

County of San Diego & Chelsea Investment Corp. Planning for 5255 Mt. Etna Drive

Public Workshop #1 – April 11, 2019 Workshop Summary Report

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As part of the Communication and Engagement Program for the proposed development at 5255 Mt. Etna Drive, community workshops are planned to offer the public and stakeholders an opportunity to learn about the proposed affordable home development, dialogue one-on-one with project team members, and provide feedback throughout the planning process. The County of San Diego and Chelsea Investment Corporation hosted the first of two community workshops for the proposed site on April 11, 2019 at 5:30 p.m. at Marston Middle School in the Clairemont neighborhood of San Diego. An estimated 118 members of the public attended the workshop, which included an open house with poster stations covering key topics and a small-group discussion activity. Through the small-group discussion activity, workshop participants were asked to provide their feedback on four community-selected topic areas of interest.

Community-informed Workshop

The community workshop was designed to create a space where participants at any level of engagement and understanding and across a wide spectrum of interests and concerns could find an opportunity to share ideas, to listen, and to be heard.

A series of stakeholder group interview sessions and correspondence with community members and stakeholder, revealed that many members of the community appreciate the opportunity to speak one-on-one with project team members and engage in smaller group interactions. For this reason, those components were included in this workshop.

The topics that were identified for discussion were directly informed by these same community engagements, as well as the responses collected in the survey question included in the registration for the community workshop.

Workshop Objectives

- Create an informative meeting setting where all attendees feel comfortable participating
- Provide an opportunity for attendees to learn about the planning process and ask questions
- Provide information on the role of public input and opportunities for participation
- Solicit input on the proposed discussion topics

Workshop Notifications

The public was notified of the workshop date, time, and location via a variety of notification channels including a postcard mailer distributed to 1,400 homes and businesses adjacent to the site, newspaper display and digital ads, eBlast, and fliers. In addition, an informational brochure was distributed via door-to-door outreach that also included information about the community workshop. Copies of the meeting notifications are provided in **(Appendix A)**.

Workshop Format

The meeting format included three major components: 1) Open House, 2) Welcome, and 3) Small-Group Discussion Activity.

Upon arrival at the workshop, participants were provided with a program, fact sheet and input card **(Appendix B)** and invited to sign-in and provide their contact information to receive future development updates.

Open House

At the beginning of the workshop, attendees were invited to visit a series of stations spanning a future development and related informational topics. Several of the stations included poster displays. Project team members were available at each of the stations to answer questions and provide additional information. A total of five stations were featured in the Open House spanning the following topics.

Posters displayed at the stations can be reviewed in **Appendix C**.

Future Development Stations

- Station 1: Planning Process and Opportunities for Public Involvement
- Station 2: Community Plan Amendment
- Station 3: Environmental Impact Report

Information Stations

- Station 4: Chelsea Investment Corporation
- Station 5: Regional Affordable Housing Needs

Welcome

At the onset of the workshop, Facilitator, Natalia Hentschel, welcomed participants to the meeting, introduced the project team, and provided an overview of the discussion activity format. Omar Passons, County of San Diego, followed the welcome message with a follow up on the process status, and communicated the purpose of the workshop as well as how the input gathered at the workshop will be used. Buddy Bohrer, Chelsea Investment Corporation, discussed next steps.

Interactive Group Discussion Activity

Following the welcome, project team members led attendees in a traditional workshop setting where participants worked in small group discussions to provide specific input. The groups were organized by the following topic areas:

- Architecture and Design
- Community Accessible Space and Services
- Getting Around (parking, traffic, pedestrian connectivity, transit)
- Supporting Infrastructure and Safety

Attendees had the opportunity to participate in three rounds of discussion, allowing them to engage in group discussions on three topic areas. Each group was facilitated by a project team member and the group discussion questions differed depending on the topic. Participants were also able to submit their feedback in writing on topic specific comment forms (**Appendix D**).

Take-aways and Next Steps

Omar Passons, County of San Diego, and facilitators from the four discussion topics provided a summary of major take-aways from the small group discussions. Workshop participants were also invited to provide verbal comments on their key take-aways from the workshop. The workshop concluded with an overview of next steps.

Summary of Responses

The following is a transcript of responses collected for each of the feedback opportunities conducted during the workshop on flipcharts and comment cards. In addition, workshop participants were invited to submit a general input cards about the proposed development (**Appendix E**).

Table 2: Small Group Discussion Summary of Responses				
TOPIC	QUESTION	ROUND 1	ROUND 2	ROUND 3
Architecture & Design	Q1. How would you describe Clairemont's architectural character?	<ul style="list-style-type: none"> Single home master plan community Single family residential Gingerbread neighborhood (design) Mid-century modern historic Drought tolerant Family oriented Very diverse 	<ul style="list-style-type: none"> Vons shopping center mix of arch. styles Softer arch look '50s cottages Mostly one story Few apartments with house than 2-3 stories Houses, condos & apartments Single-family near site 	<ul style="list-style-type: none"> Hodgepodge '50s & '60s architecture Midcentury modern Post-world War II Single family tract homes First planned community in the US 2-story apartment buildings Stucco
		DISCUSSION GROUP COMMENT CARDS <ul style="list-style-type: none"> Low density, low buildings, family friendly commercial buildings—Not big city development style Mid-century modern, eclectic Single-family, post WWII, 2-story apartment buildings Middle class, varied mid-century to more modern gingerbread houses Gingerbread neighborhood C. 1957 Like the bluffs Mix 'n' match I prefer contemporary, I think it should mesh of the updated Late '50s low rise homes & businesses 1950-1960s planned community development. No tall living buildings. Single family homes with two story apartments along major roads to supply public transportation Single family homes, trees, grass, canyons, sky Single family, 1950s-1960s style, yards, trees, working class families Midcentury, ranch style, family neighborhood Mixed bag The current style is casual. It would be nice to update with different levels and in & out construction, balconies etc. All buildings should not exceed 30' max height limit. Lighting should be adjusted to prevent crime. Family homes, quiet neighborhoods, shopping, good access to main roads, safe community, calm 		
	Q2. What are your greatest interest and concerns related to the	<ul style="list-style-type: none"> Find a different property (police property on Friars Road) Does not belong in the neighborhood Continuous building out of character More green space 	<ul style="list-style-type: none"> Pop out features to make it more interesting Height limit; do not break 30 feet (fire department does not have equipment) No high rise, 3 stories max Elevators to be adequate for residents 	<ul style="list-style-type: none"> Vertical garden (street and house facing) Low profile What is the square foot per person ratio? Inside parking

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	architecture and design of the proposed development?	<ul style="list-style-type: none"> • Height is not aesthetically pleasing to Clairemont • No flat roofs • Green building (i.e. solar) • Screening for neighbors • Exterior façade, graffiti free? • Façade should be able to weather nicely • Mid-Century modern reflection in architecture • Walkability (interior & exterior, exterior interaction with community ex: The Bluffs) • Do not want modern building look • Massing—higher in the center, open space, breathing room • Positive entry to community (landscaping) • Improve SDG&E easement • Amenities for those in community • Access to Genesee & Balboa (vehicles traffic flow) • Lease or purchase SDG&E site to reduce height by parking in lot • Need access to Balboa • Active housing/units onto Mt. Etna, no walls/fences along the street 	<ul style="list-style-type: none"> • Cognizant of enough visitor parking • LEED building certified (sustainable/green building) • Play area for children • 200 units rather than 400 • Balconies and patios • Lots of green space (drought tolerate) • Visual screening for neighboring backyards • Underground parking • Living roof • Lights being intrusive • Mitigate noise & heat from complex • No balconies • Grass for service animals • Accessible sidewalks (everything!) for disabled (wheelchairs, visually impaired etc.) • Landscaping—Green! • Soft texture • Residential character • Multi-entrance/cars • Terrace building towards residential • Articulate building • Family flow into streets & safety for kids • Density & height 	<ul style="list-style-type: none"> • Accessible from all sides in terms of community space • Mixed used? • Electric car charging spaces • Green space (no more concrete) • Fewer units (less than 400) • Similar density to other Clairemont apartments • No Tuscan architecture • No more than 30 feet • Courtyard internally focused • Onsite parking, underground • Beautiful landscaping • Park space on site • Community garden • Don't want 6 stories high • No concrete jungle • Want to stick to 30 ft. • Fit into community • Landscaping • Like Las Brisas • Well-lit site • Pedestrian scale • Walkable • Taller by Genesee and lower by single family houses • Fewer windows facing existing houses • Ample parking on site
		DISCUSSION GROUP COMMENT CARDS <ul style="list-style-type: none"> • Want development to not exceed 30' height (no zoning change) • Must have more than 1 entry/exit and not cause backups of traffic on Mt. Etna & Genesee & Balboa • Design 		

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TOPIC	QUESTION	ROUND 1	ROUND 2	ROUND 3
		<ul style="list-style-type: none"> • Articulation, not big boxes, height is ok when combined with public/private open space. I do not think 30 ft. height limit is important. Higher is fine, there are tall buildings all around • Need onsite parking • Buffering to SF homes, use easement for park or parking • Great living environment for families, seniors • Need access to Genesee & Balboa, Height excesses • Zoning, height limit • Density of 448 or 404 units is way too high • What is height limit... 3, 4, 5 stories etc.? • Would like 3 story instead of 5 story • Need more parking for this project, density & height • 400 units is not acceptable. Clairemont density per sq. mile is 2000 more people than the average in San Diego. • How high the buildings will be will play an important consideration. As a resident with a view home, I enjoy as others do the ability to look across my community. • I would like to see more classic '50s architectural details. Variance in roof lines. Character windows, beams, greenspace (we have our parks and yards) • Density! Needs to be solved. Need to decide this before design, anything taller than two stories will not fit well • It is too large for space—this density does not work! • Max 2 stories to stay within the feel of the community. • To stay 2 stories or below, lot of open land for landscape • Having height limit above 30 ft, not enough parking, single entry/exit of property, too many units planned • I don't want to notice it every time I drive by. Lots of greenery would be good • Design blend with (and possible improve) character of area, parking limitations—needs to be adequate parking, noise & heat are big concerns (bldg. maintenance), lights being too intrusive, noise of people, places/areas for residents to congregate, balconies encourage trashy looking apartments 		
	Q3. In reference to the examples provided, what do you like best about each example? What do you like the least about each example?	<ul style="list-style-type: none"> • All have a cold look • Lower left greenery • Like top middle • Common area for seniors • Similar to nearby shop building • Don't look like nearby office buildings • Only 3 stories max • Don't mind higher than 3 stories, lower than 10 story offices 		<ul style="list-style-type: none"> • Protruding building, stepped • Too flashy • Too boxy • Peaked roofs • Green space on sidewalks
		DISCUSSION GROUP COMMENT CARDS		

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TOPIC	QUESTION	ROUND 1	ROUND 2	ROUND 3
		<ul style="list-style-type: none"> • Dimensions to break up squarish look, bump-outs are more pleasing than flat sides • Terracing down toward neighbors' homes to provide privacy & not block out sunlight to backyards. • Avoid highly contemporary solutions but be creative • A design that coordinates with the Vons & Kohls shopping center would look the best • Lower right is closest • More classic (or re-imagining) '50s style with more integrated green space • Flat roofs do not fit Clairemont • Color scheme is great • Needs more greenery • None of the examples fit into the architectural feel of Clairemont. They are modern/too sterile. It needs more greenery. • I don't like that the examples have no or very little landscaping. Too tall. They look like concrete boxes not very appealing. • I like the one in the bottom center, nice neutral colors • I don't like any of these designs. No flashy colors. Neutrals. 3 stories—no higher, 160 units • Glad it's no SF housing b/c it does not meet the scale/balance of the adjacent business/commercial centers. Avoid metals/concrete in style. Textured plaster is more typical of area. 		
Getting Around	Q1. What are your greatest interests and concerns related to the potential impacts to getting around from the proposed affordable home community?	<ul style="list-style-type: none"> • Crosswalk audio signal at Mt. Etna and Genesee • Balboa/Genesee already congested and dangerous • Mass transit 24/7 • Frequency of bus transit, sparse now • Bike route not practical west of site • Bike routes need physical protection (not eliminating the traffic lane) • Parking garage well designed • 1 space/unit not enough parking • Not a transit priority area • Previous analysis rated transit fair/low at the site • Safety, walking/biking, not getting harassed • Mark driveways for visually impaired • Stop sign at driveways • Multiple entry/exits, not all on Mt. Etna • Parking provided on site (adequate) • Inefficient mass transit, can't rely on it 	<ul style="list-style-type: none"> • One entrance/exit on Mt. Etna is not enough (add entrance/exit on Balboa and Genesee) • There should be no access to site from Mt. Etna • Limited uses for SDG&E easement (include walking trail) • Traffic now is an issue in the area (development could make it worse) • More bus routes, serving trolley stop, hospitals, downtown • Access to neighborhood is already limited • High Tech High coming, more traffic • No access on Mt. Etna/loop for pick up drop off only • Residential cut through happens • Accidents/near misses near site/school 	<ul style="list-style-type: none"> • Traffic = pollution • Traffic—congestion, parking, road conditions • Balboa/Genesee traffic backed up, Mt. Etna too (it's already bad) • Density of people commuting • No infrastructure is in place for mass transit • Not safe to use bike lanes • Not easy to bike up/down canyons or walk • Not practical to walk or bike in community (canyons) • (Residents) children on very busy street/intersections (safety of residents) • Speed on Mt. Etna is a concern, too fast • No school busses for site residents, how will kids get to school? • Restricted parking on Mt. Castle • Cut through on residential is already happening

Table 2: Small Group Discussion Summary of Responses				
TOPIC	QUESTION	ROUND 1	ROUND 2	ROUND 3
		<ul style="list-style-type: none"> Increased traffic on side streets Safety of getting kids to school Left hand turn lane (west on Mt. Etna) – both directions Pedestrian bridge Mt. Etna & Genesee Safety in shopping center Parking—what will this do to traffic Traffic is already bad on Mt. Etna etc. 		
		<p>DISCUSSION GROUP COMMENT CARDS</p> <ul style="list-style-type: none"> Public transit in the area is poor—I know because I’ve used it. Buses are infrequent. It is unrealistic to assume Mt. Etna residents can get around on buses. Bikes are not an alternative due to extremely steep canyon on Balboa west of site. Traffic congestion at Balboa & Genesee is dreadful already, long waits for that light! I am very concerned about over-crowding the area and increasing and already bad traffic problem. Genesee gets backed up for over 5 miles every weekday with people coming home from work. All the people living there with jobs would join the commute. Thru vehicular traffic from residents, how will it be accommodated? Is it possible to create thru access from Balboa to Mt. Etna? Underground parking? Shared parking agreements? Traffic congestion due to added units on Mt. Etna. Additional vehicles will impact north and south bound Genesee as well as Balboa—impacted traffic at many times already, shopping centers are not very easy for pedestrians to maneuver and are dangerous already, seniors and people in general are at risk now while crossing both Genesee & Balboa to get to shopping centers Congestion = jay walking, cutting through neighborhood—speeding through smaller streets, in order to avoid traffic. Genesee has enough rough traffic as it is during rush hour. Mt. Everest Academy has kids coming and going often on their own, because they go to school at various times during the week. They go together to Starbucks and other spots by foot or scooter between classes. If this complex is built, even with more stoplights, there will be many more accidents. I would no longer allow my kids to have their independence to go to those businesses. It would be a big loss for families. Adequate parking, traffic safety, traffic congestion, site access Greatest interest is that an EIR is completed with input from community members. While the performing arts academy at the end of Mt. Etna was changed to the John Muir School, the EIR was “overcome” by an interpretation of state law. Traffic on Balboa, Genesee is already very congested, what is the plan to relieve traffic on main and side street? Transit availability, the #41 route on Genesee has low evening frequency & the #27 on Balboa has very low frequency, bike lanes not safe, pedestrian crossing at Genesee & Balboa unsafe. Traffic! Congestion & parking, we are so congested, the congestion surrounding this area hinder ped & bike traffic Traffic congestion, on-site parking is a must, changed zoning of Mt. Etna, using side streets (once residential), safety-theft-harassment Parking on-site needs to be adequate, 1 space per unit doesn’t work, caregivers need parking spots. Access to site from Mt. Etna and Genesee 		

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TOPIC	QUESTION	ROUND 1	ROUND 2	ROUND 3
	Q2. How would you recommend Chelsea and the County address these interests and concerns?	<ul style="list-style-type: none"> • Number of spaces for all renters on site • Concern about overflow into adjacent parking lots (commercial) • Neighborhood parking permits • Chelsea should visit area (busiest time) and then try to take the bus • City doesn't actively enforce 72-hour parking limit in neighborhood • Subterranean parking • Re-engineer Balboa/Genesee intersection to add 3 lanes • Improve pedestrian visibility (lighting, safety) • Add time to crosswalks • Separate right turn lane Mt. Etna to Genesee • Reduce density • Police & fire services to service site • Fire to serve multistory residential • More lanes at Mt. Etna & Genesee\ • Access on Genesee and Balboa through SDGE easement (left in) (right in, right out) 	<ul style="list-style-type: none"> • A lot of handicap parking spaces • Pedestrian-friendly streetscape (landscaping/shade) • Pedestrian scale construction • X-crosswalk ("scramble") • Don't want traffic to use Mt. streets as shortcut • Connect parking lots on SDG&E easement and allow cars to go through • Electric car charging station • Pedestrian overpass connecting at greatest pedestrian need • Enhancing crosswalk at Mt. Etna • Mt. Etna, treat as residential street (speed bumps) • Bicycle storage lockers for residents • Midblock crossing on Mt. Etna • Close Mt. Etna at perimeter of project site to thru traffic • Increase bus frequency • Residential parking permits • Adaptive traffic lights—priority for Genesee/Balboa? 	<ul style="list-style-type: none"> • Providing parking infrastructure • Participate in road improvements • Alleviate congestion • Guarantee in writing that site residents won't park on Mt. Castle • Better crosswalks/signage • Mid-block Mt. Etna crossing • Lighting (Mt. Etna) • How does Jacobs family feel about this? • Motorized scooter amenities • Pedestrian bridge over Genesee • Have public meeting closer (High Tech High) • Mt. Everest Academy—pedestrian issues • Traffic light at Genesee—mid-block
		DISCUSSION GROUP COMMENT CARDS <ul style="list-style-type: none"> • Assume residents will have cars and limit the number of units so that parking can be on site not on the neighborhood and additional traffic congestion will be less. Limiting the number of units is the only way to make any real impact on the problems this development will otherwise cause • More public transit options. Increase safety for bikers and pedestrians. I like the flashing lights for crosswalks. • Alternative transit methods for residents, include secured bike parking, carpool/vanpool incentive. Utilize SDG&E easement for parking, but also a thru pedestrian access (i.e. walking path/trail), green space amenity on a portion of site. • Significantly reduce the size of the proposed property on Mt. Etna. Work within the current zoning. Build pedestrian bridges for street crossing safety over both Genesee and Balboa to make getting to the shopping areas easier and safer while not affecting traffic, access/exit on Balboa and a pick-up turnaround on Mt. Etna. • Cancel the project! • No project access to Mt. Etna except for pick up & drop off via a loop driveway and taxi/Uber/Lyft/autonomous vehicles, provide access directly to Balboa via SDG&E easement and to Genesee, existing truck access, moderate density, adaptive traffic signal for both Balboa and Genesee • Keep the community involved 		

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TOPIC	QUESTION	ROUND 1	ROUND 2	ROUND 3
		<ul style="list-style-type: none"> Build smaller complexes, fewer residents/density, better lighting at crosswalks (also more time to cross), address parking Work with MTS to increase bus frequency, add protected bike lanes, traffic calming measures to reduce speed on Genesee, pedestrian crossing improvements. Improve traffic flow, sufficient parking, concrete barriers on bike path (to new trolley stop on Morena) Less density for less traffic Build more parking for each unit Chelsea needs to visit the area about 5 p.m. on a weekday to understand the extent of the problem, reduce the density of the proposed project. Work with city to restripe Mt. Etna at Genesee for better traffic flow from Mt. Etna to Genesee, left, thru and right turn Work to get vehicular access to Genesee and Balboa, greater than single pkg entrance/exit, shuttle to senior center, schools, libraries 		
	Q3. Based on the pedestrian connectivity examples provided, what do you like best about each solution? What do you like the least? Are there other solutions that are not presented here that should be considered?		<ul style="list-style-type: none"> High visibility crosswalks Traffic flow on Mt. Etna, ways to discourage increased traffic 	<ul style="list-style-type: none"> Like the high visual crosswalk concept Curb extension is a bad idea Pathway for pedestrians to cross in appropriate place; colored concrete/landscape buffers Lighting so not so dark along Genesee Stop light at Mt. Etna Too fast on Mt. Etna, not safe for pedestrians, not safe for kids coming out of schools Too many accidents/speeders Shuttle service from site to libraries, senior center, schools
		<p>DISCUSSION GROUP COMMENT CARDS</p> <ul style="list-style-type: none"> I am having trouble visualizing where you are going to put these things. Improved crosswalks (existing ones) should add to safety. New crossings will slow traffic and add to the already bad congestion. I like the curb extension and flashing sidewalks. Include landscape buffers on sidewalks that are safe High visibility crosswalk markings would definitely be an improvement. Please cancel this project! Or relocate it to a location that politicians can't be hypocritical about (i.e. not in their neighborhood) Must have safe connections across Genesee via adaptive signals, provide an autonomous shuttle minimize pedestrian crossing impacts at Genesee signal/Mt. Etna Bridge over Genesee Ave at Mt. Etna & Balboa. These two intersections are incredibly dangerous. Flashing beacon, high visibility crosswalks, audio signals, longer time at lights for crossing Pedestrian flashing beacons, lights that tell driver pedestrian walk sign is open, better lighting and high visibility crosswalks, City should increase on-street parking by enforcing 72-hour ordinance 		

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Community Servicing Spaces and Services	Q1. What would you consider the greatest community space and service needs in Clairemont?	<ul style="list-style-type: none"> Communal area w/ organized programs for targeted community (seniors) Balboa Library improvements (promised 11 years ago) Need nighttime and weekend computer lab access/amenities access, more days/time open Opportunities for residents to volunteer in services that the development provides, especially seniors Multi-generational services (e.g. preschoolers visiting seniors) Drop-in memory care Can the community area be rented out for non-senior use (e.g. boy scouts)? Senior population (not families) Not enough parks in Clairemont & existing park facilities run down/not enough Concern if more parks & senior center will attract homeless population Not enough good dining options, just fast food stores Library in community doesn't have enough meeting space Prioritize senior center, then library, then community space Attached library to senior center We do not need another coffee shop in Clairemont! We do like coffee shops in Clairemont 	<ul style="list-style-type: none"> Recreations centers are outdated & are far away from project site Want more recreational programs (basketball gym) Library too small & only one to service site (said to be updated years ago and hasn't happened) School capacity already high & development could increase even more (need more/expanded schools) Need bigger community/public space or community use & open late at night Retail/restaurant below = community benefit (want more high-quality restaurant, not fast food/low quality) Retail/restaurant not practical for site Commercial fitness center at bottom would provide fitness use (which is limited) in community Include pocket parks/dog parks for residents/maybe public Size, shape & location of parcel is limiting for community space (however, senior center makes sense, cater to seniors not families) Reduce # of families, lower impacts on schools, infrastructure 	<ul style="list-style-type: none"> Lots of existing retail so new retail is a low priority Want more open space/outdoor space Upgrading existing rec center & community meeting areas as currently lacking Police substation (lacking currently in community) Likes SDGE easement, open space instead of parking Increase community meeting spaces Open space with green trails throughout community (community gardens/open space in easement, bike trails/rec access in easement) Senior services—open weekends/extended hours (security at senior services) Update library and provide a computer lab Lack parks in community, add more lighting along streets County services center (for all ages, one stop shop for everyone) Green roof (28 feet w/ trees) Safety provided for onsite recreational facilities Security for senior center & residential component Park (or half park for kids w/ playground & half for dogs, one area for small dogs and one area for big dogs) Security/safe walkability Chelsea should work with the community to provide for a trail connection on the SDG&E easement. There is a group that is working with SDG&E to open this easement up where it is currently locked off so that there is a trail from

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				Clairemont to Tecolote Canyon along the utility corridor.
		DISCUSSION GROUP COMMENT CARDS <ul style="list-style-type: none"> Lack of senior meeting space and structured program, A library (Balboa) that was scheduled for replacement more than 11 yrs ago—this facility provides significant services (Wi-Fi, resource materials etc.) Parks (clean) and lots of playground equipment, nice restaurants, senior center, new library, no more coffee shops (we have plenty) Don't over build, don't go beyond density that's comfortable Senior center, community meeting space, police substation, community services center Rec center for kids' activities—seniors also, restaurant/cybercafé, County services 		
	Q2. Which of those needs do you think could be addressed well by the development? How?	DISCUSSION GROUP COMMENT CARDS <ul style="list-style-type: none"> Chelsea builds it, city neglects it, we residents suffer All above, I feel that retail, restaurants, coffee shops can be provided at nearby commercial area. Pharmacy is adjacent as is medical office space Senior center—great, community meeting space, assist in opening the SDG&E easement North and South to provide trails and connections to neighborhoods, use easement for more than parking if possible (dog park, community garden, park) Traffic pattern must be considered in choosing whatever use—entry/exit must not burden Mt. Etna /Genesee 		
	Q3. As a follow up to question 2, on the other side of this page are some examples of what we have heard. Do any of these resonate with you? If so, which ones?	DISCUSSION GROUP COMMENT CARDS <ul style="list-style-type: none"> Senior center, library, community meeting space, community center Are you really going to walk, ride a bike, send your kids to play or live under (or so close to the EMF lines)? SDG&E land limited to reduce cancer. EMF does increase cancer. See how many residents under/near the high-power lines do suffer Parkinson, ALS, Leukemia and other cancers. Rec center for kids & seniors 		

<p>Infrastructure & Safety</p>	<p>Q1. What are your greatest interests and concerns related to the potential impacts on infrastructure (schools, utilities) and safety from the proposed development?</p>	<ul style="list-style-type: none"> • Traffic at Genesee intersection (congestions, cut throughs). • Possible Solution: multiple entrances, not just one • City school rating/quality low, now 10/10—could it go down? • Other concerns: Recourses, size of class, schools overfilled now. • Safety: drinking, drugs, behavior = low income • Possible solution: security personnel • Concern: emergency 911 ability to respond or enter • Sewer system overloaded/at capacity/old system • Parking on streets, ample parking considered • Solution: Ample parking considered • Street: city not investing in road repairs • Powerlines, supposed to be put underground (solar) • Water main: old lines, stormwater • Gas line for Navy being rerouted • Concern: be for homeless • County not aware of CITY ISSUES • Powerlines being put underground is ongoing. • Onsite property management • Turning into section 8 housing; limited time & guests in lease • Concerns about fires/fire department. Insufficient coverage, safety issue • Schools: local schools increase in kids; classroom • What is school district involvement • Schools insufficiently prepared already • Building height/safety • Sewer, water, storm system capacity • High traffic areas: parking overflow into streets • What kind of security is available? • Crime • Stratton apartments (Section 8 = crime) 	<ul style="list-style-type: none"> • Cut throughs & neighborhood shortcuts • Walkability concern: accidents (kids walking & independence) • Flagship schools • Congestion with school movement, safe routes for schools impacted • Change nature of the community (Mt. Everest) • Increase in crime • Not enough police • Security personnel to seniors, youth, low income (not fair) • Appropriate staffing (fire) & equipment height/complex • City master plan for sewer infrastructure, imbalance if development has upgrade but not rest of community • Parking • More street repairs due to increased traffic • Property taxes go up b/c of development 	<ul style="list-style-type: none"> • Walkability concern: accidents (seniors & kids walking) • School issues: provide choice: Clairemont clusters and Madison cluster • Safety: drinking, drugs, behavior does not equal low income, seniors or youth (disagree with comment) • Possible solution: Police • Safety: more police • Need three stories, not five • Appropriate staffing (fire)
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Table 2: Small Group Discussion Summary of Responses				
TOPIC	QUESTION	ROUND 1	ROUND 2	ROUND 3
		<p>DISCUSSION GROUP COMMENT CARDS</p> <ul style="list-style-type: none"> • Lack of classroom space for current local need. Inability to expand to meet additional need • Sewer/water aging requires constant upkeep. Unable to expand to need scale need. • 1st responder (fire) on high rise large building unavailable. • Power aged and degrading in Clairemont unable to meet demand. • Security of streets surrounding with limited parking available. • # of parking spaces per unit—overflow will naturally go to local streets • Entrance/exits are limited for size of development—will lead to backed up traffic • Increased traffic will be a danger to students who walk to school • Safety and the quality of the residents. It is a simple truth that those that don't work and engage in the community only take and do not give to the betterment of a community. However, you choose to define it, the Stratton Apartments are a good example of a community of "lower income" housing. Crime is significant and I do not feel safe walking to Vons/CVS at night. It is unacceptable. • Increased pedestrian traffic. Increased number of cars in a residential neighborhood with many children. • Possible conflicts between residents (new & old) and our increasing homeless population which has been tolerated by local government & even condoned by law. • City is accusing developers to build without having parking, will this apply to this development? • Building height impacts • Street auto impact • Street lighting • Fire and police calls will rise, so city must provide more officers, fire personnel. • Are there adequate utilities (sewer, water, electric) • Fire & safety (enough fire stations, can existing fire equipment handle 4 story buildings) • Is adequate parking provided (2 or more spaces) • Traffic not adequately supported currently • Police coverage is currently inadequate not enforcing current traffic laws, not keeping citizens safe (too many attacks, home invasions, other crimes) • Fire & first responder (& equipment) shortage • Traffic & Parking issues • Schools. The SDUSD will get funds via the permitting process but the schools directly impacted by additional students need funding. • Use eyes on the street & safe design measures (avoid landscaping people can hide behind) • How to best utilize bike infrastructure (provide secure bike lockers for residents) • Visitor parking • Water • Electric—under high powerlines 		

Table 2: Small Group Discussion Summary of Responses				
TOPIC	QUESTION	ROUND 1	ROUND 2	ROUND 3
		<ul style="list-style-type: none"> • Safety—theft, drinking, drugs • Police coverage—fire already understaffed – 911 response • Fire equipment to reach more than 1 or 2 story building. • Emergency services—upgrade staffing and equipment for the new structures. How will emergency vehicles access thru traffic? • Sewer system—needs upgrade, not only this area but all Clairemont • Currently my children learn a little independence in a healthy way by walking from their schools to Starbucks, Target, Yogurtland & Panera. They go after school with their friends, and we love that as part of raising kids in a nice, safe, community of Clairemont. While Balboa & Genesee has accidents, the number will increase significantly if this project goes through and there are many more cars on the road. Congestions brings accidents so I will not let my kids have that independence anymore. We may even move. • There is a low-income development & homeless development within a mile, why concentrate the area? • 1 parking space per unit is not enough. Caregivers and relatives need spaces • MTS is not efficient; improve that before increasing density • Multiple entrances and exits • San Diego cannot accommodate all the people that want to live here. It's a physical impossibility 		
	Q2: How would you recommend Chelsea and the County address these interests and concerns?	<ul style="list-style-type: none"> • Multiple entrances, smaller complex, 30 ft height or less • Smaller complex* = less density = doesn't overflow schools. Diverse community = seniors, families and singles • More police for diverse community, security personnel, EMT/fire/first responder • Smaller complex*, recycling of shower water • Ample parking, 1 parking/unit • Mayor's budget doubles road funding, put towards project • Traffic calming: speed bumps • Solar ☺ • Replumb to use recycled water • Combine gas line repair with road repair • Tax payer not pay, have developer pay for improvements • No homeless • Meet with the City and understand the issues 	<ul style="list-style-type: none"> • Lease/purchase SDGE parcel to place parking there as opposes to complex > lower height • Speed bumps in the cut throughs • What happened to .10 tax on gas for roads? • Reduce # of units • Solar (mandatory w/out eye sore) • Combine gas line repair with #61 (tax payer not pay, developer pay) • CPTED: Crime Prevention Through Environmental Design • Coordination MTS • Parks as buffer for community • Why should we bear the burden of all of this? • Clairemont people/mile density significantly higher than rest of city 	<ul style="list-style-type: none"> • 2-3 entrances, out to Balboa, easement across parking • Itsy bitsy complex ☺ • Recycling of water/ grey water • Bus passes, ACT transit, bike racks, carpool/vanpool spot • Permit parking/special permits • 24/7 property management • Provide funding (sufficient) for first responders • Chelsea needs to put in place strict restrictions to eligibility criteria (working income, jobs, background checks) • Provide adequate parking • Chelsea can contribute infrastructure costs • Concerns about increased security etc. will ultimately cost residents • Don't want tax dollars to be spent on affordable housing someplace else. Should be used to pay for it here

Table 2: Small Group Discussion Summary of Responses				
TOPIC	QUESTION	ROUND 1	ROUND 2	ROUND 3
		DISCUSSION GROUP COMMENT CARDS <ul style="list-style-type: none"> • Dedicate \$\$ to infrastructure improvements • Increase parking availability • More & larger speed bumps • No one should be rewarded for not working hard. Do not give benefits to those who don't work. • Don't build 400+ units on 4 acres. This seems a bit like low income... which have historically been proven to be unproductive. • Safety concerns • Developer must provide funding for these added costs (police, fire) upfront. • Any income (percentage) of tenants rent in future should go toward infrastructure needs here in Clairemont, not to fund more affordable housing. • Find ways to improve & solve problems above. • Another fire station; added staffing & equipment to handle a higher rise building • Sufficient parking, road improvements • Schools impacted given additional funding & facilities. • Shared parking agreements @ various times of day with adjacent business/commercial areas. • Do not build the units • The county will impact infrastructure • The City has a reputation for not fixing infrastructure. • Lease/purchase SDG&E area behind "crime lab" area • Solar—mandatory without eyesore • Please do not go through with this project. At all. No one seems to want it, except the Mayor who is supported by developers. Please find another location. • Reduce density of project • County & Chelsea need to visit the area to see the extent of the problem—around 5 p.m. on a weekday • City & county need to understand other projects in this area that are planned • Coordinate with SDUSD regarding impacts to local schools and mitigation for those impacts • Provide driveways to north, east & even south if possible • CPTED, eyes on street, using easement for public park, maybe partially parking 		
	Q3. Follow up to #2: On the other side of this page are some examples of what we have	DISCUSSION GROUP COMMENT CARDS <ul style="list-style-type: none"> • Schools, fire safety, utilities • All of them do! • Yes! First responders, schools, infrastructure, traffic & parking (and the cost incurred by residents for all of the above) • Safety lighting necessary • All examples are good on back 		

Table 2: Small Group Discussion Summary of Responses				
TOPIC	QUESTION	ROUND 1	ROUND 2	ROUND 3
	heard. Do any of these resonate with you? If so, which ones?	<ul style="list-style-type: none">As PTA Chair (fmr), SGT Chair (fmr), person who got joint use fields for 2 schools, parent of 3 area schools I am asking current school groups for their feedback. My expectation is that this project will not find them supportive, for the safety & viability of our cluster & local schools.		

Planning for 5255 Mt. Etna Drive

Public Workshop #1 Summary Appendices

- Appendix A: Workshop Notifications
- Appendix B: Workshop Program, Development Fact Sheet
- Appendix C: Open House Station Posters
- Appendix D: Group Discussion Topic Comment Cards Received
- Appendix E: General Input Cards Received

Appendix A: Notifications

Eblast

Planning for 5255 Mt. Etna Drive



You are invited to a COMMUNITY WORKSHOP

The County of San Diego and Chelsea Investment Corporation are proposing an affordable home community at 5255 Mt. Etna Drive. Please join us for a workshop to provide input on various aspects of the affordable home community. The input received at this workshop will also be considered in the development of the Community Plan Amendment (CPA). The City of San Diego requires a CPA to rezone the site for residential use. The CPA will define the parameters of the design and use of the future affordable home community.

Your participation is an important part of the planning and design processes for the site.

What You Can Expect

The evening will be made up of various activities. You are welcome to participate in any and all activities per your interest and availability.

Open House: We encourage you to arrive for the open house information session to meet the project team, receive information, and ask questions. The open house will include informational stations staffed by project team members.

Workshop: The workshop portion will include breakout discussion groups for various topics related to the design and use of the development. You will be able to participate in multiple topics of interest.

Thursday, April 11, 2019

Marston Middle School – Cafeteria

3799 Clairemont Drive
San Diego, CA 92117

5:30 p.m.: Open House Information Session

Drop in at any time throughout the evening. Staff members will be available through the end of the workshop to provide information.

6:15 p.m.: Welcome Presentation

6:30 – 8:30 p.m.: Workshop – Small-Group Discussion Activity

Participate in multiple topic-based breakout groups to discuss the development

Alternatively, you may choose to provide your input in writing for consideration into the design and use of the proposed development.

Meeting facilities are accessible to persons with disabilities. Requests for special accommodations or translation services should be directed to Angela Jackson-Llamas no later than five days (April 6) before the meeting by calling 858-694-2336 or emailing angela.jackson-llamas@sdcounty.ca.gov.

Please RSVP at www.5255MtEtna.eventbrite.com

For more information, please visit www.sdhcd.com or contact **Omar Passons** at Omar.Passons@sdcounty.ca.gov or **Angela Jackson-Llamas** at Angela.Jackson-Llamas@sdcounty.ca.gov.

For more information visit www.sdhcd.com



Postcard

Planning for 5255 Mt. Etna Drive



You are invited to a COMMUNITY WORKSHOP

The County of San Diego and Chelsea Investment Corporation are proposing an affordable home community at 5255 Mt. Etna Drive. Please join us for a workshop to provide your input on various aspects of the affordable home community. The input received at this workshop will also be considered in the development of the Community Plan Amendment (CPA). The City of San Diego requires a CPA to rezone the site for the proposed use. The CPA will define the parameters of the design and use of the future affordable home community.

Thursday, April 11, 2019

Marston Middle School – Cafeteria

3799 Clairemont Dr.
San Diego, CA 92117

5:30 P.M.

Open House Information Session

Drop in any time throughout the evening. Staff members will be available through the end of the workshop to provide information.

6:15 P.M.

Welcome Presentation

6:30 -8:30 P.M.

Workshop – Small-Group Discussion Activity

Participate in multiple topic-based breakout groups to discuss the development

Please RSVP at www.5255MtEtna.eventbrite.com

Meeting facilities are accessible to persons with disabilities. Requests for special accommodations or translation services should be directed to Angela Jackson-Llamas no later than five days before the meeting by calling 858-694-2336 or emailing angela.jackson-llamas@sdcounty.ca.gov.

For more information visit www.sdhcd.com

5255 Mt. Etna Drive Workshop

Thursday, April 11, 2019, 5:30 P.M.
Marston Middle School

What You Can Expect

The evening will be made up of various activities.

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Open House: We encourage you to arrive for the open house information session to meet the project team, receive information, and ask questions. The open house will include informational stations staffed by project team members.

Workshop: The workshop portion will include breakout discussion groups for various topics related to the design and use of the development. You will be able to participate in multiple topics of interest.

Alternatively, you may choose to provide your input **in writing** for consideration into the design and use of the proposed development.



Digital Ad

**Planning for
5255 Mt. Etna Drive**



Community workshop for 5255 Mt. Etna Drive

Please join us to provide your input on various aspects of the proposed affordable home community at 5255 Mt. Etna Drive. The input received will also be considered in the development of the Community Plan Amendment.

Thursday, April 11, 2019 **Marston Middle School – Cafeteria** **3799 Clairemont Drive San Diego, CA 92117**

5:30 p.m.: Open House Information Session • **6:15 p.m.:** Welcome Presentation
6:30 to 8:30 p.m.: Workshop – Small-Group Discussion Activity

Please RSVP at www.5255MtEtna.eventbrite.com

For more information visit www.sdhcd.com



Printed Ad

Community workshop for 5255 Mt. Etna Drive

Please join us to provide your input on various aspects of the proposed affordable home community at 5255 Mt. Etna Drive. The input received will also be considered in the development of the Community Plan Amendment.



Thursday, April 11, 2019 **Marston Middle School – Cafeteria**
3799 Clairemont Drive San Diego, CA 92117

5:30 p.m.: Open House Information Session • **6:15 p.m.:** Welcome Presentation
6:30 - 8:30 p.m.: Workshop – Small-Group Discussion Activity

Please RSVP at www.5255MtEtna.eventbrite.com

For more information visit www.sdhcd.com



Planning for 5255 Mt. Etna Drive

You are invited to a COMMUNITY WORKSHOP



The County of San Diego and Chelsea Investment Corporation are proposing an affordable home community at 5255 Mt. Etna Drive. Please join us for a workshop to provide your input on various aspects of the affordable home community. The input received at this workshop will also be considered in the development of the Community Plan Amendment (CPA). The City of San Diego requires a CPA to rezone the site for the proposed use. The CPA will define the parameters of the design and use of the future affordable home community.

Your participation is an important part of the planning and design processes for the site.

What You Can Expect

The evening will be made up of various activities.

You are welcome to participate in any and all activities per your interest and availability.

Open House: We encourage you to arrive for the open house information session to meet the project team, receive information, and ask questions. The open house will include informational stations staffed by project team members.

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Alternatively, you may choose to provide your input **in writing** for consideration into the design and use of the proposed development.

Thursday, April 11, 2019

Marston Middle School – Cafeteria

3799 Clairemont Drive
San Diego, CA 92117

5:30 P.M. Open House Information Session

Drop in any time throughout the evening. Staff members will be available through the end of the workshop to provide information.

6:15 P.M. Welcome Presentation

6:30 - 8:30 P.M. Workshop – Small-Group Discussion Activity

Participate in multiple topic-based breakout groups to discuss the development

Meeting facilities are accessible to persons with disabilities. Requests for special accommodations or translation services should be directed to Angela Jackson-Llamas no later than five days (April 6) before the meeting by calling 858-694-2336 or emailing angela.jackson-llamas@sdcounty.ca.gov.

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For more information, please visit www.sdhcd.com or contact Omar Passons at Omar.Passons@sdcounty.ca.gov or Angela Jackson-Llamas at Angela.Jackson-Llamas@sdcounty.ca.gov.



Leave Behind

OPPORTUNITIES FOR PUBLIC INVOLVEMENT

The County and Chelsea are committed to open, inclusive and ongoing communication with the community throughout the planning and design processes for the site. We have met with:

- Clairemont Cares
- Clairemont Chamber of Commerce
- Clairemont Coalition on Homelessness
- Clairemont Town Council

In addition, we have met with the City of San Diego Development Services Department, Councilmember Chris Cate's office, and Supervisor Nathan Fletcher's office.

IMPORTANT FACTS YOU SHOULD KNOW:

- The property is owned by the County but is under the City of San Diego's zoning jurisdiction.
- A Community Plan Amendment (CPA) is being sought to allow for future multi-family residential use on the site.
- The CPA will outline the parameters for any future development on the site.
- The CPA process requires an Environmental Impact Report (EIR).
- Both the CPA and EIR require community input and discretionary action by the City.
- Any proposed project would need to be consistent with the CPA and the EIR.

For more information, please contact the County of San Diego:
Omar Passons at Omar.Passons@sdcounty.ca.gov or
Angela Jackson-Llamas at Angela.Jackson-Llamas@sdcounty.ca.gov.

Planning for 5255 Mt. Etna Drive



Creating Affordable Homes for Clairemont



Many seniors, recent graduates, working professionals and families already living or working in the Clairemont community would qualify to live in the proposed development and enjoy more affordable rent.

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San Diego is experiencing a severe housing affordability crisis. The County of San Diego is committed to helping alleviate this crisis.

The County of San Diego (County) has selected Chelsea Investment Corporation (Chelsea) to construct and manage a proposed affordable home development at 5255 Mt. Etna Drive.

Chelsea proposes to develop a 100 percent affordable home community for:

- Low- and moderate-income seniors earning between \$20,450 and \$62,320
- Low- and moderate-income families earning between \$20,450 and \$84,100
- Persons with a developmental disability, such as cerebral palsy or Down syndrome

WHY THIS SITE?

- Responds to the affordable housing needs of current Clairemont residents
- Provides proximity to commercial areas
- Offers accessibility to transit
- Encourages rehabilitation of the vacant site
- Uses excess County-owned land to provide much needed housing

Qualifying Income for Proposed Family Apartments

AMI*	1 TO 5-PERSON HOUSEHOLDS (2018 FIGURES)
80%	\$54,500 - \$84,100
60%	\$40,920 - \$63,060
50%	\$34,100 - \$52,550
30%	\$20,450 - \$31,550

Qualifying Income for Proposed Senior Apartments

AMI	1 TO 2-PERSON HOUSEHOLDS (2018 FIGURES)
80%	\$54,500 - \$62,320
60%	\$40,920 - \$46,740
50%	\$34,100 - \$38,950
30%	\$20,450 - \$23,370

*AMI: Area Median Income

COMMUNITY WORKSHOP APRIL 11, 2019

After listening to a number of Clairemont neighbors and small business representatives, the County and Chelsea are using the input to inform the format and discussion topics for a community workshop to receive the broader community's input into the various aspects of the proposed affordable home community. The community input received at this workshop will also be considered in the development of the Community Plan Amendment (CPA). The City of San Diego requires a CPA to rezone the site for residential use. The design and use of the proposed affordable home community must meet the parameters that will be defined in the CPA.

YOUR PARTICIPATION IS AN IMPORTANT PART OF THE PLANNING AND DESIGN PROCESSES FOR THE SITE. JOIN US!

What You Can Expect

The evening will be made up of various activities. You are welcome to participate in any and all activities per your interest and availability.

1. Open House:

The open house will include informational stations staffed by project team members.

2. Workshop:

The workshop portion will include breakout discussion groups for various topics related to the design and use of the development. You will be able to participate in multiple topics of interest.

Thursday, April 11, 2019

5:30 P.M.

Open House Information Session

Drop in at any time throughout the evening. Staff members will be available through the end of the workshop to provide information.

6:15 P.M. Welcome Presentation

6:30 to 8:30 P.M. Workshop -

Small-Group Discussion Activity

Participate in multiple topic-based breakout groups to discuss the development.

Alternatively, you may choose to provide your input in writing for consideration into the design and use of the proposed development.

Marston Middle School - Cafeteria

3799 Clairemont Drive
San Diego, CA 92117

Please RSVP at www.5255MtEtna.eventbrite.com

www.sdhcd.com

Meeting facilities are accessible to persons with disabilities. Requests for special accommodations or translation services should be directed to Angela Jackson-Llamas no later than five days before the meeting (April 6) by calling 858-694-2336 or emailing angela.jackson-llamas@sdcounty.ca.gov.



Appendix B: Workshop Handouts

Workshop Program

NEXT STEPS

As the County of San Diego and Chelsea Investment Corporation conducts the community engagement process related to the design of the site, the County will continue to pursue a Community Plan Amendment (CPA) and prepare an Environmental Impact Report (EIR) for the CPA. Upcoming public involvement opportunities for the three planning efforts are listed below.

Community Plan Amendment (CPA)

- Spring 2019:
 - Mt. Etna CPG Ad-Hoc Committee #2
 - Community Planning Group Meeting #3
- Summer 2019: Draft CPA Public Review Period

Environmental Impact Report (EIR)

- Summer 2019: Draft EIR Public Review Period

Design Plan/ Ground Lease

- Summer 2019: Community Workshop #2

For more information, please contact the County of San Diego:
Omar Passons at Omar.Passons@sdcounty.ca.gov or
Angela Jackson-Llamas at Angela.Jackson-Llamas@sdcounty.ca.gov.

Planning for 5255 Mt. Etna Drive



WELCOME to the Community Workshop

April 11, 2019

Thank you for joining
us to learn more and
provide input on various
aspects of the affordable
home community.

See inside for **workshop format and layout** and the back for **next steps**

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FORMAT

5:30 P.M. Open House Information Session

Visit a series of information stations to learn more and ask questions. Station topics include:

- Planning Process and Opportunities for Public Involvement
- Community Plan Amendment
- Environmental Impact Report
- Chelsea Investment Corporation
- Regional Affordable Housing Needs

Team members will remain available at the stations throughout the entire evening.

6:15 P.M. Welcome Presentation

Hear introductions and opening remarks from the team.

6:30 P.M. Workshop - Small-Group Discussion Activity

Participate in up to three (3) breakout discussion groups for topics related to the design and use of the proposed development. Topics include:

- Architecture and Design
- Community Accessible Space and Services
- Getting Around (parking, traffic, pedestrian connectivity, transit)
- Supporting Infrastructure and Safety

There will be three (3) rounds of discussion lasting roughly 30 minutes each.

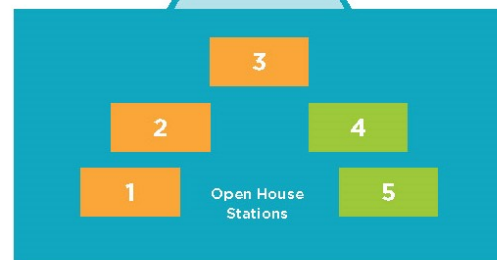
You may also choose to provide your input in writing.

8:15 P.M. Closing Presentation

Stay to hear some of the take-aways from the discussion activity and next steps.

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LAYOUT



Future Development Stations

1. Planning Process and Opportunities for Public Involvement
2. Community Plan Amendment
3. Environmental Impact Report

Information Stations

4. Chelsea Investment Corporation
5. Regional Affordable Housing Needs



Planning for 5255 Mt. Etna Drive

Fact Sheet



San Diego is experiencing a severe affordable housing crisis. The County of San Diego (County) is committed to helping alleviate this crisis and has identified the former Crime Lab site at 5255 Mt. Etna Drive as suitable for development of a multi-family affordable home community. The County has selected Chelsea Investment Corporation (Chelsea) to construct and manage the affordable home development on the site.

Chelsea proposes to develop an affordable home community where 100 percent of the homes are for low- and moderate-income seniors and families earning up to 80 percent of Area Median Income (AMI), with some homes set aside for people with a developmental disability, such as cerebral palsy or Down syndrome. Once built, onsite resident services would be provided by Chelsea's nonprofit partners, Serving Seniors and Southern California Housing Collaborative. Specific design components and features of the development will be more clearly defined in consultation with the community and elected leadership.

Many seniors, recent graduates, working professionals and families already living or working in the Clairemont community would qualify to live in the proposed development and enjoy more affordable rent.

WHY THIS SITE?

- Responds to the affordable housing needs of current Clairemont residents
- Contributes to a diversity of housing options in the area
- Provides proximity to commercial areas
- Offers accessibility to transit
- Encourages rehabilitation of the vacant site
- Uses excess County-owned land to provide much needed housing

Qualifying Income for Proposed Family Apartments

AMI	1 TO 5-PERSON HOUSEHOLDS (2018 FIGURES)
80%	\$54,500 - \$84,100
60%	\$40,920 - \$63,060
50%	\$34,100 - \$52,550
30%	\$20,450 - \$31,550

Qualifying Income for Proposed Senior Apartments

AMI	1 TO 2-PERSON HOUSEHOLDS (2018 FIGURES)
80%	\$54,500 - \$62,320
60%	\$40,920 - \$46,740
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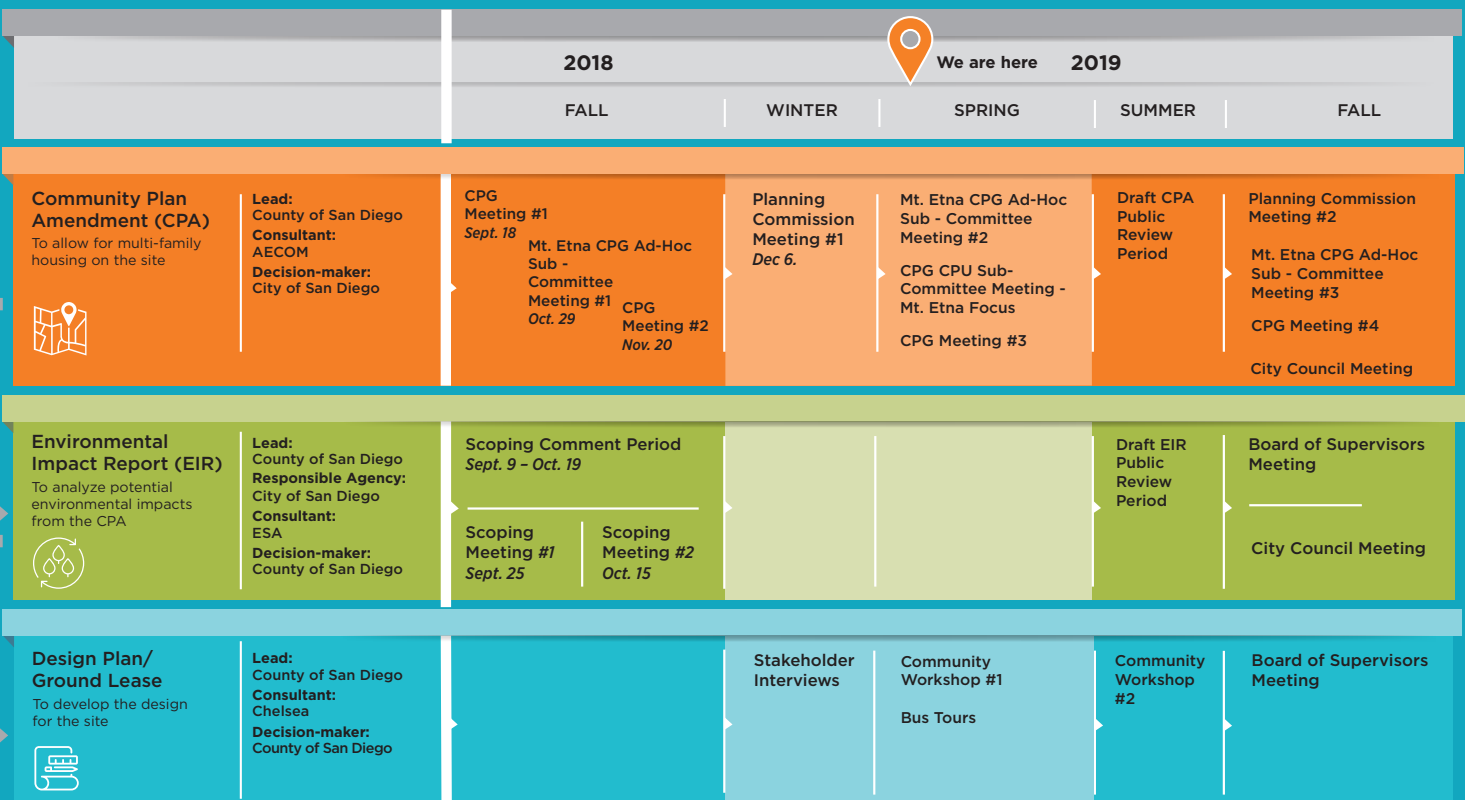
Source: U.S. Department of Housing and Urban Development

Community Plan Amendment and Environmental Impact Report

While the site is owned by the County, it is located within the boundaries of the City of San Diego (City). To demolish the former Crime Lab and facilitate development of an affordable home community, the County must first pursue a Community Plan Amendment (CPA) and rezone for the site. The CPA process requires an Environmental Impact Report (EIR) under the California Environmental Quality Act or CEQA. Both the CPA and EIR processes require community input and discretionary action by the City's elected representatives. If the CPA and EIR are both approved by the City Council, the County and Chelsea would then be able to apply to the City to construct the affordable home community. At that time, the City would conduct a review of the future development application. The review would be ministerial only if the project was found consistent with the CPA and EIR.

Opportunities for Public Involvement

The County and Chelsea are committed to open, inclusive and ongoing communication with the community throughout the planning and design processes for the site. The County and Chelsea have prepared a coordinated outreach program to engage the community and stakeholders in the development of the affordable home community. Chelsea will conduct the public outreach process related to the design of the site. Outreach will include community meeting presentations, stakeholder interviews and public workshops focused on development design elements. The community can also provide input through the County's process for the CPA and EIR. Public involvement opportunities for the three planning efforts are outlined in the graphic below.



CPG: Community Planning Group

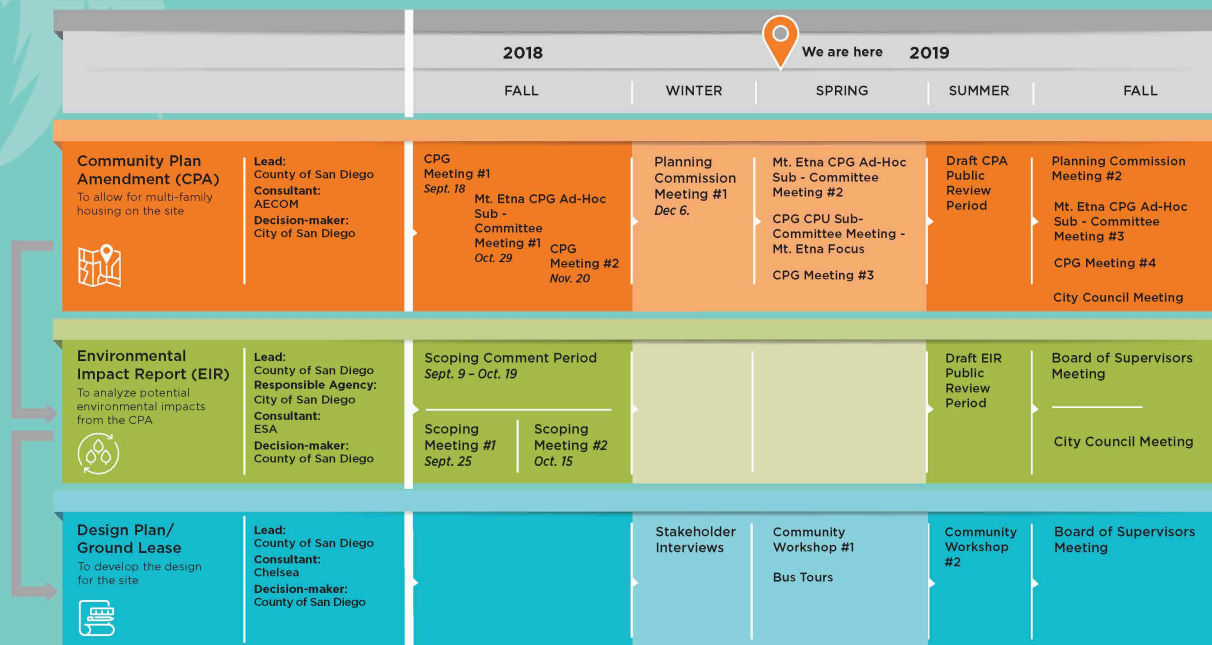
Timeline subject to change. Last updated April 8, 2019

Appendix C: Posters

Planning Process and Opportunities for Public Involvement



The County and Chelsea are committed to open, inclusive and ongoing communication with the community throughout the planning and design processes for the site.



CPG: Community Planning Group

Timeline subject to change; Last updated April 8, 2019

Planning for 5255 Mt. Etna Drive

For more information visit www.sdhcd.com

Creating Affordable Homes for Clairemont

The County has selected Chelsea to construct and manage a proposed affordable home community on the site.

Chelsea proposes to develop a 100 percent affordable home community for:

- Low- and moderate-income seniors and families earning up to 80 percent of Area Median Income (AMI)
- Persons with a developmental disability, such as cerebral palsy or Down syndrome



Qualifying Income for Proposed Family Apartments

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Qualifying Income for Proposed Senior Apartments

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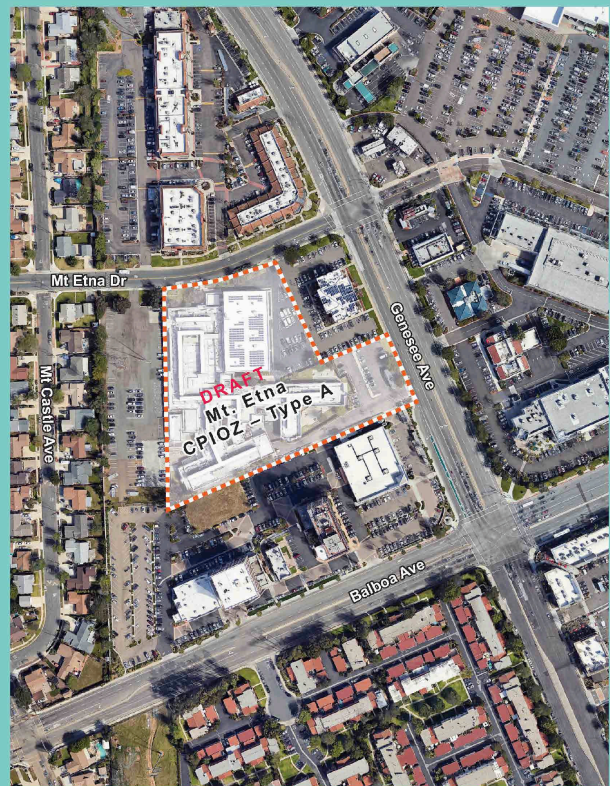
Source: U.S. Department of Housing and Urban Development

Site Information

The Mt. Etna site supports the opportunity for an affordable home community.

WHY THIS SITE?

- Responds to the affordable housing needs of current Clairemont residents
- Contributes to a diversity of housing options in the area
- Provides proximity to commercial areas
- Offers accessibility to transit
- Encourages rehabilitation of the vacant site
- Uses excess County-owned land to provide much needed housing



Community Plan Amendment



A Community Plan Amendment (CPA) is needed to allow for multi-family homes on the site. The CPA will define the development parameters for the site.

The CPA includes “Supplemental Development Regulations” to ensure high-quality development.

Supplemental Development Regulations address requirements for any of the following:

- Density, height, articulation and setbacks
- Spaces that are open to the public, such as a community center or coffee shop
- Parking requirements and vehicular access
- Pedestrian connectivity
- Property and street landscaping
- Transportation connectivity
- Architectural design

IMPORTANT FACTS YOU SHOULD KNOW:

- A CPA and rezone are being sought through the City of San Diego to allow for future multi-family residential use on the site.
- The CPA will outline the parameters and design standards for any future development on the site.
- The CPA process requires an Environmental Impact Report (EIR).
- Both the CPA and EIR require community input and discretionary action by the City.
- Any proposed project would need to be consistent with the CPA and the EIR.

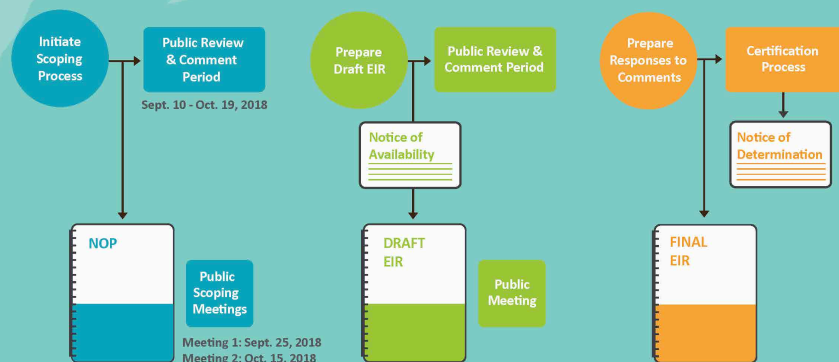
Environmental Impact Report



The Environmental Impact Report (EIR) will include an analysis of potential environmental effects on traffic, infrastructure, and local schools in addition to other resource areas from the Community Plan Amendment.

Community involvement is essential to the California Environmental Quality Act (CEQA) process, which provides several opportunities for public participation.

The CEQA process for an EIR is made up of three stages: 1) Scoping, 2) Draft EIR, and 3) Final EIR.



The County solicited public input on the types of environmental issues, mitigation measures, and alternatives to address in the EIR during the environmental scoping period.

The Draft EIR will be released for public review during a 45-day comment period.

The Final EIR will address comments raised during the Draft EIR public review period. The CEQA process will conclude with a determination by the County at a public hearing regarding whether to certify the Final EIR.

The EIR will include studies of the potential impacts to the following environmental resource areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Population/Housing
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems
- Mandatory Findings of Significance

What is an EIR?



An EIR identifies and examines the likely environmental effects of a proposed project on a variety of resource areas and proposes measures to avoid, minimize or mitigate them.

Appendix D:

Discussion Group

Comment Cards

ARCHITECTURE & DESIGN

1. How would you describe Clairemont's architectural character?

Low density, low buildings, family friendly
commercial buildings — NOT big city development
style

2. What are your greatest interests and concerns related to the architecture and design of the proposed development?

- Want development to not exceed 30' height
(No zoning change)
- must have > 1 entry / exit and not cause
backups of traffic on Mt. Etna & Genesee + Balboa
- design

3. In reference to the examples provided, what do you like best about each example? What do you like the least about each example?

- Dimension to break up squarish look,
bump-outs are more pleasing than flat sides
- Terracing down toward neighbors' home to
provide privacy & not block sunlight to
backyards

ARCHITECTURE & DESIGN

1. How would you describe Clairemont's architectural character?

Mid-Century Modern, eclectic

2. What are your greatest interests and concerns related to the architecture and design of the proposed development?

Articulation, not big boxes, height is OK when combined with public/private open space. I do not think ~~300~~ lot is important. Higher is fine, there are tall bldgs all around.

3. In reference to the examples provided, what do you like best about each example? What do you like the least about each example?

Avoid highly contemporary solutions but be creative

ARCHITECTURE & DESIGN

1. How would you describe Clairemont's architectural character?

single family, post WWII, 2-story apartment buildings

2. What are your greatest interests and concerns related to the architecture and design of the proposed development?

Need on-site parking

3. In reference to the examples provided, what do you like best about each example? What do you like the least about each example?

I'm happy ~~the~~ to hear
Chelsea + the county want to hear
my concerns.

The county + Chelsea will impact the
neighborhood feel of Clairemont —
the nature of our community.

The county + Chelsea will impact our
infrastructure

The City of San Diego was not here.
The City of San Diego has a reputation
for not upkeeping the infrastructure

The City collects for water + sewer
Upkeep is not proper to date.

~~I have no apprehension~~
They will not improve ^{for us}
infrastructure

Clairemont already
has higher
density per acre
Why add more
in Clairemont

Our bus MTS system
is poor.
Don't impact us
just because MTS
built an improper
Trolley Station.

ARCHITECTURE & DESIGN

1. How would you describe Clairemont's architectural character?

Middle class, varied mid-century to more modern
gingerbread houses

2. What are your greatest interests and concerns related to the architecture and design of the proposed development?

Buffering to SF homes, use easement for park or parking
Great living environment for families, seniors
Need access to Genesee & Bilbao

3. In reference to the examples provided, what do you like best about each example? What do you like the least about each example?

Prefer top right image

ARCHITECTURE & DESIGN

1. How would you describe Clairemont's architectural character?

Gingerbread Neighborhood c. 1957

2. What are your greatest interests and concerns related to the architecture and design of the proposed development?

Height excesses
Zoning

3. In reference to the examples provided, what do you like best about each example? What do you like the least about each example?

ARCHITECTURE & DESIGN

1. How would you describe Clairemont's architectural character?

Like the Bluffs

2. What are your greatest interests and concerns related to the architecture and design of the proposed development?

HEIGHT LIMIT

3. In reference to the examples provided, what do you like best about each example? What do you like the least about each example?

ARCHITECTURE & DESIGN

1. How would you describe Clairemont's architectural character?

2. What are your greatest interests and concerns related to the architecture and design of the proposed development?

*Zone
PM 3-9*

- Density of ~~448~~ units ~~is way~~ too high → 404

- What is high limit ... 3, 4, 5 stories etc?

3. In reference to the examples provided, what do you like best about each example? What do you like the least about each example?

ARCHITECTURE & DESIGN

1. How would you describe Clairemont's architectural character?

2. What are your greatest interests and concerns related to the architecture and design of the proposed development?

would like 3 story instead of 5 story

need more parking for this project

3. In reference to the examples provided, what do you like best about each example? What do you like the least about each example?

How is parking addressed for ~~med~~ medical building?

ARCHITECTURE & DESIGN

1. How would you describe Clairemont's architectural character?

Mix 'n' match!

I prefer Contemporary
I think it should mesh w/ the updated

2. What are your greatest interests and concerns related to the architecture and design of the proposed development?

Density & height

400 units is not acceptable
Clairemont density per sq. mile is 2000 more
people than the average in San Diego.

3. In reference to the examples provided, what do you like best about each example? What do you like the least about each example?

A design that coordinates w/ the Vons
& Kohls Shopping Center would look the
best.

ARCHITECTURE & DESIGN

1. How would you describe Clairemont's architectural character?

late 50's Low rise homes & business

2. What are your greatest interests and concerns related to the architecture and design of the proposed development?

How high the buildings will be will play an important consideration. As a resident with a view home, I enjoy as often do the ability to look across my community. I would like to see more classic 50's architectural details. Variance in roof lines, character windows, beams, Greenspace (whether parks and yards)

3. In reference to the examples provided, what do you like best about each example? What do you like the least about each example?

Lower Right is closest. More classic (or re-imagining) 50's style with more integrated green area.

ARCHITECTURE & DESIGN

1. How would you describe Clairemont's architectural character?

1950-1960's planned community development. No tall living buildings.
Single family homes with two story Apartments along major roads
to supply public transportation

2. What are your greatest interests and concerns related to the architecture and design of the proposed development?

Density !!! Needs to be solved

Need to decide this before design. Anything taller than two
stories would not fit well.

3. In reference to the examples provided, what do you like best about each example? What do you like the least about each example?

~~Need~~ Flat roofs do not fit Clairemont.

Color scheme is great.

Needs more greenery

ARCHITECTURE & DESIGN

1. How would you describe Clairemont's architectural character?

single family homes
trees
grass / canyons
skip

2. What are your greatest interests and concerns related to the architecture and design of the proposed development?

- it is too large for the space - this density does not work!
- max of 2 stories to stay within the feel of the community.

3. In reference to the examples provided, what do you like best about each example? What do you like the least about each example?

none of the examples fit into the architectural feel of Clairemont. They are too modern / too sterile. It needs more greenery

ARCHITECTURE & DESIGN

1. How would you describe Clairemont's architectural character?

SINGLE FAMILY HOMES

1950's - 1960's STYLE

YARDS, TREES

WORKING CLASS FAMILIES

2. What are your greatest interests and concerns related to the architecture and design of the proposed development?

- TO STAY ² STORIES OR BELOW

- LOT OF OPEN LAND FOR LANDSCAPE

3. In reference to the examples provided, what do you like best about each example? What do you like the least about each example?

I DON'T LIKE THAT THE EXAMPLES HAVE NO OR VERY LITTLE LANDSCAPING. TOO TALL. ~~TOO~~

THEY LOOK LIKE CONCRETE BOXES NOT VERY APPEALING.

ARCHITECTURE & DESIGN

1. How would you describe Clairemont's architectural character?

mid century
ranch style
family neighborhood

2. What are your greatest interests and concerns related to the architecture and design of the proposed development?

having height limit above 30ft
not enough parking
single entry/exit of property
too many units plans

3. In reference to the examples provided, what do you like best about each example? What do you like the least about each example?

keeping

ARCHITECTURE & DESIGN

1. How would you describe Clairemont's architectural character?

Mixed bag

2. What are your greatest interests and concerns related to the architecture and design of the proposed development?

I don't want to notice it every time I drive by. Lots of greenery would be good.

3. In reference to the examples provided, what do you like best about each example? What do you like the least about each example?

I like the one in the bottom center. Nice neutral colors.

ARCHITECTURE & DESIGN

1. How would you describe Clairemont's architectural character?

The current style is casual. It would be nice to update with different levels and in/out construction, balconies etc. All buildings should not exceed 30' max height. Lighting should be adequate to prevent crime.

2. What are your greatest interests and concerns related to the architecture and design of the proposed development?

3. In reference to the examples provided, what do you like best about each example? What do you like the least about each example?

ARCHITECTURE & DESIGN

1. How would you describe Clairemont's architectural character?

minimal
Family homes, quiet neighborhood, shopping,
good access to main roads, safe community,
calm

2. What are your greatest interests and concerns related to the architecture and design of the proposed development?

- design blend with (and possibly improve) character of area
- parking limitations - needs to be adequate parking
- noise & heat are big concerns (bldg maintenance)
- lights being too intrusive
- noise of people
- places/areas for residents to congregate
- balconies encourage trashy looking apartments

3. In reference to the examples provided, what do you like best about each example? What do you like the least about each example?

I don't like any of these designs.
No flashy colors. Neutrals

3-stories - no higher
160 units

ARCHITECTURE & DESIGN

1. How would you describe Clairemont's architectural character?

A mix of old & new, single-family & multi-family apartments & row/walk-time duplex's. There is a variety of density ranging from low to moderate (lacking high density) - usually 1-3 stories.
- pitched roof tops

2. What are your greatest interests and concerns related to the architecture and design of the proposed development?

Design facade should flow with adjacent single family homes (color, texture, etc) applied to the development. Number of units should include a balance with open space/landscape / visual corridors.

Design should allow blend/transition between ^{res &} comm areas.

3. In reference to the examples provided, what do you like best about each example? What do you like the least about each example?

Glad it's not SF housing b/c it does not meet the scale/balance of the adjacent business/commercial centers.

avoid metals/concrete in style. textured plaster is more typical of surrounding area.

visual screening
landscape
massing / height.

mix of mass/bulk - avoid continuous building

too flashy



too boxy



meh.



Best option that fits peaks + curves of 1950's houses



too much concrete



too urban



too much like a hotel





Colors - I like 1, 2 & 5 & - interesting ~~look~~ and varied but subdued. 6 is weird.
7 is too monochromatic

Facades/features - I would like to see some pop out features or texture,
like 1, 2 and maybe 4, 6, 7 (harder to see w/ the angle of photos)
I dislike blocky buildings like 5.



similar



like the change in massing & setback



may be too high, suggest keeping existing building height (3-story)

like the pedestrian scale @ sidewalk level



like massing



not Clairemont style.

COMMUNITY ACCESSIBLE SPACE & SERVICES

1. What would you consider the greatest community space and service needs in Clairemont?

- a) Lack of Senior meeting space and structured programs.
- b) A library - (Balboa) - that was scheduled for replacement ~~was~~ more than 11 yrs ago - this facility provides significant services (WiFi, reference materials) etc.

2. Which of those needs do you think could be addressed well by the development? How?

3. As a follow up to question 2, on the other side of this page are some examples of what we have heard. Do any of these resonate with you? If so, which ones.

See other side —

Examples of what we've heard:

-
- Senior Center
 - Community meeting space
 - Community center
 - Computer lab
 - Library
 - Childcare center
 - Adult daycare center
 - Security kiosk
 - Police sub-station
 - County services center
 - Retail shop
 - On-site pharmacy
 - Coffee shop
 - Green roof
 - Garden area
 - Recreation Center
 - Dog park

COMMUNITY ACCESSIBLE SPACE & SERVICES

1. What would you consider the greatest community space and service needs in Clairemont?

2. Which of those needs do you think could be addressed well by the development? How?

Chelsea builds it City Neglects it
We Residence Suffer

3. As a follow up to question 2, on the other side of this page are some examples of what we have heard. Do any of these resonate with you? If so, which ones.

Are you really going to walk, ride a bike, send your
kids to play or live under (or so close to the
EMF lines). SDG+E land provides or limited to
reduce Cancer.

EMF does increase Cancer

See how many residence under/near the
high power lines do suffer

Parkinson
ALS
Leukemia

other cancers

COMMUNITY ACCESSIBLE SPACE & SERVICES

1. What would you consider the greatest community space and service needs in Clairemont?

Parks (clean) & lots of Play ground equip.
nice restaurants
Senior Center
New Library
no more Coffee shops (We have plenty)

2. Which of those needs do you think could be addressed well by the development? How?

3. As a follow up to question 2, on the other side of this page are some examples of what we have heard. Do any of these resonate with you? If so, which ones.

COMMUNITY ACCESSIBLE SPACE & SERVICES

1. What would you consider the greatest community space and service needs in Clairemont?

DON'T OVER BUILD - DON'T GO BEYOND
DENSITY - THAT'S COMFORTABLE -

2. Which of those needs do you think could be addressed well by the development? How?

3. As a follow up to question 2, on the other side of this page are some examples of what we have heard. Do any of these resonate with you? If so, which ones.

Examples of what we've heard:

- Senior Center
- Community meeting space
- Community center
- Computer lab
- Library
- Childcare center
- Adult daycare center
- Security kiosk
- Police sub-station
- County services center
- Retail shop
- On-site pharmacy
- Coffee shop
- Green roof
- Garden area
- Recreation Center
- Dog park



COMMUNITY ACCESSIBLE SPACE & SERVICES

1. What would you consider the greatest community space and service needs in Clairemont?

Senior center

Community meeting space

Police substation

County services center

2. Which of those needs do you think could be addressed well by the development? How?

All of above

I feel that retail, restaurants, coffee shops can be provided at adjacent/nearby commercial area
Pharmacy is adjacent as is medical office space

3. As a follow up to question 2, on the other side of this page are some examples of what we have heard. Do any of these resonate with you? If so, which ones.

COMMUNITY ACCESSIBLE SPACE & SERVICES

1. What would you consider the greatest community space and service needs in Clairemont?

Public parks and open space
Community meeting spaces

2. Which of those needs do you think could be addressed well by the development? How?

- Senior Center - great
- Community meeting space
- Assist in opening up SDGE easement North and South to provide trails and connections to neighborhoods
- Use easement for more than just parking if possible. Could be dog park, community garden, public park.

3. As a follow up to question 2, on the other side of this page are some examples of what we have heard. Do any of these resonate with you? If so, which ones.

Examples of what we've heard:

- Senior Center
- Community meeting space
- Community center
- Computer lab
 - Library
 - Childcare center
 - Adult daycare center
 - Security kiosk
 - Police sub-station
- County services center
 - Retail shop
 - On-site pharmacy
 - Coffee shop
 - Green roof
 - Garden area
 - Recreation Center
 - Dog park

COMMUNITY ACCESSIBLE SPACE & SERVICES

1. What would you consider the greatest community space and service needs in Clairemont?

Rec center for kids' activities - seniors also
Restaurant / cyber cafe
County services

2. Which of those needs do you think could be addressed well by the development? How?

Traffic pattern must be considered in
choosing whatever use - entry & exit traffic
must not burden Mt. Etna / Genesee !!
oo

Keep max height no > 30'

3. As a follow up to question 2, on the other side of this page are some examples of what we have heard. Do any of these resonate with you? If so, which ones.

see above, #1

GETTING AROUND

(i.e. streets, parking, traffic, bicycle and pedestrian mobility, transit services, egress and ingress)

1. What are your greatest interests and concerns related to the potential impacts to getting around from the proposed affordable home community?

Public transit in the area is poor - I know because I've used it. Buses are infrequent. It is unrealistic to assume Mt Etna residents can get around on buses. Bikes are not an alternative due to extremely steep canyon on Balboa west of the site

Traffic congestion at Balboa & Genessee is dreadful already
HOV 2 waits for that light!

2. How would you recommend Chelsea and the County address these interests and concerns?

Assume residents will have cars and

Limit the number of units so that parking ~~lots~~ can be on site not in the neighborhood and additional traffic congestion will be less. Limiting the number of units is the only way to make any real impact on the problems this development will otherwise cause

3. Based on the pedestrian connectivity examples provided, what do you like best about each solution? What do you like the least? Are there other solutions that are not presented here that should be considered?

I am having trouble visualizing where you are going to put these things.

Improved crosswalks (existing ones) should add to safety. New crossings will slow traffic and add to the already bad congestion

GETTING AROUND

(i.e. streets, parking, traffic, bicycle and pedestrian mobility, transit services, egress and ingress)

1. What are your greatest interests and concerns related to the potential impacts to getting around from the proposed affordable home community?

I am very concerned about over-crowding the area and increasing an already bad traffic problem. Genesee gets backed up for over 5 miles every weekday with people coming home from work. All the people living there with jobs would join that commute.

2. How would you recommend Chelsea and the County address these interests and concerns?

~~Some other~~ More public transit options. Increase safety for bikers and pedestrians. I like the flashing lights for crosswalks.

3. Based on the pedestrian connectivity examples provided, what do you like best about each solution? What do you like the least? Are there other solutions that are not presented here that should be considered?

I like the curb extension and flashing sidewalks.

GETTING AROUND

(i.e. streets, parking, traffic, bicycle and pedestrian mobility, transit services, egress and ingress)

1. What are your greatest interests and concerns related to the potential impacts to getting around from the proposed affordable home community?

thru vehicular traffic from residents, how will it be accommodated? Is it possible to create thru access from balboa to Mt. Etna under ground parking? shared parking agreements?

2. How would you recommend Chelsea and the County address these interests and concerns?

Alternative transit methods for residents, include secured bike parking, carpool/van pool incentive. Utilize SDGE easement for parking, but also a thru pedestrian access (ie. walking path/trail) greenspace amenity on a portion of site. if possible see thru access map mark up.

3. Based on the pedestrian connectivity examples provided, what do you like best about each solution? What do you like the least? Are there other solutions that are not presented here that should be considered?

include landscape buffers on sidewalks that are safe.

GETTING AROUND

(i.e. streets, parking, traffic, bicycle and pedestrian mobility, transit services, egress and ingress)

1. What are your greatest interests and concerns related to the potential impacts to getting around from the proposed affordable home community?

- traffic congestion due to added units on Mt. Etna. These additional ^{vehicles} will impact North and south bound Genessee as well as Balboa - impacted traffic at many times already.
- The shopping centers are not very easy for pedestrians to maneuver and are dangerous already.
- Seniors and people in general are at risk now while crossing both Genessee & Balboa to get to shopping centers

2. How would you recommend Chelsea and the County address these interests and concerns?

- significantly reduce the size/population of the proposed property on Mt. Etna. Work within the current zoning!
- build pedestrian bridges for street crossing safety over both Genessee and Balboa to make getting to the shopping areas easier and safer while not affecting the traffic signals + vehicles
- Access/Exit on Balboa + a pick-up turn about on Mt. Etna

3. Based on the pedestrian connectivity examples provided, what do you like best about each solution? What do you like the least? Are there other solutions that are not presented here that should be considered?

High visibility crosswalk markings would definitely be an improvement.

GETTING AROUND

(i.e. streets, parking, traffic, bicycle and pedestrian mobility, transit services, egress and ingress)

1. What are your greatest interests and concerns related to the potential impacts to getting around from the proposed affordable home community?

congestion means = jaywalking, cutting through neighborhood - speeding through smaller streets, in order to avoid traffic. Genesee has enough rough traffic as it is during rush hour. Mt Everest Academy has kids coming & going - often on their own, because they go to school at various times

2. How would you recommend Chelsea and the County address these interests and concerns?

during the week (i.e. twice a week for 2 hours.) They go together to Starbucks & other spots by foot or scooter, between classes. If this complex were to be created, even if there were more stoplights, there will be many more accidents. I would no longer

3. Based on the pedestrian connectivity examples provided, what do you like best about each solution? What do you like the least? Are there other solutions that are not presented here that should be considered?

- Please cancel this project!

OR - Re-locate it to a location that the politicians can't be hypocritical about (i.e. not in "their" neighborhood.)

Please talk to the Principal & SGT/SSC of Mt. Everest. They will be hugely impacted.

#2 CANCEL the project!

go

GETTING AROUND

(i.e. streets, parking, traffic, bicycle and pedestrian mobility, transit services, egress and ingress)

1. What are your greatest interests and concerns related to the potential impacts to getting around from the proposed affordable home community?

ADEQUATE PARKING

TRAFFIC SAFETY

TRAFFIC CONGESTION

SITE ACCESS

2. How would you recommend Chelsea and the County address these interests and concerns?

• NO PROJECT ACCESS TO MT. ETNA EXCEPT FOR

PICKUP & DROPOFF VIA A LOOP DRIVEWAY AND TAXI/UBER/LYFT/

AUTONOMOUS VEHICLES

• PROVIDE PROJECT ACCESS DIRECTLY TO BALBOA VIA SDG&E EASEMENT AND TO GENESEE VIA EXISTING TRUCK ACCESS

• MODERATE DENSITY

• ADAPTIVE TRAFFIC SIGNAL CONTROL FOR BOTH BALBOA & GENESEE

3. Based on the pedestrian connectivity examples provided, what do you like best about each solution? What do you like the least? Are there other solutions that are not presented here that should be considered?

• MUST HAVE SAFE CONNECTIONS ACROSS GENESEE VIA ADAPTIVE SIGNALS,

• PROVIDE AN AUTONOMOUS SHUTTLE TO MINIMIZE PEDESTRIAN XING IMPACTS AT GENESEE SIGNAL/MT. ETNA

GETTING AROUND

(i.e. streets, parking, traffic, bicycle and pedestrian mobility, transit services, egress and ingress)

1. What are your greatest interests and concerns related to the potential impacts to getting around from the proposed affordable home community?

Greatest interest is that an EIR is accurately completed with input from members of the community. When the performing arts academy @ the end of Mt Etna was changed to the John Muir school, the EIR was "overcome" by an interpretation of state law.

2. How would you recommend Chelsea and the County address these interests and concerns?

Keep the community involved

3. Based on the pedestrian connectivity examples provided, what do you like best about each solution? What do you like the least? Are there other solutions that are not presented here that should be considered?

Bridge over Gewisse Ave @ Mt Etna & Balboa. These two intersections are incredibly dangerous.

GETTING AROUND

??? ???, Not so much need
 (i.e. streets, parking, traffic, bicycle and pedestrian mobility, transit services, egress and ingress)
 Not safe Not enough need more than one

1. What are your greatest interests and concerns related to the potential impacts to getting around from the proposed affordable home community?

Site is not an ideal pedestrian area for safe walking

Much too much traffic to be safe.

No "Visitor" parking for 400+ units

Not sufficient transportation for 400+ units

No street parking near site will cause parking in single housing areas.

Need more access pts to the site. Need drop off-pick-up loop

2. How would you recommend Chelsea and the County address these interests and concerns?

3. Based on the pedestrian connectivity examples provided, what do you like best about each solution? What do you like the least? Are there other solutions that are not presented here that should be considered?

GETTING AROUND

(i.e. streets, parking, traffic, bicycle and pedestrian mobility, transit services, egress and ingress)

1. What are your greatest interests and concerns related to the potential impacts to getting around from the proposed affordable home community?

Traffic on Balboa, Genesee is already very congested. What is the plan to relieve traffic on main and side streets?

2. How would you recommend Chelsea and the County address these interests and concerns?

Build smaller complexes.
Fewer residences / density
Better lighting @ crosswalks - also more time to cross
Address parking

3. Based on the pedestrian connectivity examples provided, what do you like best about each solution? What do you like the least? Are there other solutions that are not presented here that should be considered?

Flashing Beacon
High Visibility Crosswalks
audio signals, longer time @ lights for crossing

GETTING AROUND

(i.e. streets, parking, traffic, bicycle and pedestrian mobility, transit services, egress and ingress)

1. What are your greatest interests and concerns related to the potential impacts to getting around from the proposed affordable home community?

- Transit availability - The #4 route on Geneva has low evening frequency & the #27 on Belboa has very low frequency
- Bike lanes not safe idea
- Pedestrian crossing on Geneva & Belboa unsafe - need improvements

2. How would you recommend Chelsea and the County address these interests and concerns?

- Work with MTS to increase bus frequency
- Add protected bike lanes
- Traffic calming measures to reduce speed on Geneva
- Pedestrian crossing improvements
- ~~Improve connectivity~~

3. Based on the pedestrian connectivity examples provided, what do you like best about each solution? What do you like the least? Are there other solutions that are not presented here that should be considered?

- Pedestrian flashing ~~Beacons~~ beacons
- ~~See~~ lights that tell driver pedestrian walk sign is open
- Better lighting & high visibility crosswalks
- City should increase on-street parking by enforcing 72 hour ordinance & enforcing garage storage ordinance

GETTING AROUND

(i.e. streets, parking, traffic, bicycle and pedestrian mobility, transit services, egress and ingress)

1. What are your greatest interests and concerns related to the potential impacts to getting around from the proposed affordable home community?

Traffic! Congestion + parking.
We are so congested.

The canyons surrounding this area hinder
ped & vehicle traffic

2. How would you recommend Chelsea and the County address these interests and concerns?

Improve traffic flow
Sufficient parking
Concrete barriers on bike path (to new trolley
stops on Morena.)

3. Based on the pedestrian connectivity examples provided, what do you like best about each solution? What do you like the least? Are there other solutions that are not presented here that should be considered?

GETTING AROUND

(i.e. streets, parking, traffic, bicycle and pedestrian mobility, transit services, egress and ingress)

1. What are your greatest interests and concerns related to the potential impacts to getting around from the proposed affordable home community?

traffic

2. How would you recommend Chelsea and the County address these interests and concerns?

Less density for less traffic

3. Based on the pedestrian connectivity examples provided, what do you like best about each solution? What do you like the least? Are there other solutions that are not presented here that should be considered?

GETTING AROUND

(i.e. streets, parking, traffic, bicycle and pedestrian mobility, transit services, egress and ingress)

1. What are your greatest interests and concerns related to the potential impacts to getting around from the proposed affordable home community?

Traffic Congestion
ON Site parking is a Must
Safety - theft - harassment
Changed Zoning of Mt. Etna

2. How would you recommend Chelsea and the County address these interests and concerns?

Build ~~the~~ more parking for each unit

3. Based on the pedestrian connectivity examples provided, what do you like best about each solution? What do you like the least? Are there other solutions that are not presented here that should be considered?

GETTING AROUND

(i.e. streets, parking, traffic, bicycle and pedestrian mobility, transit services, egress and ingress)

1. What are your greatest interests and concerns related to the potential impacts to getting around from the proposed affordable home community?

parking on-site needs to be adequate

1 space per unit doesn't work, caregivers need parking spots

2. How would you recommend Chelsea and the County address these interests and concerns?

chelsea needs to visit the area about 5:00 p.m. on a weekday to understand the extent of the problem

reduce the density of the proposed project

3. Based on the pedestrian connectivity examples provided, what do you like best about each solution? What do you like the least? Are there other solutions that are not presented here that should be considered?

GETTING AROUND

(i.e. streets, parking, traffic, bicycle and pedestrian mobility, transit services, egress and ingress)

1. What are your greatest interests and concerns related to the potential impacts to getting around from the proposed affordable home community?

Access to site from Mt Etna and Geneva

2. How would you recommend Chelsea and the County address these interests and concerns?

Work with city to re-align Mt Etna at Geneva for better traffic

flow from Mt Etna to Geneva, left, thru and right turn

3. Based on the pedestrian connectivity examples provided, what do you like best about each solution? What do you like the least? Are there other solutions that are not presented here that should be considered?

GETTING AROUND

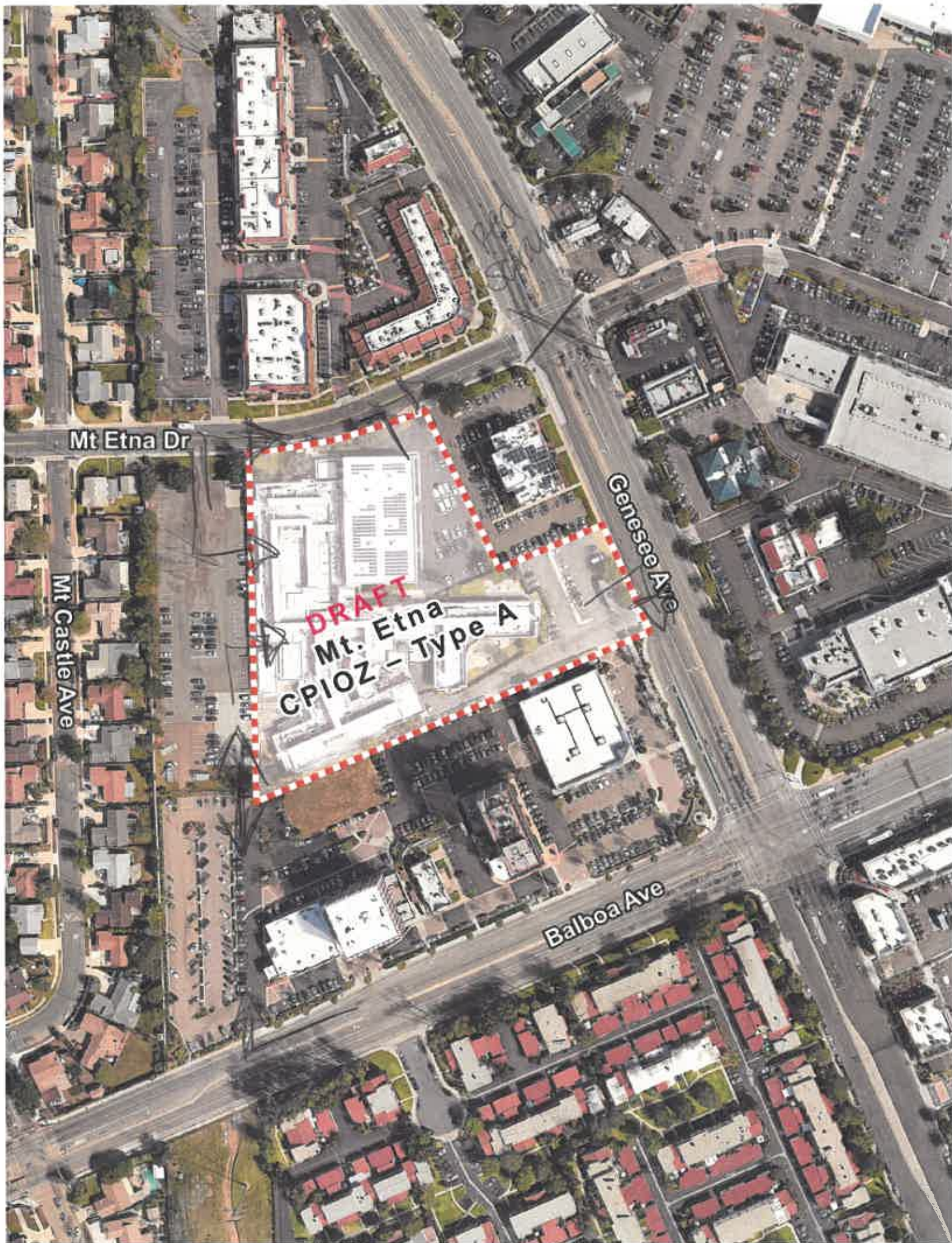
(i.e. streets, parking, traffic, bicycle and pedestrian mobility, transit services, egress and ingress)

1. What are your greatest interests and concerns related to the potential impacts to getting around from the proposed affordable home community?

2. How would you recommend Chelsea and the County address these interests and concerns?

Work to get vehicular access to Genesee & Balboa
Greater than single pkg entrance/exit
* Shuttle to senior center, schools, libraries *

3. Based on the pedestrian connectivity examples provided, what do you like best about each solution? What do you like the least? Are there other solutions that are not presented here that should be considered?



Add circulation.



Curb Extension

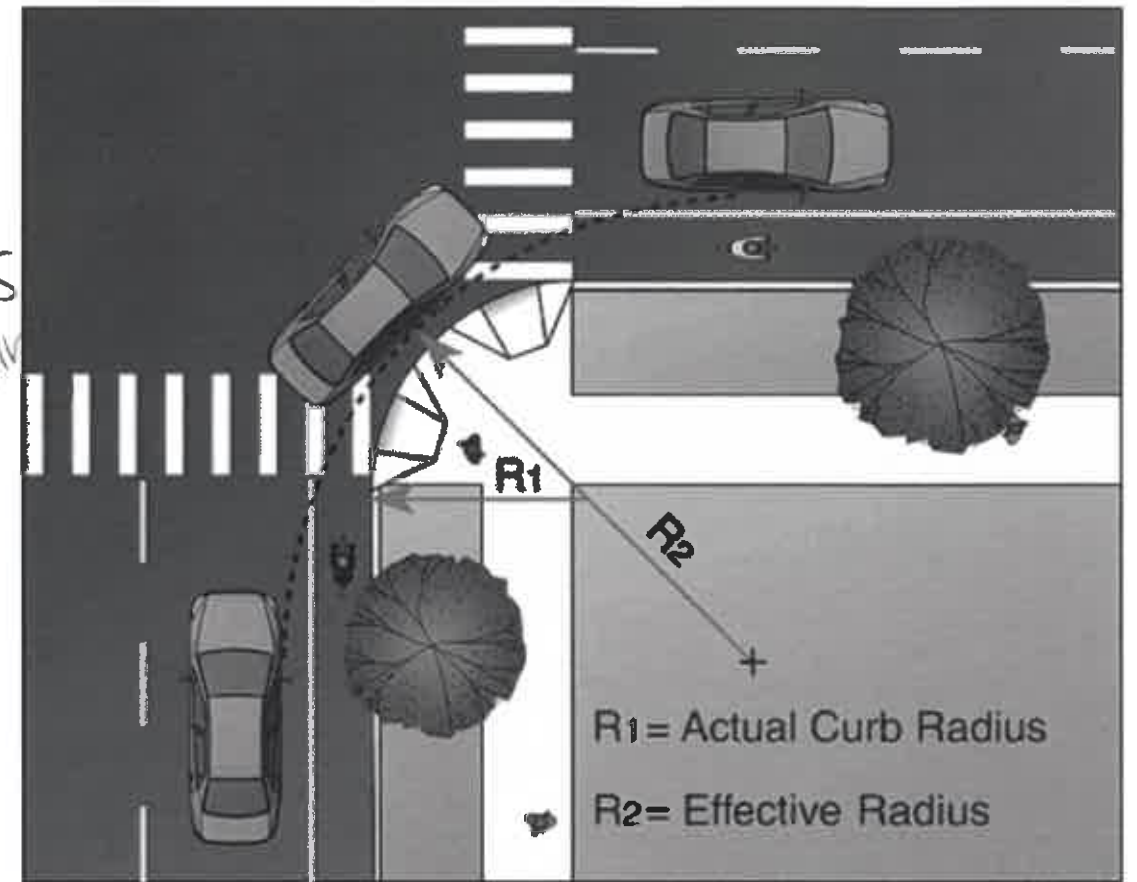
where would this be used?

Pedestrian Connectivity Solutions

yes & add signage for storage driveways approaching



Advanced Signage



Reduced Curb Radii

will not work on genevieve or balboa
but maybe on mt ethel



High Visibility Crosswalk Markings

yes to bike lanes.



Rectangular Rapid Flashing Beacon

SUPPORTING INFRASTRUCTURE & SAFETY

1. What are your greatest interests and concerns related to the potential impacts on infrastructure (schools, utilities) and safety from the proposed development?

- LACK OF CLASSROOM SPACE FOR CURRENT LOCAL NEED

INABILITY TO EXPAND TO MEET ADDITIONAL NEED

- SEWER/WATER AGING^{ING} REQUIRES CONSTANT UPKEEP, UNABLE TO
EXPAND TO MEET SCALE NEED

- 1ST RESPONDER (FIRE) ON HIGH RISE LARGE BUILDING UNAVAILABLE

- POWER AGED AND DEGRADING IN CLAIRBONT UNABLE TO MEET DEMAND

- SECURITY OF STREETS SURROUNDING WITH LIMITED PARKING AVAIL.

2. How would you recommend Chelsea and the County address these interests and concerns?

DEDICATE \$\$\$ TO INFRASTRUCTURE IMPROVEMENTS

INCREASE PARKING AVAILABILITY

3. Follow up to #2: On the other side of this page are some examples of what we have heard. Do any of these resonate with you? If so, which ones.

SCHOOLS, FIRE SAFETY, UTILITIES,

SUPPORTING INFRASTRUCTURE & SAFETY

1. What are your greatest interests and concerns related to the potential impacts on infrastructure (schools, utilities) and safety from the proposed development?

Primarily traffic:

- # of parking spaces per unit - overflow will naturally go to local streets
- Entrance/exits are limited for size of development - will lead to backed up traffic
- increased traffic will be a danger to students who walk to school

2. How would you recommend Chelsea and the County address these interests and concerns?

- more & larger speed bumps

3. Follow up to #2: On the other side of this page are some examples of what we have heard. Do any of these resonate with you? If so, which ones.

SUPPORTING INFRASTRUCTURE & SAFETY

1. What are your greatest interests and concerns related to the potential impacts on infrastructure (schools, utilities) and safety from the proposed development?

SAFETY AND THE 'QUALITY' OF THE RESIDENTS. IT IS A SIMPLE TRUTH
THAT THOSE THAT DON'T WORK AND ENGAGE IN THE COMMUNITY ~~ARE~~
~~ONLY~~ ONLY TAKE AND DO NOT GIVE TO THE BETTERMENT OF THE
COMMUNITY. HOWEVER YOU CHOOSE TO DEFINE IT, THE STRATTON APARTMENTS
ARE A GOOD EXAMPLE OF A COMMUNITY OF 'LOWER INCOME' HOUSING.
CRIME IS SIGNIFICANT, AND I ~~DOES~~ DO NOT FEEL SAFE WALKING TO
VONS/CVS AT NIGHT. IT IS UNACCEPTABLE.

2. How would you recommend Chelsea and the County address these interests and concerns?

NO ONE SHOULD BE REWARDED FOR NOT WORKING HARD.
DO NOT GIVE BENEFITS TO THOSE WHO DON'T WORK.

3. Follow up to #2: On the other side of this page are some examples of what we have heard. Do any of these resonate with you? If so, which ones.

SUPPORTING INFRASTRUCTURE & SAFETY

1. What are your greatest interests and concerns related to the potential impacts on infrastructure (schools, utilities) and safety from the proposed development?

INCREASED PEDESTRIAN TRAFFIC. INCREASES NUMBER OF CARS IN ~~THE~~ A RESIDENTIAL NEIGHBORHOOD WITH MANY CHILDREN.

- POSSIBLE CONFLICTS BETWEEN RESIDENTS (NEW & OLD) AND OUR INCREASING HOMELESS POPULATION WHICH HAS BEEN TOLERATED BY LOCAL GOVERNMENT & EVEN CONDONED BY LAW.

2. How would you recommend Chelsea and the County address these interests and concerns?

DON'T BUILD 400+ UNITS ON 4 ACRES. THIS SEEMS A BIT LIKE LOW INCOME HOUSINGS WHICH HAVE HISTORICALLY BEEN PROVEN TO BE UNPRODUCTIVE.

3. Follow up to #2: On the other side of this page are some examples of what we have heard. Do any of these resonate with you? If so, which ones.

LISSEN SURVEY

SUPPORTING INFRASTRUCTURE & SAFETY

1. What are your greatest interests and concerns related to the potential impacts on infrastructure (schools, utilities) and safety from the proposed development?

CITY IS ALLOWING DEVELOPERS TO BUILD WITHOUT
HAVING PARKING. WILL THIS APPLY TO THIS DEVELOPMENT?
BUILDING HEIGHT IMPACT.

STREET AUTO IMPACT.

STREET LIGHTING.

2. How would you recommend Chelsea and the County address these interests and concerns?

SAFETY CONCERNS

3. Follow up to #2: On the other side of this page are some examples of what we have heard. Do any of these resonate with you? If so, which ones.

SUPPORTING INFRASTRUCTURE & SAFETY

1. What are your greatest interests and concerns related to the potential impacts on infrastructure (schools, utilities) and safety from the proposed development?

- Fire and police calls will rise, so city must provide more officers, fire personnel
- Developer (Chelsea) must provide funding for these added costs (police, fire) upfront
- Any income (percentage) of tenants' rent in future should go toward infrastructure needs here in Clairmont, NOT to fund for more affordable housing

2. How would you recommend Chelsea and the County address these interests and concerns?

3. Follow up to #2: On the other side of this page are some examples of what we have heard. Do any of these resonate with you? If so, which ones.

SUPPORTING INFRASTRUCTURE & SAFETY

1. What are your greatest interests and concerns related to the potential impacts on infrastructure (schools, utilities) and safety from the proposed development?

A Are there adequate utilities (sewer, water, electric.)

B Fire & Safety, (Enough Fire stations, can existing Fire Equipment handle 4 story buildings)

C Is adequate parking provided (2 or more spaces)

D Traffic not adequately supported currently

E Police coverage is currently inadequate (not enforcing current traffic laws, not keeping the citizens safe (Too many attacks, home invasions, other crimes)

2. How would you recommend Chelsea and the County address these interests and concerns?

Find ways to improve & solve problems A thru E ABOVE.

3. Follow up to #2: On the other side of this page are some examples of what we have heard. Do any of these resonate with you? If so, which ones.

All of them do.

SUPPORTING INFRASTRUCTURE & SAFETY

1. What are your greatest interests and concerns related to the potential impacts on infrastructure (schools, utilities) and safety from the proposed development?

1. Fire + first responder (+equipment) shortage.
2. Traffic + parking issues.
3. Schools, The SDUSD will get funds via the permitting process but the schools directly impacted by additional students need feeding.

2. How would you recommend Chelsea and the County address these interests and concerns?

- Another fire station, added staffing + equipment to handle a higher rise building.
- Sufficient parking, road improvements
- Schools impacted given additional funding + facilities

3. Follow up to #2: On the other side of this page are some examples of what we have heard. Do any of these resonate with you? If so, which ones.

Yes! 1st responder, schools, infrastructure, traffic + parking
(And the cost incurred by residents for all of the above.)

Examples of what we've heard:

- Study impacts to infrastructure, schools, and first responder services as part of the Environmental Impact Report
- Engage San Diego Unified School District to discuss potential impacts
- Engage local area schools (leadership and PTAs) to discuss potential impacts
- Consider providing an on-site security kiosk police substation
- Ensure sufficient street lighting to deter car break-ins

parking

SUPPORTING INFRASTRUCTURE & SAFETY

1. What are your greatest interests and concerns related to the potential impacts on infrastructure (schools, utilities) and safety from the proposed development?

Use eyes on the street & safe design measures
(avoid landscaping people can hide behind)

how to best utilize bike infrastructure - provide
secure bike lockers for
visitor parking residents

2. How would you recommend Chelsea and the County address these interests and concerns?

shared parking agreements @ various times of day
w/ adjacent business/commercial areas.

3. Follow up to #2: On the other side of this page are some examples of what we have heard. Do any of these resonate with you? If so, which ones.

safety lighting necessary

Examples of what we've heard:

- Study impacts to infrastructure, schools, and first responder services as part of the Environmental Impact Report
- Engage San Diego Unified School District to discuss potential impacts
- Engage local area schools (leadership and PTAs) to discuss potential impacts
- Consider providing an on-site security kiosk police substation
- Ensure sufficient street lighting to deter car break-ins

blue emergency
kiosks.
or apt manage
ment.

if existing SF dwellings are not turning over
new K-12 attendees, is this necessary?..

SUPPORTING INFRASTRUCTURE & SAFETY

1. What are your greatest interests and concerns related to the potential impacts on infrastructure (schools, utilities) and safety from the proposed development?

Water

electric - under high power lines

Safety - theft, drinking drugs

Police coverage - Fire already understaffed - 911 Response

Fire Equipment to reach more than 10 or 2 story building

2. How would you recommend Chelsea and the County address these interests and concerns?

Do not build the Units

The County ^{will} impacts Infrastructure

The City has a reputation for not fixing infrastructure

3. Follow up to #2: On the other side of this page are some examples of what we have heard. Do any of these resonate with you? If so, which ones.

SUPPORTING INFRASTRUCTURE & SAFETY

1. What are your greatest interests and concerns related to the potential impacts on infrastructure (schools, utilities) and safety from the proposed development?

Emergency Services - upgrade Staffings and equipment for the new structures, how will emergency vehicles access thru traffic?

Sewer System - needs upgrade not only this area - but all of Clairmont

2. How would you recommend Chelsea and the County address these interests and concerns?

Lease/purchase SOG+6 area behind "Curie Lab" area

Salon - mandatory w/o eyeglasses

3. Follow up to #2: On the other side of this page are some examples of what we have heard. Do any of these resonate with you? If so, which ones.

All examples are good on back.

Examples of what we've heard:

- ✖ • Study impacts to infrastructure, schools, and first responder services as part of the Environmental Impact Report
- ✖ • Engage San Diego Unified School District to discuss potential impacts
- ✖ • Engage local area schools (leadership and PTAs) to discuss potential impacts
- ✖ • Consider providing an on-site security kiosk police substation
- ✖ • Ensure sufficient street lighting to deter car break-ins

SUPPORTING INFRASTRUCTURE & SAFETY

1. What are your greatest interests and concerns related to the potential impacts on infrastructure (schools, utilities) and safety from the proposed development?

Currently my children learn a little independence in a healthy way by walking from their schools to Starbucks, Target, Yogurtland & Panera. They go after school with their friends, and we love that - as part of raising kids in a nice, safe community of Claremont. While Balboa & Genesee has accidents the number will increase significantly if this project goes through and there are many more cars on the road. Congestion brings accidents ~~so~~ so I will not let my kids

2. How would you recommend Chelsea and the County address these interests and concerns?

Please do NOT go through with this project. At all. No one seems to want it, except the ~~mayor~~ mayor who is supported by developers. Please find another location.
 have that independence anymore
 We may even move away.

3. Follow up to #2: On the other side of this page are some examples of what we have heard. Do any of these resonate with you? If so, which ones.

- As {
- PTA Chair (fmr)
 - SGT Chair (fmr)
 - Person who got joint use fields for 2 schools
 - parent of 3 area schools

I am asking current school groups for their feedback. My expectation is that this project will not find them supportive, for the safety & viability of our cluster & local schools.

Thanks

SUPPORTING INFRASTRUCTURE & SAFETY

1. What are your greatest interests and concerns related to the potential impacts on infrastructure (schools, utilities) and safety from the proposed development?

- there is a low income development + homeless development within a mile, why concentrate in this area?
- 1 parking space per unit is not enough, congestion and relative need spaces
- mto is not efficient; improve that before increasing density
- multiple entrances + exits
- san Diego cannot accommodate all the people who want to live here. It's a physical impossibility

2. How would you recommend Chelsea and the County address these interests and concerns?

reduce density of project

county + chelsea need to visit the area to see the extent of the problem - around 5:00 pm on a weekday city and county need to understand other projects in this area that are planned

3. Follow up to #2: On the other side of this page are some examples of what we have heard. Do any of these resonate with you? If so, which ones.

SUPPORTING INFRASTRUCTURE & SAFETY

1. What are your greatest interests and concerns related to the potential impacts on infrastructure (schools, utilities) and safety from the proposed development?

Schools, multiple driveway entrance/exits, public/private open space, ~~CEPTED~~, Adequate bus service to Trolley station.

2. How would you recommend Chelsea and the County address these interests and concerns?

- o Coordinate w/ SDUSD regarding impacts to local schools and mitigation for those impacts.
- o Provide driveway to North East o even South if possible.
- o ~~CEPTED~~, eyes on street. Utilize easement for public park, maybe partially parking
- o Add

3. Follow up to #2: On the other side of this page are some examples of what we have heard. Do any of these resonate with you? If so, which ones.

Examples of what we've heard:

- **Study impacts to infrastructure, schools, and first responder services as part of the Environmental Impact Report**
- ✱ **Engage San Diego Unified School District to discuss potential impacts**
- **Engage local area schools (leadership and PTAs) to discuss potential impacts**
- **Consider providing an on-site security kiosk police substation**
- **Ensure sufficient street lighting to deter car break-ins**

Appendix E: Input Cards

Planning for 5255 Mt. Etna Drive



Community Workshop—April 11, 2019

INPUT CARD

PROVIDING YOUR NAME AND EMAIL ADDRESS IS OPTIONAL, however, if you would like the team to know that you provided this input and want to provide a method of contacting you, please fill in the information below. Please note that these input cards are public records and may be disclosed to the public upon request.

NAME:

Dan Hu

ORGANIZATION (if applicable):

EMAIL ADDRESS:

[REDACTED]

ADDRESS:

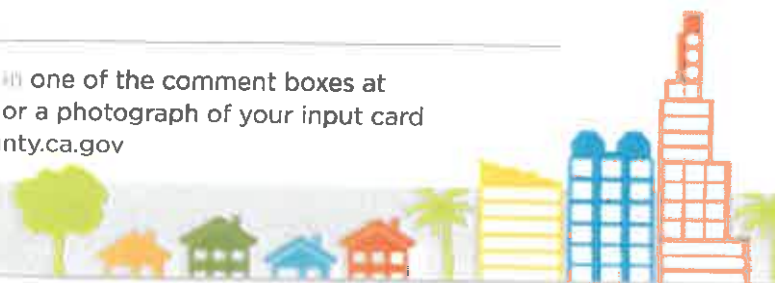
[REDACTED]

Would you like to be added to the email list? ☒ YES ☐ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

Have had many conversations with my neighbors and none of them, nor me, are against the 170-unit plan. But the fact Claremont is being treated differently than other communities is a great disappointment and a great concern. Why are the density requirements for this project so much more intrusive and excessive than the other projects completed and proposed. We are reasonable people being treated unfairly — we should not have to "suck it up".

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov



Planning for 5255 Mt. Etna Drive



Community Workshop—April 11, 2019

INPUT CARD

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NAME: KR Stevens

ORGANIZATION (if applicable): _____

EMAIL ADDRESS: _____

ADDRESS: _____

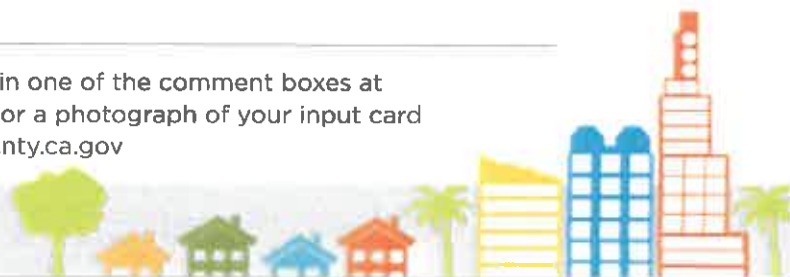
Would you like to be added to the email list? ☒ YES ☐ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

I worry about overbuilding in this area. Streets are already crowded with street parking, cars use this area as a 'through street' and the only park in the neighborhood is crowded, small, and on the street that people use as the through street. This is not a location that can handle hundreds of new units.

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov

For more information visit www.sdnet.com



Planning for 5255 Mt. Etna Drive



Community Workshop—April 11, 2019

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NAME: MARK DOERINK

ORGANIZATION (if applicable): _____

EMAIL ADDRESS: _____

ADDRESS: _____

Would you like to be added to the email list? ☐ YES ☒ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

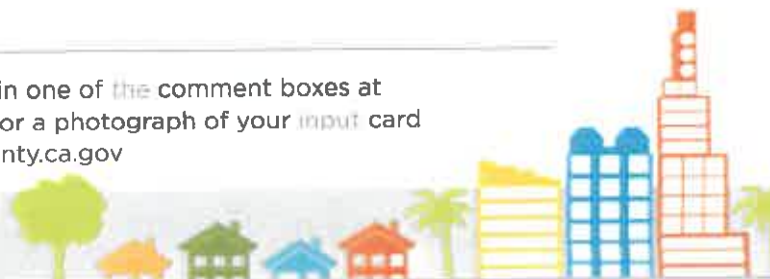
Most if not all of us

Would have liked to see an open discussion of the project. Having different tables discussing separate issues leaves out others (at another table) from participating and adds to redundant questions being asked. Staff at tables could very well collect their data from a general discussion. This ~~discussion~~ format did not provide the answers to questions most of us had. What a waste of time. I'm sure the staff witnessed our frustrations.

Mark Doering

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov

For more information visit www.sdpld.com



Planning for 5255 Mt. Etna Drive



Community Workshop—April 11, 2019

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NAME: *Christopher de Gress*

ORGANIZATION (if applicable):

EMAIL ADDRESS:

ADDRESS:

Would you like to be added to the email list?

☐ YES

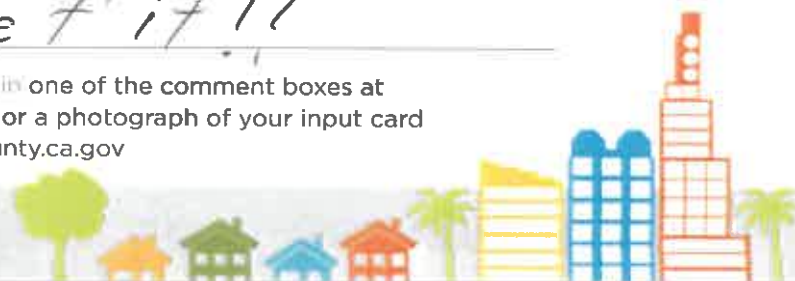
☐ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

The current zoning regulations are in effect for a reason. The density in this area is already too high.

I know this "project" is being billed as low income housing, but to be frank we have no way of knowing who or what would wind up in there. I have little girls and I don't need any of the new "tenants" doing God knows what to them as they walk down the street. Forget it!!

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov



Planning for 5255 Mt. Etna Drive



Community Workshop—April 11, 2019

INPUT CARD

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NAME:

Farid Abdel-Wahhab

ORGANIZATION (if applicable):

EMAIL ADDRESS:

ADDRESS:

Would you like to be added to the email list?

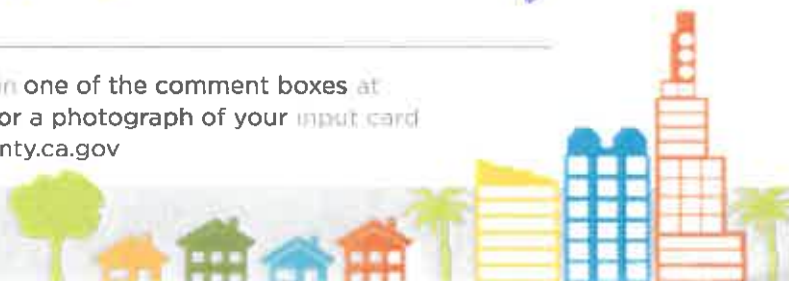
☒ YES

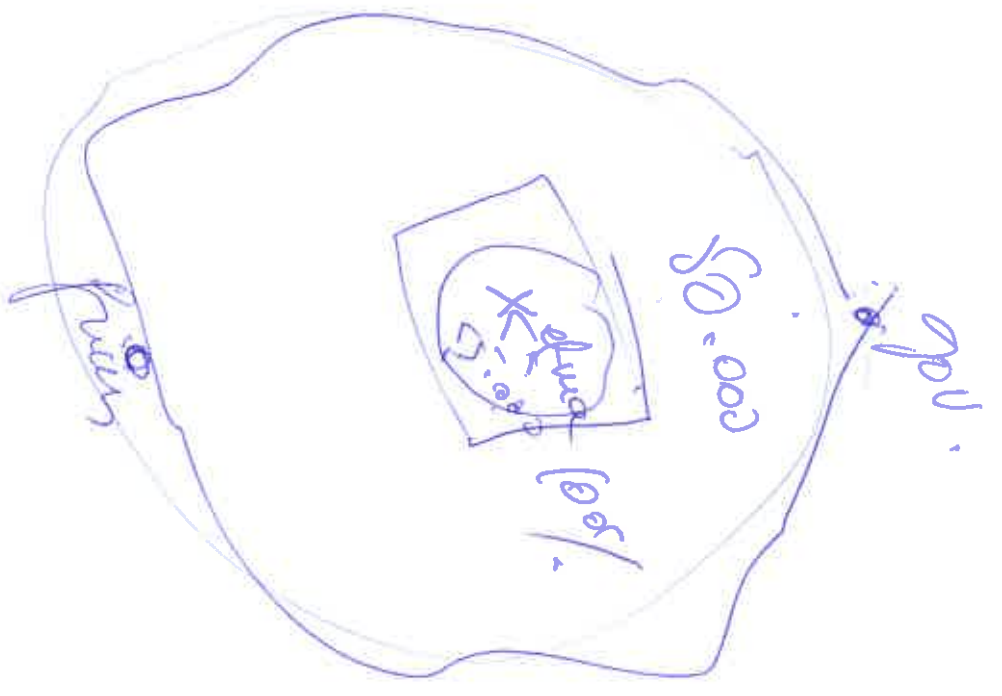
☐ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

I am 100% against all this project
Alcoholism
Drugs
density
too many people
you should ask for consent and
opinion the persons living around
the project site not 3 mile diameter
just the whole Clairemont zone.
People far away are not concerned
so they don't care. Thank you!

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov





100%
80--

Planning for 5255 Mt. Etna Drive



Community Workshop—April 11, 2019

INPUT CARD

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NAME: RICHARD ZINS

ORGANIZATION (if applicable): HOME OWNER

EMAIL ADDRESS: _____

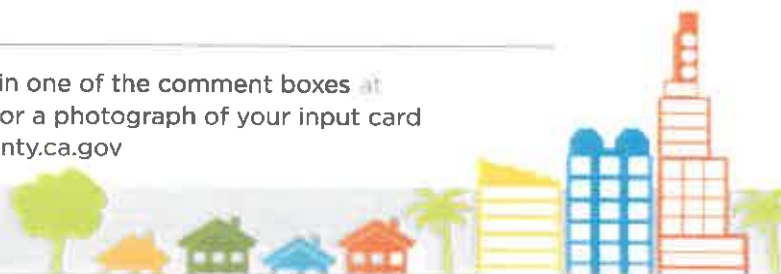
ADDRESS: _____

Would you like to be added to the email list? ☐ YES ☒ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

PARKING OFF STREET A MUST
CONTROL HOMELESS ~~PEOPLE~~ STREET PEOPLE CAMPING
IN AREA NEIGHBOR HOOD
AGAINST PEOPLE USING CAMPER'S IN LOCAL AREA
PARKING LOTS

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov



Planning for 5255 Mt. Etna Drive



Community Workshop—April 11, 2019

INPUT CARD

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NAME: Jeremy Heath

ORGANIZATION (if applicable): Home owner

EMAIL ADDRESS: [REDACTED]

ADDRESS: [REDACTED]

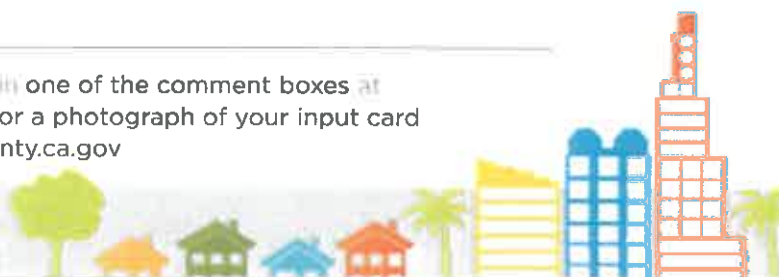
Would you like to be added to the email list? ☒ YES ☐ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

County needs to release the RFP for Chelsea Development submitted in June 2018. The County states that they are confidential until end of lease. But they selectively release details of the RFP to the public. The Community needs to see the RFP before we can decide.

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov

For more information visit www.sdncd.com



Planning for 5255 Mt. Etna Drive



Community Workshop—April 11, 2019

INPUT CARD

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NAME: Nancy Honda

ORGANIZATION (if applicable): _____

EMAIL ADDRESS: _____

ADDRESS: _____

Would you like to be added to the email list? ☐ YES ☒ NO

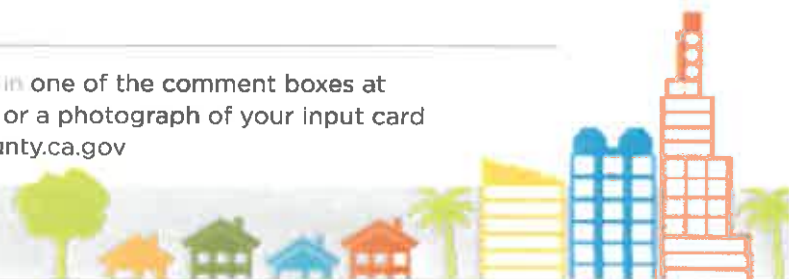
GENERAL COMMENTS: PLEASE PRINT CLEARLY.

Sufficient community comments have been provided to limit the project to ≤ 100 units & max 2 stories

Any more more than that hurts the community infrastructure & community feelings for what is a stable & family-oriented community. It will hurt property values, traffic, parking & overall congestion

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov

For more information visit www.sdinfo.com



Planning for 5255 Mt. Etna Drive



Community Workshop—April 11, 2019

INPUT CARD

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NAME:

Susan Johnson

ORGANIZATION (if applicable):

home owner

EMAIL ADDRESS:



ADDRESS:

Would you like to be added to the email list?

☐ YES

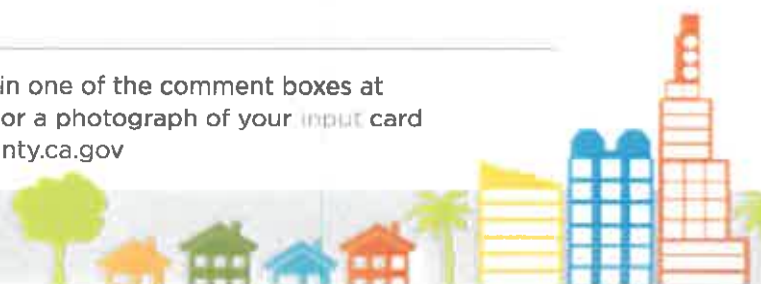
☐ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

I have concerns regarding making Balboa and Genessee more pedestrian friendly

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov

For more information visit www.sdnetd.com



Planning for 5255 Mt. Etna Drive



Community Workshop—April 11, 2019

INPUT CARD

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NAME: _____

ORGANIZATION (if applicable): _____

EMAIL ADDRESS: _____

ADDRESS: _____

Would you like to be added to the email list? ☐ YES ☐ NO

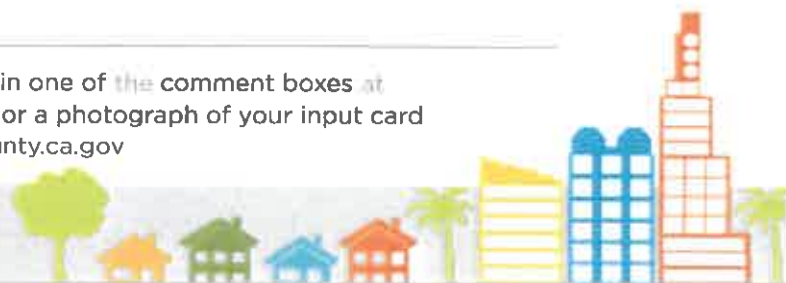
GENERAL COMMENTS: PLEASE PRINT CLEARLY.

I am afraid my trust in the City Planner is very eroded at this point. I have spent 200 years for making and funding the City does so it seems well planned their public meetings are a charade that they are putting on to make the public feel like their feedback matters. Balance!

If no parking is provided, you will be doing down business. We can't have parking for these meetings. What a waste! 300 seats used!

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov

For more information visit www.sdhoa.com



Planning for 5255 Mt. Etna Drive



Community Workshop—April 11, 2019

INPUT CARD

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NAME: Joan Nelson

ORGANIZATION (if applicable): Resident

EMAIL ADDRESS: [REDACTED]

ADDRESS: [REDACTED]

Would you like to be added to the email list? ☐ YES ☒ NO

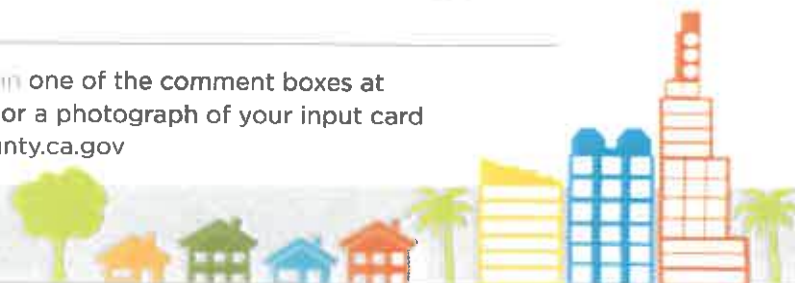
GENERAL COMMENTS: PLEASE PRINT CLEARLY.

Promotional materials, brochures, flyers, posters color contrast needs to be bold -very difficult for someone visually impaired to read the materials. Very Bad! For example light green print on green background is virtually impossible to read.

*if someone wants me to proof the materials I wouldn't mind
* to make sure it is easy to read

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov

For more information visit www.sdhcd.com



Planning for 5255 Mt. Etna Drive



Community Workshop—April 11, 2019

INPUT CARD

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NAME: Marc Richards

ORGANIZATION (if applicable): _____

EMAIL ADDRESS: _____

ADDRESS: _____

Would you like to be added to the email list?

☐ YES

☐ NO

already on it

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

Where do existing Clairemont residences come from?

Size of units (sq ft) + number of parking spots per unit

Where do service people park

Accountability of residences

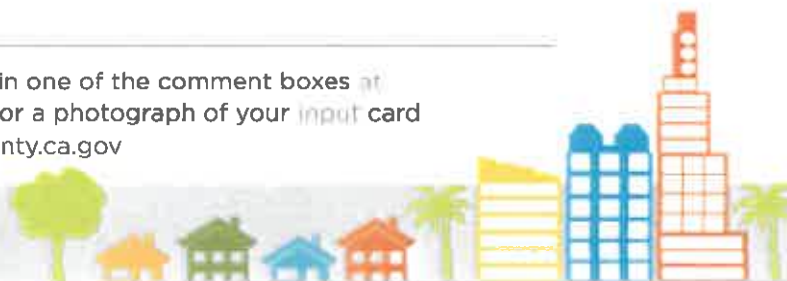
Why wasn't the City at the workshop?

Why couldn't the planning be what the developers want in their community instead of proposing a huge complex, changing the zoning drastically + traffic? Whereas, now the community has to take their time continually fight back to something that is reasonable.

Match # of units to acreage + had is seen at other locations in Clairemont

Solar energy

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Planning for 5255 Mt. Etna Drive



Community Workshop—April 11, 2019

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NAME:

Leslie Rice

ORGANIZATION (if applicable):

EMAIL ADDRESS:

ADDRESS:

Would you like to be added to the email list?

☐ YES

☐ NO

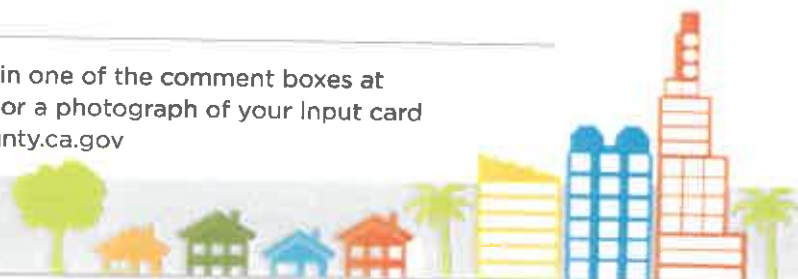
GENERAL COMMENTS: PLEASE PRINT CLEARLY.

It was hard to hear in discussion groups in room where all groups were present

Solutions require smaller size in units + height with ample parking 1 space/unit minimum

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Planning for 5255 Mt. Etna Drive



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NAME:

Bill Trained

ORGANIZATION (if applicable):

Home Owner

EMAIL ADDRESS:

ADDRESS:



Would you like to be added to the email list?

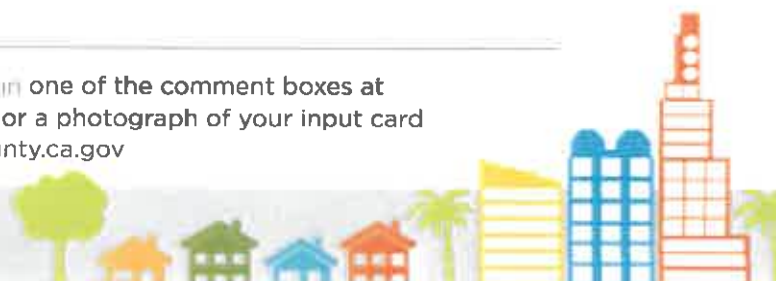
☐ YES

☒ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

Don't build it

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov



Planning for 5255 Mt. Etna Drive



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NAME: NICOLE MASTON

ORGANIZATION (if applicable): _____

EMAIL ADDRESS: _____

ADDRESS: _____

Would you like to be added to the email list? ☒ YES ☐ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

THE CURRENT HIGH DENSITY PLAN WITH INSEFICIENT PARKING IS HIGHLY CONCERNING. SAN DIEGO ~~AREA~~ REQUIRES CARS TO GET AROUND. THE BUS IS INSEFICIENT AND THE TROLLEY IS TOO FAR AWAY. YOU CANNOT EVEN WALK DOWN BALBOA LEGALLY - NO SIDE WALKS AND NO PEDESTRIAN TRAFFIC SIGNS. BALBOA AND GENESEE ARE ALREADY HIGHLY CONGESTED. SENIORS STILL DRIVE. DEPENDING ON HOW 'SENIOR' IS DEFINED CAN BE AS LOW AS 45... MANY OF MY CO-WORKERS ARE THAT OLD AND CONTINUE WORKING FOR YEARS.

WE NEED AFFORDABLE HOUSING BUT NOT BY RUINING THE COMMUNITY IT IS PUT IN. KEEP THE # OF UNITS CLOSER TO 100/150 →

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov



AND PROVIDE ENOUGH PARKING.

THANK YOU FOR HAVING THIS EVENT AS INFORMATION
HAS BEEN HARD TO GET AND DELEGATIONS APPEARED TO
TO BE MADE BY PEOPLE OUTSIDE OF THE COMMUNITY.

THANK YOU,
NICOLE MASTON

Planning for 5255 Mt. Etna Drive



Community Workshop—April 11, 2019

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NAME: CARRIE HOGUE

ORGANIZATION (if applicable): _____

EMAIL ADDRESS: _____

ADDRESS: _____

Would you like to be added to the email list? ☒ YES ☐ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

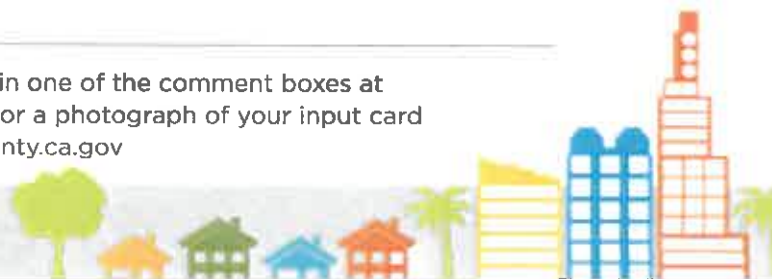
This area is already impacted by excessive and dangerous traffic and can't stand an increase without substantive improvements to the traffic + pedestrian flow.

There should be a pedestrian bridge across Balboa to deter accidents from happening.

I will forward other concerns via email.

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov

For more information visit www.sdchcd.com



Planning for 5255 Mt. Etna Drive



Community Workshop—April 11, 2019

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NAME: LINDA HASKOVICH

ORGANIZATION (if applicable): _____

EMAIL ADDRESS: _____

ADDRESS: _____

Would you like to be added to the email list?

☐ YES

☐ NO

ALREADY ON

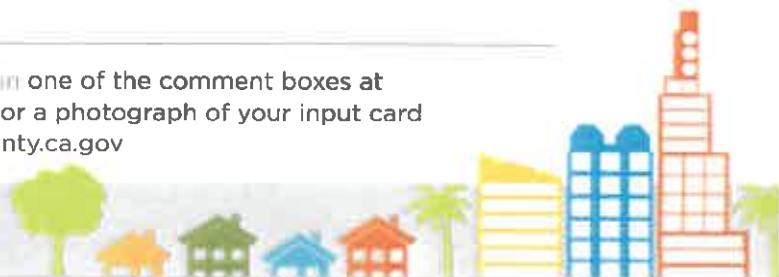
GENERAL COMMENTS: PLEASE PRINT CLEARLY.

ABSOLUTELY LIKE THE OPPORTUNITY FOR HOUSING
FOR SENIORS AND LOWER INCOME — . . . , BUT NOT IF THE
ZONING FOR THE HEIGHT LIMIT IS CHANGED

Keep the 30' Limit.

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov

For more information visit www.sdncd.com



Planning for 5255 Mt. Etna Drive



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NAME: Gerri Schueta

ORGANIZATION (if applicable): _____

EMAIL ADDRESS: _____

ADDRESS: _____

Would you like to be added to the email list? ☒ YES ☐ NO

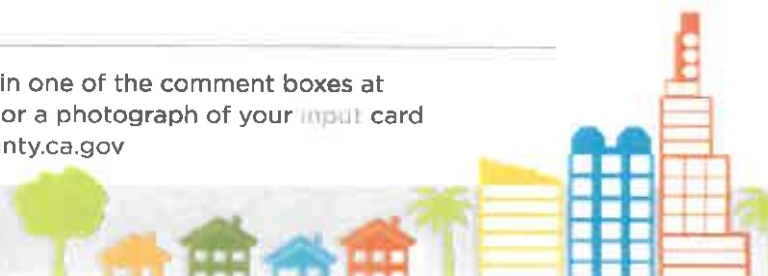
GENERAL COMMENTS: PLEASE PRINT CLEARLY.

Good meeting & info

- please listen to comments: ht limits, pkg, esthetics, etc
- this is a community, not a blank slate like Kearny Mesa

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov

For more information visit www.adhcd.com



Planning for 5255 Mt. Etna Drive



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NAME:

George Hagood

ORGANIZATION (if applicable):

EMAIL ADDRESS:

ADDRESS:

Would you like to be added to the email list?

☒ YES

☐ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

Use this site for Alztimers treatment = There are 8000 people in S.D. with Alztimers. We want ample parking with no parking on our street "Mt. Castle". We need to organize by the thousands & get on the I.V. We need to pray to get rid of this "Money Scam" — Follow the Money — This is all about ruining my hood so you can make millions more —

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov



Planning for 5255 Mt. Etna Drive



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NAME: _____

ORGANIZATION (if applicable): _____

EMAIL ADDRESS: _____

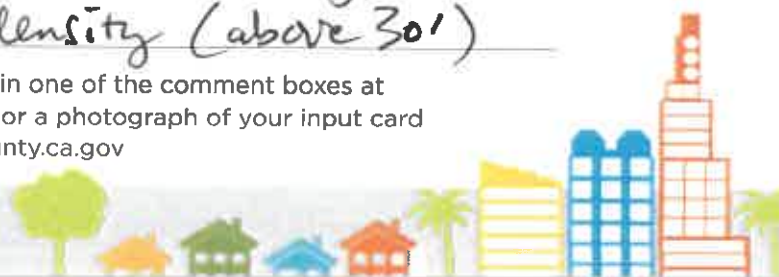
ADDRESS: _____

Would you like to be added to the email list? ☐ YES ☒ NO (Already on it)

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

- Please respect our community by not rezoning to above 30' height - existing property owners are getting no added police, fire, parks etc. from this project, yet our tax dollars are sent away from services we need into ^{new} housing projects
- Mitigation measures must be required of Chelsea to improve streets and infrastructure, just like other new developments are required to do.
- Traffic is a problem currently - please don't add to gridlock - EIR must recognize we can't accommodate high density (above 30')

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov



Planning for 5255 Mt. Etna Drive



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NAME: Karin Lewcock

ORGANIZATION (if applicable):

EMAIL ADDRESS:

ADDRESS:

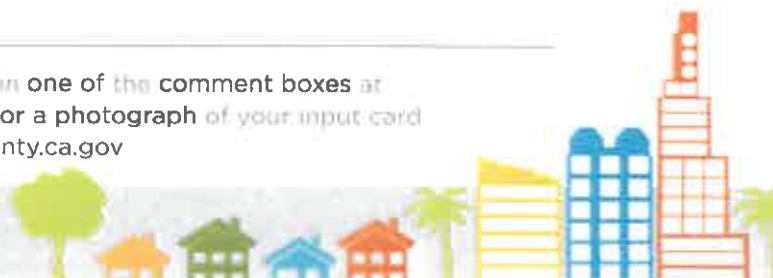
Would you like to be added to the email list? ☒ YES ☐ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

Please consider the volume of people you are bringing to the area. I am in favor of making the space useful again but if you try to cram in as many units as possible it is going to create a traffic and parking nightmare. Public transit is not very easily accessible from this location, and there are not many options for entrance/exit from the proposed location.

Please also consider not making the building stand out. I'd appreciate if it blended in with the neighborhood, and had a nice neutral look. Lots of greenery is good too.

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov



Planning for 5255 Mt. Etna Drive



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NAME:

Gloria Edwards

ORGANIZATION (if applicable):

EMAIL ADDRESS:

ADDRESS:

Would you like to be added to the email list?

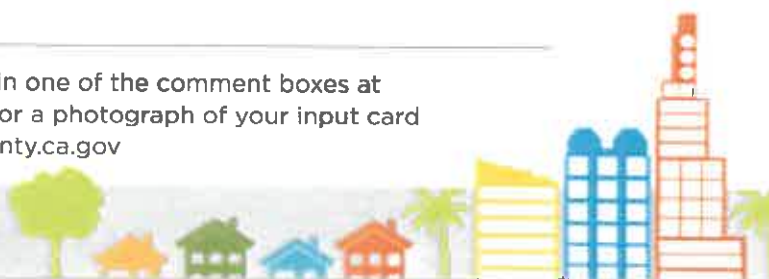
☒ YES ☐ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

ALL this Aff. housing is
a total rip off of the
gov'tment and the people.
We want no part of
over 30 ft - not enough
parking - ALL Market
rate or move to
Arizona - we are
full already -

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov

For more information visit www.silico.com



Planning for 5255 Mt. Etna Drive



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NAME: CANDY CUMMING

ORGANIZATION (if applicable): _____

EMAIL ADDRESS: _____

ADDRESS: _____

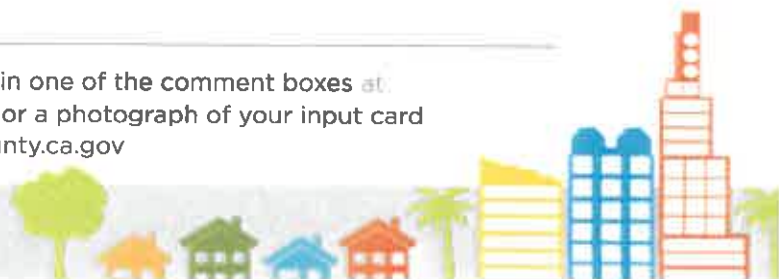
Would you like to be added to the email list? ☒ YES ☐ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

I HAVE WALKED MY IMMEDIATE NEIGHBORHOOD TO
ENGAGE MY NEIGHBORS IN DIALOG ABOUT THIS
PROJECT.

ALTHO' THERE ^{WERE} ~~WAS~~ MIXED THOUGHTS / FEELINGS ABOUT
HOUSING, THERE WAS UNANIMOUS AGREEMENT ~~TO~~ TO
MAINTAIN THE 30' HEIGHT LIMIT !!!

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov



Planning for 5255 Mt. Etna Drive



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NAME: Michelle Gross

ORGANIZATION (if applicable): _____

EMAIL ADDRESS: _____

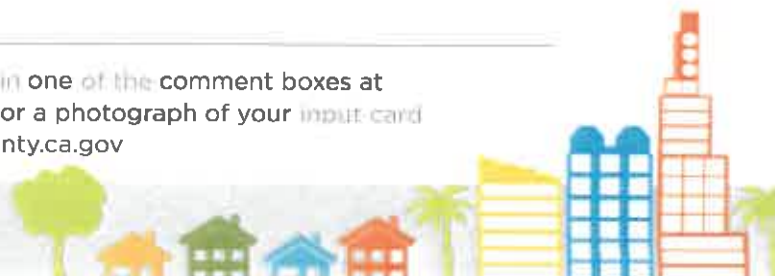
ADDRESS: _____

Would you like to be added to the email list? ☒ YES ☐ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

- 1) Maintain the 30' height limit.
- 2) The streets are so congested already. We can't fit 400+ 300+ even 200+ Additional residents parking in + out of these neighborhoods!
- 3) Not enough entrances/exits for complex + the streets suggested are already packed.

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov



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NAME: Tom Cebulski

ORGANIZATION (if applicable): _____

EMAIL ADDRESS: _____

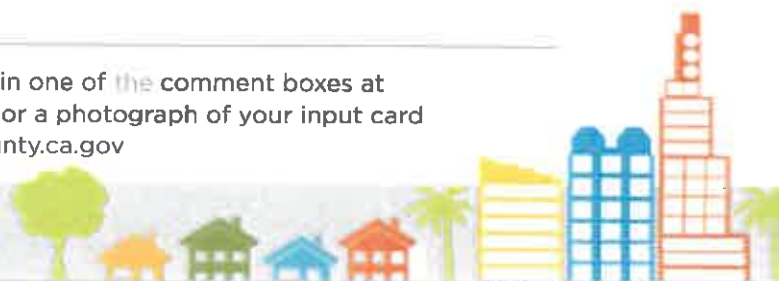
ADDRESS: _____

Would you like to be added to the email list? ☒ YES ☐ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

Please have a meeting near the projected area. Maybe at high tech^{high} school on Mt. Alton and Genessee or at the commercial buildings near Tacobell. We need more people from the community to speak up.

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov



Planning for 5255 Mt. Etna Drive



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NAME: _____

ORGANIZATION (if applicable): _____

EMAIL ADDRESS: _____

ADDRESS: _____

Would you like to be added to the email list? ☐ YES ☐ NO

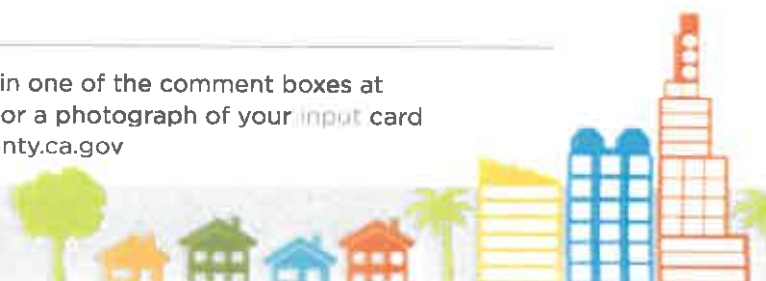
GENERAL COMMENTS: PLEASE PRINT CLEARLY.

Thank you for having this workshop. It was quite enlightening. I was happy to see examples of the quality of architecture + find out that Chelsea has a good track record of developing and managing these types of properties.

I live on Mt. Etna, so I'm hoping this all works out for the best.

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov

For more information visit www.sdchelsea.com



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NAME:

Janice DuVall

ORGANIZATION (if applicable):

EMAIL ADDRESS:

ADDRESS:

Would you like to be added to the email list? ☒ YES ☐ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

I would like to see an in depth traffic study starting at all of the freeway offramps; 163, 805 and I-52 and the routes people will take to get to 5255 Etna Drive. How will this impact normally quiet residential streets? Drivers will want to steer clear of the busy main streets of Balboa and Genesee. Additionally, let's take a look at all paths from 5255 Etna Dr. to all freeway onramps.

Thank you!

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov



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NAME:

Holly Churchill

ORGANIZATION (if applicable):

EMAIL ADDRESS:

ADDRESS:

Would you like to be added to the email list?

☒ YES

☐ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

To SD County / Board of Supervisors,
Please let us know the current processes for analyzing other sites. This is not the right site for it. Even if I didn't live in Bay Ho I would not want Clairemont to be the site for this project. Balboa & Genesee is a good community hub, a place for kids & families to walk to + from (schools + homes.) This project would bring so much congestion & increased # of traffic accidents, making the area ~~a~~ place we would not want to shop - or to let our kids walk there independently. ^{good} People would move out of this nice community.

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov

Please analyze other site options seriously

For more information visit www.sdcaplan.com



Planning for 5255 Mt. Etna Drive



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NAME: _____

ORGANIZATION (if applicable):

resident

EMAIL ADDRESS: _____

ADDRESS: _____

Would you like to be added to the email list?

☐ YES

☐ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

THIS site needs to be redeveloped & housing is needed. Some sort of multi-family, affordable housing would be great, that provides a transitional buffer between the business/commercial & SF residential zone. Claimment is NOT just SF homes, it's also apartment complexes. I've lived in CMNT for numerous years at Bayview apt complex & we are just as important as the SF resident voice. More apartment with amenities (laundry services, green space) should be provided. Walking distance to many needed amenities (grocery, shopping, dental, etc) is perfect, including the bus system. More frequent bus service & continued bike lane protection is great. Consider green space conversion of the parking lot.

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov

SPCIE easement?



Planning for 5255 Mt. Etna Drive



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NAME:

LISA JOHNSON

ORGANIZATION (if applicable):

EMAIL ADDRESS:

ADDRESS:

Would you like to be added to the email list?

☒ YES

☐ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

Thank you for taking community input!

My main concern about this project's density, 400 units is far too many. With the 2000 extra residents per square mile, that Claremont houses, we are being asked to take an additional load as a community. I'm afraid this will cost us more than we can afford.

I am concerned about safety in terms of first responders. Our fire & police are not adequately staffed & equipped for this size & density.

We'd welcome 200 units or less. Thank you!

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov



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NAME: Abraham Guizar

ORGANIZATION (if applicable):

EMAIL ADDRESS:

ADDRESS:

Would you like to be added to the email list? ☒ YES ☐ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

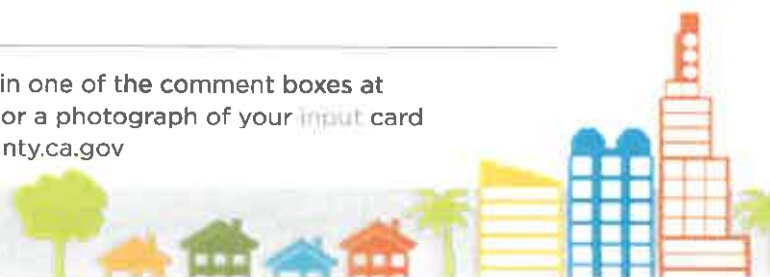
As a home owner of the community, me and my family are against this project.

The size and immediate impact this has will change the community in a negative way.

I can not say what project we would support because right now the size is massive.

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov

For more information visit www.sdchcd.com



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NAME:

Ryan Polka

ORGANIZATION (if applicable):

CCPG

EMAIL ADDRESS:

[REDACTED]

ADDRESS:

[REDACTED]

Would you like to be added to the email list?

☐ YES

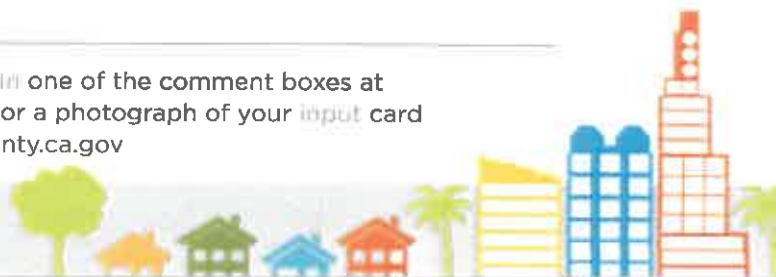
☒ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

Please CONSIDER purchasing the corner lot parcel the "Claremont Medical center" and incorporate it into your project as is or doze and configure the entire corner as a complete project. Cost is not an acceptable reason to not consider this option. * Assumption \pm \$5M sale, Amortized across 400 units, over 100 years is an additional \$125/unit per year OR \$10.41/unit/month. Seems very reasonable worth to improve the entire corner as an anchor project.

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov

For more information visit www.sdcwa.com



Planning for 5255 Mt. Etna Drive



Community Workshop—April 11, 2019

INPUT CARD

PROVIDING YOUR NAME AND EMAIL ADDRESS IS OPTIONAL, however, if you would like the team to know that you provided this input and want to provide a method of contacting you, please fill in the information below. Please note that these input cards are public records and may be disclosed to the public upon request.

NAME: MARK G. FULKERSON - [REDACTED]

ORGANIZATION (if applicable):

RESIDENT [REDACTED]

EMAIL ADDRESS: [REDACTED]

ADDRESS: [REDACTED]

Would you like to be added to the email list?

☒ YES

☐ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

ADDING UPWARDS OF 400+ UNITS IS LIKELY TO DRAW A MINIMUM OF 500 CARS DIRECTLY TO AN AREA THAT ALREADY STRUGGLES WITH TRAFFIC. IF THIS IS ABSOLUTELY GOING TO HAPPEN, PLEASE MAKE SURE TO INCLUDE ADEQUATE PARKING, ENOUGH TO HANDLE RESIDENTS AND GUESTS. ALSO, DO NOT ROUTE ANY TRAFFIC ONTO MT. ETNA. ALL TRAFFIC SHOULD BE MITIGATED VIA GENESEE / BALBOA. ALLOWING TRAFFIC FROM THIS DEVELOPMENT TO ENCRDACH MT. ETNA WILL COMPLETELY DESTROY ACCESS OF EXISTING RESIDENTS TO FACILITIES IN THE HOME DEPOT / TARGET MALL AREA AS WELL AS GENESEE. CONSIDER WIDENING BALBOA ALL THE WAY TO I-5 FROM GENESEE!! ALSO GENESEE SOUTH TO LINDA VISTA!! OTHERWISE THIS WILL BE A TRAFFIC NIGHTMARE.

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov



Planning for 5255 Mt. Etna Drive



Community Workshop—April 11, 2019

INPUT CARD

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NAME: _____

ORGANIZATION (if applicable): _____

EMAIL ADDRESS: _____

ADDRESS: _____

Would you like to be added to the email list? ☐ YES ☐ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

Om W.

You want to make sure everyone has a place
make housing affordable

Do the contractors work for less

How do you help the homeless

Senior Citizens - Limited Pay
Co. Sec.

Where does the City - County get their money?

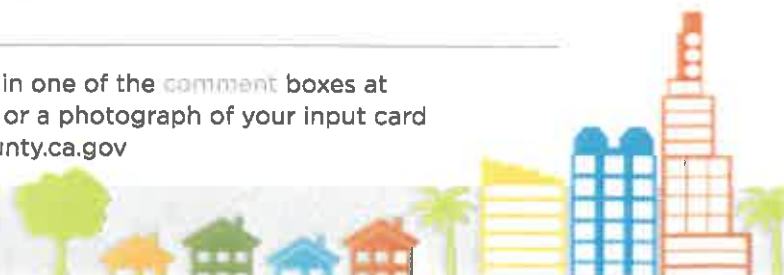
Buddy - Chelsea Acquisitions.

Do you build for less - How much less?

And maintain them. Where do you live?

How did you make your money -

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov



Planning for 5255 Mt. Etna Drive



Community Workshop—April 11, 2019

INPUT CARD

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NAME: A Betate JLM

ORGANIZATION (if applicable): Please hold

EMAIL ADDRESS: _____

ADDRESS: Seminars for

Would you like to be added to the email list? ☐ YES ☐ NO

GENERAL COMMENTS: PLEASE PRINT CLEARLY.

school groups:

1) SSC (School Site Council(s)
at each school

2) SGT (Site Governance
at each school Teams)

3) PTAs / PTOs

4) Madison Cluster of
schools (MCOS)

@ Madison, Mike Snyder

Please submit your input card to a staff member or place it in one of the comment boxes at the workshop. Alternatively, you may email a scanned copy or a photograph of your input card to Angela Jackson-Llams at Angela.Jackson-Llams@sdcounty.ca.gov



★ 5) Clairmont Cluster
of Schools (CCoS)

Contact Principal of Marston
once/month eve mtgs

★ 6) Instructional Leadership

Teams / Committees
(ILC)
@ each school

Info by Holly Churchill
parent / fmr SSC / SGT
+ PTA

cell

email

[REDACTED]

[REDACTED]

[REDACTED]

FrontLine Show (<https://www.pbs.org/video/poverty-politics-and-profit-blkmpo/>)



Made check
Payable To

Clairemont Cares Legal Fund

11 From George Hagood 100% corrupt-
No B-S

**We need donations to support our
legal efforts against the**

Mt. Etna Project

MIRAMAR Pipeline
Purewater Project

Go to : www.gofundme.com

Search: Clairemont Cares Legal Fund

WON'T YOU PLEASE HELP

KEEP OUR NEIGHBORHOOD SAFE!

Mail To : Julie Wilels -
6210 HANNON Court
92117

About: Affordable Housing

Google Front Line Show!

"Poverty, Political Profit -

Issets of Books - Tax Credits -

No oversite - Audits in 29 yrs

Please Call P.B.S. at 619-

594-1515 and ask that they

Play this show at Night

so most people could

see it.