject: Mt. Edna Project

County of San Diego
Department of General Services
5560 Overland Avenue
San Diego, CA
October 16, 2018

Attn: Marc Cass

I've been a Clairemont resident for 59 years and have appreciated the opportunity to raise our children and grandchildren in a quiet friendly safe environment. The fact that this Mt. Edna Project along with the Mt. Alifan Project has changed our community into a low income housing district is heart breaking. Not only would the rezoning cut our property value in half, it would greatly impact our small neighborhood schools and our family park and little league field would be the perfect place for an "undesirable element" to hang out exposing our children to numerous dangers. The Balboa/Genesee intersection is already very congested, so I can't even imagine what would happen with the addition of 454 more cars, not to mention the added street parking that would be needed too accommodate all the additional cars in the neighborhood! I know for a fact, to avoid that intersection, traffic would re-route through our quiet neighborhood streets causing a danger to the children and impacting the quality of our already deteriorating roads, because it is already happening.

I understand the need for low income housing, but why put it in the middle of a quiet family community with the excuse that it needs to be close to public transit and stores. I'm pretty sure there must be less expensive land available in east county that has easy accessibility to the transit system, supermarkets and stores.

I know you've already heard all these concerns and much more. I am adding my voice to the 100's of families that say.....we don't want the Mt. Etna Project and all the crime, traffic, parking, congestion, noise and pollution that would come with the rezoning of our family community. I can only hope that someone is listening. Thank you for reading this.

Readean Ellis
A Concerned Resident of Clairemont

From: Becky Jarrett <rutteb@gmail.com>
Sent: Thursday, October 18, 2018 6:11 AM
To: Cass, Marc
Subject: Mt. Etna Crime Lab

I am a 10 year Clairemont resident, mother of 2. I understand the need for affordable low income housing and I am not saying that we shouldn't be creating options for all people or "not in my backyard", however the sheer size of the project concerns me. A 450 unit affordable housing option is too big for this small single family home neighborhood. Without adequate parking options, the traffic and spill over will affect the whole neighborhood.

My other concern is the mentally ill and drug addicts. Again, I support finding a place for them to live and thrive...but also have concerns about how that will affect my own children, 10 and 13. We are trying to give them increasing independence in this community, but if it becomes a place where I have to worry about what/who they will see/encounter, I will have to restrict that freedom more.

I would be more likely to support a smaller scale, family and elderly affordable housing project. It seems that if something is going to be put in that space, it should help people AND fit the community. There are a lot of good families in this neighborhood who would support helping other families get back on their feet. We also have a lot of elderly in the neighborhood and maybe some type of connection could be made there. But drug addicted and mentally ill people are not the right fit. We already have a growing population of them in our community parks and in the nearby shopping centers. Break ins for those living closest to the canyon have been on the rise.

A 450 unit complex is NOT right for our neighborhood.

Thank you for your time.

Rebecca Jarrett
Clairemont Resident

Sent from my iPhone

From: Richard Jensen <rwjok@hotmail.com>
Sent: Friday, October 19, 2018 3:20 PM
To: Cass, Marc
Cc: Chris Cate
Subject: Public Scoping Meeting Comments. Case No. WT-4224097

Please address these comments in the EIR.

- 1) Fails to follow community plan.
- 2) Effects of increase density (400+ units/1000+ people) to adjoining single family neighborhood.
- 3) Increase in height (double) above 30' height limit.
- 4) Lack of ingress/egress for 400+units.
- 5) Visual effect and neighborhood character.
- 6) Effects of increased traffic and circulation on existing 2 lane neighborhood streets. Include cut through traffic from Balboa Ave. and Genesee Ave.
- 7) Lack of public transportation. Currently rated fair/poor.
- 8) Loss of job opportunity due to rezoning.
- 9) Conflicts with Specific Plan Guiding Principles of ensuring "that new development respects general mass, volume and scale of the existing built environment", and "to improve visual quality". Visual Effects and Neighborhood Character impacts would be significantly lessened with a Low Height, Low Density alternative.
- 10) A combination of Seniors, Disabled, Mentally Challenged, Low Income and Affordable Housing tenants at one site is experimental and untested. Empirical and anecdotal evidence would imply such a cramped site and proposed density would cause sever problems and even failure for many of the people most in need of assistance. There is no site in the City or County that has this mix in one small location. 400+ units, 1000+ people. No facts point to success.
- 11) Air Quality due to increased traffic and LOS F intersections.

From: Rick Rossiter <rjrhome@gmail.com>
Sent: Friday, October 19, 2018 1:55 PM
To: Cass, Marc
Subject: Mt. Etna Project

Marc,

I have been to most of the meetings regarding the project and I would like to voice my concerns.

First off I fully agree that this property should be redeveloped and put to good use. I also agree with putting Low Income housing there with approval.

The parts that I fully disagree with is the density you are requesting. Lot is permitted to just over 100 units and the county wants to put in 4 times that amount. This is just too much density to put in a tight area like this. Especially without it having exit to a major road.

You have to realize the major push back on this is because if it goes through then you have opened the door for other properties to be changed from Commercial to Residential with a high density. Just look around at all the commercial property that could be bought and changed into high density. Just not acceptable.

It's still confused why the county is actually trying to put such high density there. Just put 100 units and move on. That would be two new projects withing 4 blocks of each other within the next 2 years.

Also I heard the developer can opt out of low income with a fee. This is not acceptable.

I have been in Clairemont since I was 6 years old. I have been in my Clairemont home for over 23 years which is a few blocks away from the Mt Etna project.

Thank you for your time.

--

Rick Rossiter

From: Rita Florea <ritamcfree@san.rr.com>
Sent: Thursday, October 11, 2018 8:05 PM
To: Cass, Marc
Subject: Case No. WT-4224097 Former Crime Lab Project

I am opposed to the zoning change for the 5255 Mt. Etna Drive (former Crime Lab) project.

Don't change the zoning from DISCRETIONARY to MINISTERIAL. The Mount Streets of Clairemont are a community. The height and other issues could be changed at the whim of the developers and the community needs to be able to have input. The community west of Genesee Avenue is made up of all single family homes. There isn't a tall building or apartment complex anywhere in the area. There is an ELEMENTARY SCHOOL at Mt. Etna and Mt. Everest. The SAFETY of these children should be a BIG CONCERN, with the tenants in the proposed complex to be made up of 1) Persons with serious mental illness or substance abuse, 2) HIV/AIDS persons, 3) at risk youth, 4) survivors of domestic abuse. This Mt. Street community is made up of middle class residents who have worked hard to maintain a comfortable and well kept home. The quality of life for these residents would be compromised by adding **over 400 units**. Nothing has been mentioned about green space/recreation for the area. Where are the tenants going to go - into the streets?

The Genesee Avenue businesses, Target, Home Depot and Sprouts, create a huge amount of traffic already. To drive west on Balboa Avenue, from Genesee Ave, to Clairemont Drive at rush hour sometimes takes up to 3 light changes to get through NOW. Balboa is a two lane street, and the stress on it from a multitude of additional automobiles would be horrific.

SUGGESTION: Why not consider the property for HOUSING FOR SENIORS or Memory Care. There are medical facilities right there which would HELP ease the life of the residents. So, PLEASE DON'T Change the current zoning, or at least, don't make the designation Ministerial.

Rita Florea

3682 Mt. Abbey Ave. - just celebrating 42 years at this address
San Diego, 92111



Virus-free. www.avast.com

From: Rita Florea <ritamcfree@san.rr.com>
Sent: Thursday, October 11, 2018 8:05 PM
To: Cass, Marc
Subject: Case No. WT-4224097 Former Crime Lab Project

I am opposed to the zoning change for the 5255 Mt. Etna Drive (former Crime Lab) project.

Don't change the zoning from DISCRETIONARY to MINISTERIAL. The Mount Streets of Clairemont are a community. The height and other issues could be changed at the whim of the developers and the community needs to be able to have input. The community west of Genesee Avenue is made up of all single family homes. There isn't a tall building or apartment complex anywhere in the area. There is an ELEMENTARY SCHOOL at Mt. Etna and Mt. Everest. The SAFETY of these children should be a BIG CONCERN, with the tenants in the proposed complex to be made up of 1) Persons with serious mental illness or substance abuse, 2) HIV/AIDS persons, 3) at risk youth, 4) survivors of domestic abuse. This Mt. Street community is made up of middle class residents who have worked hard to maintain a comfortable and well kept home. The quality of life for these residents would be compromised by adding **over 400 units**. Nothing has been mentioned about green space/recreation for the area. Where are the tenants going to go - into the streets?

The Genesee Avenue businesses, Target, Home Depot and Sprouts, create a huge amount of traffic already. To drive west on Balboa Avenue, from Genesee Ave, to Clairemont Drive at rush hour sometimes takes up to 3 light changes to get through NOW. Balboa is a two lane street, and the stress on it from a multitude of additional automobiles would be horrific.

SUGGESTION: Why not consider the property for HOUSING FOR SENIORS or Memory Care. There are medical facilities right there which would HELP ease the life of the residents. So, PLEASE DON'T Change the current zoning, or at least, don't make the designation Ministerial.

Rita Florea

3682 Mt. Abbey Ave. - just celebrating 42 years at this address
San Diego, 92111



Virus-free. www.avast.com

From: Rob Thompson <thomperyt@gmail.com>
Sent: Monday, October 15, 2018 1:05 PM
To: Cass, Marc
Subject: Crime Lab Project in Clairemont

Hello -

I'm Rob Thompson and a Clairemont resident and am opposed to the Crime Lab site on Balboa and Genesee.

Traffic on Genesee and Balboa is already very bad. The neighbors have filed many complains with Chris Cate and the police regarding the increasingly worse situation of red light runners and the increase of homeless and drug users in the Vons shopping center.

Placing more individuals in this small area when there already is a planned shelter less than 150 yards away on the other side of Vons is absurd.

I care less about the environmental report and more that this project is halted immediately based on the safety of those who already inhabit this area with a high population density.

-Rob Thompson

From: Rob Fischlowitz <imrobfish@gmail.com>
Sent: Friday, October 19, 2018 7:55 AM
To: Cass, Marc
Subject: your Clairemont problem...

Good morning Marc,

As the subject line states, you really do have a problem on your plate.

Is there a need for lower income housing? Yes.

Is the proposed site (old Crime Lab) the right location? No.

Besides the reasons of building height, no local community input, parking fiasco, and a long list of other negative aspects...how about the most obvious fact.

The proposed location is nowhere close to other city/county institutions of support and services for the proposed residents. Where are all of these? Downtown.

Because the proposed location is vacant and available, does not make it the right choice for the proposed re-purpose.

Seems obvious to me.

Local resident, business owner, and tax payer.

Robert Fischlowitz

From: Robyn Fagnan <rlfagnan78@gmail.com>
Sent: Friday, October 19, 2018 3:02 PM
To: Cass, Marc
Subject: Mt Etna Project

To whom it may concern,

As a resident of Clairemont, I am opposed to the vision of this property described in the RFP. We have gathered 388 signatures of residents who oppose this project.

<https://www.change.org/p/residents-of-clairemont-clairemont-residents-say-no-to-the-clairemont-community-plan-amendment-rezone-project>

We DO NOT want the following:

1. Increased Density
2. 100% low to extremely low income residents
3. Any Rezoning
- 4 Increased traffic and burden placed on our schools due to over crowding
5. 100% residential space
6. Any change in the Height regulations

The only people this is good for are the developers who will receive tax credits and density bonuses. The developers are not giving anything positive to the community. The residents were clearly **not** taken into consideration. Shame on the county- they identified 11 locations and rather than each area doing their part, they are adding ANOTHER low to extremely low income housing project in an area that currently has 364 units dedicated to low and extremely low & homeless housing. How about finding another location so everyone does their part, not just Clairemont.

Regards,
Robyn Cristofani

From: Rudy Larsen <rudyalarsen@gmail.com>
Sent: Friday, October 19, 2018 12:35 PM
To: Cass, Marc
Subject: Mount Etna Project

Good day Mr. Cass,

Lately I have received a lot of information regarding the proposed project on Mt. Etna. From what I have heard from concerned citizens now as me a little concerned. My house is located very close to the proposed project and with 2 young kids I don't want to see 400 low or extremely low income apartments built within .25 miles from my house.

I am taking in the information that I have received with an open mind. I would like to hear your side of the story. Can you please provide me with any and all information that would help me understand why this project is important?

Thank you for your time

Rudy Larsen

From: Ruth McCormick <ruth.mccormick@hotmail.com>
Sent: Friday, October 19, 2018 3:24 PM
To: Cass, Marc
Cc: kevinfaulconer@sandiego.gov; ChrisCate@sandiego.gov
Subject: Mt. Edna Affordable Housing

-5 stories is too high--DO NOT CHANGE the current height restriction
-High-density plan will adversely affect nearby SCHOOLS that are already financially crippled due to repeated annual budget cuts
-Nearby streets (esp. Mt. Etna) are already too congested at peak hours; proposed high density will adversely affect local traffic and parking
-DO NOT CHANGE CURRENT ZONING-Density and low-income demographics are associated with high crime rates: The plan put forth has no extra safety measures to offset increases in crime levels that will be a burden to local law enforcement

Thank you for your attention to this important matter.

From: Ruth McCormick <ruth.mccormick@hotmail.com>
Sent: Friday, October 19, 2018 6:44 AM
To: Cass, Marc
Subject: Mt. Etna Project

Please, think about this and how unfair it is to Clairemont:

<https://www.sandiegoreader.com/news/2018/jul/23/stringers-county-proposes-apartments-old-crime-lab/#>



[Cate to Clairemont: Drop dead | San Diego Reader](#)

Quentin lives about three blocks from the proposed project. His biggest concern is the number of proposed units. "When the project was scheduled for [116] units, it would have had a noticeable ...

www.sandiegoreader.com

From: Ruth McCormick <ruth.mccormick@hotmail.com>
Sent: Friday, October 19, 2018 6:31 AM
To: Cass, Marc
Subject: Mt. Etna Project

No, no, no! This is so wrong on so many levels!

From: Ruth McCormick <ruth.mccormick@hotmail.com>
Sent: Thursday, October 18, 2018 12:23 PM
To: Cass, Marc; Jackson-Llamas, Angela
Subject: Mt. Etna Project

Imagine that you have lived in your home for 30 years. You love your house. You bought in the community because it had a "neighborhood" feel to it. The shopping is so convenient and close. Your neighbors are a family with young children who recently bought the house next door because they chose to live in the community for the same reasons you did.

Imagine that one day the government and some developers tell you that they are going to take away your neighborhood, that in your backyard, on a small parcel of land, will be a large barracks of a building (a "project") that will house hundreds of people who have had lots of trouble in their lives. Many of these people will have substance abuse problems and severe mental health issues that require treatment.

Imagine that the government will not be forthcoming about this, that it will try to shut you out and ramrod a change in the zoning to allow for this building and future high-density, multi-story buildings to be built on small parcels in your community. Eventually you learn that there are no plans to update the infrastructure to accommodate the housing, no plans to mitigate traffic and parking issues, no plans to deal with overcrowding at the two elementary schools that are very close by, no plans to ensure the safety of the children walking to school, no consideration given to the impact on property values and the character of the neighborhood.....

The media coverage is bare-bones, saying that the people of the community oppose affordable housing. The implication is what a bunch of jerks you are for not welcoming the project. The community is told that it needs to "step up and get with the program." You try to point out to anyone who will listen that you are not opposed to doing your share but, you say, my community has already done its part! There is already lots of low-income housing in Clairemont, and a new affordable project for seniors will be built nearby. You wonder, why isn't every community in the county, LaJolla to LaMesa to Sorrento Valley being required to step up and do their part?

The government cannot say how this project will benefit your community in any way. You say, well, if this project is inevitable, the density must be lowered drastically. As it stands, this is way too many people crammed on a 4.09 acre parcel that is zoned for a hundred or so residents, not 1,000 residents. Ameliorate the density and traffic and safety and school issues, put a community center and a public green space, perhaps a retail space in the plans. Make this a part of our community that we can be proud of. Make it right, you think, and the community will support it.

From: Ruth Roberson <ruthcroberson@gmail.com>
Sent: Friday, October 19, 2018 5:01 PM
To: Cass, Marc
Subject: Mt Etna housing project

Mr. Cass,

- Clairemont has already done its part in taking on affordable housing. Move this project to another part of the city.
- 5 stories is too high-DO NOT CHANGE the current height restriction
- New high density plan will adversely affect near by **schools** that are already financially crippled due to repeated annual budget cuts
- Near by streets (esp. Mt Etna) are already too congested at peak hours; proposed high density will adversely affect local traffic and parking
- DO NOT CHANGE CURRENT ZONING

Respectfully,
Ruth Roberson

Sent from my iPhone

From: Ryan R <rollacoasta2002@gmail.com>
Sent: Thursday, October 18, 2018 11:46 AM
To: Cass, Marc
Subject: R. Rolla / Mt Etna Project / Public Comment
Attachments: Mt Etna_Traffic.pdf

Mr. Cass,

My name is Ryan Rolla, I am a member of the Clairemont Community Planning Group and have family that has lived on Mt. Etna Drive since ±1962.

This is my personal public response about the proposed development at the former SD County Crime Lab located at 5255 Mt Etna Drive.

Based on reviewing the February 2018 "COUNTY OF SAN DIEGO AFFORDABLE HOUSING PHASE II FEASIBILITY ANALYSIS SAN DIEGO, CALIFORNIA - FINAL"

https://www.sandiegocounty.gov/content/dam/sdc/dgs/Doc/RES_DO_CrimeLabFamCtAFHAppA6.pdf

I agree with the "CRIME LAB FINDINGS AND RECOMMENDATIONS" (Page 44) :

*"Also displayed in Table I-1 and Appendix A, four hypothetical prototypes were tested for the Crime Lab site. **The three rental prototypes include a total of 116 units, which is the maximum number or residential units allowed under current base zoning, even with an exception.** The three rental prototypes include a ground floor retail component that would be neighborhood serving, while the fourth prototype is 100 percent for-sale market-rate community."*

The recommendation that was prepared for the site for the County, recommends no more than 116 units, which is inline with the Clairemont Community Plan.

The current proposal that the Developer "Chelsa" has presented is 450+ units, requiring Zoning and Community Plan amendments.

How a developer could offer a RFQ Proposal, ignoring the recommendations of the County's own feasibility analysis is irresponsible.

The traffic impacts from such a development will only have a direct negative impact on the surrounding neighborhood, that already has a traffic calming measures in place.

Please see the below/attached graphic, clearly showing how the residents enter/exit the neighborhood, specifically coming from closest freeway access points (I-5 and SR-52).

The impacts will be clearly defined in the EIR, mitigators will have to put in place, even if the development was only 116 unit as recommended.

The "TOD Priority" area that is being touted only has two bus lines (41 running N/S, 27 running E/W), of which the 27 does not run with a schedule to support the developers proposed density.

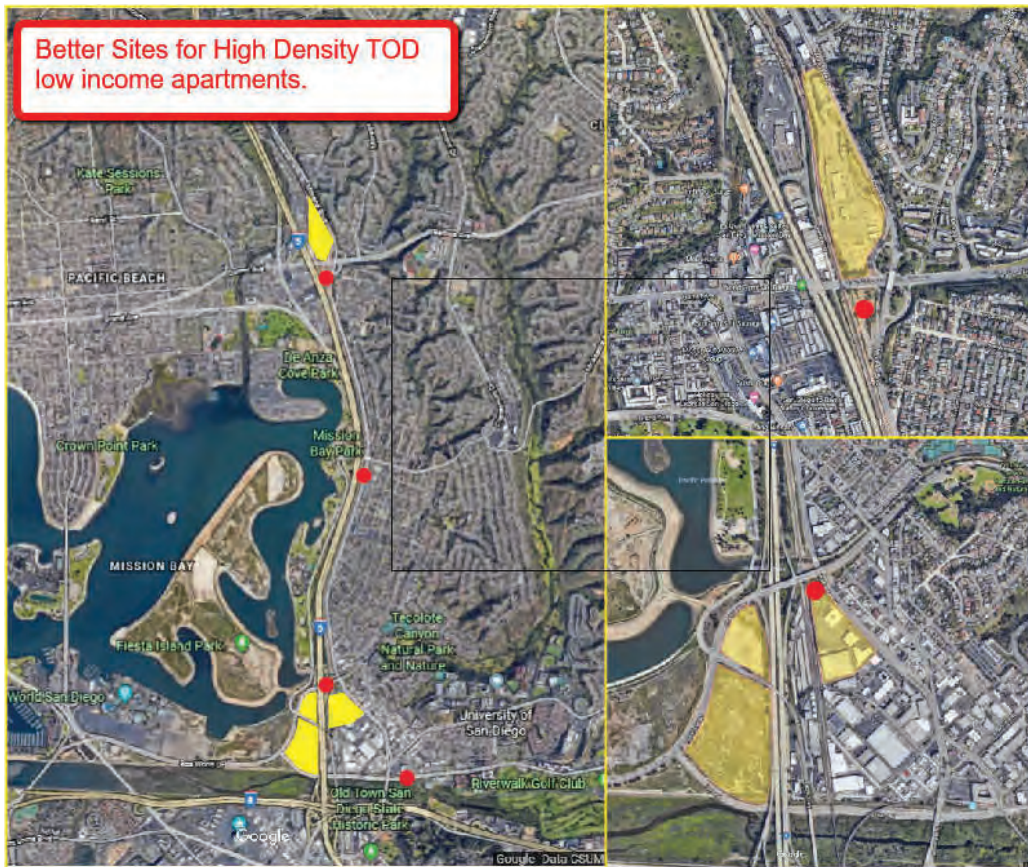
The surrounding community is defined by its canyons, which inhibit ease of access for pedestrians and bicyclists.



This site at 5255 Mt Etna Drive is not suited for the proposed density that the developer has presented. However the site is suited for the 116 units that were recommended within the February 2018 "COUNTY OF SAN DIEGO AFFORDABLE HOUSING PHASE II FEASIBILITY ANALYSIS SAN DIEGO, CALIFORNIA - FINAL"

There are several other sites that much closer to the new MCTC Trolley project, perhaps the proposed density can be made up at those sites that are within walking distance to the the new trolley stops.

- SD City Rose Canyon Operations Yard adjacent to the new Balboa Trolley Stop
 - Move to the Operations Yard to Fiesta Island
- Toys 'r us / Jeromes site adjacent to the new Tecolote Trolley Stop
- "OTL overflow parking lot"
- Open Space bordered by Sea World Dr, Friars, PCH and I-5



Thank you for reviewing my comments, i look forward to a direct response.

Ryan Rolla
CCPG member
619-203-4849
rollacoasta2002@gmail.com

From: Sakina <sakinaclaytor@gmail.com>
Sent: Friday, October 12, 2018 6:48 AM
To: Cass, Marc
Subject: Mt Edna/Genessee Housing

Dear Sir,

I own a home on 4765 Mount Durban which my son lives in. I am opposing the building for the affordable housing that is being proposed in that area. I am most concerned about the parking issue and safety of the neighborhood. Crime is getting higher in the area and now with the housing proposal, I know it will be worse.

Please help us keep our neighborhood safe and crime free.

NAMASTE!

ÄÄ !" Ä#\$%Ä&'() #

+ ,-. / ,.+//#

0123456789;<=136>5 9= #

?@934<#AB#:3<#8A1<C#34#BA3<AB#7C#18#8AB#483-BC#8A#3<A#E615F9#8B#:3A8#B1094C#
D3A#8B#3<A#FBB634*##8AB#F3:BB83=

From: Hentrich, Katie <Katie.Hentrich@sandag.org>
Sent: Tuesday, October 9, 2018 1:52 PM
To: Cass, Marc
Cc: Litchney, Seth
Subject: Clairemont Mesa CPA and Rezone NOP - SANDAG Comments
Attachments: Clairemont Mesa CPA and Rezone NOP - SANDAG Comments.pdf

Dear Mr. Cass,

Thank you for the opportunity to comment on the County of San Diego's Clairemont Mesa Community Plan Amendment and Rezone Project Notice of Preparation. Please see the attached comments from SANDAG. If you have any questions or concerns, please contact myself or Seth Litchney (seth.litchney@sandag.org).

Thank you,

Katie Hentrich
Associate Regional Energy/Climate Planner

SANDAG
(619) 595-5609
401 B Street, Suite 800, San Diego, CA 92101



[Facebook](#) | [Twitter](#) | [YouTube](#) | [Instagram](#)

From: Sara Oswald <saraoswald@gmail.com>
Sent: Thursday, October 18, 2018 7:46 PM
To: Cass, Marc
Subject: comments: housing proposal for Mt. Etna

Hello Marc,

I am writing re. the 400 unit proposal for Mt. Etna Ave. in Clairemont. I am a retired teacher (San Diego City Schools) and have lived on Mt. Castle Ave. for over 25 years. I am not against housing for senior citizens or at-risk populations in Clairemont. We already have both. A friend recently moved into an assisted living home in Clairemont. A sober-living home in Clairemont has 24/7 onsite supervision; they manage a tightly run program for residents who are dealing with issues of drug and alcohol abuse. What I am against is 400 units and (conservatively speaking) 800 residents living on 4 acres of land with no green space, on a busy intersection, in a building literally surrounding a parking lot for over 400 vehicles. No one should have to live that, anywhere, in 2018 or 2021.

My elderly neighbor who recently moved into assisted living used to cover the neighborhood with his walker. He'd walk along Mt. Etna and cross Genesee on his way to Home Depot. I told him he shouldn't be doing that, especially at night. He told me he'd learned to navigate 'suicide corners'. I'm grateful he is no longer attempting that crossing. It is an intense, multi-laned intersection. Anyone (especially the elderly or disabled) shopping for groceries, going to Target or wanting to get out of the house, will be at risk. Traffic will only get worse over time....with or without a 400 unit development.

Has the developer or anyone on your board been to our closest green space...Mt. Etna Neighborhood Park? It's about 3-4 actual blocks away from the site. However, the blocks are long along that stretch of Mt. Etna...it's equivalent to 5-6 traditional blocks. The elderly and disabled will not be able to walk that far and back. The developer's slide showing a green space across the street from the proposed building is fictionalized. It's only a narrow stretch of grass outside several restaurants with trees down the middle. Police regularly pick up individuals who loiter in that area.

How many people will have a view only into someone else's home? How many windows open onto a cement parking lot where hundreds of cars will be starting/entering/exiting all day and all night long? How many residents will be tempted to cross 'suicide corners'? How can folks be expected to live without access to green space for a picnic, a place to kick a ball, grass to walk through? How can this monster warehouse be proposed by a developer, endorsed by the county, supported by senior services, or accepted by a neighborhood community?

Thanks,
Sara Oswald
4314 Mt. Castle Ave.
San Diego, CA 92117
858-663-1291

From: Sally <SMor2Ditto@aol.com>
Sent: Friday, October 19, 2018 2:05 PM
To: Cass, Marc
Subject: Proposed low income housing development in Clairemont

Dear Mr Cass,

This email is to express my misgivings about the proposed housing development on the corner of Mt Etna and Genesee in Clairemont.

I understand that the development will provide low income housing for various people and while I'm not opposed to the principle of providing housing for those in need, I do have grave misgivings about the proposed location. Firstly let me assure you this is not a case of "not in my backyard" syndrome. I've been a resident of Clairemont for 60 years and I value our community as it is and wish it to be a safe community for all of us. The county's proposal would seem on the surface to be contrary to the current and planned community guidelines for height and density regulations. And for this reason only I strongly object to this project going forward.

There are other reasons for my objection to this proposed project. Has the county put any consequential thought into the potential outcomes, if this proposal goes ahead?

Has the county considered the effect on schooling? Do the local schools have the capacity to absorb the increased number of students which will occur if this proposed development goes forward?

Has the county considered the effect on traffic in an area already heavily congested with traffic?

Has the county considered the health and safety of seniors living alongside developmentally disabled people?

Has the county considered or does the county even care about the potential impact of property values for the existing residents?

Another crucial point, has the county considered the impact this high density development would have on the safety and well being of the children in this neighborhood?

Question for you. Of the 52 proposed units for the developmentally disabled, are pedophiles/sex offenders, recovering drug addicts/alcoholics considered to be developmentally disabled? With two schools in close proximity to the proposed development, this would hardly be an appropriate location.

It is universally recognized that the incidences of crime are higher than average in low income/high density developments. Why would the county want to inflict increased crime rates on the residents of the largely law abiding community of Clairemont with this proposal?

It is also recognized that this type of development will attract congregants. While these congregants may not actually reside in the proposed development, has the county considered the potential negative impact this would have on existing Clairemont residents?

ÄÄ! "\$Ä%&&()*%+(Ä*,ÄÄ!"Ä ! "\$Ä%\$\$(/Ä %##ÄÄ%1!2(Ä)!3) (' 3/ Ä%3\$Ä+Ä. Ä % Ä-Ä
%Ä1#('&#/(Ä'0 Ä#(++(Ä

You may email me at: SMor2Ditto@aol.com

Sarah Morris

From: Sean Kane <kaneksean@gmail.com>
Sent: Friday, October 19, 2018 12:16 PM
To: Cass, Marc
Subject: Opposition to the Proposed Mt. Etna Project

Dear Marc,

I am writing to express, on the strongest terms possible, my dissatisfaction and opposition with the proposed Mt. Etna project. Clairemont is the ONE neighborhood left in San Diego where a middle class family can afford a single family home. Don't ruin our community.

Sincerely

Sean Kane

From: Shawn O. Meade <someade1@gmail.com>
Sent: Thursday, October 18, 2018 9:13 PM
To: Cass, Marc
Subject: EIR Comments on 5255 Mt Etna Dr Crime Lab CPA and Rezone Project [WT-4224097]

Dear Mr. Cass,

My wife and I, along with our four-year-old son, reside on Mt. Etna Dr and appreciate the opportunity to offer our input for the EIR. Our comments are divided into the recommended categories: significant environmental issues, mitigation measures and project alternatives. References are numbered in brackets and listed in the last section. Again, thank you for the opportunity to contribute to the EIR. We appreciate the work you and your team are doing.

Sincerely,

Shawn and Michelle Meade

SIGNIFICANT ENVIRONMENTAL ISSUES

Population/Housing: We believe 404 units over 4 acres is too high for the area and should be the principle issue investigated in the EIR. Even a developer thought the RFP's density range, at 300-400 units was "more intense than what appears to be fit for the site" [1].

Hazards and Hazardous Materials: What are the implications of having a 200+ PSI, large diameter, gas transfer pipeline immediately adjacent to a very high density residential building [2]? A similar type of pipeline blew up in San Bruno killing 8 people and destroyed part of a low-density neighborhood [3,4]. Evacuation of a very high density residential building, especially one housing a large amount of old and disabled people, could be difficult, possibly putting the lives of the residents and first responders at risk. Is there currently precedent for such a building immediately adjacent to a gas transfer pipeline (dark blue on SDG&E map)? What is the opinion of SDG&E as well as other local, state and federal agencies on this issue?

Traffic: Mt Etna Dr already has very high levels of traffic at high speeds and appears to be a short-cut between Genesee Ave and Balboa Ave. Effects of the shopping center at the terminus of Mt Etna Dr also need to be considered. Therefore, traffic studies should take data at multiple points all along Mt Etna Dr as well as other streets to properly characterize the cumulative impact of the development on traffic.

Parking: Will there be enough on-site/off-street parking for all the residence, guests and support staff? Resultant on-street parking will flood the neighborhood.

Public Services: The enormous increase in population, in such a small area, will put stress on schools, police and fire services. Will there be enough first responders to handle the evacuation of the proposed building in addition to assisting the existing population in a large-scale event like an earthquake?

Aesthetics: 404 units on 4 acres would be grossly monolithic in comparison to other residential structures. Some of our neighbors will be deprived of sunlight.

Greenhouse Gas Emissions and Air Quality: Auto and air traffic emissions already overburden our neighborhood. Specifically, AVGAS used by small aircraft, such as those from Montgomery Field, contains lead [5]. The development's cumulative impact should include these factors.

Noise: A very high residential density building will generate noise in both construction and operation. For example, the project's residents who park their cars in the neighborhood all night will not hear their car alarms and with therefore not turn them off.

Recreation: Will there be enough recreational space? Future tenants, especially children, deserve recreational space.

MITIGATION MEASURES

Population: Reduce the population density of the development to levels in line with the current city-community plan, therefore not requiring an amendment or circumventing CEQA. This is the primary mitigation measure. All other mitigation measures listed below are secondary.

Hazards and Hazardous Materials: Reduce the full-time residential population density of the proposed development to levels considered good practice, or required, near a natural gas transfer pipeline.

Public services: More police, fire and school services will be needed. Is this in the project budget?

Traffic: First, add a stop sign at intersection of Mt Etna Dr and Mt Davis Ave. Second, add speed bumps all along Mt Etna Dr, Mt Everest, Mt. Herbert and the other short-cut streets. Third, allow for additional access to the development from Genesee Ave and Balboa Ave through the SDG&E easement. Fourth, do not allow a left-hand turn out of the proposed complex onto Mt Etna Dr. Finally, Mt Etna Dr should not be the only access point.

Parking: Lease additional SDG&E property on south side of Balboa Ave; connect with pedestrian bridge.

Recreation: The proposed lease of SDG&E property south of Balboa Ave, connected by a pedestrian bridge, could also be used for a recreational park.

Noise: Put elderly designated apartments on the side of the building that faces the neighborhood – less talking and noise late at night.

PROJECT ALTERNATIVES

A new library with park space is our first suggestion for an alternative project on the Mt Etna site. If housing is possible, given the pipeline safety concerns, then we propose a lower density development, in line with current density limits of the city-community plan, including affordable and market rate housing, more retail, more on-site parking and more green space. Equally distribute remainder residential units and services across all 11 county properties, including the newly proposed MTS properties. Additional parking and green space could also allow for community events such as farmers markets and craft fairs, possibly providing entrepreneurial opportunities for future tenants as well. These improvements could bring in more revenue for the county, city and developer as well as create a flagship property - a model for future affordable housing developments in San Diego and beyond. Let's build something great that uplifts the entire community; uniting it, not dividing it.

REFERENCES

1. Request for Proposal (RFP); AFFORDABLE HOUSING GROUND LEASE DEVELOPMENT OPPORTUNITY – 5255 Mount Etna Drive; Addendum 2 - May 24, 2018 - County's response to developer questions received on 5/22/2018;
https://www.sandiegocounty.gov/content/dam/sdc/dgs/Doc/RES_DO_CrimeLabFamCtAFHRFPAdd2.pdf
2. <https://www.sdge.com/safety/gas-safety/pipeline-map>
3. <https://www.wsj.com/articles/pg-e-fined-3-million-ending-san-bruno-explosion-case-1485461825>
4. https://en.wikipedia.org/wiki/San_Bruno_pipeline_explosion
5. <https://www.faa.gov/about/initiatives/avgas/>

From: Shayne McCool Peller <smccoolpeller@gmail.com>
Sent: Friday, October 19, 2018 4:29 PM
To: Cass, Marc
Subject: Clairemont rezoning

Mr. Cass,

This is documentation of my disagreement to the Mt. Etna project. That area off of Balboa is already low on parking, and this project will create more traffic as a result. My fear is that it will also reduce property values as a result.

In addition, I would like a response in regards to the vetting process for tenants for the affordable housing. There better not be anyone on the sex offender registry. We already have too much of that in Clairemont.

Thank you,

Shayne McCool
Sent from my iPhone

From: Shirley <shirleyve@att.net>
Sent: Wednesday, October 17, 2018 1:47 PM
To: Cass, Marc
Subject: 5255 Mt EtnaDrive (formerly crime lab)

October 17, 2018

To Whom this may concern;

My name is Shirley Kay Van Ess and I live at 4972 Mt Casas Dr. San Diego, Ca. 92117 my phone # is 858-279-4494

My concerns are these plans need to be changed with no more than 200 units and should have 2 exits and entrances. One is not enough. Also all the elementary children will go to Holms elementary school and they will have to cross a very busy street Balboa Avenue. Also it is approx. 1 mile.

you are asking for big trouble if you are going to put families in there with homeless, seriously mentally ill, and substance abuse problems people. What are you thinking?? You evidently don't care! I know something needs to be done to help people but that many in one little area.

What about filling up a canyon and building there. Or where the old stadium is? I have lived in this area for almost 50 years and I hate to see what you are trying to do. Please rethink it.

Sincerely;

Shirley Kay Van Ess

(my last name is two words)

From: Shivali Gohel <dr.shivali.gohel@gmail.com>
Sent: Friday, October 19, 2018 5:25 PM
To: Cass, Marc; chriscate@sandiego.gov
Subject: Strong Concern regarding Mt. Etna Project

Dear Mr. Cass and Mr. Cate,

I am writing to you to express my strong concern regarding the Mt. Etna Project. I believe this location is not fit for this particular project.

I am a periodontist located directly across from the proposed site (4320 Genesee Ave; in the Liberty Medical Dental Building off Mt. Etna). My office window looks directly at the proposed site. The type of housing that is being provided, specifically the 400+ additional units and especially the 52 units dedicated to those with a history of drug use or mental illness will inevitably bring down the value of the neighborhood and create a drug haven in the area. Crime, which is already on the rise, will increase even more. I can personally attest to being approached by a police officer as I was leaving my building late at night asking if I had seen a particular individual they believed to be hiding out in the area. At the same time, helicopters were circling above. This was truly a frightening experience. According to Trulia.com and CrimeReports.com, there have been at least 38 reported incidents of various crimes ranging from petty theft to battery with serious bodily injury at the corner of Balboa and Genesee in the last month! In addition, there were 11 reported crimes at the corner of Balboa and Mt. Everett and 4 at the corner of Genesee and Mt. Etna. Again, it is only going to increase with this building.

By putting "the projects" across the street, small businesses like mine will suffer immensely. I am outraged that this location was selected over other locations which were more suitable (specifically the corner of Camino Ruiz and Mira Mesa). Frankly, if this project is built, I have no choice but to move my practice (which has been here for 30+ years) to another location. The value of my business, as well as many others will plummet. As a result, I believe other businesses will also relocate as the clientele that we currently serve will change.

Clairemont is currently the home to many who have resided here for decades. It is also an up-and-coming neighborhood with many new younger families like mine moving into the area. The current medium value of homes in Clairemont is currently listed between \$500k-600K. The expectation that a family who can afford a home in that price range would reside next to a complex that houses former/current drug addicts and individuals who are mentally unstable is absurd. I would never put my family at risk. This location is too close to many small businesses, homes and a school right down the street!

Clairemont also has many beautiful canyons and trails. It is only logical to think that these current/former drug addicts will use our beautiful parks for their "recreational" activities, again, making the area unsafe for families.

Furthermore, building additional units in this location will bring unwanted and excessive congestion to the area. The current plan to build a 5-story building is also against current city code. I find it unfair that city officials did not approach the community with this important decision. I believe that these individuals should have a place to live, more importantly that those with mental illness and addiction problems should get help! This building does NOT solve the underlying problem, but merely puts a band-aid on the situation and burdening the residents of Clairemont.

I request that this project NOT be built! Please feel free to contact me via email or at the office (858) 541-7676.

Thank you for taking the time to read this,
Shivali Gohel DMD, MSD

From: Gioia, Stephanie
Sent: Monday, October 22, 2018 2:26 PM
To: Cass, Marc; Estrella, David
Subject: RE: Mt Etna Community
Attachments: Land Use Entitlement for the County of San Diego... ; Mt Etna Input - Corinne Cummings 10 19 18.docx; Mt. Etna multifamily proposal, (former crime lab); Mt. Etna Input - Cathy Jarvis 10 18 18.docx; Mt. Etna property; Mt. Etna Input - Julie Wilds 10 19 18.docx; Mt. Etna Input - Julie Wilds 9 07018.docx; Mt. Etna Input - Justin S Martin 10 19 18.docx; Mt. Etna Input - Kate Van Erck 10 15 18.docx; Re: WHATTTT!!; Mt. Etna Input - Lauren Greenfiled 10 15 18.docx; Mt. Etna Input - Midory Esquer 10 15 18.docx; Mt. Etna Input - Victoria Williams 10 19 18.docx; Mt. Etna Input - Zachary Greenfiled 10 15 18.docx; Mt. Etna Input -Martha Carver 10 15 18.docx

Hi Marc: Here are 15 e-mails that were sent to Supervisor Roberts with input on the Mt. Etna Project. I didn't include the correspondence that Supervisor Roberts was copied on that was sent to you already.

Thanks,
Stephanie

Stephanie Gioia-Beckman
Senior Policy Advisor
Office of Supervisor Ron Roberts
County of San Diego, 4th District
(619) 531-5544 (main)
(619) 515-6989 (direct)
Stephanie.Gioia@sdcounty.ca.gov

From: Cass, Marc
Sent: Monday, October 22, 2018 9:08 AM
To: Gioia, Stephanie; Estrella, David
Subject: RE: Mt Etna Community

Hi Stephanie,

Yes, please forward all emails to me. I'm archiving everything we receive from the public. You never know what will come up.

Regards,

Marc Cass, Assoc. DBIA
Environmental Project Manager
CCA EA-Secretary

Dept of General Services, County of San Diego | 858-694-2047 | Marc.Cass@sdcounty.ca.gov
5560 Overland Avenue, Suite 410
San Diego, CA 92123

From: Gioia, Stephanie
Sent: Friday, October 19, 2018 2:12 PM
To: Cass, Marc ; Estrella, David
Subject: Mt Etna Community

Hi Marc and David:

Supervisor Roberts has received several community resident e-mails in the past few weeks while the scoping meetings have been taking place. The Supervisor has or will respond to them all, but should I be sending them to one of you to include in the record? Please advise.

Thank you,
Stephanie

Stephanie Gioia-Beckman
Senior Policy Advisor
Office of Supervisor Ron Roberts
County of San Diego, 4th District
(619) 531-5544 (main)
(619) 515-6989 (direct)
Stephanie.Gioia@sdcounty.ca.gov

From: Stephanie Pfaff <stephaniepfaff@earthlink.net>
Sent: Tuesday, September 25, 2018 1:28 PM
To: Cass, Marc
Subject: Comments on the Notice and Preparation Document "Clairemont Mesa Community Plan Amendment and Rezone Project WT-4224097"

- 1.The proposed development is too large for the site and neighborhood. The corner of Mt Etna and Genesee is highly congested due to the surrounding shopping centers and the fact that Genesee is a thoroughfare connecting 163 and University City. Adding the proposed number of units will greatly impact the area in a negative way.
- 2.The mount streets have been used as a shortcut from Balboa to Genesee for decades. An influx of residents and cars will result in more traffic using Mt Everest and Mt Castle as shortcuts. My children attend Mt Everest Academy and the speeding traffic along Mt Everest and Mt Etna is already a problem at both school start and end times.
3. The limited amount of parking being proposed at this site for the number of units will result in cars parking all over the neighborhood.
- 4.The proposed low income tenancy of at least 50% is too high. The Stratton is already a low income complex in the neighborhood and an additional homeless project is being built on Mt Alifan. This is creating a low income hub in the center of Clairemont. Other neighborhoods and zip codes need to absorb some of the low rent units. Who will spend the market rate (expensive) on a brand new rental unit when over half the other residents will be on Section 8, disability etc?
5. The height limit needs to be maintained in the neighborhood. Clairemont is not Hillcrest or North Park or even University City. We are not a high rise community.

-Stephanie Pfaff
3666 Vista de la Bahia
San Diego, CA 92117

5255 Mt. Etna Re- Crime Lab 1800 people
Clairemont Mesa Community Plan Amendment and Rezone Project
Case No. WT-4224097
NOTICE OF PREPARATION PUBLIC REVIEW PERIOD
September 10, 2018 through October 19, 2018
PUBLIC SCOPING MEETING COMMENT SHEET
No parking.
or
Little

ASAP

Tuesday, September 25, 2018
COUNTY OF SAN DIEGO
DEPARTMENT OF GENERAL SERVICES
5560 OVERLAND AVE
SAN DIEGO, CA 92123

WRITTEN COMMENT FORM

I DO NOT APPROVE OF THE OLD CLAIREMONT
HOSPITAL / SKNARIFE FACILITY BEING USED FOR
HIGH DENSITY HOUSING. IT WAS ORIGINALLY
FOR A HOSPITAL TO SERVE THE COMMUNITY
& SHOULD BE USED FOR SOMETHING THAT
SERVES THE EXISTING COMMUNITY (LIKE THE
HOSPITAL DID).

(Attach additional pages as needed)

MAIL or E-MAIL FORMS TO:

Marc Cass
County of San Diego
Department of General Services
5560 Overland Ave
San Diego, CA 92123
E-mail: marc.cass@sdcounty.ca.gov

Signature

STEVE FRANKS
Print Name

4929 MT CARMEL DR.
Address

SAN DIEGO CA 92117
City State Zip Code

619-318-4552
Phone Number

COMMENTS MUST BE RECEIVED BY 5:00 PM OCTOBER 19, 2018

From: Steve Franks <shfranks12@gmail.com>
Sent: Wednesday, October 10, 2018 9:24 PM
To: Cass, Marc
Subject: old Clairemont Hospital
Attachments: comment form.pdf

Attached please find the Comment Form concerning the redevelopment of this property.

Thanks,

Steve Franks

From: Steve Hanger <hanges19@yahoo.com>
Sent: Friday, October 19, 2018 10:34 AM
To: Cass, Marc
Subject: Mt. Etna & Genesee Apartment Project

Good morning,

As a 20 year resident on Mt. Casas Drive in Clairemont I have tremendous concerns about the project being considered for the former Clairemont Hospital site. Specifically I am opposed to the density intended for these apartments, as well as the immediate adjacency to a long standing single family home community. The probability of increased traffic, crime by residents with no vested interest in the community and decreased property values for all is 100%.

I actually grew up on the "mount streets", as my parents moved here in 1958. We see an ebb and flow of older original owners, renters and new families moving in, creating a new vibrancy. The addition of low income housing on the immediate outskirts will jeopardize this continual rebirth.

Please note my vehement objection to this project. Our quality of life rests in the hands of politicians making the right decision on this project.

Respectfully,
Steven L. Hanger

Sent from my iPhone

Clairemont Mesa Community Plan Amendment and Rezone Project

Case No. WT-4224097

NOTICE OF PREPARATION PUBLIC REVIEW PERIOD

September 10, 2018 through October 19, 2018

PUBLIC SCOPING MEETING COMMENT SHEET

Tuesday, September 25, 2018

COUNTY OF SAN DIEGO

DEPARTMENT OF GENERAL SERVICES

5560 OVERLAND AVE

SAN DIEGO, CA 92123

WRITTEN COMMENT FORM

Rezoning from 30' to 60' is completely out of character with the neighborhood.

The environmental report lists schools close by that "normal" neighborhood children have no access to.

Parking, Parking, Parking - How do you guarantee those residents will not flood the neighborhood streets with cars?

(Attach additional pages as needed)

MAIL or E-MAIL FORMS TO:

Marc Cass
County of San Diego
Department of General Services
5560 Overland Ave
San Diego, CA 92123
E-mail: marc.cass@sdcounty.ca.gov


Signature

Stuart Johnson
Print Name

4323 Mt. Castle Ave
Address

SD CA 92117
City State Zip Code

858-349-0728
Phone Number

COMMENTS MUST BE RECEIVED BY 5:00 PM OCTOBER 19, 2018

From: Stuart Johnson <sjohnson@corodata.com>
Sent: Wednesday, October 17, 2018 4:49 PM
To: Cass, Marc
Subject: Case No WT-4224097 Clairemont Rezone Project
Attachments: doc01950720181017164820.pdf

Hi Marc,

Attached is a comment form for the rezoning project in Clairemont, Crime Lab/Clairemont Hospital.

Thanks,

Stuart

858-349-0728



Free Ransomware Webinar + \$10 Giftcard

Join us October 18th at 10:00 AM

[Save your spot →](#)

Records Storage & Management - Media Storage & Rotation - Shredding - Imaging

San Diego - Orange County/LA - North Bay/San Francisco - San Jose/Silicon Valley

This e-mail and any files transmitted with it may contain privileged and confidential information and are intended solely for the use of the individual or entity to which they are addressed. If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, you are hereby notified that any dissemination or copying of this e-mail or any of its attachment(s) is strictly prohibited. If you have received this e-mail in error, please immediately notify the sending individual or entity by e-mail and permanently delete the original e-mail and attachment(s) from your computer system. Thank you for your cooperation.

From: Susan Fanno <susan.fanno@yahoo.com>
Sent: Wednesday, October 10, 2018 1:09 PM
To: Cass, Marc
Subject: Environmental Impact Report for the 5255 Mount Etna Project

Dear Mr. Cass,

I live on Mt. Etna. Please study how this proposed project would directly affect the residents of this street. My biggest concern is traffic. I already have a hard time getting in and out of my driveway during the morning and afternoon rush times. We have three schools located on our street with no bus service, so all the kids are being driven in.

Traffic in the surrounding neighborhoods - regarding our children's safety - and on the main thoroughfares, such as Genesee and Balboa, which are already impacted in the rush hour commutes. Genesee already backs up from the 52 in the evenings, so dropping 800 more cars (400 units/2 workers per unit) in the mix will be a NIGHTMARE.

Please study how the bus system will be of use to the residents. It got a poor rating from the feasibility study.

Please let us know where the children will go to school. This will most certainly bring more cars and traffic to our roads.

The three schools on Mt. Etna are:

Mt. Everest Academy. This is a home school/independent study school. Most children, especially low income, have two working parents. Obviously we'll assume there are not parents home to teach them.

The second school is Tsumiki preschool. This is a private preschool that speaks only Japanese. This is a great option for those who speak Japanese.

The third school is John Muir. John Muir is a magnet/choice school. My children applied for the choice program and did not get in to the school. We live about 10 houses away. This is not a neighborhood school and therefore can not be considered a real possibility for the majority of the kids.

The actual neighborhood school is Holmes Elementary, which was running at 100% capacity this year. There is no more room and thus the new project would need to find another "neighborhood school". Nothing in walking distance for the younger ones, thus more cars on the road.

The middle and high schools are also not walkable as Balboa Ave has no sidewalk on the route to Marston Middle and Clairemont High. - Thus even more cars on the road.

This project would be better suited in a different area that has programs, transportation and space zoned residential - as this piece of land is not zoned residential.

Thank you,
Susan Fanno
4932 Mount Etna Drive

San Diego, CA 92117

From: Susan Harris <susieharris845@gmail.com>
Sent: Friday, October 12, 2018 11:45 AM
To: Cass, Marc
Subject: Project Case No.WT-4224097

Dear Mr. Cass,

As a former successful housing coordinator for homeless families under a HUD McKinney grant and a current home owner a half mile from the proposed site at the former SD Crime Lab on Mt. Etna I have some ideas about what might be an advantageous use of this development.

Single mothers with small children are frequently either on the brink of homelessness or living in inappropriate housing situations. Since there is a grammar school less than half a mile from the site, and a shopping center across the way, these families could have working single mothers with children in school without needing transportation.

The other population that could be served are seniors and/or handicapped individuals who also would benefit from convenient shopping centers again without transportation needed as well as senior medical facilities located directly across the street. Should the need for transportation arise there are bus stops on the corner. This serves two at risk populations as well as the community.

My concerns about the proposals I have been hearing and reading about are mixing populations that could have dangerous implications for the people who are being served as well as our community. The Housing First model might work well in an urban environment however this is a quiet neighborhood of families with small children and the elderly. Housing First does not have a screening process which has the potential of putting the untreated severely mentally ill, Veterans with PTSD, as well as people in active addiction with no tox screening living next door to children, sick people or women who have only recently left an abusive environment. In my extensive experience in this field this can have consequences that nobody wants to think about.

Thank you for considering the importance of our community as well as the population who will be served.

Sincerely,

Susan Harris
619-252-4022

From: Susan Whitney <selizabethwhitney@gmail.com> on behalf of Susan Whitney
<swhitney@san.rr.com>
Sent: Thursday, October 18, 2018 3:08 PM
To: Cass, Marc
Subject: Mt Etna project

I live on Mt. Culebra in Clairemont and want to provide my input on the proposed housing project on Mt. Etna. As a Realtor, I understand the housing shortage and need for new development. However, the size of this project is too big for our neighborhood.

I encourage you to drive around the area, specifically on Genesee and Balboa any weekday around 5 p.m. The traffic is already very congested and a large influx of residents would make the situation nearly impossible to get in and out of our neighborhood at rush hour. Also, people use my street as a 'cut-through' to avoid the corner of Balboa and Genesee, many of whom speed through our streets and create extra traffic and dangerous conditions for pedestrians and children. This project would only exacerbate the problem.

Maybe there is a way to have a smaller version of this project that would lessen the impact to those of us already living here. I understand that most people will say 'not in my back yard', but the size of this project will be a true burden on the area residents, so I hope you can identify a better location for this size of development, or downsize the scope of this project and re-propose it to the community.

Thank you -

Susan Whitney

From: Suzan Thompson <thompsonsuzan@ymail.com>
Sent: Thursday, October 11, 2018 2:56 PM
To: Cass, Marc
Subject: Crime Lab Site project in Clairemont

Hello -

My name is Suzan Thompson, a Clairemont resident, with objections to the housing project proposed for the Crime Lab site on Balboa and Genesee.

The very swift way this project has been handled without community input is an outrage. To me that means someone is profiting somehow, and wants no input.

Any site for individuals with serious mental illness, substance abuse problems or homeless must be in a location that is near welfare services and excellent for transportation. This site has neither.

Traffic and parking on Genesee is already bad. If only a few of the planned residents had a vehicle it would impact this heavily traveled intersection.

There are problems with characters in the Von's shopping center now, to house more individuals with issues in this area, would mean more police calls to an already overburdened force.

Yes, we need more housing, but more thought has to go into these projects to make them successful. Get community input.

How can I access the Environmental Impact Report for this project? How can a project with such density go forward without rezoning?

Please let me hear from you on these concerns.

Suzan Thompson

From: suzanne harper <harpersuzanne2000@gmail.com>
Sent: Friday, October 19, 2018 10:11 AM
To: Cass, Marc
Subject: Ridiculous Housing Project

Dear Marc,

We purchased our home in Clairemont in 2002, with the hopes of raising our children in a great family oriented community. When my husband and I, who is a police officer & I am ER nurse, hear of housing of this nature being built down the street, we take pause and wonder why Chris Cate & other community leaders would put this poorly planned project in our midst?

Firstly, there is absolutely no infrastructure to support a project of this kind. There is limited access through a residential area, with poor public transportation options.

Secondly, putting mentally disabled and homeless people down the street from three schools??? Are you kidding??? If you want to see holy hell unleash on the city of San Diego, just wait until the first incident involving a 'project resident' and a child from a neighboring school happens, because it's just a matter of time.

Clairemont shoulders it's fair share of section 8 & affordable housing. Lets build this down the street from Chris Cate's house which I hear is no where near Clairemont.

Marc, Lets find a more viable option for low income housing, with better planning to accommodate another 1000 people within a small area, as well as a huge impact on traffic.

If you would like to see Clairemont become the 'Meth Capitol' of the United States like it was in the 1980's, then by all means this is a GREAT idea!! I say we find a better option and keep Clairemont the family community It is.

Sincerely,
Suzanne & Joseph Harper

P.s. Tell Chris Cate, he'll NEVER get another vote from anyone in Clairemont if this poorly devised scheme goes through.

--

Sent from Gmail Mobile

From: Tanja <tanjakropf@gmail.com>
Sent: Friday, October 19, 2018 11:50 AM
To: Cass, Marc
Subject: Mount Etna

Mr. Cass,

I am writing to express my concern over the Mt. Etna project. I live on 4321 Mt. Everest, just a couple blocks away. I am vehemently opposed to this project, particularly how our elected officials tried to ramrod it through without ANY initial discussion with actual members of the community.

Clairemont residents don't want our community to be the guinea pig for a project that was so poorly thought through and is clearly meant to benefit the developers but not the taxpaying citizens who pay the salaries of our representatives.

I've been trying to get lighting on my street, which is across from a school, for two years now--to no avail. Yet now in addition to already feeling unsafe with lack of lighting, there will now be an at risk population living two blocks away who put me at additional risk.

The Balboa/Genessee area is already overrun with traffic, so I'm not sure what genius decided it would be a good idea to add another 1000 residents to that area, particularly with no parking.

I am a native of Clairemont and have watched this community develop for the better over the years. I purchased my own home 15 years ago and for this project to put my property value at risk is unfair and unethical.

Clairemont should not be the dumping ground of this city. We are the largest neighborhood in the county and many of us chose Clairemont because of it's affordable proximity in comparison to other neighborhoods. We have a voice and it should be heard. Our collective voice says WE DON'T WANT THIS PROJECT!!!!

Please hear us.

Regards,
Tanja Kropf



Published in final edited form as:

City Community. 2013 June ; 12(2): 89–112. doi:10.1111/cico.12015.

Do Affordable Housing Projects Harm Suburban Communities? Crime, Property Values, and Taxes in Mount Laurel, NJ

Len Albright,

Northeastern University

Elizabeth S. Derickson, and

Princeton University

Douglas S. Massey*

Princeton University

Abstract

This paper offers a mixed-method analysis of the municipal-level consequences of an affordable housing development built in suburban New Jersey. Opponents of affordable housing development often suggest that creating affordable housing will harm surrounding communities. Feared consequences include increases in crime, declining property values, and rising taxes. To evaluate these claims, the paper uses the case of Mt. Laurel, NJ – the site of a landmark affordable housing legal case and subsequent affordable housing development. Employing a multiple time series group control design, we compare crime rates, property values, and property taxes in Mt. Laurel to outcomes in similar nearby municipalities that do not contain comparable affordable housing developments. We find that the opening of the affordable housing development was *not* associated with trends in crime, property values, or taxes, and discuss management practices and design features that may have mitigated potential negative externalities.

Keywords

suburbs; affordable housing; mixed methods; low income housing tax credit

After one year of operation, the Ethel Lawrence Homes in Mount Laurel, N.J. were proclaimed in November 2001 as “The Affordable Housing Complex That Works” (Capuzzo, 2001). This proclamation of success followed decades of opposition to the project’s construction. At planning board meetings, community members repeatedly expressed concerns about increasing crime rates, falling property values, and rising tax burdens that were expected to follow from its opening (Haar, 1996; Kirp, Dwyer, and Rosenthal, 1997). The project grew out of two New Jersey Supreme Court decisions that together established “the Mount Laurel Doctrine,” stating that municipalities throughout the state had an “affirmative obligation” to provide for their “fair share” of the regional need for

*Correspondence should be addressed to Douglas Massey, Office of Population Research, Princeton University, 239 Wallace Hall. Princeton, NJ 08544; dmassey@princeton.edu.

affordable housing. Mount Laurel thus constitutes a landmark in the inclusionary zoning movement and a touchstone for affordable housing advocates everywhere.

Akin to residential mobility programs such as Chicago's Gautreaux Program, the federal government's Moving to Opportunity Program, and inclusionary zoning efforts such as the Massachusetts 40b Program, California's Housing Element law, and the Moderately Priced Dwelling Unit Program of Montgomery County, Maryland, the Mount Laurel doctrine has led to the movement of low-income black and Latino households into white middle class suburbs (see Rubinowitz and Rosenbaum, 2000; Briggs et al., 2010; Goetz and Chapple, 2010). Here we examine this high-profile case to determine whether the fears articulated by Mount Laurel residents about the project were indeed realized.

We situate our analysis in the broader literature on the effects of subsidized housing on surrounding communities and draw upon publicly available data to undertake a multiple time series control group quasi-experiment to assess the effect of the opening of Ethel Lawrence Homes (ELH) on local crime rates, home values, and property taxes. Finding no detrimental effects, we draw on qualitative interviews with residents and officials to reveal the social processes and management practices that produced the benign outcomes we observe. We conclude that careful property management, aesthetic consistency with local architecture, spatial congruency with surrounding neighborhoods, and the cultivation of high levels of formal and informal social control were important in mitigating potential negative externalities.

In the course of this analysis, we make three contributions to the broader literature on affordable housing. First, we focus on *suburban* affordable housing development. Save for a small number of studies (Funderburg and MacDonald, 2010; Deng, 2011a, 2011b) little research has assessed subsidized housing in suburban areas. Second, we employ quantitative and qualitative methods in complementary fashion within the same analysis. Prior research on affordable housing has generally utilized either quantitative methods (e.g. Bauman, 1987; Goldstein and Yancey, 1986; Bickford and Massey, 1991; Massey and Kanaiaupuni, 1993; Deng 2011a, 2011b) or qualitative analysis (Rainwater, 1970; Hirsch, 1983; Venkatesh, 2000); but rarely have both been combined in the same study. Heeding the call in reviews by Nguyen (2005) and Freeman and Botein (2002), we employ quantitative methods to study the influence of affordable housing on communities and qualitative methods to understand how affordable housing project personnel acted to manage potential threats to social disorder.

Finally, in assessing effects of ELH on the surrounding municipality we focus on multiple outcomes – crime, property values, and property taxes – the three issues that were most often mentioned as concerns by Mount Laurel residents. Past studies of subsidized housing have focused either on property values (see Nguyen, 2005 for a review) or crime (Griffiths and Tita, 2009) but not both simultaneously. We are unaware of any studies that have examined the effects of subsidized housing development on property tax burdens. By considering all three outcomes, as well as the underlying social processes that govern the behavior of project residents, we offer a more comprehensive understanding of how

affordable housing developments affect suburban communities and the actions that one may undertake to promote their successful integration.

AFFORDABLE HOUSING AND SOCIAL DISORGANIZATION

The development of affordable housing in suburban areas invariably entails increasing the ethnic heterogeneity, residential mobility, and class diversity of suburban communities. In response to these developments, social theory predicts---and suburban neighbors clearly expect---increases in social disorganization that will, in turn, lead to increased rates of crime and declining property values (Shaw and McKay, 1969; Sampson, 1993; Sampson and Wilson, 1995). Of course, the tacit assumption that poor neighborhoods promote social disorganization has been strongly contested (Suttles, 1969; Small, 2004).

Prevailing theories about the relationship between affordable housing and crime focus on the characteristics of either people or places. “Place” theories link aspects of affordable housing *design* to levels of social disorganization. The design hypothesis asserts that the built environment of subsidized housing provides greater opportunities to commit crimes, thus explaining higher rates of violent crime in subsidized housing compared to non-subsidized housing (Griffiths and Tita, 2009). “People” theories link the *allocation* of poor people to confined spaces to the social production of disorganization. Wilson’s (1987) social isolation hypothesis argues, for example, that concentrated poverty produces social disorganization by isolating poor residents from “mainstream” society, concentrating crime-prone people spatially to produce a social environment that perpetuates criminality (Weatherburn et al., 1999).

Subsidized Housing and Crime

A number of studies have examined the relationship between affordable housing and crime. As already noted, however, all have analyzed crime patterns in *central cities*, where affordable housing has traditionally been concentrated (Holloway and McNulty, 2003). To date most studies have focused on violent crime rather than non-violent crime, and all have employed quantitative methods. In their study of crime and affordable housing in Sydney, Australia, for example, Weatherburn, Lind, and Ku (1999) used regression methods to test people and place theories. The authors employ multiple regression models to predict crime participation rates from affordable housing measures (quantity and building-type), while controlling for a variety of social and demographic characteristics. They found that variation in neighborhood crime is largely explained by the characteristics of housing residents, rather than the design of the housing itself. They concluded that the social isolation hypothesis was more promising as an explanation for higher crime rates than the design hypothesis.

Examining homicide trends in southeast Los Angeles from 1980 to 1999, Griffiths and Tita (2009) estimated logistic regression models to predict murders. They concluded that both people and place theories hold true to some extent. The design of public housing projects by definition spatially concentrates poor, crime-prone people to drive up local homicide rates. As a result, murder rates in public housing projects were much higher than expected, in keeping with the social isolation hypothesis. The authors also found, however, that homicide was largely self-contained within the projects themselves. Thus the housing projects served

neither as a magnet for non-local offenders nor a generator of violence in surrounding neighborhoods.

The foregoing studies generally lend more support to the social isolation hypothesis than the design hypothesis. However, neither study assessed the effects of *introducing* subsidized housing on neighborhood crime rates. Given their cross-sectional design, a plausible alternative hypothesis is that crime rates were high in those areas to begin with, and that projects were built there precisely because they were socially disorganized, so that the construction of the projects themselves had no net effect on crime rates. In order to eliminate this alternative explanation, one must analyze the crime patterns before and after the introduction of subsidized housing into a community – as two recent studies have done.

Assessing crime trends in Louisville, Kentucky, Suresh and Vito (2007) found that increases in neighborhood crime were associated with changes in the location and concentration of affordable housing. Based on geographic clustering of crime reports to police, the authors conclude that crime hotspots emerged in two specific areas after the revitalization of low-income housing projects. The authors argue that both the characteristics of places and people determined spatial crime patterns. Supporting the place theory, higher density housing projects were associated with higher rates of aggravated assault than lower density projects. Supporting the people theory, individual criminal careers emerged within the niches of concentrated poverty the projects created. Using econometric models to test for discontinuities in crime trends before and after the opening of subsidized housing sites, Santiago, Galster and Pettit (2003) examined crime rates before and after the development of scattered site affordable housing in Denver, Colorado. They found that proximity to assisted housing was not associated with increases in crime. Their study does not utilize comparison neighborhoods or towns, instead comparing the crime trends near subsidized housing to city-wide trends.

As implied by the foregoing studies, both the general public and academic researchers have worried about the “spread effects” of low-income housing on surrounding neighborhoods. Spread effects, of course, are shaped by the size and density of housing projects and their spatial relationship to surrounding neighborhoods. Although Griffiths and Tita (2009) found little evidence of spread effects in Los Angeles, in Atlanta McNulty and Holloway (2000) found that the magnitude of association between racial composition and crime decreased with increasing distance of neighborhoods from housing projects. They used crime data provided by the Atlanta Police that permitted geo-coding of crime incidents by census block-groups. While their analysis speaks to the relationship between crime and distance from subsidized urban housing, it does not address the impact of the *introduction* of subsidized housing – the heart of contention in the Mount Laurel case.

The relationship between subsidized housing policy and crime is the subject of extensive speculation and contentious debate across academic and non-academic arenas. For example, in a controversial *Atlantic Monthly* article, Rosin (2008) suggested a direct causal link between subsidized housing policy changes and the dramatic increase in violent crime in inner-ring suburbs. Many social scientists disputed the Rosin article’s argument that the

relocation of public housing residents resulted in more violent crime. Briggs and Dreier (2008) offer a particularly thorough critique of the Rosin analysis.

Subsidized Housing and Property Values

Even more than crime, the relationship between affordable housing and property values has been a subject of concentrated inquiry, with more than seventeen studies conducted since 1963 (Nguyen 2005). Studies have looked at the effect of a variety of types of subsidized housing programs on property values (low-income housing, elderly projects, special needs housing, Section 8 certificates, low income housing tax credit (LIHTC) developments, and Community Development Corporation (CDC) projects). As with the literature on affordable housing and crime, most studies have focused on urban areas, such as Denver (Santiago et al., 2001), Madison and Milwaukee (Green, Malpezzi, and Seah, 2002), Memphis (Babb et al., 1984), Minneapolis (Goetz et al., 1996), Philadelphia (Lee et al., 1999), Portland (Rabiega et al., 1984), and Yonkers (Briggs et al., 1999). However, there is a scant but potent research program evaluating the impact of affordable housing in the suburbs.

Deng (2011a) utilizes cluster analysis to assess the impact of LIHTC developments across Miami-Dade County in Florida. Deng generates clusters based on demographic, social, and housing variables, and finds the class and racial composition of neighborhoods to be primary factors associated with the varying effects of LIHTC developments. The study finds that black high-poverty neighborhoods enjoyed the most positive changes from LIHTC investment, while 63% of the LIHTC developments that had the most severe negative impacts were located in majority white middle-class suburbs. In addition to race and class, Deng points to a variety of possible intervening factors: density between LIHTC developments, municipal incorporation, and changes in political boundaries. Deng's (2011b) study of the impact of LIHTC development in Santa Clara County, California (Silicon Valley) includes 30 LIHTC developments in the suburbs. Twenty-five of the 78 developments analyzed are in majority white middle class neighborhoods. Deng generally finds *positive* impacts on property values of surrounding neighborhoods, and finds no difference in impact based on whether the developer is for-profit or non-profit.

Funderburg and MacDonald's 2010 study of LIHTC developments in Polk County, Iowa, which includes portions of suburban Des Moines, finds that clustered LIHTC housing developments were associated with a 2–4% slowing of property value appreciation among nearby single family homes that were matched with comparable homes elsewhere in the same county; but they also found that this effect was negligible when the housing was high quality and mixed-income. In a study of seven 40b projects in Massachusetts between 1982 and 2003, Pollakowski et al. (2005) utilize hedonic price modeling and find no evidence of a decrease in property values due to location of single family homes in the impact areas of subsidized housing. However, their study does not offer qualitative inference into how potential negative externalities have been mitigated.

Our analysis of a LIHTC development in a suburban, majority-white, middle class neighborhood deepens the foregoing research by investigating municipal level outcomes. This is necessary because the municipal and school district geographies are congruent, and perceived changes in school quality can affect all property values within the municipality.

Furthermore, through our qualitative analysis, we explore how social structure and place managers (Eck 1994) within suburban LIHTC developments, which to date have not received adequate attention, can impact outcomes.

One factor that has been studied is the demographic composition of the housing project relative to the receiving community. Briggs et al. (1999) found that despite substantial racial and socio-economic differences between subsidized housing residents and neighboring residents, no change in property values occurred in Yonkers. Another key factor appears to be the trend in property values *before* the introduction of the project. Galster et al. (1999) found that neighborhoods with decreasing property values were more likely to evince a significant negative effect of affordable housing compared with neighborhoods that had appreciating property values. Moreover, areas with appreciating home values were likely to continue appreciating even after the construction and opening of affordable housing.

An additional factor is the character of the project itself, and hedonic regression models have revealed that the influence of subsidized housing on property values tends to be minimized when the development is of high quality (Lyons and Loveridge, 1993), is well-managed (Goetz et al., 1996), and is aesthetically attractive and consistent with the surrounding housing stock (Cummings and Landis, 1993). The effects of subsidized housing on surrounding property values also dissipate with distance, falling quite rapidly as distance increases (Guy, Hysom, and Ruth, 1985; Schwartz et al. 2006). Studies of the effect of project density on home prices have yielded mixed results, with Lyons and Loveridge (1993) finding that tightly clustered scattered site units had stronger negative effects on property values than dispersed scattered site units, but Lee et al. (1999) finding little effect on property values even of large-scale public housing projects.

Subsidized Housing and Property Taxes

As mentioned earlier, we know of no studies that investigate the consequences of low-income housing development on suburban property tax burdens. However, the logic behind communities' anticipation of higher tax burdens is straightforward: either tax revenues will fall as property values decline, thereby requiring a tax increase to maintain services, or low-income, high-need subsidized housing residents will consume higher levels of public resources than existing community members, necessitating property tax increases in the municipality. Public resources could include special educational support in schools, public transportation services, or myriad other municipally-provided goods. However, it is important to note that the development of subsidized housing can be accompanied by plans for Payment in Lieu of Taxes (PILOT). PILOTs are payments made to municipal governments to offset property tax revenue losses related to the use of the property. In the case of ELH, PILOTs were an integral part of the planning and execution of the homes.

RESEARCH DESIGN

Our analysis is drawn from a case study is a 140-unit affordable housing complex known as the Ethel Lawrence Homes (ELH). Previous research has shown that proposals for affordable housing construction typically encounter strong resistance from potential neighbors (Briggs et al., 1997; Galster et al., 2003; Goetz 2003; Hogan 1996) and Mount

Laurel was no exception. Opposition to the proposed development in 1997 was fierce. Twice vandals destroyed the sign advertising the site of the proposed housing (Bell, 1997). Public hearings were raucous and vitriolic, and the controversy garnered considerable attention in local and national media (Smothers, 1997; Capuzzo, 2001; Getlin, 2004), thus demonstrating the disruptive potential inherent even in a relatively small housing complex in a municipality of 40,000 people (NJ Division of State Police, 2000). In addition to crime, taxes, and property values, residents had concerns about increases in traffic and environmental impacts (DeGenova et al., 2009; Briggs, 1997; Goetz, 2003; Hogan, 1996) but we do not address these issues in this study.

ELH is located adjacent to a neighborhood of luxury, market-rate, single family homes and an age-restricted retirement community. It was opened in two phases – with 100 initial units in late 2000 and 40 other units early in 2004. The project consists of one-, two-, and three-bedroom two-story townhouses that are 100% affordable to lower income households, defined as those with incomes under 80% of the regional median income, who pay no more than 30% of their incomes for rent and utilities. The project is unusual in that it is open to families with a wide range of annual incomes. In order to qualify for residency in ELH, a family's annual income had to lie between 10% and 80% of the regional median income, yielding a range of \$7,000 to \$56,000 for a family of three in 2010. Although all units are affordable and all residents earn below-average incomes, therefore, the project does not concentrate poverty to the same extent as the typical central city family housing project. It nevertheless contains much poorer families than other housing projects developed with tax equity credits in New Jersey, which typically only include families earning 50% to 69% of the regional median income, a range of \$35,000 to \$42,000 for a three-person family in 2010.

ELH was financed and built for approximately \$26.7 million, or \$190,459 per unit for 140 townhouses (Ethel R. Lawrence Associates, L.P., 2009; Ethel Lawrence Associates Two, L.P., 2009). Around half of the funds (49%) came from the federal Low Income Housing Tax Credits program, which was established to encourage private investment in low-income rental housing. Thirty-four percent of the funds came in the form of loans from the State of New Jersey, and the remaining 17% was provided by a variety of private sources (Massey et al., 2013). ELH is owned and managed by Fair Share Housing Development, Inc. – a non-profit entity.

Although the project opened in late 2000, it was not occupied until 2001, thus creating the basis for a time series quasi-experiment (Campbell and Stanley, 1963). If the opening of the ELH project had any effect on crime rates and property values, we would expect to observe a clear discontinuity in time trends before and after 2001, perhaps with an additional disjuncture after the 40% expansion of the development in 2004. If the expressed fears of neighbors were realized, in other words, we would expect to see a drop in the rate of appreciation if property values had been rising before 2001, an increase in the rate of decline if they had been falling before 2001, or a clear turn downward if they had been flat until that date.

Any of these outcomes after 2001 would be consistent with the hypothesis that the advent of the project depressed local property values, but of course it would not prove it. Some other historical event might have operated simultaneously to shift property values from their pre-2001 trend, such as a recession, a region-wide housing bust, or a shift in state home lending regulations. The internal validity of the time series quasi-experiment is greatly enhanced by the addition of control groups – in this case, other, similar townships in the same region that did not experience the sudden opening of a 100% affordable housing project in 2001. If it was the ELH homes that caused the disjuncture in the trend for Mount Laurel, we would expect to see the discontinuity in that township but not in other nearby and otherwise similar townships.

To assess the impact of the ELH opening on the outcomes of interest, we designed a multiple control group time series quasi-experiment and conducted what Galster (2004) calls a difference in differences study. First, we assembled a longitudinal series of outcomes in Mount Laurel Township and comparison townships before and after the opening of ELH. We then undertook a statistical test (a Wald test) to assess whether there was a significant discontinuity in the time trend for each outcome before and after the opening of ELH. Again, the inclusion of comparison townships helps to address the principal threat to the validity of a time series design – what Campbell and Stanley (1963) call “history,” or the coincidence of a policy intervention with another event that could have produced the discontinuity. Thus, if we were to observe a temporal discontinuity in the time series for Mount Laurel but not in other townships, it would strengthen our causal inference that the opening of the affordable housing development affected crime rates, property values, and tax burdens.

We selected a city level analysis because the municipal boundary is highly relevant socially in Mount Laurel and the surrounding region, as it is the primary boundary for school assignments – with one high school serving the entire municipality. All homes in Mount Laurel should thus reflect the capitalized value of the access to this high school, even after controlling for neighborhood level characteristics (see Chiodo et al., 2010). Fear of and resistance to suburban affordable housing developments typically manifests at the municipal level, with residents across the municipality mobilizing to oppose proposed developments because of concern about a reduction in municipal services, including school quality, or an increase in municipal costs. Furthermore, the Mount Laurel doctrine in New Jersey adjudicates regional fair share affordable housing compliance at the municipal level.

Figure 1 presents a map showing the geographic locations and median household incomes for Mount Laurel and three neighboring townships chosen to serve as comparison cases: Cherry Hill, Cinnaminson, and Evesham. As the figure indicates, each of the comparison municipalities lies in close proximity to Mount Laurel and has a similar median income. The figure also depicts the geography of inequality prevalent in Southern New Jersey by showing the high degree of spatially concentrated poverty in and around the City of Camden, just a few miles away from the suburban comparisons.

The degree of similarity between the control cases and Mount Laurel is further substantiated in Table 1, which presents selected social, economic, and demographic characteristics for the

four townships based on the Census of 2000, when the ELH project first opened (U.S. Bureau of the Census, 2009). At that point (and still today), all of the municipalities were predominantly white (ranging from 85% in Cherry Hill to 91% in Cinnaminson), overwhelmingly owner-occupied (ranging from 78% in Evesham to 96% in Cinnaminson), characterized by very low poverty rates (ranging from 2% in Cinnaminson to 4% in Cherry Hill) with similar median incomes (ranging from \$63,800 in Mount Laurel to \$69,400 in Cherry Hill). Although Cinnaminson's population is much smaller than that of the other municipalities (15,000 versus 40,000–70,000), it comprises a much smaller geographic area (see Figure 1).

In addition to their geographic proximity and socioeconomic comparability to Mount Laurel, the comparison townships were chosen for the relative absence of 100% affordable housing developments during the time period under observation. The Council on Affordable Housing (COAH) is the state agency responsible for monitoring municipal affordable housing developments in New Jersey and issues reports on all proposed and completed affordable housing projects in the state. Utilizing COAH reports, we examined the amount, type, and timing of affordable housing developments in each township from 1990–2008 (New Jersey Department of Community Affairs, 2010). Additional potential comparison townships included adjacent Moorestown Township. While Moorestown Township has very similar demographic characteristics to Mount Laurel Township, we ruled it out as a comparison township due to the construction of 148 units across several 100% affordable housing developments during the study period.

Compared with Mount Laurel's addition of 140 units of affordable housing in 2000, there were no such units added in Cherry Hill or Cinnaminson during the study period (1990–2008). In Evesham, one 100%-affordable housing project of only 16 units opened during the study period. However, 100% affordable housing is just one type of subsidized housing – other common types include elderly housing, housing for the disabled, rehabilitated existing housing, and “inclusionary” development of affordable housing units as a portion of a market-rate development project. Table 2 includes the number of subsidized housing units in Mount Laurel and the comparison townships. Although all of the comparison townships developed subsidized housing, Mount Laurel has by far the most and no other townships had a large number of units of 100% affordable housing come on-line in 2001.

Our multiple control group time series quasi-experiment focuses on three primary outcomes: crime rates, property values, and property taxes. Crime data come from the 1990–2009 Uniform Crime Reports for the State of New Jersey. Each year, the New Jersey State Police prepares a tally of crime statistics gathered from state enforcement agencies that are then reported to the Uniform Crime Reporting System (NJ Division of State Police 2009). These data include all crimes categorized by the Federal Bureau of Investigation (FBI) as “index crimes,” including homicide, rape, robbery, aggravated assault, burglary, larceny, theft, and motor vehicle theft.¹ Among these index crimes, homicide, rape, robbery, and aggravated assault are classified as violent whereas burglary, larceny-theft, and motor vehicle theft are

¹Manslaughter, domestic violence and simple assault are not index crimes. Domestic violence is not counted as an index crime, unless it is concomitant with one of the listed index crimes.

designated as non-violent. Each crime is attributed to the municipality in which it was committed rather than the municipality that received the report or responded to the crime.

These crime data are uniformly reported and available across municipalities and over time. However, these official crime data are limited in that they exclude “quality-of-life” crimes like vandalism and disorderly conduct. A further limitation of these data is that they do not indicate the location of crimes (e.g. street address) within each municipality. Accordingly, these data do not permit analysis of the precise distance of crimes from the affordable housing development. A third limitation of reported crime data is that, of course, it only reflects reported crime, omitting unreported crime and including reports that do not result in arrest or prosecution.

Property value and property tax data come from reports prepared by the New Jersey Division of Taxation and are available at the municipal level from 1994 through 2010 (property values—see New Jersey Division of Taxation, 2010a) and from 1997 through 2010 (property taxes—see New Jersey Division of Taxation, 2010b).² Each year, the Division calculates the average residential sales price for each municipality and reports the municipal-level property tax burden (the “general tax rate”), which is a multiplier used to calculate the tax levied on each property. In addition to *township*-level property value data, we used public property records to compile *neighborhood*-level data for two specific areas located immediately adjacent the ELH development, Hillside Lane and Holiday Village, both of which were developed in the early 1990s and predate ELH. Holiday Village is located just across the street from ELH and is an age restricted retirement community comprised of single family homes and condominiums limited to persons 55 years or older. Hillside Lane is a just down the road and is comprised of stand-alone, luxury single-family homes that follow a handful of design models.

We supplement our time series analysis with two sources of qualitative data to identify the reasons Mount Laurel residents opposed the housing project and to examine the internal social processes and management practices within ELH. The qualitative analyses are based on data compiled from archival and historical sources, as well as 102 in-depth interviews. From Mount Laurel Township, we obtained transcripts and audio recordings of the public hearings held in 1997. Newspaper articles covering the controversy were gathered from personal collections as well as local archives, and minutes from ELH Neighborhood Watch meetings from 2006–2010 were obtained from Fair Share Housing.

In addition, we undertook qualitative interviews with 42 inhabitants of ELH and 15 residents of surrounding subdivisions between August 2009 and August 2010. The interviews were semi-structured and focused on daily life. In addition, numerous stakeholders were interviewed using a semi-structured approach, including on-site interviews with five Fair Share Housing staff and interviews with 31 local officials from the township, public schools, and police department.

²Because the New Jersey Division of Taxation only provides effective tax rates for the years 2000 through 2010, we used an estimated effective tax rate for 1997 through 1999.

EFFECTS ON CRIME, PROPERTY VALUES, AND TAXES

Figure 2 compares the trends in crime rates observed from 1990 to 2009 in Mount Laurel, the three comparison townships, and the State of New Jersey as a whole using curves fitted using the method of locally weighted polynomial regression, known as LOESS estimation. LOESS estimation fits simple linear and polynomial models to localized subsets of data to create a representation that describes variation in the data on a point-by-point basis (see Cleveland, 1979; Cleveland and Devlin, 1988). As shown in the resulting curves, all geographic areas experienced a drop in crime over the period.

In the state as a whole, the rate dropped from 54.5 crimes per 1,000 residents in 1990 to around 23.9 crimes per 1,000 nineteen years later. The trend in Cherry Hill closely followed the state trend, moving from crime rates in the 50s in the early 1990s to values in the mid-30s by late 2000s. Crime rates in Mount Laurel, Evesham, and Cinnaminson were much lower than the state average in 1990, so they had less room to fall and the decline was much less dramatic in those townships. Nonetheless crime declined in all three townships from 1990 to 2009. Although the decline was flatter in Mount Laurel, there is no evidence of any discontinuity in its trend in the years subsequent to 2001, when ELH opened, or after 2004 when it expanded by 40%.

In Table 3 we undertake a formal test of temporal discontinuities in Mount Laurel's crime rate relative to trends in the comparison cases by estimating simple OLS regressions of crime rates on year for each township during two separate periods: a pre-ELH period from 1990 to 2000 and a post-ELH period from 2001 to 2009. We also present results separately for violent and non-violent crimes. The resulting slopes indicate the average rate of linear change in each township over the time period under consideration. If the opening of ELH caused an increase in crime, we should observe a significant difference between the 1990–2000 slope and the 2001–2009 slope and this difference should be significantly greater than the corresponding slopes observed in the comparison townships, corresponding to Galster's (2004) "difference in differences" approach.

As the regression results very clearly demonstrate, there is no evidence that the opening of ELH caused an increase in crime within Mount Laurel Township. Indeed, overall crime rates decreased during both periods under consideration. Crime rates fell everywhere before and after the opening of ELH, except in Cherry Hill. Although the rate of decline slowed or reversed in all townships after 2000 (significantly in three cases), in none of the comparisons was the change in crime rates observed during 2001–2009 significantly different from that observed in Mount Laurel.

Examining violent and non-violent crime rates separately, we see that the decline in crime rates observed between 1990–2000 and 2001–2009 is largely attributable to a drop in non-violent criminal activity. Across all four townships there was no statistically significant difference in the rate at which violent crime declined between the two periods. The decline in violent crime in Mount Laurel after 2000 was no different than that observed in Cherry Hill and Cinnaminson. Although there was a significant difference post-2000 compared with Evesham, this difference reflects the fact that we observe no significant decline in violent

crime at all in Evesham, either before or after 2000, whereas Mount Laurel's violent crime rate continued the decline established pre-ELH. The rate of decline in non-violent crimes declined or reversed after 2000 in all townships. This discontinuity was significant in three of the four cases. The exception here is Evesham, whose non-violent crime rate declined more rapidly than the others. But in this case Evesham is the outlier, not Mount Laurel.

Thus, despite the negative expectations of townspeople, we find no evidence that the opening of ELH had any effect on crime rates in Mount Laurel, which were falling before 2001 and continued to fall afterward, just as they did in nearby townships. In Figure 3 we move on to consider the project's potential effects on property values by presenting LOESS curves estimated to show trends in home prices in Mount Laurel and the three comparison townships from 1994 through 2010. After 2000, housing values rose rapidly in all townships, mirroring the explosion in housing prices that occurred nationally over the period. From figures in the range of \$120,000 to \$140,000 in 1994, average home values in the townships rose up to the range of \$245,000 to \$265,000 by 2010. Of the four townships, Mount Laurel tied with Evesham for the lowest average home value in 1994 and its average home value remained below the other three townships throughout the period, going from around \$125,000 in 1994 to \$249,000 in 2010. Over the same period, Evesham went from approximately \$125,000 to around \$250,000, while Cherry Hill rose from \$138,000 to \$261,000 and Cinnaminson grew from \$137,000 to \$255,000.

In other words, the price gap between Mount Laurel and the three comparison townships increased slightly over the period, especially after 2000, as can be seen in Figure 3. In the top panel of Table 4 we undertake a formal statistical test to discern whether the increase in home prices was slower in Mount Laurel than the comparison townships. Using OLS regression we estimated the average linear change in home prices across the four townships during the periods 1994–2000 and 2001–2010. Once again there are no significant differences between Mount Laurel and the three comparison townships, either in the rate of home price increase after 2000 or the change in slopes between 1994–2000 and 2001–2010. Simply put, we find no evidence that the opening of the ELH had any significant effect on township home prices. It is possible, of course, that property values could have declined prior to 1994, in an anticipatory response to the Mount Laurel affordable housing controversy emergence in the 1970s. Unfortunately, we only had access to property value records for 1994 and subsequent years. Nonetheless, the findings pertaining to the 1994–2000 period, however, provide some evidence to counter an anticipatory effects argument.

Although we found no significant effect of the project's opening on property values in Mount Laurel as a whole, it may be that the township is too large an aggregate to detect price effects. Thus Figure 3 also includes LOESS curves for home prices in the two adjacent neighborhoods of Holiday Village and Hillside Lane. Of the two neighboring areas, Holiday Village is the most comparable to ELH in layout and construction, though not in composition, of course. It is a retirement village composed mainly of older couples and singles without children. Nonetheless, like ELH, it is physically composed mainly of cul-de-sacs surrounded by townhouses. It is also located directly across the street. In contrast, although it is adjacent to ELH property, Hillside Lane is a few blocks away and is more of a luxury home development targeted to wealthier families, many with young children.

The luxury nature of the Hillside Lane development is clearly indicated in Figure 3. Whereas the average home value in Hillside Lane stood at \$260,000 in 1994, considerably above the Mount Laurel average, the average home value in Holiday Village was around \$112,000, slightly below the Mount Laurel average. Home values remained flat through the late 1990s and even stagnated somewhat in Hillside Lane, but then increased beginning around 2000. Whereas the trend in Holiday Village closely followed that of the township, property values increased more rapidly in the upscale Hillside Lane neighborhood, peaking at \$534,000 in 2006.

The statistical tests performed in the bottom portion of Table 4 indicate that the price increase after 2000 in Hillside Lane was significantly greater than price increases either in the township as a whole, or in Holiday Village. In addition, the difference in slopes between 1994 and 2000 and 2001–2010 was much greater. Although the difference in the Holiday Village slopes between 1994–2000 and 2001–2010 is negative (−\$601) compared with the positive differences in the township as a whole and in Hillside Lane, Wald tests of the hypothesis that the Holiday Village slopes are equal demonstrate that the pre- and post-2001 difference is not statistically significant.

In sum, we find no statistical evidence of a discontinuity in Holiday Village property values before and after the opening of ELH. As with township-level property values, it is possible that property values at the neighborhood-level could have declined prior to the beginning of our data series in 1994, anticipating the project's construction. However, the neighborhoods of Holiday Village and Hillside Lane were only built in the early 1990s – rendering an anticipatory effect less relevant in this comparison.

In Figure 4 we present LOESS curves estimated to show trends in property tax rates in Mount Laurel and the three comparison townships from 1997 through 2010, the period for which data are available. The data consist of effective tax rates indicating the municipal-level property tax burden, adjusted by the New Jersey Division of Revenue to account for municipal tax reassessments. It is immediately apparent that property tax rates followed similar patterns in all four townships: remaining steady overall before the opening of ELH, increasing slightly in the early 2000s following the opening of ELH, and declining in the mid- and late-2000s. For most of the period under observation, Mount Laurel had the lowest tax rates and Cherry Hill the highest. Formal tests provide little evidence that the opening of ELH had any particular adverse effect on tax rates in Mount Laurel particularly.

In Table 5 we again use regression methods to estimate average linear changes in property tax rates across the four townships during 1997–2000 and 2001–2010. Although we observe a systematic increase in tax rates after 2000 in Mount Laurel, Cherry Hill, and Evesham, the rate of increase was significantly lower in Mount Laurel compared with the latter two municipalities, and this time Cinnaminson was the outlier. Owing to the reassessment, its rate of increase in taxes averaged out to zero in the post-ELH period. Even so, this rate was not significantly different from the slow rate of property tax increase observed before 2001, and prior to this date all townships experienced more rapid growth in taxes than Mount Laurel.

EXPLAINING THE LACK OF EFFECTS

In the end, we find no evidence that the opening of ELH caused an increase in crime rates, a decline in property values, or an increase in property taxes in Mount Laurel after the project opened in late 2000. How were such benign effects achieved? Here we describe the social practices of ELH residents and the practical policies of ELH staff that we believe worked to mitigate potential threats to disorder in a 100% affordable housing project. Rather than yielding disorganization within the project, these measures produced a high level of social organization, a high degree of participation by residents in community organizations, and generally high levels of satisfaction and social integration reported by residents despite their common background of material hardship.

ELH management runs what both residents and staff call a “tight ship.” The required applicant screening is thorough and includes credit checks, criminal background checks, income verification, and a home visit. Applicants with substantial criminal backgrounds are disqualified from participation. Of the population seeking affordable housing in New Jersey then, the residents of ELH are a screened subset of people who are less likely than poor people in general to have the proclivity, knowledge, and ability to engage in criminal or delinquent activities. Minority group members, however, are substantially overrepresented, with blacks comprising 59% and Hispanics 29% of all residents, compared with just 10% for whites.

In addition, project management is closely involved in the daily lives of residents. The management office is located on-site at the front of the complex, and it houses a property manager, leasing agent, and social service coordinator. A maintenance worker also lives on-site in one of the units. The staff works to resolve lease infractions quickly, and does not hesitate to employ eviction against troublesome residents. Most residents say they like the management’s heavy hand and believe that it contributes to maintaining a desirable community.

Drawing on extensions of routine activity theory elaborated in criminological and environmental criminological studies (Clarke and Robertson, 1998; Eck, 1994; Mazzerole, Kadleck, and Roehl, 1998), our findings support the idea that the presence of active place managers and their routine activities work to reduce the opportunities for criminal behavior to take place. Tenants regularly share information with the management during casual conversations when they drop off their rent every month. These conversations provide regular check-ins, in which good or bad feelings about neighbors, management, or the complex are voiced. In addition, the routine activities of place managers extend the social control that was purposefully designed and built into the housing complex.

ELH management has organized a Community Watch that meets monthly, comprised of residents and staff members, many of whom were trained by the township’s Community Watch Program. These meetings offer residents a chance to report issues and concerns and to learn from management about any police or criminal activity in the area. The local police maintain close contact with the property management, seeking and sharing any information pertaining to ongoing criminal investigations. From the project’s inception, the police

provided input into the design of ELH in an effort to build greater social control into its physical structure. As a result of police input, for example, the construction of high fences was prohibited so as not to impede the ability of residents to monitor public spaces. Although it is set back from the main roadway and located on cul-de-sacs, it is not a gated community.

Beyond these formal control mechanisms, residents have evolved a variety of informal mechanisms of social control such as the active sharing of information and the ongoing monitoring of people's behavior in and around the complex. Key components of information come from parental monitoring of children. The shared information focuses on the activities of other residents: who they are, where they work, what they are up to, who is coming in, who is leaving, problems in the home, etc. Particularly important in the flow of information are children, who serve as active collectors and distributors of data. Of particular importance in both the informal and formal management of potential disorder and criminality is the strong attention paid to outsiders---people who do not live in ELH but may be staying in or visiting the complex (Freeman and Botein, 2002).

Most residents see formal and informal monitoring as essential to the security of the complex. Our findings echo those of Miller (1998), whose study of a mixed-income development in Illinois found a similar trade-off between domestic control and public safety. Interestingly, despite frequent gripes about intrusive monitoring, ELH residents regularly complain to the management about what they perceive as insufficient screening of rental applicants, and regularly ask for stricter screening policies. As a result, little crime is reported in or around ELH. Reports of crimes are largely confined to domestic disturbances. Minor crimes do occur in ELH, but management and residents count on reliable and well developed formal and informal social control mechanisms to keep crime rates down and maintain social order. The constant monitoring of residents and visitors by residents and place managers reduces the potential that people with criminal intentions will find safe harbor in ELH.

One of the key concerns raised by local residents about the project was that it would be unattractive and easily identified as "public housing" and that poor management would quickly lead to its becoming run down, thus "bringing down" the surrounding neighborhood. In addition to implementing policies and encouraging informal actions to prevent social disorder and social isolation, therefore, management paid considerable attention to the aesthetics of the housing complex. The property developer sought to create and maintain housing that is physically and aesthetically similar to that in surrounding subdivisions by using cul-de-sac designs, spatial layouts, and materials that were roughly similar to those in nearby suburban homes. ELH consists of 140 rental units in a subdivision, organized in clusters of attached single family townhomes, built around four cul-de-sacs that feed into a single drive leading to the main entrance, which is not gated in any way. In addition, the maintenance budget for ELH has a line item for landscaping, and according to the property manager landscaping was deliberately modeled after properties in Haddonfield and Moorestown, two nearby suburbs with high average household incomes and property values.

The foregoing management practices and concerns for aesthetics have minimized the stigma of the project within Mount Laurel and generally contributed to a decreased awareness of its existence. When asked their perception of the housing, a common response from neighbors is to assess its aesthetics and to describe whether or not it looks like affordable housing. In a letter to the school district, one resident of Mount Laurel living outside of ELH stated in 2006, “I recently drove through ELH and it looked so nice you would have no clue that it’s affordable housing.” Indeed, as part of our larger evaluation, we surveyed 127 randomly selected residents of the two neighborhoods adjacent to the project and discovered that nearly a third of the respondents were unaware that an affordable housing project was located nearby and only 13% reported having any contact with ELH residents (Massey et al., 2013). When the affordable project finally opened, it was not with a bang but a whimper.

DISCUSSION

Our findings suggest that affordable housing can indeed be developed in an affluent suburban community without increasing social disorganization or producing negative externalities in terms of crime, property values, or taxes. Our systematic analyses of trends in Mount Laurel and surrounding municipalities revealed no significant differences in crime rates, property values, or tax burdens before or after the opening of the Ethel Lawrence Homes. Although prior studies of subsidized housing have documented negative effects on surrounding communities, such was not the case in Mount Laurel (though we were unable to assess potential environmental effects noted in previous research---see DeGenova et al., 1999).

This benign outcome did not simply happen, but was likely achieved by specific features of the project’s design that were incorporated into plans and practices by developers explicitly to mitigate potential negative externalities and to promote social cohesion and security among project residents. These features include judicious selection of residents, architectural consistency with surrounding neighborhoods, careful attention to landscaping and aesthetics, close cooperation between managers and residents, access to onsite after-school programs, organization of a town watch, and close collaboration with municipal officials.

Subsidized housing assumes many forms in the United States, with a variety of income mixes, eligibility requirements, and project designs, and in many ways ELH is rather unusual. Some plans call for setting aside a small share of units for subsidy in larger market-rate developments, but in ELH all units are affordable to low and moderate income families. Other projects are open only to the very poorest families and little attention is paid to tenant selection, but ELH offers a range of affordability (ranging from 10% to 80% of the regional median income) and prospective residents are carefully screened for their suitability as tenants. In many ways, ELH offers an example of best practice to ensure the successful integration of an affordable housing project and its residents into the surrounding community.

Like the Moving to Opportunity and Hope VI programs implemented by the U.S. Department of Housing and Urban Development in the 1990s, ELH is a housing mobility program, one structured to enable residents of disadvantaged neighborhoods to relocate to

more advantaged locales that offer greater access to employment, education, and security. However, unlike these earlier mobility programs, which generally yielded modest benefits to participants, ELH was an unqualified success. Although it is beyond the scope of this paper to recount the socioeconomic progress of ELH residents, moving into the project clearly led to marked improvements in mental health, employment, and income among project residents and vastly improved educational outcomes for their children (Massey et al., 2013; Casciano and Massey, 2012a, 2012b, 2012c), suggesting that developments such as ELH provide not just access to housing, but real opportunities for poverty reduction and socioeconomic mobility.

Recent Obama administration initiatives such as the Choice Neighborhoods and Promise Neighborhoods Programs have shifted away from housing mobility schemes toward place-based programs that target distressed neighborhoods for investment in hopes of improving the lives of residents and mitigating negative spatial spillovers from concentrated poverty. There is nothing contradictory in pursuing both place-based investments and promoting residential mobility to better neighborhoods, but the experience of the Ethel Lawrence Homes suggests that the funding of well-designed and well-implemented affordable housing projects in suburbs funded by the Low Income Housing Tax Credit may provide greater benefit to participants per dollar spent while imposing no costs on host communities and little burden on taxpayers generally.

Acknowledgments

Partially funded by an NIH grant (#P2C HD047879).

REFERENCES

- Asbury Park Press. NJ Property Sales. 2011. Accessed online August 2008 and March 2011 at <http://php.app.com/websr1a07/search.php>
- Babb, Carol; Pol, Louis; Guy, Rebecca. The Impact of Federally Assisted Housing on Single Housing Sales: 1970–1980. *Mid-South Business Journal*. 1984 Jul; 4(3):13–17.
- Bauman, John F. *Public Housing, Race, and Renewal: Urban Planning in Philadelphia, 1920–1974*. Philadelphia, Pennsylvania: Temple University Press; 1987.
- Bell, Noni. Affordable Housing Sign Vandalized for Second Time. *The Central Record*. 1997 Aug. 14:1–2.
- Bickford, Adam; Massey, Douglas S. Segregation in the Second Ghetto: Racial and Ethnic Segregation in American Public Housing, 1977. *Social Forces*. 1991; 69(4):1011–1036.
- Briggs, Xavier de Souza; Dreier, Peter. Memphis Murder Mystery? No, Just Mistaken Identity. *Shelterforce*. 2008. Retrieved on April 10, 2012 at <http://www.shelterforce.org/article/special/1043/>
- Briggs, Xavier de Souza; Mueller, Elizabeth J.; Sullivan, Mercer L. *From Neighborhood to Community: Evidence on the Social Effects of Community Development Corporations*. New York: Community Development Research Center; 1997.
- Briggs, Xavier de Souza; Darden, Joe T.; Aidala, Angela. In the Wake of Desegregation: Early Impacts of Scattered-Site Public Housing on Neighborhoods in Yonkers, New York. *Journal of the American Planning Association*. 1999 Mar; 65(1):27–49.
- Briggs, Xavier de Souza; Popkin, Susan; Goering, John. *Moving to Opportunity: The Story of an American Experiment to Fight Ghetto Poverty*. New York: Oxford University Press; 2010.
- Campbell, Donald T.; Stanley, Julian C. *Experimental and Quasi-experimental Designs for Research*. Boston, Massachusetts: Houghton Mifflin Company; 1963.

- Capuzzo, Jill. The Affordable Housing Complex That Works. *The New York Times*. 2001 Nov 25.:B1. [PubMed: 12155240]
- Casciano, Rebecca; Massey, Douglas S. Neighborhood Disorder and Anxiety Symptoms: New Evidence from a Quasi-Experimental Study. *Health and Place*. 2012a Mar; 18(2):180–190. [PubMed: 21963216]
- Casciano, Rebecca; Massey, Douglas S. School Context and Educational Outcomes: Results from a Quasi-Experimental Study. *Urban Affairs Review*. 2012b Mar; 48(2):180–204. [PubMed: 25342878]
- Casciano, Rebecca; Massey, Douglas S. Neighborhood Disorder and Individual Economic Self-Sufficiency: New Evidence from a Quasi-Experimental Study. *Social Science Research*. 2012c Jul; 41(4):802–819. [PubMed: 23017852]
- Chiodo, Abigail J.; Hernández-Murillo, Rubén; Owyang, Michael T. Nonlinear Effects of School Quality on House Prices. *Federal Reserve Bank of St. Louis Review*. 2010 May-Jun; 92(3):185–204.
- Clarke, Ronald V.; Robertson, GBichler. Place Managers, Slumlords and Crime in Low Rent Apartment Buildings. *Security Journal*. 1998 Jan; 11(1):11–19.
- Cleveland, William S. Robust Locally Weighted Regression and Smoothing Scatterplots. *Journal of the American Statistical Association*. 1979 Mar; 74(403):829–836.
- Cleveland, William S.; Devlin, Susan J. Locally Weighted Regression: An Approach to Regression Analysis by Local Fitting. *Journal of the American Statistical Association*. 1988 Mar; 83(403):596–610.
- Cummings, Paul M.; Landis, John D. Working Paper 599. University of California at Berkeley, Institute of Urban and Regional Development; 1993. Relationships between Affordable Housing Development and Neighboring Property Values.
- DeGenova, Alexandra; Goodwin, Brendan; Moriarty, Shannon; Robitaille, Jeremy. “On The Ground: 40B Developments Before and After.” Tufts University Urban and Environmental Policy and Planning I Field Projects. Paper prepared for the Citizens’ Housing and Planning Association; May 1, 2009; 2009
- Deng, Lan. The Cost-Effectiveness of the Low-Income Housing Tax Credit Relative to Vouchers: Evidence from Six Metropolitan Areas. *Housing Policy Debate*. 2005; 16(3/4):469–511.
- Deng, Lan. Low-Income Housing Tax Credit Developments and Neighborhood Change: A Case Study of Miami-Dade County. *Housing Studies*. 2011a Sep; 26(6):867–895.
- Deng, Lan. The External Neighborhood Effects of Low-Income Housing Tax Credit Projects Built by Three Sectors. *Journal of Urban Affairs*. 2011b May; 33(2):143–165.
- Eck, John E. Doctoral Dissertation. University of Maryland, College Park; 1994. Drug Markets and Drug Places: A Case-Control Study of the Spatial Structure of Illicit Drug Dealing.
- Ethel Lawrence Associates, L.P. Annual Financial Statement. Mount Laurel, NJ: Ethel Lawrence Associates; 2009.
- Ethel Lawrence Associates Two, L.P. Annual Financial Statement. Mount Laurel, NJ: Ethel Lawrence Associates; 2009.
- Fox, Dorothy. Explaining Objections to Proposed Homes. Letter to the Editor of. *The Burlington County Times*. 1997 Apr 1.:8A.
- Freeman, Lance; Botein, Hilary. Subsidized Housing and Neighborhood Impacts: A Theoretical Discussion and Review of the Evidence. *Journal of Planning Literature*. 2002 Feb; 16(3):359–378.
- Funderburg, Richard; MacDonald, Heather. Neighbourhood Valuation Effects from New Construction of Low-income Housing Tax Credit Projects in Iowa: A Natural Experiment. *Urban Studies*. 2010 Jul; 47(8):1745–1771.
- Galster, George C. The Effects of Affordable and Multifamily Housing on Market Values of Nearby Homes. In: Downs, Anthony, editor. *Growth Management and Affordable Housing: Do They Conflict*. Washington, D.C: Brookings Institution Press; 2004. p. 176–201.
- Galster, George C.; Tatian, Peter; Santiago, Anna; Pettit, Kathryn. *Why Not in My Backyard? Neighborhood Impacts of Deconcentrating Assisted Housing*. New Brunswick, NJ: Rutgers University/Center for Urban Policy Research Press; 2003.

- Galster, George; Levy, Diane; Sawyer, Noah; Temkin, Kenneth; Walker, Chris. The Impact of Community Development Corporations on Urban Neighborhoods. Washington, D.C: The Urban Institute Metropolitan Housing and Communities Policy Center; at http://www.urban.org/UploadedPDF/311217_CDCs.pdf [Accessed April 10, 2012]
- Getlin, Josh. Home is Where the Hurt Was. Los Angeles Times. 2004 Nov 5.1
- Goetz, Edward G.; Lam, Hin Kim; Heitlinger, Anne. There Goes the Neighborhood? The Impact of Subsidized Multi-Family Housing on Urban Neighborhoods. Minneapolis-St. Paul: University of Minnesota Center for Urban and Regional Affairs; 1996.
- Goetz, Edward G. Clearing the Way: Deconcentrating the Poor in Urban America. Washington, D.C: The Urban Institute Press; 2003.
- Goetz, Edward G.; Chapple, Karen. You Gotta Move: Advancing the Debate on the Record of Dispersal. Housing Policy Debate. 2010; 20(2):209–236.
- Goldstein, Ira; Yancey, William. Public Housing Projects, Blacks, and Public Policy: The Historical Ecology of Public Housing in Philadelphia. In: Goering, John M., editor. Housing Desegregation and Federal Policy. Chapel Hill, North Carolina: University of North Carolina Press; 1986. p. 262–289.
- Green, Richard K.; Malpezzi, Stephen; Seah, Kiat-Ying. Low Income Housing Tax Credit Housing Developments and Property Values. Working paper, Center for Urban Land Economics Research, University of Wisconsin, Madison; 2002.
- Griffiths, Elizabeth; Tita, George. Homicide in and Around Public Housing: Is Public Housing a Hotbed, a Magnet, or a Generator of Violence for the Surrounding Community? Social Problems. 2009 Aug; 56(3):474–493.
- Guy, Donald C.; Hysom, John L.; Ruth, Stephen R. The Effect of Subsidized Housing on Values of Adjacent Housing. Real Estate Economics. 1985 Dec; 13(4):378–387.
- Haar, Charles M. Suburbs Under Siege. Princeton, NJ: Princeton University Press; 1996.
- Hirsch, Arnold R. Making the Second Ghetto: Race and Housing in Chicago, 1940–1960. New York: Cambridge University Press; 1983.
- Hogan, James. Scattered-Site Housing: Characteristics and Consequences. Washington, DC: U.S. Department of Housing and Urban Development; 1996.
- Holloway, Steven R.; McNulty, Thomas L. Contingent Urban Geographies of Violent Crime: Racial Segregation and the Impact of Public Housing in Atlanta. Urban Geography. 2003 Apr-May; 24(3): 187–211.
- Kirp, David L.; Dwyer, John P.; Rosenthal, Larry. Our Town: Race, Housing, and the Soul of Suburbia. New Brunswick, New Jersey: Rutgers University Press; 1997.
- Lee, Chang-Moo; Culhane, Dennis P.; Susan, M. Wachter The Differential Impacts of Federally Assisted Housing Programs on Nearby Property Values: A Philadelphia Case Study. Housing Policy Debate. 1999; 10(1):75–93.
- Lyons, Robert F.; Loveridge, Scott. Staff Paper. University of Minnesota at Minneapolis-St. Paul, Department of Agricultural and Applied Economics; 1993. An Hedonic Estimation of the Effect of Federally Subsidized Housing on Nearby Residential Property Values; p. 93–96.
- Madden, Janice Fanning. The Changing Spatial Concentration of Income and Poverty among Suburbs of Large US Metropolitan Areas. Urban Studies. 2003 Mar; 40(3):481–503.
- Massey, Douglas S.; Albright, Len; Casciano, Rebecca; Derickson, Elizabeth; Kinsey, David. Climbing Mount Laurel: The Struggle for Affordable Housing and Social Mobility in an American Suburb. Princeton, New Jersey: Princeton University Press; 2013.
- Massey, Douglas S.; Denton, Nancy. American Apartheid: Segregation and the Making of the Underclass. Cambridge, Massachusetts: Harvard University Press; 1993.
- Massey, Douglas S.; Kahaiaupuni, Shawn M. Public Housing and the Concentration of Poverty. Social Science Quarterly. 1993 Mar; 74(1):109–122.
- Mazerolle, Lorraine G.; Kadleck, Colleen; Roehl, Jan. Controlling Drug and Disorder Problems: The Role of Place Managers. Criminology. 1998 May; 36(2):371–402.
- Miller, Shazia. Order and Democracy: Trade-offs between Social Control and Civil Liberties at Lake Parc Place. Housing Policy Debate. 1998; 9(4):757–773.

- New Jersey Department of Community Affairs, Council on Affordable Housing. [Accessed online January 16, 2010] Proposed and Completed Affordable Units. 2010. at <http://www.state.nj.us/dca/affiliates/coah/reports/units.pdf>
- New Jersey Division of State Police. Uniform Crime Report: State of New Jersey. West Trenton, NJ: Division of State Police; 1990–2009. at <http://www.state.nj.us/njsp/info/stats.html> [Accessed online August 16, 2010]
- New Jersey Division of Taxation. [Accessed online January 12, 2011] Average Residential Sale Price. 2010a. at <http://www.state.nj.us/treasury/taxation/lpt/class2avgsales.shtml>
- New Jersey Division of Taxation. [Accessed online January 12, 2011] General Tax Rates by County and Municipality. 2010b. at <http://www.state.nj.us/treasury/taxation/lpt/taxrate.shtml>
- Nguyen, Mai T. Does Affordable Housing Detrimentally Impact Property Values? A Review of the Literature. *Journal of Planning Literature*. 2005 Feb; 20(1):15–26.
- Pollakowski, Henry O.; Ritchay, David; Weinrobe, Zoe. [Accessed March 16, 2012] Effects of Mixed-Income, Multi-Family Rental Housing Developments on Single-Family Housing Values. Center For Real Estate: Massachusetts Institute of Technology. 2005. at http://web.mit.edu/crc/research/hai/pdf/40B_report_HAI_0405.pdf
- Rabiega, William A.; Lin, Ta-win; Robinson, Linda M. The Property Value Impacts of Public Housing Projects in Low and Moderate Density Residential Neighborhoods. *Land Economics*. 1984 Apr; 60(2):174–79.
- Rainwater, Lee. *Behind Ghetto Walls: Black Families in a Federal Slum*. Chicago, Illinois: Aldine Publishing Company; 1970.
- Rosin, Hanna. [Accessed on April 10, 2012] American Murder Mystery. *Atlantic Monthly*. 2008 Jul-Aug. 2008, at <http://www.theatlantic.com/magazine/archive/2008/07/american-murder-mystery/6872/>
- Rubinowitz, Leonard S.; Rosenbaum, James. *Crossing the Class and Color Lines: From Public Housing to White Suburbia*. Chicago, Illinois: University of Chicago Press; 2000.
- Sampson, Robert J. The Community Context of Violent Crime. In: Wilson, William Julius, editor. *Sociology and the Public Agenda*. Newbury Park, CA: Sage; 1993. p. 259-286.
- Sampson, Robert J.; Wilson, William Julius. Toward a Theory of Race, Crime, and Urban Inequality. In: John, Hagan; Peterson, Ruth, editors. *Crime and Inequality*. Stanford, California: Stanford University Press; 1995. p. 177-189.
- Santiago, Anna M.; Galster, George C.; Pettit, Kathryn LS. Neighborhood Crime and Scattered-site Public Housing. *Urban Studies*. 2003 Nov; 40(11):2147–2163.
- Schwartz, Amy Ellen; Ellen, Ingrid Gould; Voicu, Ioan; Schill, Michael H. The External Effects of Place-Based Subsidized Housing. *Regional Science and Urban Economics*. 2006 Nov; 36(6):679–707.
- Shaw, Clifford; McKay, Henry. *Juvenile Delinquency and Urban Areas*. Chicago, Illinois: University of Chicago Press; 1969.
- Small, Mario Luis. *Villa Victoria: The Transformation of Social Capital in a Boston Barrio*. Chicago, Illinois: University of Chicago Press; 2004.
- Smothers, Ronald. Low-Income Houses and a Suburb's Fears. *The New York Times*. 1997 Apr 5.:25.
- Southern Burlington County NAACP.v. Township of Mount Laurel, 67 N.J. 151.
- Southern Burlington County NAACP.v. Township of Mount Laurel, 92 N.J. 158.
- Suresh, Geetha; Vito, Gennaro F. The Tragedy of Public Housing: Spatial Analysis of Hotspots of Aggravated Assaults in Louisville, KY (1989–1998). *American Journal of Criminal Justice*. 2007 Oct; 32(1–2):99–115.
- Suttles, Gerald D. *The Social Order of the Slum: Ethnicity Territory in the Inner City*. Chicago, Illinois: University of Chicago Press; 1968.
- U.S. Bureau of the Census. [Accessed online June 7, 2009] U.S. Decennial Census – Profile of Selected Housing Characteristics & Profile of Selected Social Characteristics. 2009. at <http://factfinder.census.gov/home/saff/main.html>
- Venkatesh, Sudhir Alladi. *American Project: The Rise and Fall of a Modern Ghetto*. Cambridge, Massachusetts: Harvard University Press; 2000.

- Weatherburn, Don; Lind, Bronwyn; Ku, Simon. Hotbeds of Crime? Crime and Public Housing in Urban Sydney. *Crime and Delinquency*. 1999 Apr; 45(2):256–271.
- Wilson, William Julius. *The Truly Disadvantaged: The Inner City, The Underclass, and Public Policy*. Chicago, Illinois: University of Chicago Press; 1987.

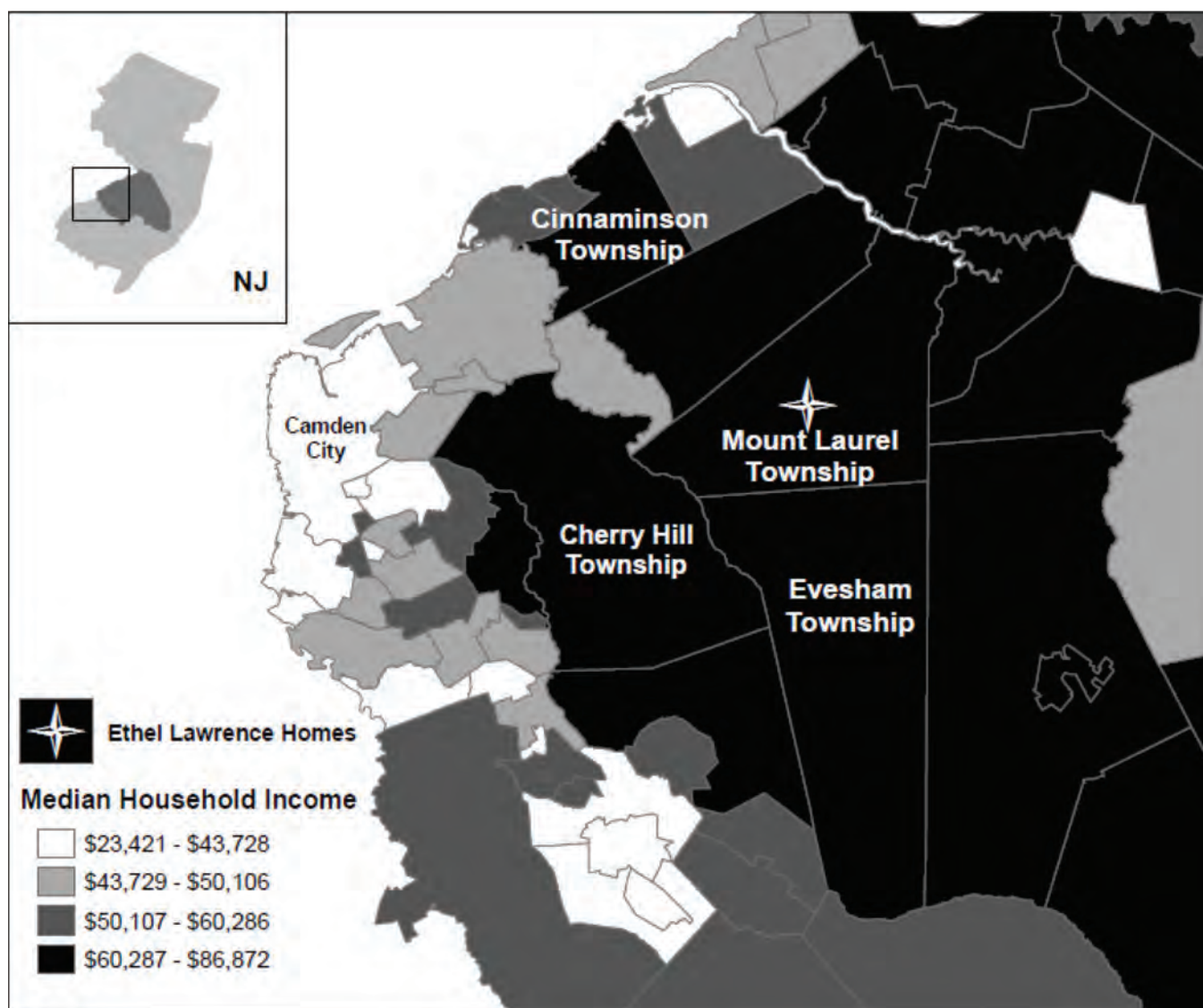


Figure 1.
The location and median income of Mount Laurel and three comparison townships in Southern New Jersey, 1999.
Data Source: U.S. Census Bureau 2000

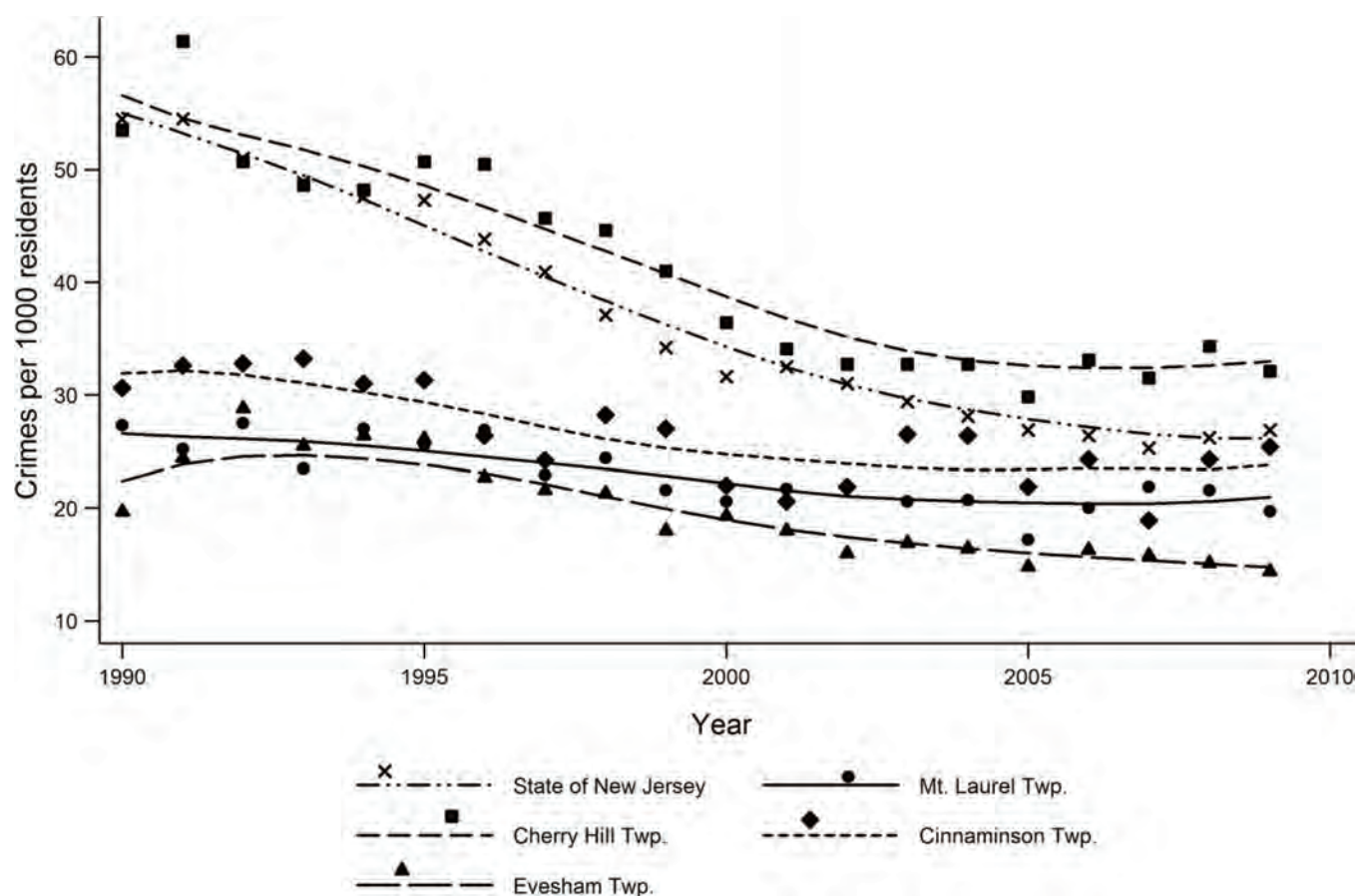


Figure 2.

Crime rates in Mount Laurel and comparison townships, 1990–2009

Data Source: NJ Division of State Police, 1990–2009

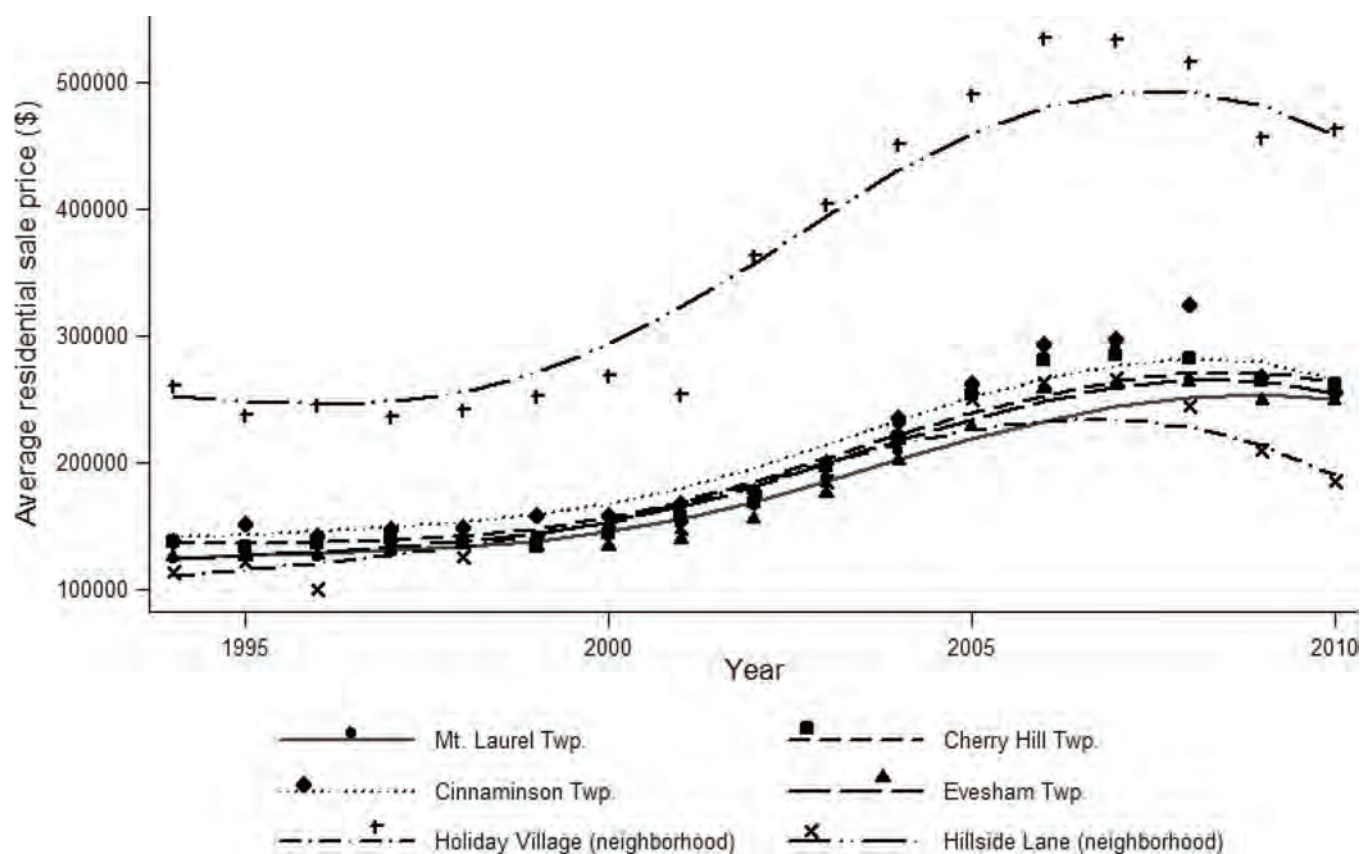


Figure 3.
Property values in Mount Laurel, comparison townships, and nearby neighborhoods, 1994–2010

Data Sources: NJ Division of Taxation 1994–2010; Asbury Park Press property records 1994–2010

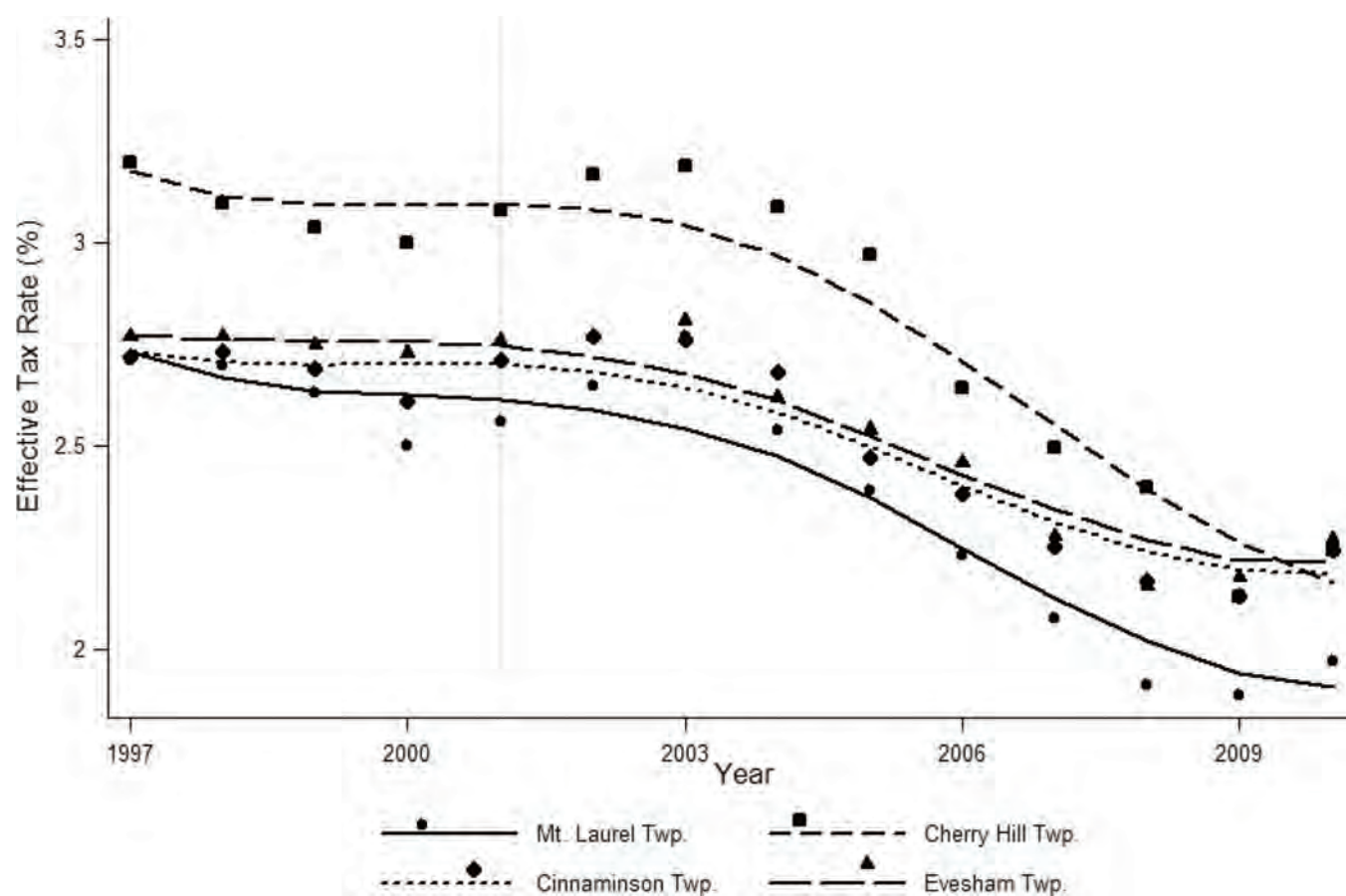


Figure 4.
Effective tax rates in Mount Laurel and comparison townships, 1994–2010
Data Source: NJ Division of Taxation 1997–2010

Table 1

Demographic and economic characteristics of Mount Laurel and comparison townships in South Jersey.

Characteristic	Mount Laurel	Cherry Hill	Cinnaminson	Evesham
Demographic Status				
Median Age	38.9	41.8	42.0	36.0
% Family Households	66.8	74.0	81.9	72.2
% Households with Persons <18	31.9	34.0	36.3	40.1
% Households with Persons 65+	24.5	31.3	36.3	17.4
Race and Ethnicity				
% White	87.1	84.7	91.4	91.3
% Black	6.9	4.5	5.1	3.1
% American Indian	0.1	0.1	0.2	0.1
% Asian	3.8	8.9	1.9	4.1
% Two or More Races	1.4	1.2	1.0	1.0
% Hispanic (Any Race)	2.2	2.5	1.5	2.0
Economic Status				
Median Household Income (000)	\$63.8	\$69.4	\$68.5	\$67.0
Poverty Rate	3.1	4.0	2.4	2.8
Housing Cost				
Median Monthly Mortgage	\$1,467	\$1,538	\$1,398	\$1,501
Median Monthly Rent	\$939	\$793	\$916	\$886
Housing Tenure				
% Owner Occupied	83.7	83.0	96.2	77.7
% Renter Occupied	16.3	17.0	3.8	22.3
Total Population	40,221	69,865	14,595	42,275

Table 2
Subsidized Housing Developments Completed in Mount Laurel Township and Comparison Townships (1990–2008)

	100% Affordable	Elderly Housing	Inclusionary Development	Rehabilitated Housing	Supportive or Special Needs	Total
Mount Laurel Twp.	140	193	238	21	73	665
Cherry Hill Twp.	0	100	398	18	0	516
Cinnaminson Twp.	0	0	0	0	21	21
Evesham Twp.	16	89	101	16	97	537

Source: New Jersey Department of Community Affairs 2010

Table 3

OLS regressions of crime rates on time (year) in Mount Laurel and comparison townships.

township	Pre-ELH (1990-2000)		Post-ELH (2001-2009)		Pre vs. Post $\beta_{1990-2000} \neq \beta_{2001-2009}$
	β	$\beta \neq \beta_{Mt. Laurel}$	β	$\beta \neq \beta_{Mt. Laurel}$	
Crime	Mt. Laurel	-0.53 (0.16)	-	-0.12 (0.20)	yes**
	Cherry Hill	-1.71 (0.33)	yes***	-0.09 (0.18)	yes***
	Cinnaminson	-0.93 (0.22)	no	0.15 (0.36)	yes***
	Evesham	-0.56 (0.29)	no	-0.32 (0.09)	no
	Mt. Laurel	-0.05 (0.01)	-	-0.06 (0.02)	no
Violent Crime	Cherry Hill	-0.05 (0.02)	no	-0.06 (0.02)	no
	Cinnaminson	-0.04 (0.04)	no	-0.03 (0.05)	no
	Evesham	-0.01 (0.04)	yes***	0.00 (0.02)	no
	Mt. Laurel	-0.49 (0.16)	-	-0.06 (0.21)	yes**
	Cherry Hill	-1.67 (0.32)	yes***	-0.03 (0.17)	yes***
Non-Violent Crime	Cinnaminson	-0.89 (0.19)	yes*	0.19 (0.36)	yes***
	Evesham	-0.55 (0.26)	no	-0.31 (0.10)	yes*
	Evesham	-0.55 (0.26)	no	-0.31 (0.10)	no
Number observations		11		9	

p < 0.01

**
p < 0.05

*
p < 0.10, based on Wald test of the hypothesis that the slopes are equal standard errors in parentheses

Table 4

OLS regressions of property values on time (year) in Mt. Laurel and comparison townships.

<i>geographic area</i>	<i>Pre-ELH 1994–2000</i>		<i>Post-ELH 2001–2010</i>		<i>Pre- vs. Post $\beta_{1994-2000} \neq \beta_{2001-2010}$</i>	
	β	$\beta \neq \beta_{Mt. Laurel}$	β	$\beta \neq \beta_{Mt. Laurel}$		
Mt. Laurel Township	1726 (389)	-	13827 (2403)	-		*** yes
Cherry Hill Township	867 (622)	no	13693 (2837)	no		*** yes
Cinnaminson Township	2915 (905)	no	13790 (3783)	no		*** yes
Evesham Township	3284 (498)	yes	13722 (3231)	no		*** yes
Hillside Lane (neighborhood)	1896 (2407)	no	20588 (7118)	no		** yes
Holiday Village (neighborhood)	6476 (2546)	yes ***	5875 (4267)	no		No
Number observations	7		10			

p < 0.01

**
p < 0.05

*
p < 0.10, based on Wald tests of the hypothesis that the slopes are equal standard errors in parentheses

Table 5

OLS regressions of property taxes on time (year) in Mt. Laurel and comparison townships.

<i>geographic area</i>	<i>Pre-ELH 1997–2000</i>		<i>Post-ELH 2001–2010</i>		<i>Pre vs. Post $\beta_{1997-2000} \neq \beta_{2001-2010}$</i>	
	β	$\beta \neq \beta_{Mt. Laurel}$	β	$\beta \neq \beta_{Mt. Laurel}$		
Mt. Laurel Township	-0.07 (0.02)	–	-0.10 (0.01)	–	no	
Cherry Hill Township	-0.07 (0.01)	no	-0.09 (0.02)	no	yes***	
Cinnaminson Township	-0.04 (0.01)	yes*	-0.08 (0.02)	no	no	
Evesham Township	-0.01 (0.00)	yes***	-0.08 (0.01)	no	yes***	
Number of observations		4		10		

p < 0.01

**
p < 0.05

*
p < 0.10, based on Wald tests of the hypothesis that the slopes are equal standard errors in parentheses

From: Tara Tenenbaum <tionn3@gmail.com>
Sent: Thursday, October 18, 2018 3:03 PM
To: Cass, Marc
Subject: Affordable housing development on Mount Etna
Attachments: nihms768473.pdf

Hello,

I am a resident of the Mount Etna neighborhood and I am writing to let you know my concerns about the proposed affordable housing development on Mount Etna and Balboa/Genesee.

I understand that the project was initially approved for 116 units, but the city has now been trying to push through up to 450 units. I am greatly concerned about the impact of traffic and crime in my neighborhood. I just purchased my first home on Mt. Putman, so I feel I have a large stake in this development as I've purchased my home in an expensive market.

San Diego is, without a doubt, in need of affordable housing. However, I believe there is a right and a wrong way to go about doing it. I feel 450 units is too big of an ask for our neighborhood. I would be happy with the 116 units that was originally proposed and feel that our neighborhood would have no problem dealing with an additional 116 units. 450 units is just too much, and the city has also alienated a lot of our community members by suddenly proposing 4X what they originally asked for. Additionally, this housing development cannot go through without consideration for parking, traffic, and safety.

I have a research article (attached in this email) that I would like you (or someone on the planning development team) to read. It discusses a variety of practices that affordable housing developments can use to keep crime low in the suburbs that they are located in. Mainly, 1) strict, intensive screening of all applicants to the development (the most violent offenders are immediately disqualified regardless of low income status or section 8 housing vouchers status) 2) having a social worker(s) on site to help with the at risk population 3) issuing swift eviction notices for any troublesome tenants, 4) surveillance of the property to monitor crime and who is coming in and out of the property (to prevent people living in units not on leases).

Parking is also a main concern for our community, and it MUST be addressed. Surface lots alone will not be sufficient to manage the parking space need that will result from this development. It's the city's responsibility to make sure that our surrounding community is not impacted by the increase of parking from this development. A really good way to get the community members on board with this project is to address the parking situation head on. So far I haven't seen anything that addresses this issue. Make an underground lot, make a lot on the surface and put the units over the lot. Give the surrounding existing community members parking permits to ensure that they get reserved street parking and restrict the members of the development from parking on the streets of the surrounding neighborhood (I know it is heavy handed but these are things you need to do to get community support). The community around the UCSD Hillcrest hospital all have special permits that allow them to park on the street because the community knew that the Hospital would impact street parking.

Please don't dismiss the concerns of our community. I worked really hard to purchase my first home in Clairemont. At the same time I know what it's like to be faced with rising rent costs and little to no housing availability. Affordable housing and home security can absolutely make a difference in someone's life. Keeping people off the streets is good for everyone, but you have to do it right. Infrastructure of future housing

developments is incredibly important. A poorly designed project with no consideration for the existing community that it will reside in will doom your project.

Best,

Tara Tenenbaum
Mt. Putman Ave.

From: Taylor Buchholz <alohataylorb@gmail.com>
Sent: Friday, October 12, 2018 8:09 AM
To: Cass, Marc
Subject: Clairemont homeless project

Is there a website you can direct me to?
Petition?

Sent from my iPhone

From: Thomas Stephens <tstephens@san.rr.com>
Sent: Friday, October 19, 2018 12:29 PM
To: Cass, Marc
Cc: chriscate@sandiego.gov; Ron-Roberts
Subject: County Crime Lab redevelopment opposition

Sirs,

I want to register my firm opposition to the County Crime Lab redevelopment at Genesee and Mt Etna, as currently planned. This out-of-scale and poorly conceived project will have a huge negative impact on the immediate area, and likely destroy the character of the nearby neighborhood, of which I am a home owner. I also object to the city/county's ramrod planning and scheduling process which seems designed specifically to circumvent proper review and input from the community.

Respectively yours,

Thomas Stephens 4475 Mt Henry Ave San Diego, CA 92117

From: Todd Burton <tallynburton@yahoo.com>
Sent: Thursday, October 18, 2018 12:28 PM
To: Cass, Marc
Cc: Tanja Kropf; Claire Burton
Subject: Etna project

I'm a home owner on mt Everest and am opposed to this project. Not only do I fear this will affect my property value , I'm concerned about the increased traffic, lack of parking, and potential increased crime. I originally lived in this area in the sixties. I retired, bought a house, and thought I would live in a quiet community. The mid fifties houses and neighborhood seems to be experiencing people updating and remodeling their homes after a period of neglect. County appraisals of homes seems to be in the 630,000 area. I doubt that the appraisal s will reflect a devaluation and lower the amount of taxes I currently am paying. If I do decide to move and find due to this project that I've loss money of my home and investment, rest assured I will sue the county to recoup my losses.

Already on my street due to construction on the school across from my house, I am dealing with construction trucks and their workers parking on my street and in some cases in front of my driveway. On Sunday's the school rents its auditorium out for a church. Again I'm dealing with overflow parking on my street. The streets are also being resurfaced and again I'm dealing with construction trucks blocking and causing traffic problems. This is all within 30 days. In addition mt Everest Blvd is being used by drivers in bypassing Genesee and balboa traffic congestion. The cars and trucks speed thru here at an unsafe velocity. We don't even have the street lamps that we are zoned for due to lack of funds. This affects our nite time safety. I have attached pictures of the construction trucks parked on my street.

Cass, I attended on of the county meetings where speakers were voicing their concerns. As one woman addressed you personally, you had become distracted and asked her to repeat her statement as you missed it. I sense a lack of real concern and interest with you and the other representatives . I hope I am wrong.









Notice the deaf child sign on this street. How do you guarantee that child and other children's safety ?

Todd Burton
858-736-4073

From: Tom Cebulski <solviz@hotmail.com>
Sent: Friday, October 19, 2018 1:35 PM
To: Cass, Marc
Subject: Mt Etna

I am writing to express my concerns regarding the low income housing being proposed for the Old Crime Lab on Mt. Etna. As a homeowner that is 4 blocks from this project I am objecting to the amount of units being proposed as well as changing the current zoning to accommodate such a big project. This is a family neighborhood. We chose to live outside of downtown because there is less traffic and less people. Adding over 400 units in area that is already getting overpopulated places a burden to the current residents and to the area. Proposing that all units be slotted for low income, homeless, and disabled places us in a situation where the residents of the area carries a higher burden to provide for this population than other areas such as Mira Mesa, UTC, Serra Mesa etc. Why not share the burden with other areas? We already have a low income apartment complex and a future homeless project within .5 miles from Mt. Etna. How is this fair? Make the site be for 50% low income and 50% market value as well as only allowing half the units of what is proposed.

Sincerely,
Tom Cebulski

From: Tracy Yates <tracys.yates@gmail.com>
Sent: Friday, October 19, 2018 5:15 PM
To: Cass, Marc
Subject: No on Mt Etna low income housing!!

I do not want this and am stupified that you would attempt to alude this under the radar.
Tracy Yates

From: Lisa Hudson <lisahdsn@san.rr.com>
Sent: Friday, October 19, 2018 1:34 PM
To: Cass, Marc
Subject: FW: RE: Mt. Etna Crime Lab Re-Development Site for Low-income Housing

From: Lisa Hudson [mailto:lisahdsn@san.rr.com]
Sent: Friday, October 19, 2018 11:43 AM
To: 'marc.cass@sandiego.gov'
Cc: 'ChrisCate@sandiego.gov' ; 'Ron-Roberts@sdcounty.ca.gov' ; 'kevinfaulconer@sandiego.gov'
Subject: RE: Mt. Etna Crime Lab Re-Development Site for Low-income Housing

October 18, 2018

County of San Diego
Department of General Services
5560 Overland Avenue
San Diego, CA 92123

The plan proposed at the October 15th meeting on the Mt Etna Crime Lab Re-development site by Chelsea does not even come close to fitting in with the surrounding neighborhood. The proposed height limit of 60 feet is over the 30-foot limit, over the approved housing density and is a not fit for the neighborhood. The proposed plan would be adding the equivalent of a new "neighborhood" to the existing neighborhoods of the Mount Street area without any additional expansion of surrounding facilities. For more than 30 years the City of San Diego (and the County by extension) has ignored any upgrades or expansions of public works (road building, library, water, sewer, communications, power, transportation, fire department and police) in Clairemont. We don't understand why this location was chosen when there are bigger lots east of Clairemont where the county could build thousands of units and not impact a small community with NO RESOURCES.

The Site is only approved for a "116 residential units with a 10,000 square foot neighborhood serving retail component". Instead of requesting that plans follow this description, the County has decided to push for over 400 units without any retail. In addition, the County pushed ahead with plan selection **without any COMMUNITY INPUT** and kept the plan a secret until after the approval of a development plan. This has been highway robbery!!

We're tired of the middle class families who follow the rules, pay their taxes, and work hard to be RUN over by our government. This entire project is not acceptable in any other part of San Diego County, so why should we be accepting it in our neighborhood? This facility would be the LARGEST high-density low-income/homeless housing in San Diego county. How is that fair to put this burden on our community? We currently have a 52-unit homeless senior housing that will be built over the next two years within 2 blocks of Mt. Etna and 350+ section 8 (The Stratton) housing right next door. The crime at The Stratton is so bad that the residence don't

even feel safe living there (see Yelp reviews). Clairmont has more low-income density housing than any other area surrounding it.

The homeless problem is NOT Clairemont's problem but the entire City of San Diego. We wouldn't be in this predicament if the city required the big developers to build their 10% of affordable housing. Instead they've allowed them to buy out and now you expect us to take on that burden? There should have been a better plan in place because now the problem has exploded. We'd like to see a citywide plan of affordable housing for all communities with equal numbers before any NEW developments are built in our city. This includes Mira Mesa, La Jolla, Bird Rock, Bay Park, Bay Ho, Pacific Beach, Mission Beach, Rosecrans/Midway, Little Italy, Downtown, and Mission Valley to name a few.

How are these NEW developments contributing to the low-income housing crisis?

- Town and Country Hotel = adding 850+ apartment units with NO mention of affordable housing
- Midway/Rosecrans = 11,000 new homes and apartments with NO mention of affordable housing
- Morena Blvd by NEW trolley station = 5,000+ units and NO mention of affordable housing
- Downtown/Little Italy = So much construction going on with little to NO affordable housing being built. San Diego Union Tribune quoted, "We wanted the building to have class, character and a timelessness," said H.G. Fenton CEO Mike Neal during a recent tour of the Vici, one of the most luxurious new apartment buildings in San Diego County. Average rent for a 1-bedroom downtown/Little Italy \$2900/mo. This quote goes hand and hand with every NEW development that is going on around Clairemont. All have class, lots of amenities and very little Affordable Housing.

This entire project has done one good thing for our family – it has lit a fire under us and now we are involved in politics, the Clairemont Community Planning Group, Clairemont Town Council, community discussions on future plans, and we've been able to educate ourselves on the affordable housing crisis. One thing is for sure ... we need to take care of our middle class families who are educated but cannot find affordable housing. We keep building for low-income/homeless who more than likely won't contribute to this community instead of the hardworking middle class families who make a decent wage but can't afford to live in San Diego.

We will not let the county or city take our quality of life and back-breaking investment so that they can hit their "LOW-INCOME/HOMELESS HOUSING NUMBERS". This entire project has been rushed and we will not be bulldozed over. We will take this fight public and picket every day until there is a resolution.

The County should be ASSAMED for even trying to build this monstrosity within a community that does not have the resources or land to support it.

Shame onThe County of San Diego, City Councilmember Chris Cate, Mayor Faulconer, and County Board of Supervisors.

Best,

Tyrus Barth & Lisa Hudson (Resident of Clairemont for 20 years)
3115 Mount Acmar Court
San Diego, CA 92111

From: michael jarvis <mjarvis64@gmail.com>
Sent: Thursday, October 18, 2018 11:54 AM
To: Cass, Marc

Greetings~

We own and occupy our SFR property located on the 4200 block of Mount Castle Avenue, the first street west of the proposed multi-family project for low income, homeless and at risk, drug and recovering individuals. I and my husband along with multitudes of neighbors are vehemently against the proposed project and of the plan to waive current height restrictions for new construction. This area cannot afford such developments which will more than double the amount of SFR's and population in the area and increase what is locally already a significant problem with drug addicted transients and mentally ill individuals.

Furthermore, we understand the current plan does not provide appropriate numbers of parking spaces to accommodate the influx of new residents. Mount Castle Avenue, a quiet family, owner occupied street will be the nearest option for overflow parking which takes away from our own on-street parking in front of our homes. Expanding population in this already dense area is not the right solution and punishes owners who pay VERY HIGH taxes to own and live in this area!

Our home was purchased in 2003 and at that time, city improvement plans focused on the undergrounding of power lines with a then published ETA of work in or around 2017 for our area. We looked forward to this upgrade to beautify our neighborhood and increase property values. We are painfully aware this hasn't happened and now the current proposal will bring more blight to the area and negatively impact our property values...not OK! As a matter of fact, on the east side of our street, several houses have recently been put up for sale, a certain indication residents are bailing out before the situation worsens.

Our quality of life and safety is at risk! Stop the planned multi-family development.

Please keep the best interests of existing surrounding homeowners in mind.

Best wishes,

Mike Jarvis

Mjarvis64@gmail.com

Clairemont Mesa Community Plan Amendment and Rezone Project

Case No. WT-4224097

NOTICE OF PREPARATION PUBLIC REVIEW PERIOD

September 10, 2018 through October 19, 2018

PUBLIC SCOPING MEETING COMMENT SHEET

Monday, October 15, 2018

Marston Middle School

3799 Clairemont Drive

San Diego, CA 92117

WRITTEN COMMENT FORM

I am OLD - I have low vision & only 30% hearing.
I do not drive. I use a walker. I moved here
in this neighborhood knowing I could walk to stores.
If someone were to push me at the slightest, I most likely
will fall and with most falls - Break something. Another one
just might be the end of my Freedom. Intentionally
bringing mentally ill, Alcoholics, drugies, substance abuse
- the undesirable, is A MAJOR SAFETY CONCERN
not to mention how it will negatively impact the value
of our neighborhood. Where will all these people park?
To go higher than approved is Not Fair to any of us.
All of us in the neighborhoods suffer - the businesses

(Attach additional pages as needed)

MAIL or E-MAIL FORMS TO:

Marc Cass
County of San Diego
Department of General Services
5560 Overland Ave
San Diego, CA 92123
E-mail: marc.cass@sdcounty.ca.gov

will suffer -
home owners will suffer
elderly will suffer

Phyllis Berg

Signature

Phyllis Berg

Print Name

4334 Mt. Jefferson Ave

Address

San Diego, CA 92117

City State Zip Code

904-460-8988

Phone Number

COMMENTS MUST BE RECEIVED BY 5:00 PM OCTOBER 19, 2018

From: Valerie <flyvberg@gmail.com>
Sent: Friday, October 19, 2018 11:46 AM
To: Cass, Marc
Subject: cqse WT-4224097
Attachments: cqse WT-4224097.pdf

Valerie

From: Val Berg <flyvberg@yahoo.com>
Sent: Friday, October 19, 2018 12:40 PM
To: Cass, Marc
Subject: WT-4224097
Attachments: WT-4224097.pdf

Valerie

From: Victoria Ngo Border <v.ngo.border@gmail.com>
Sent: Friday, October 19, 2018 9:30 AM
To: Cass, Marc
Subject: Mt. Etna Concerns

Good morning Marc,

I'm sure you've heard about many of the concerns Clairemont residents have regarding the proposed Mt. Etna project, and I wanted to add my thoughts. I am not against affordable housing, but I disagree with the number of units proposed and the disregard for the height limits the community has worked so hard to keep. The influx of an additional 1,000 residents at that site will result in tremendous traffic in an already congested major intersection. The schools in the area already have a hard time supporting the number of students they currently have; additional students will only put more stress on the situation. The neighborhood simply does not have the resources to support that many new bodies in the community all at once. I hope you'll take the concerns of the residents and fight to reconsider the number of units proposed for this site and maintain the current height limits.

Thank you in advance for your time,

Victoria Ngo Border

From: Victoria Williams <venwf@san.rr.com>
Sent: Friday, October 19, 2018 3:13 PM
To: Cass, Marc
Subject: Mt Etna project

I am appalled by what I am learning about the Mt. Etna project. At first I thought WT*, next I went to 'what idiot thought this was a good idea' then I moved on to 'follow the money'. The project shows no concern to what it will do to the existing neighborhoods surrounding the site. And the types of people it will potentially place in the neighborhood is not in the best interest of the area. It's one thing to plan a 100 unit project for seniors, persons with disabilities veterans, at risk of being homeless, it's entirely another thing to push a project through that clearly violates existing planning laws, and would allow persons with serious mental illness to live a block from an elementary school. This project is clearly designed to make someone a lot of money, with no real concern to fixing any problem. I strongly oppose this project in its current stated configuration.

Victoria Williams
5022 Mt. Casas Dr.
San Diego CA 92117

From: Viv <vsimon6@gmail.com>
Sent: Friday, October 19, 2018 7:42 AM
To: Cass, Marc
Subject: Mt. Etna "project"

I am a widow who treasures the property values of my Clairemont home. I do not want any "project" as the proposed Mt Etna project.

Are you planning on calling it Cabrini Green West?

No! On screwing Mt. Etna neighborhood.

Vivian Simon

Sent from my iPhone

From: Viv <vsimon6@gmail.com>
Sent: Friday, October 19, 2018 8:06 AM
To: Cass, Marc
Subject: Mt Etna

Save money. If you have to give low income housing, use existing structure. Keep the numbers low, the skyline low and the neighborhood impact low. We have about 50 chronic homeless in Mt. Etna, take care of them here. Build a small project in Linda Vista for their homeless, etc.

We do not want a 5 story project in Mt. Etna

Vivian Simon

Sent from my iPhone

From: Walter Faulkner <jwfaulkner@yahoo.com>
Sent: Thursday, October 18, 2018 3:33 PM
To: Cass, Marc
Subject: Mt. Etna proposed project

Mr. Cass:

We wish to add our voices to our Clairemont neighbors' voices stating our concerns over the proposed development at Mt. Etna and Genesee.

First, we feel that this project has been dumped on us by surprise and is being fast-tracked to ram it through because the County knows it will not be popular or approved by the community. The promise of transparency and community in put feels like a sham. This reeks of back room deals and under-handed politics.

Second, our community, and all of California, needs affordable housing and Mt. Etna could be a potential site for such. However, the number of units crammed onto this site, plus the lack of adequate parking spaces, is a recipe for neighbor disputes and potential gang and drug activity, reminiscent of New York projects. Think of lab experiments of rats in overcrowded conditions. The same results could apply here. If affordable housing could be built here without such high density and without violating the 30 foot limit, the project would probably receive community support.

Third, traffic in this area is already very heavy. This many additional vehicles, and without adequate parking, will further aggravate the situation.

These are a few of our concerns; we have more. This site is not appropriate for this proposed project. We do not want our community to become high density and heavily congested. We understand that all communities will need to do their share to help the housing shortage. We have shown our willingness to help by receiving the Mt. Alifan project. The County owns other sites. Perhaps the County should review its holdings and select a site more appropriate for this type of project or rethink this project and make it suitable for the location.

We would appreciate receiving your response just as an assurance that human eyes have read this.

Sincerely,
Walt and Jan Faulkner
jwfaulkner@yahoo.com

From: Wes Dittman <wdiego9@gmail.com>
Sent: Friday, October 19, 2018 4:49 PM
To: Cass, Marc
Subject: Mt Etna project

Mr Cass,

As a resident of the Mount Street neighborhood directly adjacent to the county Sheriff's Crime Lab property, I am vehemently opposed to proposed development of this property to a multi-story housing facility for hundreds of disadvantaged people. I believe the intersection of Balboa and Genesee is already at maximum capacity, and this proposed development does not even have direct access to these large streets. Instead, the access is to the neighborhood street of Mt Etna, which is only one issue.

City and county planners appear to only consider the interests of big money and developers, and neglect residents interests.

I'll keep this email brief to state my opposition, and that I will join the other opposed residents of my community, to fight this development. It will destroy the quality of life in this area.

Thank you

Wes Dittman

4502 Mt Gaywas Dr, San Diego, CA 92117

From: William <wtsueng@alumni.ucsd.edu>
Sent: Friday, October 19, 2018 12:55 PM
To: Cass, Marc
Subject: Regarding Mt Etna Site for Affordable and Extremely Low Income Housing Project

Greetings Mr. Cass,

I am writing to with regards to the Mt Etna Site for Affordable and Extremely Low Income Housing Project. I have strong reservations, and even objections, to the project in its current state. The final feasibility study did not appear to include a traffic study. As is, the level of service of Genesee Ave and Balboa have steadily worsened with time. A large dwelling complex will severely and negatively impact the surrounding area, especially because the current infrastructure is not being improved. A fine instance of this can easily be seen at Mira Mesa off of the I-15, where several large apartment complexes have been and are currently being created. With no change to Mira Mesa Blvd, the traffic is a nightmare.

I do not wish for the same thing to happen to Genesee Ave and Balboa.

Rezoning to allow this sort of development without consideration to transportation and parking will certainly do more harm than good.

Best regards,

-William Tsueng