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**From:** Ferri Landin <[cpsfc@san.rr.com](mailto:cpsfc@san.rr.com)>  
**Sent:** Friday, August 2, 2019 10:30 AM  
**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>  
**Subject:** SANDAG RHNA Methodology - Public Comments

SANDAG - RHNA METHODOLOGY - PUBLIC COMMENTS

August 1, 2019

TO: [Seth.litchney@sandag.org](mailto:Seth.litchney@sandag.org)

FROM: Coronado Public Safety First Collaborative (CPSFC)

RE: **SANDAG Regional Housing Needs Assessment Methodology (RHNA) Public Comments**

To Whom it May Concern:

Please consider these comments in your evaluation of the Regional Housing Needs Assessment Methodology for the City of Coronado.

**REASONABLE PLANNING & DEVELOPMENT – NOT OVERDEVELOPMENT**

- **Overdevelopment:** An amount of development (for example, the quantity of buildings or intensity of use) that is excessive in terms of demands on infrastructure and services, or impact on local amenity and character.

**CONSIDER**

**Overdevelopment creates unhealthy environments.**

- Coronado city streets are already burdened with traffic and congestion from its residents, thousands of vehicles daily crossing the SD-Coronado Bay bridge to access military facilities located here, visitors to our community, delivery vehicles and employees who work in business establishments on the island, tour buses, etc.
- In addition, our city services and public safety personnel are stretched to capacity to provide a safe environment for all who occupy the island. With further government mandated density requirements, this burden becomes overwhelming. The question then becomes how will this change be managed, and who is responsible for the **cost** to secure additional public safety personnel, facilities and equipment to accommodate the increase in density?

The Coronado Public Safety First Collaborative is an all-volunteer network whose purpose it is to serve as advocates to ensure that Coronado’s public safety and resources are not compromised by overdevelopment.

We urge your due diligence in balancing the needs of the community with regard to the RHNA Methodology.

Respectfully,

**CORONADO PUBLIC SAFETY FIRST COLLABORATIVE (CPSFC)**

114 C Avenue #296, Coronado, CA 92118 – Email: [CPSFC@san.rr.com](mailto:CPSFC@san.rr.com)

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July 29, 2019

*VIA ELECTRONIC MAIL*

Chairperson Steve Vaus  
San Diego Association of Governments  
401 B St Suite 800  
San Diego CA 92101

**RE: Draft Regional Housing Needs Assessment Methodology – *Support***

Dear Chairperson Vaus and Board Members:

Endangered Habitats League (EHL) strongly endorses the draft RHNA methodology. For your reference, EHL has been a stakeholder in San Diego planning initiatives since 1993 and is dedicated to ecosystem protection and sustainable land use.

It is a truism that effective planning must align transportation and land use, yet regional jobs-housing imbalances and punishing commutes remain the order of the day. The RHNA methodology is an essential step in fixing this. By assigning housing allocations based upon *jobs and transit* – along with an equity adjustment – it lays a new and sound foundation for regional planning. Increased housing affordability due to lower household transportation budgets, as well as reduced greenhouse gas emissions, are co-benefits.

The draft RHNA methodology makes a historic shift to support SANDAG's forward-looking transportation infrastructure investments with the patterns of development they need to succeed. We urge its adoption.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Dan Silver', is positioned above the printed name and title.

Dan Silver  
Executive Director

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**From:** Mary Scyocurka <[mscyocurka@hotmail.com](mailto:mscyocurka@hotmail.com)>  
**Sent:** Tuesday, August 13, 2019 6:11 PM  
**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>  
**Subject:** Public Commentary on the RHNA Methodology

TO ALL SANDAG BOARD MEMBERS,

Re: REGIONAL HOUSING NEEDS ASSESSMENT DRAFT METHODOLOGY

Dear SANDAG Board Members,

As a constituent, I am deeply concerned by the flawed Draft Methodology that has been put forth for public comment. It does not take into account particular issues that each of the cities will face.

It does not take into account the environmental factors that the Coastal Commission will need to assess before coastal regions are further developed.

It does not take into account market forces. The jurisdictions only met 45% of their current cycle obligations. The proposed numbers are unachievable.

It does not take into account current density. State law requires SANDAG to consider constraints to development, such as sufficient infrastructure and availability of suitable land.

It does not take into account cities with lower populations, who may receive special consideration.

It does not take into account on-base military housing. It does not make sense to obligate a city to provide a home for a service member, who already has one.

It does not take into account tribes on Indian Reservations.

Reject the Methodology and send it back to the Subcommittee for further consideration.

Do not put an unachievable number on a piece of paper just to appease Sacramento! Citizens want our tax dollars to go to our cities and not allow the State to withhold our funds.

Don't punish your voters!

*Mary Scyocurka*

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**From:** Deborah Warriner <[dswarriner.sd@gmail.com](mailto:dswarriner.sd@gmail.com)>

**Sent:** Saturday, August 17, 2019 10:35 AM

**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>; Toni Atkins <[toni.atkins@sd39.senate.ca.gov](mailto:toni.atkins@sd39.senate.ca.gov)>

**Subject:** Comments regarding Regional Housing Needs Assessment draft

Please forward my comments for consideration at the Sept. 3rd hearing. While I agree, in principle, with the idea of increasing the number of affordable housing units in California's urban centers (infilling vs. sprawl), it is unrealistic to create an arbitrary formula for assigning a number of such units to each municipality in the State without regard to the existing zoning, built characteristics, topography, and health and safety concerns unique to each. My following comments are specifically in regard to the city of Coronado in San Diego County.

Coronado is approximately 2.2 square miles in size, has a population of 26,000, is adjacent to two major Naval installations (Naval Amphibious Base/Seal Team and North Island Naval Air Station), is a peninsula (surrounded by water on three sides), and lies only 9.8 feet above sea level at its highest point. There are only two means of access in or out of town - a bridge or a two-lane road (each way) down the Silver Strand (a narrow spit connecting Coronado to the city of Imperial Beach). There is an earthquake fault line (the Rose Canyon fault) which runs down the San Diego Bay under the one bridge and bisects the Silver Strand. In a major earthquake, the town could easily be cut off completely from the mainland; in an accompanying tsunami, the town would be completely flooded/destroyed. In either case, evacuation would be extremely difficult for the existing population, never mind the additional resident of 1001 units.

The formula for determining the units each city is to provide currently counts the transitory population of Naval personnel assigned to ships, creating an inflated number of "residents". These people are housed aboard ship and do not require land-based housing while on assignment. Additionally, abundant military housing is provided for personnel within the city limits (on the Silver Strand and North Island). Are these units currently counted as part of the available affordable units in Coronado?

Coronado's residential parcels are currently fully developed. There is room in the existing zoning to allow for an increase in density in the multi-family zones, and the replacement of single-family homes with multi-unit buildings has been encouraged and takes place daily. There is no additional land available, which means that market forces keep the prices high, even for the multi-family units. The largest tracts of open space (currently used for recreational purposes) are under the jurisdiction of the Port Authority, not the City of Coronado. Is the Port Authority subject to increasing affordable housing units?

The only public transit in Coronado is a single bus route (#901) connecting the city with San Diego and Imperial Beach, and an in-town shuttle (#904). Additionally, there is a pedestrian-only ferry to connect with San Diego. There are no other transit routes/connections.

The location of the Naval Air Station means that there is an aviation overlay which covers the residential zones along the ocean-side of the city.

Building heights and unit density must be considered for future development due to the increased risk presented by aircraft flight paths.

I believe these unique conditions warrant review of the assignment of an additional 1001 housing units for the City of Coronado.

Deborah S Warriner  
633 Alameda Blvd.  
Coronado, CA 92118

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**From:** art Wynn <[artwynn@gmail.com](mailto:artwynn@gmail.com)>  
**Sent:** Thursday, August 15, 2019 4:19 PM  
**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>  
**Cc:** [editor@eaglenewsca.com](mailto:editor@eaglenewsca.com)  
**Subject:** HOUSING ISSUE

In the Summer of 1992 we fell in love with Coronado when we attended a seminar at the Del and decided that we would spend our retirement years in one of the quaint little houses in the village. We are late bloomers like the Island of Coronado taking our time to grow and expand our potential. My husband was a Los Angeles Public Defender, his fourth career but only four years on the job in that capacity. He loved his job. Not ready for retirement. The Realtor tried to get us to buy in the Cays, " a bigger house for less money better value". No, we wanted a little house surrounded by other little houses across from the public bus and walking distance to every inch of this paradise. A month after the seminar we bought our little house at the corner of E and 4th and it became a rental for young Navy personnel.

In the Spring of 2001 newly retired we downsized to our little house and discovered that the house was shaking off its foundation from the 80,000 cars that passed each afternoon. A few climbed our property to avoid a collision because they were going too fast or not paying attention. We changed the windows, fixed the foundation, build up the front lawn with a small rock wall and bushes to prevent cars from climbing onto our land. We lived surrounded by little houses with air space and limited views but you could see the fireworks most weekend in all directions from our property but we could take a pleasant ride around the Village or walk along the Bay, sit at the park with unobstructed views of sky, water and nature. We were content.

It is the Summer of 2019 and we have watched our little house get dwarfed by the larger two story plus structures built in our area. All wider lots got divided into two narrow long lots. Three small houses with air and space around them replaced by six buildings with no parking available to accommodate the many additional vehicles. I understand last traffic survey reported above 125,000 cars pass our little house each afternoon. We are lucky because we have a corner house and still have air space on one side even if it's filled with exhaust emissions during late afternoon traffic. But, we are still content.

West Coast Arborists, Inc. were awarded the contract to prune the parkway tree. They are here today to do the trees on E. In the last ten years trees have been changed a lot on our street because the new buildings replacing little houses sold required scorched earth removal of everything living or not. To dig down and pound the earth to stabilize the sand/dirt of our Island lots to provide deep foundations to hold the two plus stories that block the air and sun in a complete 360 degree.

Today, we watched the process and we marveled at the unexpected results We could see from inside our living room window across the street to the few little houses remaining on our block. Living trees can be planted, pruned or removed completely and they do give beauty and shade. They take nothing away from us as residents of this Island or from future generations. " Imposing a housing density mandate on "built out" cities, such as Coronado" in our view is not only ludicrous on all levels pertaining to safety, visual beauty and overwhelming congestion added to our daily life. We live in a community of hard working citizens who call this their home and not just a great place to vacation. Coronado is a tourist attraction but it should not come at the expense or sacrifice of it's residents or to destroy the beauty of natural shoreline of water, sand, parks, trees and free space for more buildings for the sake of density. Another word for density is crowdedness.

Arthur & Elaine Wynn  
Content Residents

**From:** [Mary Scyocurka](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Public Comment on the RHNA Draft Methodology  
**Date:** Sunday, July 28, 2019 8:45:23 AM

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TO ALL SANDAG BOARD MEMBERS,

Re: REGIONAL HOUSING NEEDS ASSESSMENT DRAFT METHODOLOGY

Dear SANDAG Board Members,

As a constituent, I am deeply concerned by the flawed Draft Methodology that has been put forth for public comment. It does not take into account particular issues that each of the cities will face.

It does not take into account the environmental factors that the Coastal Commission will need to assess before coastal regions are further developed.

It does not take into account market forces. The jurisdictions only met 45% of their current cycle obligations. The proposed numbers are unachievable.

It does not take into account current density. State law requires SANDAG to consider constraints to development, such as sufficient infrastructure and availability of suitable land.

It does not take into account cities with lower populations, who may receive special consideration.

It does not take into account on-base military housing. It does not make sense to obligate a city to provide a home for a service member, who already has one.

It does not take into account tribes on Indian Reservations.

Reject the Methodology and send it back to the Subcommittee for further consideration.

Do not put an unachievable number on a piece of paper just to appease Sacramento! Citizens want our tax dollars to go to our cities and not allow the State to withhold our funds.

Don't punish your voters!

*Mary Scyocurka*

**From:** [Jared Mason](#)  
**To:** [Clerk of the Board](#)  
**Subject:** RHNA proposal  
**Date:** Friday, August 2, 2019 3:35:37 PM

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Sir or Ma'am,

I soundly disagree with the proposal to increase Coronado's RHNA quota from 808 to 1,000 units. I am a long time resident and fear that the extra units would create further strain on the local communities infrastructure.

Coronado is fully built up as Mr. Sandkes overhead photo showed during the latest gathering. Where will you put these homes? Have you considered that there is no room for these units without demolishing 100s of historic buildings and impacting Coronado's already heavy traffic flow?

The counties of Marin, Napa, Sonoma, and Santa Cruz are not contributing to this requirement despite having more usable land. If they did it would lower the burden of nearly 200k units that SD county is required to commit to. Why are the bill's proponents not required to meet such obligations in their districts?

I feel this RHNA process is totalitarian in nature and unevenly places a burden on my small community.

I urge you to reconsider this proposal and lower or even eliminate the number of units Coronado is required to build. There is simply not enough room in this 2.2 square mile island community.

Thank you in advance.

Sincerely,  
Jared B. Mason  
Coronado Resident since 2005

8/20/19

TO: SANDAG Chair, Steve Vaus  
SANDAG Vice Chair, Catherine Blakespar  
SANDAG Executive Director, Hasan Ikhata

I am writing as a concerned resident of Coronado regarding this discussion of adding another 1000 housing units to our community. This would not only add to our already crowded population by a minimum of 2000 more people, but, put an increased strain, that we already have, on our traffic, parking and infrastructure problems. Our streets are paralyzed already with these issues with the Navy bases being here, tourists visiting and there are only two ways of entering or exiting our town. Our residential streets do not have enough parking for our residents, let alone the visitors and tourists that come here. We are not an urban community and for years they have been STUDYING the traffic and parking problems. To date, there doesn't seem to be a solution to these problems due to lack of land to expand 3<sup>rd</sup> and 4<sup>th</sup> Ave. We are looking for rationale as to why there is the need to add more housing units; adding to our daily traffic/parking issues?

More units would increase the demand on our sewers, water lines, electricity, police force, firefighters, hospital, etc. It would threaten the safety and health of people who gather for public events in our parks. We are seeing larger events due to corporate conferences at the Hotel del Coronado; tourists use our median strip to sit and have lunches, or even just relax. This in itself is a red flag as to the impact of congestion and affects our traffic safety.

Continued traffic mitigation studies will be necessary for the increase in density. We would appreciate data that demonstrates the last five years of traffic counts and how our town has been impacted by the increase in building more hotel rooms, more housing units, etc. **Has a study been done to demonstrate where these units would be constructed, height and dwelling units per acre?** Perhaps there are other concerns that came out of the study such as taxing our water and sewer infrastructure?

Coronado is a TOWN! We do not have large industry that would generate revenues to pay for additional public infrastructure, programs, amenities due to increased densities. We are a residential, tourist, navy town. Our beaches are predominately owned by the government with limited public access. Coronado has already had a new Navy Seal complex built that

has brought more traffic to our town (this is understandable) and should be taken in to consideration for additional densities. At present, trying to get from our home to the hospital, which took little time, has become a nightmare. God help us if we get sick and need emergency care and can't get medical assistance due to increased traffic.

People who live here are being driven away from our town for not being able to venture out for the daily needs as traffic is out of control. We have become a mega restaurant town catering to increased hotel rooms and residential units. We were once an affordable town with local neighborhoods supporting local businesses. Currently, we have increased residential densities and hotel conferences drawing in twice as many tourists and the local businesses are being driven out! Additional residential units would only add to the problem(s). Coronado is **not urban** due to our geographic location and land use nature. Limited vehicle access, residential, small business and a tourist destination.

I, respectfully, request you reevaluate your proposal. You will be driving lifelong, current and future residents away from this area due to TRAFFIC impacting public health and safety! Proper Town Planning is necessary and only Coronado professionals understand the complexities of any future growth.

Respectfully,

Dr. and Mrs. J. Marcarelli



**From:** [Ferri Landin](#)  
**To:** [Clerk of the Board](#)  
**Cc:** [rbailey@coronado.ca.us](mailto:rbailey@coronado.ca.us); [bsandke@coronado.ca.us](mailto:bsandke@coronado.ca.us); [mdonovan@coronado.ca.us](mailto:mdonovan@coronado.ca.us)  
**Subject:** SANDAG RHNA Methodology - Public Comments  
**Date:** Thursday, August 1, 2019 3:26:01 PM

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RE: SANDAG RHNA Methodology - Public Comments

August 1, 2019

**TO:** [Clerk@sandag.org](mailto:Clerk@sandag.org) - **Board of Directors Chair** - Hon. Steve Vaus - **Board of Directors Vice Chair** Hon. Catherine Blakespear, **SANDAG Executive Director** - Hasan Ikhata

**CC:** [City of Coronado](#) - Hon. Richard Bailey, Mayor, (A) Hon. Bill Sandke, Councilmember, (A) Hon. Mike Donovan, Councilmember

**FROM:** Coronado Public Safety First Collaborative (CPSFC)

**RE:** [SANDAG RHNA Methodology – Public Comments](#)

To Whom it May Concern:

Please consider these comments in your evaluation of the Regional Housing Needs Assessment Methodology for the City of Coronado.

## **REASONABLE PLANNING & DEVELOPMENT – NOT OVERDEVELOPMENT**

- **Overdevelopment:** An amount of development (for example, the quantity of buildings or intensity of use) that is excessive in terms of demands on infrastructure and services, or impact on local amenity and character.

## **CONSIDER**

**Overdevelopment creates unhealthy environments.** Coronado city streets are already burdened with traffic and congestion from its residents, thousands of vehicles daily crossing the SD-Coronado Bay bridge to access military facilities located here, visitors to our community, delivery vehicles and employees who work in business establishments on the island, tour buses, etc.

In addition, our city services and public safety personnel are stretched to capacity to provide a safe environment for all who occupy the island. With further government mandated density requirements, this burden becomes overwhelming. How would this be managed and who is responsible for the cost to secure new facilities and additional personnel?

The Coronado Public Safety First Collaborative is an all-volunteer network whose purpose it is to serve as advocates to ensure that Coronado's public safety and resources are not compromised by overdevelopment.

We urge your due diligence in balancing the needs of the community with regard to the RHNA Methodology.

Respectfully,

CORONADO PUBLIC SAFETY FIRST COLLABORATIVE (CPSFC)

114 C Avenue #296, Coronado, CA 92118 – Email: [CPSFC@san.rr.com](mailto:CPSFC@san.rr.com)

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**From:** Robert Eddy <[balloonbob70@gmail.com](mailto:balloonbob70@gmail.com)>  
**Sent:** Friday, August 9, 2019 10:00 AM  
**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>  
**Subject:** Density requirements for Coronado

Mr. Litchney

As a full time resident of Coronado, I am writing to protest the requirement for Coronado to build 1001 dwellings on the island. Irrespective of your methodology of how this has been determined, where do you propose that these units be built? There is no land available on which to build such a large number of units.

City resources are already stretched to service the existing permanent population, not to mention the tourists who visit this city on a continual basis. Traffic is a major problem, as well as overcrowding everywhere. There is not sufficient parking to accommodate 1001 units. Undoubtedly the rents that would have to be charged would be unattainable for most individuals, irrespective of how you have classified the income levels for which certain numbers of dwellings have to be built.

It would be irresponsible of government entities to impose a housing density mandate on "built out" cities (such as Coronado) that are already stretched to capacity and struggling to support existing aging infrastructure and public safety needs. Chula Vista is already experiencing negative effects of overdevelopment and there is more space in that city than in Coronado.

The island is inundated by more than 75,000 cars crossing the bridge each weekday. Should Coronado experience a true emergency or disaster situation that would require a mass evacuation or other emergency response, how do you propose to evacuate potentially another 2000 people? One only has to look at the "everyday" traffic congestion for an answer to that question.

This is not a NIBY response-Coronado is a nice place to live and if housing is already available newcomers are welcome; however, raising the height limit to provide for additional development is not the answer, as Naval aircraft frequent the airspace over the island. This is a safety issue as well.

There is no more space to develop such a large number of dwellings on Coronado.

I respectfully request that SANDAG revisit the housing density requirement and develop a more realistic level of development for Coronado.

Thank you

Bob Eddy  
1220 1st Street Unit 302  
Coronado, CA 92118

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**From:** Peg and Bob Eddy <[mdeddy2027@gmail.com](mailto:mdeddy2027@gmail.com)>  
**Sent:** Thursday, August 8, 2019 9:49 AM  
**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>  
**Subject:** Unrealistic housing density requirements for Coronado

As a full time resident of Coronado, I am writing to protest the requirement for Coronado to build 1001 dwellings on the island. Irrespective of your methodology of how this has been determined, where do you propose that these units be built? There is no land available on which to build such a large number of units.

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This is not a NIBY response-Coronado is a nice place to live and if housing is already available newcomers are welcome; however, raising the height limit to provide for additional development is not the answer, as Naval aircraft frequent the airspace over the island. This is a safety issue as well.

There is no more space to develop such a large number of dwellings on Coronado.

I respectfully request that SANDAG revisit the housing density requirement and develop a more realistic level of development for Coronado.

Thank you

Peggy Eddy

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**Subject:** RE: Comments on regional housing needs assessment

**From:** [hokansons@gmail.com](mailto:hokansons@gmail.com) <[hokansons@gmail.com](mailto:hokansons@gmail.com)>  
**Sent:** Wednesday, July 31, 2019 10:43 AM  
**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>  
**Subject:** Comments on regional housing needs assessment

Dear Seth,

I want to go on record as objecting to the State-mandated premise that it is our responsibility to provide housing for everyone who wants to live in the San Diego area. The U.S. is already at or near the lowest population density of any economically developed nation. I don't agree with the premise that people have a "right" to live wherever they want, and that we have to change the nature of our communities to accomplish this diktat. Our government has failed to establish a rational or even legal immigration policy, nor a rational policy towards homelessness, most of which is a result of addictions or mental illness. Perhaps support would be greater if our elected representatives would lead by example. One more point: putting people near transit doesn't help unless the transit goes where people actually want to go. If you want to triple ridership on the Coaster, create a stop right at the airport (not downtown with the 990 transfer which few use). What modern city that believes in rapid transit doesn't have a direct airport stop?

I know this goes nowhere – but thanks for letting me vent! 😊

Neil Hokanson  
P.O. Box 1224  
Cardiff by the Sea, CA 92007  
[hokansons@gmail.com](mailto:hokansons@gmail.com)  
(619) 890-NEIL (6345)

**From:** [Therese Pallares](#)  
**To:** [Clerk of the Board](#)  
**Subject:** "NO"to 1000 mandated Housing in Coronado  
**Date:** Wednesday, August 7, 2019 9:20:55 AM

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I vote No!

Thank you  
Therese Pallares  
Ascent Real Estate  
BRE#01923092

Sent from my iPhone

**From:** [Steve Toth](#)  
**To:** [Clerk of the Board](#)  
**Subject:** 1000 high density housing units in Coronado  
**Date:** Tuesday, August 6, 2019 12:44:36 PM

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Has anyone who voted for this taken a look at the aerial photos of Coronado? Where would the units be built. There is no mass transit in Coronado except for one bus line and I would challenge any of the people who voted for this to come to Coronado during rush hour and note the lack of riders on these busses. Pipe dreams of people taking mass transit are just that, pipe dreams. Coronado is crowded enough as it is. Somebody needs to stand up to the lunacy coming out of Sacramento.

Steve Toth  
76 Half Moon Bend  
Coronado.

Sent from my iPad

**From:** [Eileen Miller](#)  
**To:** [Clerk of the Board](#)  
**Subject:** 1000 more homes in Coronado?  
**Date:** Tuesday, August 6, 2019 11:04:48 AM

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You have to be crazy.

On what land will these be built?

I can already spit into my neighbors bedroom from mine - we are that closely packed already.

Where will you park all those new cars?

The local Von's is already too small to serve the community - you can't pass 2 shopping carts in the same aisle.

What about water and utilities for all those extra people?

Please count my very strong vote AGAINST more development in Coronado.

**From:** [Tina Elder](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Additional housing in Coronado  
**Date:** Tuesday, August 6, 2019 9:32:07 AM

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Dear Sir/Madam,

I oppose additional housing units built in Coronado. The city of Coronado is already over crowded and traffic is at a standstill.

There is just no land in Coronado in which to build additional housing units.

Thank you, Tina & Steve Elder

226 Orange Ave #302

Coronado, Ca 92118

**From:** [Gayle Lorenc](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Affordable Housing in Coronado  
**Date:** Wednesday, August 7, 2019 6:36:27 AM

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For your consideration: the sensible solution to affordable housing in Coronado is to build that housing on North Island -- even if that means eliminating part or all of the golf course. There are ample services already available.

The three major hotels should also provide housing for their employees. My father worked at the Hotel del when they provided dormitories.

These are comprehensive solutions; and a better use of time and resources versus the lawsuits that will inevitably arise out of an attempt to force much higher density than is already underway.

Thank you,  
Gayle A. Lorenc  
Grew up in Coronado / Live in Encinitas  
[galorenc@gmail.com](mailto:galorenc@gmail.com)

**From:** [Steel, Rita \(08910\)](#)  
**To:** [Clerk of the Board](#)  
**Cc:** [Chuck Steel \(chucksteel21@gmail.com\)](#); [madisonsteel100@gmail.com](#); [Marla Steel \(marlasteel726@gmail.com\)](#)  
**Subject:** Coronado High Density housing requirement  
**Date:** Tuesday, August 6, 2019 9:45:34 AM

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To whom it may concern:

I am writing to you as a concerned citizen, homeowner and business leader. I have never written to an agency prior to this letter however I find that it is important to take time from my very busy business proceedings to address this absurd process that SANDAG is looking to instill on the City of Coronado. I find this process another stunning blatant misuse of time and energy without thought and regard for our city. We don't get all the school funding like other cities in SD county, therefore we have to raise more money to fund our school programs. We pay more property taxes per capita in this city than 90% of the other cities in SD county. We pay for all of the city services we must provide for beaches, streets, parades which are enjoyed by many-no problem. However, now you are looking to require Coronado to find land on which to build 808 high density housing units, to an increased 1,000 new units. Your stunning reversal came after many speakers rose to discuss and explain why the current RHNA Methodology is seriously flawed. Our pleas were dismissed. The Board decided that the lower number allotted to Coronado (the original 1800 had been reduced to 808) due to thousands of Navy jobs, was not fair to larger communities within SANDAG, even though those communities do have much more buildable land to work with than Coronado's built out 2.2 square miles. You call that fair! Your problematic Methodology to build high density units was overly reliant upon rapid mass transit that does **not** exist. Is this fair that the high density housing proponent State Senator Scott Weiner's (D) Marin County, Senator Mike McGuire's (D) Napa, Sonoma, as well as Santa Cruz, and Santa Barbara Counties are exempt. Please explain the fairness here. If these wealthy, northern California Counties had not been omitted from the State's RHNA allotment, the 171,685 units assigned to San Diego County might have been significantly lower. Why are you trying to ruin our community without any thought or regard for our kids who go to school here, our families that work hard on island and off island to meet a number imposed by some flawed methodology that does not take into consideration the density of our 2.2 miles of land. ( The Navy base is not our land.) Can you explain how we will be able to build 1000 more units on 2.2 miles of land which is already very dense, with traffic issues we must face daily with our bridge ingress and egress, with the thousands of Navy employees working on island, with the lack of funding for our schools etc, etc.

Or do you just impose your authority, quickly vote on an issue and say good luck folks, see you next year for more fun and exciting developments?

I understand that SANDAG Executive Director, Hasan Ikhata did not agree with the residents of Coronado, or Coronado Councilman Sandke or the Mayor or San Diego regarding the discussion to reduce the number of high density housing units. At the prior meeting Ikhata had stated they must agree upon a number acceptable to Sacramento, **regardless of local residents' needs.**

**I had to look up who SANDAG is and here is what I came up with....SANDAG** is the **San** Diego Association of Governments, a regional agency that leads

planning and transportation efforts for the region, and conducts research on issues like population growth. **Its leaders are elected officials throughout the county.** As elected officials you are representing the local resident's needs every day. That is your job. We need you to listen and represent the population and resident's of Coronado in a fair and just fashion and not just worry about a number that is acceptable to Sacramento.

I look forward to your immediate response.

Rita Steel  
Concerned Citizen  
925-963-5612

**From:** [Clarice Perkins](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Coronado home density  
**Date:** Tuesday, August 6, 2019 10:47:59 AM

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As residents of Coronado, we strongly oppose the addition of 800 new units let alone 1,000 new units. There is simply no room to put these units. Coronado is a finite land mass and it is already maxed out. Residents suffer through over 80,000 vehicles a day coming and going through our community to work on the Naval base. Even if more units were built, those workers could not afford to live in them. Thus, even more people would generate more traffic. Take a look at an aerial view and be rational. No land is available to build.

Sincerely,

William and Donna Perkins  
1128 First St, Coronado 92118  
Sent from my iPad

**From:** [marie roeder](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Coronado housing requirements  
**Date:** Tuesday, August 6, 2019 9:19:58 AM

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My husband and I who are permanent residents of Coronado retired and my husband is a Navy veteran. We are in opposition of the required 1000 new housing units here in Coronado.. Where do you propose to put this in the very limited space that we have still available? It is totally ridiculous  
Marie and Bernard Roeder

Sent from my iPhone

**From:** [Barb Schmelzer](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Coronado Housing  
**Date:** Friday, August 9, 2019 6:59:01 AM

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To the Board of Directors of SANDAG:

What are you thinking? I thought that your agency was formed for the good of the people you represent, an agency that was respected for your wise decisions. I was wrong.

Have you been to Coronado? Have you driven the streets of our 2.2 square mile island? Have you found any vacant lots?

There are some older and run- down apartment buildings that are currently in the renovation process of bringing them up to code, newly remodeled and available for housing.

To tell us that we must put 1800 or 800 or 1000 new homes here is as stupid as demanding that 1800 or 800 Or 1000 new homes be put on the moon.

Either be a reasonable agency working for the good and positive actions for the people you represent or resign!

Barbara Schmelzer  
1099 First Street, Unit 404  
Coronado, CA 92118  
Phone: 619-437-4578

**From:** [John Sexton](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Coronado is Overbuilt  
**Date:** Friday, August 9, 2019 5:55:09 AM

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Please reconsider the demand for more low income housing in Coronado.  
It would be valuable for the decision-makers to experience the traffic gridlock that happens even more frequently than twice each workday.

**From:** [Michael Allan Lutz](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Coronado  
**Date:** Tuesday, August 6, 2019 9:40:56 AM

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I oppose any proposal to force more housing onto Coronado!

Michael

Michael Lutz  
1770 Avenida del Mundo Unit 904  
Coronado, CA 92118  
[michaelallanlutz@gmail.com](mailto:michaelallanlutz@gmail.com)  
619-346-2277

**From:** [Suzanne Ware](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Density in Coronado  
**Date:** Tuesday, August 6, 2019 10:40:42 AM

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Sometimes I get the feeling that you just don't like Coronado! Exactly where do you propose we build? Maybe tear down my home and put an apartment building.

Perhaps cargo containers could be stacked and turned into apartments.

I just do not understand your reasoning at all. Perhaps each of you should take public transportation which you tout, and take a stroll around our streets.

Please reconsider your vote.

Suzanne Ware

Sent from my iPhone

**From:** [LoriPSmith](#)  
**To:** [Clerk of the Board](#)  
**Cc:** [Scott Smith](#); [Brenda Ayoub](#); [Kelly Kindorf](#)  
**Subject:** Density in Coronado  
**Date:** Tuesday, August 6, 2019 10:25:32 AM

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To Whom it may concern,

The quaint, neighborhood-feel that Coronado is known for is slowly disappearing. My family has been visiting The Crown City for 34 years and been a property owner since 2001. Small homes are being demolished putting 4 in it's place. They are "stack-a-shack", cookie cutter homes. It is unimaginable that there is property available in which to build 808 high-density dwellings, let alone the revised 1000. I urge the powers-that-be to rethink their position so that our idyllic community has a fighting chance in preserving why residents call it "Heaven on Earth"!

Regards,

Lori P Smith

Sent from my iPhone

**From:** [rorya@aol.com](mailto:rorya@aol.com)  
**To:** [Clerk of the Board](#)  
**Cc:** [rbailey@coronado.ca.us](mailto:rbailey@coronado.ca.us); [bsandke@coronado.ca.us](mailto:bsandke@coronado.ca.us); [wbenzian@coronado.ca.us](mailto:wbenzian@coronado.ca.us); [mdonovan@coronado.ca.us](mailto:mdonovan@coronado.ca.us); [mheinze@coronado.ca.us](mailto:mheinze@coronado.ca.us)  
**Subject:** density proposed for Coronado  
**Date:** Friday, August 9, 2019 2:46:48 PM

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Dear Board,

It is very troubling that aerial views of Coronado compared to that of your board members' locations show that the members are not making fair decisions regarding additional density to Coronado. Coronado is already densely populated because the community has steadily added units for decades. But the free space and larger lots of the board members' areas demonstrate a disturbing and severe prejudice against the people of Coronado.

This lack of fairness needs to be corrected at once.

Regards,  
Rory Hutchison

**From:** [Monica Flynn](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Do your Job  
**Date:** Tuesday, August 6, 2019 9:24:32 AM

---

Dear SANDAG,

The RHNA Draft Methodology is not properly thought through. Jamming 1000 units into an already crowded City like Coronado is ridiculous. As it goes the Navy traffic alone changes the traffic patterns in the City to an almost crippling restrictions for movement 6 hours a day. Now add 20% more residents into a place that has no space? What are you thinking? WHERE do you propose they build? NO ROOM!

Stop being puppets of Sacramento and stand up for our County! WRONG!

Monica Flynn

Monica M. Flynn  
Principal Owner

[arightplaceforseniors.com/san-diego](http://arightplaceforseniors.com/san-diego)

619.980.2051

[Facebook](#) | [Twitter](#) | [LinkedIn](#)  
[mflynn@arightplaceforseniors.com](mailto:mflynn@arightplaceforseniors.com)  
[3636 Fifth Ave. Suite 102](#)  
[San Diego, CA 92103](#)

**From:** [Wendy Wolfe](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Draft Methodology  
**Date:** Monday, July 29, 2019 6:20:53 PM

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**Attn: ALL SANDAG BOARD MEMBERS**

**Re: REGIONAL HOUSING NEEDS ASSESSMENT DRAFT METHODOLOGY**

**Dear SANDAG Board Members:**

**As a constituent, I am deeply concerned by the flawed Draft Methodology that has been put forth for public comment. It does not take into account particular issues that each of the cities will face.**

**It does not take into account the environmental factors that the Coastal Commission will need to assess before coastal regions are further developed.**

**It does not take into account market forces. The jurisdictions only met 45% of their current cycle obligations. The proposed numbers are unachievable.**

**It does not take into account current density. State law requires SANDAG to consider constraints to development, such as sufficient infrastructure and availability of suitable land.**

**It does not take into account cities with lower populations, who may receive special consideration.**

**It does not take into account on-base military housing. It does not make sense to obligate a city to provide a home for a service member, who already has one.**

**It does not take into account tribes on Indian Reservations.**

**Reject the Methodology and send it back to the Subcommittee for further consideration.**

**Do not put an unachievable number on a piece of paper just to appease Sacramento! Citizens want our tax dollars to go to our cities and not allow the State to withhold our funds.**

**Don't punish your voters!**

**Sincerely,**

**Wendy Wolfe  
Rancho San Diego Resident**

**From:** [Brenda Arnold](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Draft RHNA - Concerned Coronado resident  
**Date:** Sunday, August 11, 2019 3:34:45 PM  
**Attachments:** [pastedGraphic.png](#)  
[pastedGraphic\\_1.png](#)  
[pastedGraphic\\_2.png](#)  
[pastedGraphic\\_3.png](#)  
[pastedGraphic\\_4.png](#)  
[pastedGraphic\\_5.png](#)

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SANDAG Board,

My name is Brenda Arnold, I am a Coronado resident and I am contacting you to communicate my opposition to the allocated 808 RHNA number.

I am very concerned about the allocation of over 1000 new housing units to Coronado in the draft RHNA. Outside of the Navy facilities, there simply is no buildable land in the City. Modest increases to density in a mix of housing types and income levels consistent with the draft are certainly possible and desirable.

However, the number proposed by the draft would drastically change the character of the community and, I would argue, be inconsistent with the statute's requirement that increasing the supply and mix of housing be allocated within the region in an equitable manner.

Section 65584 of the Government Code cites the State's goals as to ensure a mix of housing and incomes in each community to decrease long driving distances and greenhouse gases. The most effective way to accomplish this in Coronado is to locate additional housing on the Navy facilities that are the primary job centers and possess available land. I recognize this will require cooperation of the Navy, but the long history of respect and cooperation between the Navy and the City of Coronado makes me optimistic of a productive result.

I urge you to reduce the number of units assigned to Coronado. We have 2.2 square miles of land that can be developed with residential properties; and that land is already one of the highest density cities in the county.

Respectfully,

Brenda Arnold

Brenda Arnold  
1041 Pine Street

Coronado, CA 92118

**From:** [Sheryl Munning](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Draft RHNA - Concerned Coronado resident  
**Date:** Sunday, August 11, 2019 4:26:48 PM  
**Attachments:** [pastedGraphic\\_1.png](#)  
[pastedGraphic\\_3.png](#)  
[pastedGraphic.png](#)  
[pastedGraphic\\_2.png](#)

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SANDAG Board,

My name is Sheryl Munning, I am a Coronado resident and home owner. I am contacting you to communicate my opposition to the allocated 808 RHNA number.



I am very concerned about the allocation of over 1000 new housing units to Coronado in the draft RHNA. Outside of the Navy facilities, there simply is no buildable land in the City. Modest increases to density in a mix of housing types and income levels consistent with the draft are certainly possible and desirable.

However, the number proposed by the draft would drastically change the character of the community and, I would argue, be inconsistent with the statute's requirement that increasing the supply and mix of housing be allocated within the region in an equitable manner.

Section 65584 of the Government Code cites the State's goals as to ensure a mix of housing and incomes in each community to decrease long driving distances and greenhouse gases. The most effective way to accomplish this in Coronado is to locate additional housing on the Navy facilities that are the primary job centers and possess available land. I recognize this will require cooperation of the Navy, but the long history of respect and cooperation between the Navy and the City of Coronado makes me optimistic of a productive result.

I urge you to reduce the number of units assigned to Coronado. We have 2.2 square miles of land that can be developed with residential properties; and that land is already one of the highest density cities in the county.



Respectfully,

Sheryl Munning

225 H Avenue

Coronado, CA 92118

**From:** [Karen Strouse](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Feedback on Draft Methodology  
**Date:** Wednesday, August 7, 2019 10:56:00 AM

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## TO ALL SANDAG BOARD MEMBERS

Re: REGIONAL HOUSING NEEDS ASSESSMENT DRAFT METHODOLOGY

Dear SANDAG Board Members,

As a constituent, I am deeply concerned by the flawed Draft Methodology that has been put forth for public comment. It does not take into account particular issues that each of the cities will face.

It does not take into account the environmental factors that the Coastal Commission will need to assess before coastal regions are further developed.

It does not take into account market forces. The jurisdictions only met 45% of their current cycle obligations. The proposed numbers are unachievable.

It does not take into account current density. State law requires SANDAG to consider constraints to development, such as sufficient infrastructure and availability of suitable land.

It does not take into account cities with lower populations, who may receive special consideration.

It does not take into account on-base military housing. It does not make sense to obligate a city to provide a home for a service member, who already has one.

It does not take into account tribes on Indian Reservations.

***Reject the Methodology and send it back to the Subcommittee for further consideration.***

Do not put an unachievable number on a piece of paper just to appease Sacramento! Citizens want our tax dollars to go to our cities and not allow the State to withhold our funds.

**Don't punish your voters!**

**From:** [Carol Adams](#)  
**To:** [Clerk of the Board](#)  
**Subject:** FEEDBACK TO SANDAG BOARD  
**Date:** Thursday, August 8, 2019 8:35:05 AM

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I would like to join those who are urging the SANDAG Board to reconsider the RHNA motion being voted upon on August 23, 2019. As a citizen of Coronado, I feel that the current motion is unfair and destructive to our city.

The reality is that Coronado has virtually no land available for development, and is already one of the most dense areas of the county. We appreciate and are proud of our Navy neighbors, but also feel that there are factors that should be taken into account because of their unique impact on our city. I would urge you to reconsider the methodology that counts the thousands of military jobs but not the available base housing.

Especially in view of the fact that some counties are exempt from the RHNA requirements, for these requirements to be imposed on Coronado seems grossly unfair. With the increased density and traffic, the unreasonably high requirements for additional housing units would greatly damage the quality of daily life in our already dense community.

Please reconsider.

Carol Adams  
645 I Avenue  
Coronado, CA 92118

**From:** [PAUL & JOANNE](#)  
**To:** [Clerk of the Board](#)  
**Subject:** FIRMLY OPPOSE the SANDAG HOUSING  
**Date:** Thursday, August 8, 2019 9:57:02 AM  
**Importance:** High

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The addition of this number of homes will have a negative impact on the current residents of the City, in our opinion. In addition to greatly reducing the quality of life, we have grave concerns for the safety of the residents of the Coronado in the event of catastrophic event and/or evacuation.

G. Paul Hofer and Jo Anne Vaughn Hofer  
Coronado Beach Resort Residents, multiple units

**From:** [Steff](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Housing Density Coronado  
**Date:** Tuesday, August 6, 2019 11:58:17 AM

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I am trying to understand how SANDAG can expect the City of Coronado to increase our housing density by 1,000?! Can you please tell me exactly where these 1,000 housing units are going to be placed in our already cramped, overbuilt 2.2 mile area in Coronado? The traffic is horrible and we are already crammed in here like sardines. There is no parking and the public transportation here for those without cars is not sufficient. All that is available is the public bus which requires a slow ride and transferring several times to get to work in San Diego. And the very expensive ferry, which is very slow and expensive.

I have been a resident here and owned our home since 1988. We are surrounded by multiple houses built on one lot, numerous garage apartments crammed with people and the renters are loud and park illegally and block garages as there is NO parking. How can more residents be added to this mob scene? I understand the new state rules to build an ADU but the Coronado city laws prevent this as the allowed FAR is so low most of us cannot get permission to add an ADU, nor do we have the money to pay for that construction.

Please explain and we stand on record that this requirement for the City of Coronado to add 1000 more housing units is preposterous and unfair to a tiny city that is already bursting at the seams with housing density and traffic from the Navy and constant tourism.

Thank you.

Steffenie and Peter Andreasen  
753 C Avenue  
Coronado, CA 92118

**From:** [crown town](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Housing Density Demands on Coronado  
**Date:** Tuesday, August 6, 2019 10:56:46 AM

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I am writing to express my concern and confusion as to why the SANDAG Board of Directors would vote to require Coronado to find land on which to build over 800 high density housing units. With no available land upon which to build, this is an unrealistic mandate. The methodology used to calculate the RHNA is seriously flawed. Coronado already suffers from one of the highest densities in the county. I urge the SANDAG Board to use calculate RHNA using sense, not simply to placate Sacramento.

Marion Phelps  
[crowntownmom@yahoo.com](mailto:crowntownmom@yahoo.com)

**From:** [Betty Schulman](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Housing density  
**Date:** Tuesday, August 6, 2019 11:55:06 AM

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Reality versus number requirements. Topography limits housing unit requirements in Coronado. A State agency asserting unrealistic building requirements is inviting litigation which will serve to impair and denigrate its goals and mission.

Sent from my iPad

BETTY

**From:** [JACKIE HOYLE JONES](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Housing in Coronado  
**Date:** Tuesday, August 6, 2019 7:41:17 PM

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There is no land available to build 100 houses much less 1,000. Get real Sandag

**From:** [LYNN CIHAK](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Housing numbers in Coronado  
**Date:** Tuesday, August 6, 2019 2:38:26 PM

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Please register my objection to the proposed absurd number of increased housing proposed for Coronado. Are you kidding??? Where would you propose placing 1000 housing units? Shipping containers stacked on the median on Orange avenue? While you are still in the planning process, might I suggest adding a bit of logic and practicality to the process.

~Lynn Cihak, Coronado resident

**From:** [Gay Salo](#)  
**To:** [Clerk of the Board](#)  
**Subject:** HOUSING PROPOSAL  
**Date:** Sunday, July 28, 2019 4:00:56 PM

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**Attn: ALL SANDAG BOARD MEMBERS**

**Re: REGIONAL HOUSING NEEDS ASSESSMENT DRAFT METHODOLOGY**

**Dear SANDAG Board Members:**

**As a constituent, I am deeply concerned that the proposed housing plan does not take into account particular issues that each of the cities will face.**

**It does not take into account the environmental factors that the Coastal Commission will need to assess before coastal regions are further developed.**

**It does not take into account market forces. The jurisdictions only met 45% of their current cycle obligations.**

**It does not take into account current density.**

**It does not take into account cities with lower populations, who may receive special consideration.**

**It does not take into account on-base military housing. It does not make sense to obligate a city to provide a home for a service member, who already has one. This especially affects my area.**

**It does not take into account tribes on Indian Reservations.**

**Please reject and send it back to the Subcommittee for further consideration.**

**Thank you for doing the right thing and representing us!**

Sincerely,

Gay Salo

La Jolla, CA

**From:** [Lynn Hamilton](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Housing requirements for Coronado  
**Date:** Tuesday, August 6, 2019 8:31:36 AM

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As a relatively new resident in Coronado, I would like to add my voice to the community objection to an additional 1000 housing units.

I would invite all the voting members to visit Coronado and see how very dense this 2.2 square miles is. We have open space such as the Tidelands Park and the Golf Course that are enjoyed by people from all over San Diego for leisure activities.

However, the residential units are compact, with most lots built to the maximum. I live in a condo so have already subscribed to the land efficiency effort.

Would it be possible to approach the Naval Base and ask them to allow additional housing? We have literally thousands of cars traveling through the residential streets each day going in and out of the base. This would be a win-win, providing nearby, "walkable" housing for the many employees there and helping to satisfy the SANDAG requirement.

Thank you for your thoughtful consideration.

Lynn Hamilton  
1220 1st St. #305

Lynn LaBreche Hamilton  
Hamilton Residential Realty  
DRE License #01265662  
858-761-1113  
[www.lynnhamilton.com](http://www.lynnhamilton.com)

**From:** [Tom Angioletti](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Housing  
**Date:** Tuesday, July 30, 2019 4:34:58 PM

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To Whom it may concern, I have lived in Coronado for the past 23 years. Small bungalows are being replaced with multi-dwelling units & lots are being divided so 4 units can be built on them. But now it is coming to the point that no more land is available to be built on. Sandag must take this into account with each city before assessing the city with the required number of new units that need to be built. I am asking the board members to reassess the needs of each city by looking at the number of residents, the density of the city & the amount of land available. This is the fair way to assess for each city.

Thank you.-

Tom & Barbara Angioletti

**From:** [Jan Clark](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Fw: I reject the methodology in Coronado  
**Date:** Friday, August 9, 2019 4:20:11 PM

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TO ALL SANDAG BOARD MEMBERS

Re: REGIONAL HOUSING NEEDS ASSESSMENT DRAFT METHODOLOGY

Dear SANDAG Board Members,

As a constituent, I am deeply concerned by the flawed Draft Methodology that has been put forth for public comment. It does not take into account particular issues that each of the cities will face. The proposed numbers for Coronado are unfair.

It does not take into account the environmental factors that the Coastal Commission will need to assess before coastal regions are further developed.

It does not take into account market forces. The jurisdictions only met 45% of their current cycle obligations. The proposed numbers for Coronado are unachievable.

It does not take into account current density. State law requires SANDAG to consider constraints to development, such as sufficient infrastructure and availability of suitable land.

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It does not take into account on-base military housing. It does not make sense to obligate a city to provide a home for a service member, who already has one.

It does not take into account tribes on Indian Reservations.

***Reject the Methodology and send it back to the Subcommittee for further consideration.***

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**Don't punish your voters!**

Janet Clark  
344 A Ave.  
Coronado, CA  
92118

**From:** [Kitty S](#)  
**To:** [Clerk of the Board](#)  
**Subject:** I reject the methodology in Coronado  
**Date:** Thursday, August 8, 2019 10:38:37 AM

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TO ALL SANDAG BOARD MEMBERS

Re: REGIONAL HOUSING NEEDS ASSESSMENT DRAFT METHODOLOGY

Dear SANDAG Board Members,

As a constituent, I am deeply concerned by the flawed Draft Methodology that has been put forth for public comment. It does not take into account particular issues that each of the cities will face.

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**Don't punish your voters!**

Kitty Sexton  
1099 1st St Unit 306  
Coronado, CA 92118

**From:** [Susie](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Increase Housing in Coronado  
**Date:** Tuesday, August 6, 2019 4:54:40 PM

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Please note, Neil and Susan Sloman are opposed to the increase of additional housing in Coronado.

Thank you!

Susan H. Sloman  
Neil W. Sloman  
1770 Avenida Del Mundo #106  
Coronado, Can. 92118  
619.437.6667

**From:** [Ella Denn](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Increased density!  
**Date:** Monday, August 5, 2019 11:13:24 AM

---

Sent from my iPad we do not need increased density in our neighborhoods, military personnel already have housing and assistance pay, there is toooooo much new affordable housing being built and housing people who are destroying the character of older established neighborhoods..your ideas stink!

**From:** [Karen](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Letter to SANDAG Board of Directors  
**Date:** Sunday, July 28, 2019 6:24:53 AM

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**Attn: ALL SANDAG BOARD MEMBERS**

**Re: REGIONAL HOUSING NEEDS ASSESSMENT DRAFT METHODOLOGY**

**Dear SANDAG Board Members:**

**As a constituent, I am deeply concerned by the flawed Draft Methodology that has been put forth for public comment. It does not take into account particular issues that each of the cities will face.**

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**Reject the Methodology and send it back to the Subcommittee for further consideration.**

**Do not put an unachievable number on a piece of paper just to appease Sacramento! Citizens want our tax dollars to go to our cities and not allow the State to withhold our funds.**

**Don't punish your voters!**

Sincerely,  
Karen Dale

L. William Huck  
720 Glorietta Boulevard  
Coronado, CA 92118

SANDAG Board  
410 B Street, Ste. 800  
San Diego, CA 92101

Re: Draft RHNA

I am very concerned about the allocation of over 1000 new housing units to Coronado in the draft RHNA. Outside of the Navy facilities, there simply is no buildable land in the City. Modest increases to density in a mix of housing types and income levels consistent with the draft are certainly possible and desirable. However, the number proposed by the draft would drastically change the character of the community and, I would argue, be inconsistent with the statute's requirement that increasing the supply and mix of housing be allocated within the region in an equitable manner.

Section 65584 of the Government Code cites the State's goals as to ensure a mix of housing and incomes in each community to decrease long driving distances and greenhouse gases. The most effective way to accomplish this in Coronado is to locate additional housing on the Navy facilities that are the primary job centers and possess available land. I recognize this will require cooperation of the Navy, but the long history of respect and cooperation between the Navy and the City of Coronado makes me optimistic of a productive result.

I urge you to reduce the number of units assigned to Coronado. We have 2.2 square miles of land that can be developed with residential properties; and that land is already one of the highest density cities in the county.

Respectfully,  
L. William Huck

**From:** [Dianne Plaisted](#)  
**To:** [Clerk of the Board](#)  
**Date:** Sunday, July 28, 2019 11:09:43 AM

---

**Attn: ALL SANDAG BOARD MEMBERS**

**Re: REGIONAL HOUSING NEEDS ASSESSMENT DRAFT METHODOLOGY**

**Dear SANDAG Board Members:**

**As a constituent, I am deeply concerned by the flawed Draft Methodology that has been put forth for public comment. It does not take into account particular issues that each of the cities will face.**

**It does not take into account the environmental factors that the Coastal Commission will need to assess before coastal regions are further developed.**

**It does not take into account market forces. The jurisdictions only met 45% of their current cycle obligations. The proposed numbers are unachievable.**

**It does not take into account current density. State law requires SANDAG to consider constraints to development, such as sufficient infrastructure and availability of suitable land.**

**It does not take into account cities with lower populations, who may receive special consideration.**

**It does not take into account on-base military housing. It does not make sense to obligate a city to provide a home for a service member, who already has one.**

**It does not take into account tribes on Indian Reservations.**

**Reject the Methodology and send it back to the Subcommittee for further consideration.**

**Do not put an unachievable number on a piece of paper just to appease Sacramento! Citizens want our tax dollars to go to our cities and not allow the State to withhold our funds.**

**Don't punish your voters!**

Sincerely,  
Your name  
Dianne Plaisted

District Deputy  
Juniper Serra Council 9498  
San Diego, Ca 92108

**From:** [Susan Anderson](#)  
**To:** [Clerk of the Board](#)  
**Cc:** [Richard Bailey](#); [bsandke@coronado.ca.us](mailto:bsandke@coronado.ca.us); [mdonovan@coronado.ca.us](mailto:mdonovan@coronado.ca.us); [wbenzian@coronado.ca.us](mailto:wbenzian@coronado.ca.us); [mheinz@coronado.ca.us](mailto:mheinz@coronado.ca.us)  
**Subject:** Objection to the increase of high density housing units in Coronado  
**Date:** Tuesday, August 6, 2019 1:21:51 PM

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To whom it may concern,

I am writing to voice my concern that at the Friday, July 26, 2019 SANDAG Board of Directors Meeting on RHNA (Regional Housing Needs Assessment) the Directors voted 10/8 to reverse their previous decision requiring Coronado to find land on which to build 808 high density housing units, to an increased 1,000 new units. I believe the current RHNA Methodology is seriously flawed.

Why doesn't SANDAG's RHNA methodology include available land and current density in its criteria?

- The Navy's North Island Naval Air Station is twice as big as the city of Coronado.
- Coronado only has 2.2 square miles of land that can be developed with residential properties.
- Coronado is currently one of the highest density cities in San Diego county.
- Finally, during the last RHNA cycle, Coronado was one of only four cities that exceeded its goal.

I believe the above factors should be taken into consideration in formulating the current methodology. I would encourage all voting members of the SANDAG Board of Directors to visit Coronado with the specific purpose of determining where they would locate land on which to build the proposed low income housing. FYI, the height restriction on new builds in Coronado is 40 feet.

Sincerely, Susan Anderson  
1105 G Avenue

Sent from my iPad

**From:** [Jill Esrock](#)  
**To:** [Clerk of the Board](#)  
**Subject:** oppose methodology for housing increase in Coronado  
**Date:** Tuesday, August 6, 2019 1:58:28 PM

---

I oppose the RHNA Draft Methodology that requires Coronado to increase housing. We already have a high density of traffic due to Navy personnel and tourists (that also support the City of San Diego and surrounding areas) as well as limited parking spaces. ]

Please reconsider this unsustainable housing/density increase.

Thank you for considering our opposition.

Jill and Bernard Esrock  
1000 Adella Ave  
Coronado, CA 92118  
619 435 0725



Virus-free. [www.avg.com](http://www.avg.com)

**From:** [Emily Bernardo](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Oppose REGIONAL HOUSING NEEDS ASSESSMENT DRAFT METHODOLOGY  
**Date:** Sunday, July 28, 2019 6:34:32 AM

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**Attn: ALL SANDAG BOARD MEMBERS**

**Re: REGIONAL HOUSING NEEDS ASSESSMENT DRAFT METHODOLOGY**

**Dear SANDAG Board Members:**

**As a constituent, I am deeply concerned by the flawed Draft Methodology that has been put forth for public comment. It does not take into account particular issues that each of the cities will face.**

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**Don't punish your voters!**

Sincerely,

Emily Bernardo  
92117

**From:** [Candy Tyler](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Opposing higher density  
**Date:** Tuesday, August 6, 2019 9:32:46 AM

---

SANDAG

San Diego City Council

To whom it may concern:

I'm now at the point of being sarcastic. Would you like to build in my courtyard? Do you members live in the areas that have much more room to build than we do here in Coronado but you don't want your community to be more crowded? I would like all of you proponents to come spend a week, at your expense, exploring Coronado Proper from NASNI to the San Diego-Glorietta Bay - from 1<sup>st</sup> Street to the Hotel del. You show me the areas where we can logically put 1000 units. I would be more than happy to host you at a meet-and-greet with our City representatives, contractors that are now building in Coronado and our planning commission.

With respect, I would expect to hear back from everyone listed below.

Best regards,

Candace Tyler

1427 5<sup>th</sup> Street, Coronado 92118  
(619)888-6173

Georgette Gomez  
Alejandro Sotelo-Solis  
Mayor Mary Salas  
Catherine Blakespear

Most notably, high density housing proponent State Senator Scott Weiner's (D) Marin County, Senator Mike McGuire's (D) Napa, Sonoma, as well as Santa Cruz, and Santa Barbara Counties are exempt. If these wealthy, northern California Counties had not been omitted from the State's RHNA allotment, the 171,685 units assigned to San Diego County might have been significantly lower.

SANDAG Executive Director, Hasan Ikhtrata did not agree. At the prior meeting Ikhtrata had stated they must agree upon a number acceptable to Sacramento, **regardless of local residents' needs.**

**From:** [akivlehan@aol.com](mailto:akivlehan@aol.com)  
**To:** [Clerk of the Board](#)  
**Subject:** Opposition to Coronado's obligation to build new housing units  
**Date:** Friday, August 9, 2019 5:24:26 PM

---

SANDAG Representative,

I am opposed to Coronado's obligation to build 1001 new low income/affordable housing units. Except for the Ferry Landing area that is under the control of the Port of San Diego, there is no available land to build new housing units or units for any purpose.

Yes it would actually be advantageous for new housing units to be built just for the military families who are stationed at the NASNI and NAB bases in Coronado. I would support that as these service members are risking their lives for our Nation and deserve to have priority in affordable housing. The military has ordered these service members to serve in Coronado, and as such, affordable housing should be provided as there is not sufficient housing on base. We owe it to our service members. However, unfortunately, as stated earlier, there is no available land to build new housing units.

Thus, it seems quite unfair and unreasonable to put a quota on building new housing units when it is an obvious fact that there is no land left to build upon.

Respectfully submitted,  
Anne M. Hill  
1033 Isabella Avenue  
Coronado, CA 92118

**From:** [Scott Ferguson](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Opposition to RHNA  
**Date:** Wednesday, August 7, 2019 7:43:05 AM

---

To Whom it May Concern,

I am a resident of Coronado and oppose the ridiculous number of housing units in SANDAGs RHNA proposal. Have any of you in SANDAG actually driven through our city? Where do you propose we put the 1000 extra homes in this already built-out city? This is a perfect example of government entities not using good judgement and are just trying to appease Sacramento and meet a numbers goal. You should all be ashamed for making such an inane decision. If the leaders and members of SANDAG cannot use common sense, you should find something else to do to occupy your time.

Scott Ferguson  
Coronado

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

From: blossom sanger <blossom@san.rr.com>

Sent: Wednesday, August 14, 2019 4:49 PM

To: Litchney, Seth <Seth.Litchney@sandag.org>; Gonzales, Jessica <Jessica.Gonzales@sandag.org>

Cc: blossom sanger <blossom@san.rr.com>

Subject: Fwd: Planned low and moderate housing in Coronado

To Jessica--in accordance with the Sandag policy of public participation , please forward to Steve Vaus,Catherine Blakespear and Hasan Ikhata. I note that no emails are on your site for input from the public.

To Seth Litchney, I would love to see some visionary intelligent thoughtful useful and helpful moves by our region leaders. Please read this carefully.

Thank you, Blossom Sanger,M.D.

> As a resident of sixty years in Coronado who lives on the bay front, I  
> have witnessed shrinking "sandy beach front" over the years. Turning  
> a blind eye to the inevitability of the rising  
> waters in the bay does not make the reality disappear. But why  
> not grasp this great opportunity to avoid the "managed retreat " of  
> the housing needing to be built NOW,and BUILD THE HOUSING WHERE  
> MANAGED RETREAT FROM RISING OCEAN LEVELS WILL NOT BE A PROBLEM??????  
> Isn't it obvious that planned increase in ANY housing should be away  
> from the coast??? This should be applied to all the housing that  
> Sandag is looking at around the county.

And especially to Coronado where there is no retreat possible.

Coronado is attached to the mainland by the low lying Strand vulnerable to flooding and a high flying bridge over an earthquake

fault under the bay. Not too farfetched with the anticipated increasing powerful rainstorms is an impassable flooded Strand and an accident on the bridge---NO WAY OUT.

>

>

> Your decisions need to be rational and visionary and not just  
> churned out numbers, but based on safety and our precarious  
> geology here in Coronado and in all of San Diego county and on the  
> certainty of rising ocean heights.

> Please consider these important decisions intelligently. Blossom

> Sanger 515 1st street Coronado

>

**From:** [Chris Toogood](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Please consider a different approach to increasing homes in San Diego.....  
**Date:** Tuesday, August 6, 2019 3:21:05 PM

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I'm disheartened and discouraged that we are again getting bossed around and told what to do from Sacramento. PLEASE do not force Coronado and San Diego to add so many more homes in already dense areas. It is ridiculous and would ruin Coronado completely.

Why should we do anything Sacramento asks when they make their favorite little areas exempt!! It is completely unfair that **Marin County' Napa, Sonoma, as well as Santa Cruz, and Santa Barbara Counties are exempt.**

THAT IS UNFAIR AND OUTRAGEOUS.

**WE SHOULD NOT MAKE ANY DECISIONS UNTIL ALL OF CALIFORNIA IS CONSIDERED for INCREASED HOUSING.**

Sincerely Chris Toogood

**From:** [eric klymann](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Quality of life  
**Date:** Wednesday, August 7, 2019 7:44:06 AM

---

Consider the quality of life for those who live in Coronado's community. I have worked hard and sacrificed much to live here. It's been worth it. Now we risk it being destroyed by greed. Density creates Getos.

Need more housing?

1. Build housing on North island. No rules there. But, build another bridge or tunnel from north island to the mainland.
2. Consider the number of undeveloped properties in the R3 and R4 areas. Example 3rd and orange. 3 lots in a row with single family homes. These will eventually be developed. Just a matter of time. These areas will create more housing eventually. What's the hurry? Greed?

Our town is packed. The military bases have expanded to 5 times the population it was in the 70's. Hard to find parking. Streets are dangerous. People from Chula Vista, Otay lakes, IB. Etc use highway 75 to bypass the 5. Smog, noise, congestion... solve this problem.

Politicians need to serve the the needs of the public not developers and realtors. Quality of life of the citizen is job #1. No one benefits from density but the developers. There is plenty of affordable housing east of I 5, sorry it's not in CORONADO, Jolla or Del Mar.

Sent from my iPhone

**From:** [Tom Mercer](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Reconsideration of RHNA Quota for Coronado  
**Date:** Thursday, August 8, 2019 9:17:17 PM

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## Reconsideration of RHNA Quota for Coronado

In Coronado, building of 1000 low-cost housing is impossible!

1. City owns almost no vacant residential property not already built out.
2. There are no large privately owned lots left upon which to build. Even small individual vacant lots are exorbitantly priced (over \$1M) . Low cost housing could not be built there.
3. Primary purpose of policy is to provide affordable housing near jobs in the city. Nearly all commuting hours traffic in Coronado is to/from the Navy bases. Considerable low-cost housing already exists on the bases and vacant land is available on the bases to build additional housing for its workers.

Recommendation:

SANDAG pressure the Navy to build more housing on base for military and Civil Service employees that work on the base, There is a precedence on several bases in California where low cost military housing has been built by civilian contractors. If the military and/or Civil Service personnel do not occupy a high percentage of the homes, it is made available for civilian rental

4. We have limited mass transit in Coronado, but those who work in the vicinity of Orange Avenue (only really one city business street) can easily transit by bus. Few people, it was discovered, even use the bus. More “water taxi” service to/from Pacific Gateway and the Navy bases on Coronado needs to be explored to make housing on base more feasible, both ways.

5. No one is guaranteed to live in a highly sought-after, already congested, beach community. We are middle class citizens and bought and sold modest homes wherever the Navy sent us, and finally saved a down payment to live in a modest home in Coronado, in order to be near aging parents during their retirement, and later, ours. Owning in Coronado is a earned privilege, not a right, and we have worked for it, and commuted long distances during our working years when the jobs required.

Thomas and Delta Mercer, Coronado Residents

**From:** [Lynn Payette](#)  
**To:** [Clerk of the Board](#)  
**Subject:** REGIONAL HOUSING ASSESSMENT DRAFT METHODOLOGY  
**Date:** Monday, July 29, 2019 1:39:56 PM

---

**Attn: ALL SANDAG BOARD MEMBERS**

**Dear SANDAG Board Members,**

**As a constituent, I am deeply concerned by the flawed Draft Methodology that has been put forth for public comment. It does not take into account particular issues that each of the cities will face.**

**It does not take into account the environmental factors that the Coastal Commission will need to assess before coastal regions are further developed.**

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**It does not take into account tribes on Indian Reservations.**

**Reject the Methodology and send it back to the Subcommittee for further consideration.**

**Do not put an unachievable number on a piece of paper just to appease Sacramento! Citizens want our tax dollars to go to our cities and not allow the State to withhold our funds.**

**Don't punish your voters!**

**Sincerely,**

**Lynn Payette**

**Lynn Payette**  
[lynnpayette2002@gmail.com](mailto:lynnpayette2002@gmail.com)  
**H: 619-276-4766**

**From:** [David McCarthy](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Regional Housing Needs Assessment Comments  
**Date:** Wednesday, August 7, 2019 8:29:38 PM

---

TO ALL SANDAG BOARD MEMBERS

Re: REGIONAL HOUSING NEEDS ASSESSMENT DRAFT METHODOLOGY

Dear SANDAG Board Members,

As a constituent, I am deeply concerned by the flawed Draft Methodology that has been put forth for public comment. It does not take into account particular issues that each of the cities will face.

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**Don't punish your voters!**

David & Rosie McCarthy  
1099 1st St. Unit 307  
Coronado, CA 92118

**From:** [Christopher Clements](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Regional Housing Needs Assessment Coronado  
**Date:** Tuesday, August 6, 2019 8:33:18 AM

---

Good Morning,

As a local resident of Coronado for over 20 years I wanted to voice my opinion regarding the current RHNA debate. Aside from growing up in Coronado I am fortunate enough to live and work on the island today. Over the past decade I have been one of the leading realtors on the island selling almost \$1 billion dollars in homes on the island. I am more familiar then most on development, new construction, zoning, lot sizes...etc and even ourselves develop new homes on the island over the years. When considering the addition of over 800 new units to the island based on a State formula the question should be responded to by logic.

In many places in San Diego county you can build large apartment buildings, new developments in east county, and build mid-rise condos all within the current zoning. Coronado however is an island and the entire island has been developed over the last 125 years. We often joke about how Coronado real estate is sold by the square inch because frankly its true. All members of the community in Coronado enjoy daily tourist and visitors who spend money in our local economy and its not a question of preserving our town or keeping it for ourselves. Look at a map of Coronado Village from above, where do you logically construction 800 units? There might be 5 vacant empty lots on the island, 10 parks, a golf course, and roads....everything else is maxed out developed properties with 3 foot setbacks on each side.

Aside from the obvious, the economics behind that scale of a development do not make sense. The cost of land in Coronado is exponentially higher then most areas, cost of construction an all time high, sales prices all time high, rents all time high. Who would be able to afford to build these 800 units and once constructions who can afford to live in the units?

While we all support California growing and the demand for housing is real, Coronado and other coastal Cities cannot be squeezed into a category that is supposed to fit every incorporated City across the state.

An island needs to be looked at differently and the question should be what is possible? What are the local and economical impacts? It is up to us as residents and tax payers of our local Cities to preserve our coast and what makes San Diego special.

Sincerely,

Christopher L Clements, local Coronado Resident and Business owner.

**From:** [Jane Kehr](#)  
**To:** [Clerk of the Board](#)  
**Subject:** REGIONAL HOUSING NEEDS ASSESSMENT DRAFT METHODOLOGY  
**Date:** Sunday, July 28, 2019 8:38:20 AM

---

**Attn: ALL SANDAG BOARD MEMBERS**

**Re: REGIONAL HOUSING NEEDS ASSESSMENT DRAFT METHODOLOGY**

**Dear SANDAG Board Members:**

**As a constituent, I am deeply concerned by the flawed Draft Methodology that has been put forth for public comment. It does not take into account particular issues that each of the cities will face.**

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**Don't punish your voters!**

Sincerely,

Jane Kehr

--

*Jane Kehr*  
949-636-0514

**From:** [Mary Ericson](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Regional Housing Needs Assessment Methodology (RHNA Methodology)  
**Date:** Tuesday, August 13, 2019 7:04:45 PM

---

Please forward to the SANDAG Board of Directors.

The RHNA methodology purporting to add 1000 additional housing units on Coronado, CA is based upon faulty assumptions and would result in inequities for Coronado. It is a work product which is inconsistent with the fiduciary duties and responsibilities of the Board of Directors.

It would now behoove the SANDAG Board of Directors to step back and reassess this spurious methodology, or in the alternative, be met with total resistance from many different perspectives and means from the citizens of Coronado.

Sincerely,

Mary Ericson  
1810 Avenida del Mundo  
Coronado, CA 92118

**From:** [Chelsea Gastelum](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Regional Housing Needs Assessment  
**Date:** Wednesday, August 7, 2019 2:28:05 PM

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To Whom It May Concern,

I am a resident homeowner in Lemon Grove, CA and I wanted to give my voice to the current SANDAG plan of Lemon Grove taking on more low income housing. I have several views on this.

The first is that currently the City of Lemon Grove is extremely short on accessible law enforcement. I do not feel we are ready to take on even more housing projects until we can get adequate law enforcement. It is hard to get them to react now, and it is very, very, very rare to see any patrol vehicles. We are under the jurisdiction of the San Diego County sheriff's office, but there is not enough presence in our area as it is right now.

Second, many other cities in our county are not taking on their fair share of the affordable housing burden. They fix up their cities/neighborhoods, want a higher caliber of people and refuse to take on more affordable housing units. They could increase the allotted percentage of low income units up from only 10%. If Sacramento wants Lemon Grove to take on more housing it should come in and give us a lot more financial support to fix up infrastructure problems our small city faces. Our streets are in bad condition and many areas don't even have sidewalks. And again, more money should go into law enforcement.

California does need a lot of help with affordable housing. I know the Section 8 wait list is long. I know people that benefit from low income housing. I am not trying to be cruel to people who need affordable housing. It is just that the shared cooperation of all cities in the county is a must, and others need to take on their fair share, or we need a lot more money and improvements so we can handle it in a better way.

Our mayor is also not the best and doesn't always listen to the people. She is supposed to be our SANDAG advocate and instead she is passing it along to us citizens to direct our comments to you, so I am. Please realize that we are the ones who have to live in our little city on the day to day basis, and making a decision from a far away location is easier to do than for us to live with the fallout of what is decided for us. We are a small city that keeps losing businesses, not gaining them. The ones that want to go in are the ones that cater to low income people; i.e. loan companies, smoke shops, liquor stores and dispensaries. We would like to see our city improve like other areas of the county. We would like a safe place for children to play. We would like clean areas to walk around in. Just putting in more housing before other issues are dealt with will keep us stuck. Plus we have already taken on more than our fair share of units.

Please consider these talking points and greatly reduce the expected number of low income housing units while making sure other parts of the county take on their fair share.

Thank you for your time and consideration.

Sincerely,  
Chelsea Gastelum

Resident of Lemon Grove

**From:** [margy barr](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Regional housing  
**Date:** Sunday, July 28, 2019 1:01:45 PM

---

Sent from my iPhone

**Attn: ALL SANDAG BOARD MEMBERS**

**Re: REGIONAL HOUSING NEEDS**

**ASSESSMENT DRAFT METHODOLOGY**

**Dear SANDAG Board Members:**

**As a constituent, I am deeply concerned by the  
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**our tax dollars to go to our cities and not allow the  
State to withhold our funds.**

**Don't punish your voters!**

Sincerely

Margy Barr

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**Our mailing address is:**

[mail@rwcsdc.org](mailto:mail@rwcsdc.org)

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CA 92027 · USA



**From:** [s.seeright](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Requirement for Coronado new housing  
**Date:** Wednesday, August 7, 2019 5:34:40 AM

---

Dear members of the committee,

We object to the State requirements for the large number of additional housing for the city of Coronado. A city of our size should not have to meet criteria set by our State government without a clear understanding of the impact this would have on the environment, military presence, and lack of land available for such buildings.

We urge that you reconsider our community's situation..

Sincerely,

James and Sondra Seeright  
1099 First St., Unit 403  
Coronado, CA 92118

**From:** [William McSwain](#)  
**To:** [Clerk of the Board](#)  
**Subject:** The RHNA substitute motion for increased housing density in Coronado  
**Date:** Friday, August 2, 2019 4:09:20 PM

---

SANDAG Board of Directors,

The decision of the SANDAG Board of Directors to increase the required high density housing units to be built in Coronado from 808 to 1000 is preposterous! Building 1,000 new housing units in Coronado where there is no more land to build upon is laughable. Building 100 units is a HUGE ask; but if you are intent on doing crazy, why don't you pass a housing "demand" for 10,000 units for our tiny community! The Boards reasoning is as outrageous, as it is pathetic. Decisions like this are why politicians are respected about as much as used car salesmen.

Have a nice day!  
William S. McSwain

**From:** [Karen](#)  
**To:** [Clerk of the Board](#)  
**Subject:** RHNA Draft Methodology Public Comment Extension  
**Date:** Tuesday, August 13, 2019 7:02:00 PM

---

Dear SANDAG Board Members:

Thank you for the update regarding cancellation of the August 23 meeting re the 6th Cycle RHNA draft Methodology and the subsequent scheduling of a special Executive Committee Meeting for September 6.

I also appreciate the extension of the public comment period re the draft Methodology to September 4. It seems more in keeping with standard procedures.

Thanks again,

Karen Dale

**From:** [Katie](#)  
**To:** [Clerk of the Board](#)  
**Subject:** RHNA for Coronado  
**Date:** Tuesday, August 6, 2019 9:47:49 AM

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I oppose the methodology that has resulted in the recommendation that Coronado be required to construct 1000 new housing units. Specifically, the inclusion of the personnel assigned to the Naval Base in the methodology is not appropriate. Naval Base Coronado occupies a huge area of the island, compared to the very small and already build-out area of the city of Coronado. Naval Base Coronado should be strongly encouraged to provide housing for their employees/military members stationed there, if indeed that is a pressing need. To force the small town of Coronado to absorb 1,000 housing units will change the character of the town and strain the local services.

Thank you for your time.

Kate Dunn

416 C Ave.

Coronado, CA 92118

**From:** [jdunn1@san.rr.com](mailto:jdunn1@san.rr.com)  
**To:** [Clerk of the Board](#)  
**Subject:** RHNA HOUSING NUMBER  
**Date:** Tuesday, August 6, 2019 4:35:10 PM

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I am a resident of Coronado and I believe strongly that the efforts to place forced housing construction goals on Coronado is wrong from a policy perspective and flawed for one very simple reason. Basing the number of required homes on a calculation that involves the headcount of people who work at North Island is absolutely wrong. No doubt you have heard this from others, but the simple fact is that the 80,000 cars coming over the bridge daily headed for North Island are not filled with permanent residents. I most strongly urge you to correct the numbers ASAP.

As you can surely tell, this issue is producing a rapidly growing sense of concern and perhaps outrage over the heavy handedness of the entire idea of force housing construction and over the way the numbers are calculated.

Thank you for the opportunity to voice my opinion on this issue.

Ivan Dunn  
416 C Ave  
Coronado, CA

**From:** [Michelle Brakke](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Comments on RHNA methodology for public comment  
**Date:** Thursday, August 8, 2019 3:31:50 PM

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Dear SANDAG,

I'm writing to express concern over the methodology used for the regional housing needs assessment, specifically for the City of Coronado. While there are multiple reasons Coronado can not possibly handle an additional 1,000 housing units in the next 9 years, I specifically worry about the transportation implications. I implore you to consider the infrastructure limitations of our roads and bridge when you consider how many new housing units our city can handle. We already have major backups on our roads and regular traffic issues on the Coronado bridge, we can't handle an additional 2000+ trips a day. 1,000 units with two adults going to work is at least an additional 2,000 trips a day on the bridge because there is not enough employment on this island for all of these people. The bridge can not possibly handle that. In addition, there is virtually no way that a second bridge could be built or the existing one widened within the 9 year timeframe the housing must be implemented.

When I look at other areas, it seems like you made rational decisions with how many housing units they are required to add, specially Del Mar and Imperial Beach, and neither of these communities are as transportationally challenged as Coronado is. Please consider our infrastructure limitations, both transportation infrastructure and public utilities, our land use limitations, our schools, and our community. I urge you to reconsider our allotted numbers. 1,000 units is just not feasible for our community.

Sincerely,  
Michelle Brakke

**From:** [Julianna Faulkner](#)  
**To:** [Clerk of the Board](#)  
**Subject:** RHNA  
**Date:** Wednesday, July 31, 2019 10:40:38 AM

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I am totally against 1,001 new housing units being built in Coronado between the years of 2019 & 2029.

Please make my comment known to all the board members.

Thank You

Bill Lunt

1770 Ave Del Mundo

Coronado

**JULIA VIERA**  
563 Alameda Boulevard  
Coronado, California 92118

To: Steve Vaus-SANDAG Chair, Catherine Blakespear-SANDAG Vice Chair, and Hasan Ikhtrata-Ex. Director  
401 B Street, Suite 800, San Diego, CA 92101

RE: The move to force 1,001 low and moderate income units on Coronado island.

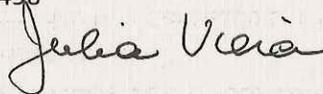
FROM: Julia Viera, 91-year Islander, property owner, retired residential realtor, irate citizen.

SUBJECT: At your 21 August meeting please respond to the following issues:

1. Since when is it prudent to require urban development that is economically infeasible?  
Calling for 1001 low and moderate rate rental units to be imposed on a built-out municipality like Coronado Island can never make financial sense. For many years any new construction here has required tearing down an existing structure—usually a single-family residence. So do the math: eminent domain purchase (by law at market rate) of a standard Coronado residential block with about 34 parcels which easily would have average appraisals of about \$2 million each, means an initial investment of \$68 million—before demolition, before permits, design and legal fees—before construction. 1001 units probably would require 2 residential blocks. And legal fees because Coronado citizens will not take this assault lying down.
2. How is it that SANDAG planners do not feel required to observe the local zoning and height requirements by city statute required of ANY new development?
3. Why are the hundreds of units of Navy housing located within Coronado city limits not considered when counting the number of existing low cost and moderate income rental units? One quite new North Island building, for example, has 500 units for enlisted personnel on sea duty assigned to Navy ships in port. Add those to the numerous modern barracks buildings, and the hundreds of family quarters for enlisted and officer active duty personnel. Then, what about active duty personnel who receive extra pay, known as “Basic Allowance for Quarters” added to their regular income, according to the cost of living index where assigned? That alone covers hundreds of Coronado rentals, effectively making them “moderate income units.”

SANDAG leadership owes explanations to Coronado, and the 8 other member governments that did not vote for this imposition—explanations for what is effectively a senseless assault on private property rights. Not only ill advised, but un-American.

Julia Viera, 619-435-4496



Copy to Coronado Eagle newspaper

**From:** [Jerry Winter](#)  
**To:** [Clerk of the Board](#)  
**Subject:** RHNA  
**Date:** Friday, August 9, 2019 5:33:58 PM

---

Subject: Objection to the increase of high density housing units in Coronado

To whom it may concern,

I am writing to voice my concern that at the Friday, July 26, 2019 SANDAG Board of Directors Meeting on RHNA (Regional Housing Needs Assessment) the Directors voted 10/8 to reverse their previous decision requiring Coronado to find land on which to build 808 high density housing units, to an increased 1,000 new units. I believe the current RHNA Methodology is seriously flawed.

Why doesn't SANDAG's RHNA methodology include available land and current density in its criteria?

- The Navy's North Island Naval Air Station is twice as big as the city of Coronado.
- Coronado only has 2.2 square miles of land that can be developed with residential properties.
- Coronado is currently one of the highest density cities in San Diego county.
- Finally, during the last RHNA cycle, Coronado was one of only four cities that exceeded its goal.

I believe the above factors should be taken into consideration in formulating the current methodology. I would encourage all voting members of the SANDAG Board of Directors to visit Coronado with the specific purpose of determining where they would locate land upon which to build the proposed high density housing. FYI, the height restriction on new builds in Coronado is 40 feet. Where would we put these additional homes that you say we must build by 2029???? Perhaps with the wisdom of the Port you can dictate which houses must be destroyed to make room for another 1000 homes!!!!

I am also concerned about potential addition of a 350 room hotel and Commercial office space on the waterfront on 1st Street. It is already crowded and certainly will not be an addition to the Coronado image. It seems as though instead of being Stewards of the Port land, you are more interested in just bringing more money to the Port.

We wish to maintain the charm and character of Coronado and not become just another overcrowded City on the bay!!

Jerome and Jo Lynn Winter  
1101 First St. #407  
Coronado, CA 92118

**From:** [BRUCE MACKIE](#)  
**To:** [Clerk of the Board](#)  
**Subject:** RNHA. Coronado  
**Date:** Tuesday, August 6, 2019 8:20:36 AM

---

Coronado does not have space to accommodate 800 additional units and I have a hard time understanding why communities that could accommodate units wouldn't want the development in there cities.

Sent from my iPad  
Bruce 1-916-416-8351

**From:** [Herb Zoehrer](#)  
**To:** [Clerk of the Board](#)  
**Subject:** SANDAG Housing Density  
**Date:** Wednesday, August 7, 2019 5:26:33 PM

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## TO ALL SANDAG BOARD MEMBERS

8/7/19

Re: REGIONAL HOUSING NEEDS ASSESSMENT DRAFT METHODOLOGY

Dear SANDAG Board Members,

As a constituent, I am deeply concerned by the flawed Draft Methodology that has been put forth for public comment. It does not take into account particular issues that each of the cities will face.

It does not take into account the environmental factors that the Coastal Commission will need to assess before coastal regions are further developed.

It does not take into account market forces. The jurisdictions only met 45% of their current cycle obligations. The proposed numbers are unachievable.

It does not take into account current density. State law requires SANDAG to consider constraints to development, such as sufficient infrastructure and availability of suitable land.

It does not take into account cities with lower populations, who may receive special consideration.

It does not take into account on-base military housing. It does not make sense to obligate a city to provide a home for a service member, who already has one.

It does not take into account tribes on Indian Reservations.

***Reject the Methodology and send it back to the Subcommittee for further consideration.***

Do not put an unachievable number on a piece of paper just to appease Sacramento! Citizens want our tax dollars to go to our cities and not allow the State to withhold our funds.

**Don't punish your voters!**

Concerned residents,

/s/

**Herb and Margaret Zoehrer**

**1099 1st St #101**

**Coronado, CA 92118**

**From:** [Rosetta Keck](#)  
**To:** [Clerk of the Board](#)  
**Subject:** SANDAG REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)  
**Date:** Monday, July 29, 2019 11:05:46 AM

---

July  
29,  
2019

Attn: ALL SANDAG BOARD MEMBERS

Re: REGIONAL HOUSING NEEDS ASSESSMENT DRAFT METHODOLOGY

Dear SANDAG Board Members:

As a constituent, I am deeply concerned by the flawed Draft Methodology that has been put forth for public comment. It does not take into account particular issues that each of the cities will face.

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It does not take into account tribes on Indian Reservations.

Reject the Methodology and send it back to the Subcommittee for further consideration.

Do not put an unachievable number on a piece of paper just to appease Sacramento! Citizens want our tax dollars to go to our cities and not allow the State to withhold our funds.

Don't punish your voters!

Sincerely,  
Rosetta and Duane Keck

2103 Mendocino Blvd

San Diego, CA 92107

[Rosetta A. Keck](#)

[Rkeck2015@icloud.com](mailto:Rkeck2015@icloud.com)

(619) 997-4284 – cell

(619) 224-4284 – home

(619) 546-0436 - fax

**From:** [Mary Ericson](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Sandag RNHA  
**Date:** Tuesday, August 6, 2019 10:44:14 AM

---

SANDAG Board,

Your draft methodology for housing increases on Coronado is fraught with inaccurate assumptions and inequities and unworthy of a responsible Board.

Mary Ericson  
1810 Avenida del Mundo, Coronado, CA 92118

Sent from my iPad

**From:** [Janice Howard](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Stop the flawed SANDAG Proposal!  
**Date:** Sunday, August 11, 2019 10:39:58 PM

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4 days ago  
Aug 07, 2019 3:02  
pm

TO ALL SANDAG BOARD MEMBERS

Re: REGIONAL HOUSING NEEDS ASSESSMENT DRAFT METHODOLOGY

Dear SANDAG Board Members,

As a constituent, I am deeply concerned by the flawed Draft Methodology that has been put forth for public comment. It does not take into account particular issues that each of the cities will face.

It does not take into account the environmental factors that the Coastal Commission will need to assess before coastal regions are further developed.

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It does not take into account on-base military housing. It does not make sense to obligate a city to provide a home for a service member, who already has one.

It does not take into account tribes on Indian Reservations.

***PLEASE reject this Methodology and send it back to the Subcommittee for further consideration.***

Do not propose an unachievable number on a piece of paper without making sure it is achievable.

**Janice Howard McElroy**  
Owner/Innkeeper  
Mobile: 619.405.7500  
**CORONADO CARRIAGE QUARTERS**

**From:** [sandiegoruby@reagan.com](mailto:sandiegoruby@reagan.com)  
**To:** [Clerk of the Board](#)  
**Subject:** The RNHA Methodology  
**Date:** Sunday, July 28, 2019 9:49:04 AM

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**Attn: ALL SANDAG BOARD MEMBERS**

**Re: REGIONAL HOUSING NEEDS ASSESSMENT DRAFT METHODOLOGY**

**Dear SANDAG Board Members:**

**As a constituent, I am deeply concerned by the flawed Draft Methodology that has been put forth for public comment. It does not take into account particular issues that each of the cities will face.**

**It does not take into account the environmental factors that the Coastal Commission will need to assess before coastal regions are further developed.**

**It does not take into account market forces. The jurisdictions only met 45% of their current cycle obligations. The proposed numbers are unachievable.**

**It does not take into account current density. State law requires SANDAG to consider constraints to development, such as sufficient infrastructure and availability of suitable land.**

**It does not take into account cities with lower populations, who may receive special consideration.**

**It does not take into account on-base military housing. It does not make sense to obligate a city to provide a home for a service member, who already has one.**

**It does not take into account tribes on Indian Reservations.**

**Reject the Methodology and send it back to the Subcommittee for further consideration.**

**Do not put an unachievable number on a piece of paper just to appease Sacramento! Citizens want our tax dollars to go to our cities and not allow the State to withhold our funds.**

**Don't punish your voters!**

**Sincerely,**

**Ruby Caldwell**

home owner and space renter at

**8301 Mission Gorge Rd, Space 272, Santee, CA 92071**

and also homeowner of

**4226 Mt Voss Dr, San Diego, CA 92117**

**From:** [Fred Eckert](#)  
**To:** [Clerk of the Board](#)  
**Cc:** [Fred Eckert](#); [Richard Bailey](#)  
**Subject:** The SANDAG housing demand for Coronado  
**Date:** Tuesday, August 6, 2019 2:47:35 PM

---

I would ask where in Coronado, SANDAG expects to put 1000 additional housing units. Are Accessory dwelling units included in the plan? We have a limited - fixed number of acres to build on & with one of the most dense population counts in the county. I noticed that all democrats voted in favor of the additional burden on the City of Coronado. I also noted that none of the, in favor crowd, used public transportation - which equates to “do as we say, not as we do”. The words, moronic idea, come to mind.

*Fred Eckert*

**From:** [First Last](#)  
**To:** [Clerk of the Board](#)  
**Subject:** your flawed demands for coronado  
**Date:** Tuesday, August 6, 2019 9:46:48 AM

---

i have lived in Coronado for 30 years. My wife was raised in Coronado. We have seen our once quiet peaceful town already destroyed by single family homes being demolished so 4 or more 3 story homes can be built on the same square footage.

We sigh and shake our heads as we walk around Coronado. The “feel” of the city has been, and is still being, destroyed by this new trend of increased density.

There would have to be mass destruction in Coronado to find space for 1,000 new high density units.

i suggest the SANDAG committee members give up on their unrealistic math formula and simply walk around Coronado for an afternoon to determine how flawed their system is.

There is simply no place to build 1,000 new units in Coronado unless you start taking people’s homes away from them and forcing them to move elsewhere.

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**From:** Stephanie Kaupp <[skaupp1@san.rr.com](mailto:skaupp1@san.rr.com)>  
**Sent:** Thursday, August 8, 2019 10:30 AM  
**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>  
**Subject:** DRAFT RHNA Methodology

Dear Seth:

In order for me to comment on the RHNA methodology, I need more information on which to base my comments.

**Coronado, CA**

- \* What data and methodology were used to determine 1,000 new housing units have been allocated to Coronado in order to meet the regional housing need among the region's 19 jurisdictions.
- \* What data and methodology were used to determine that military housing in Coronado was not considered in the equation, even though the military is the largest employer in our jurisdiction.
- \* What data and methodology were used to determine that all land areas in Coronado were considered suitable for urban development even though FEMA documents indicate certain areas in Coronado have a high potential for flooding and sea level rise which would place restrictions on building permits and transit options.
- \* What data and methodology were used that recognized Caltrans (not Coronado) controls the Coronado Bridge and SR-75 and all traffic plans and mitigation measures are their responsibility (and not the City's).
- \* What data and methodology were used to determine if the transit system in Coronado would facilitate shorter commutes considering SANDAG's regional mass transit plan is not a viable system that facilitates shorter commutes in and out of Coronado to job sites scattered throughout the San Diego Region.
- \* What data and methodology were used to determine the health and safety impacts caused by increased urban development and traffic/congestion/safety/air quality to Coronado and our neighbors in Barrio Logan, Imperial Beach, Nestor, and National City.

Please ask your staff to provide information on the above before the public comment period closes on August 21, 2019.

*"State housing element law requires SANDAG to provide a discussion of the draft methodology that includes the data and assumptions relied upon, and **an explanation of how information about local government conditions and how each of the factors required by laws was used to develop the draft methodology (See Government Code Section 65584.04).** SANDAG must also describe how the draft methodology would further the five objectives in Government Code Section 65584. This document is meant to **provide the information required by the statute to assist the public in understanding the basis for the draft methodology.**"*

Thank you very much.

Sincerely,

Stephanie S. Kaupp  
1133 1st Street  
Unit #418

Coronado, CA 92118

Email: [skaupp1@san.rr.com](mailto:skaupp1@san.rr.com)

Cell: (619) 992-6436

August 9, 2019

SANDAG

Attn: Steve Vaus, Chairman  
401 B Street, Suite 800  
San Diego, CA 92101

Dear Mr. Vaus:

I wish to voice my opposition to the proposed SANDAG and Port of San Diego low and moderate income housing and hotel additions being forced upon the City of Coronado.

Coronado is fundamentally an island, and a heavily developed and populated one at that. We cannot build on the water surrounding us. The addition of 1,001 (a strange number) low and moderate income housing units does not consider the real limitations of the island. There is insufficient land to build that number of units. Therefore, a high-rise building would be required that would violate existing and long-standing zoning. Those zoning laws are, in effect, a contract between the current residents, and the city. You are forcing the city to violate that contract.

Moreover, the island lacks the infrastructure, in the form of water supply, sewerage, electrical service, emergency services, parks, public services and streets to support the addition of 3,000 to 4,000 full-time residents resulting from this additional housing. Additionally, as an island, the cost of land and construction here will be much greater than in other locations.

Coronado does not have an employment need for such people. There are simply not that many jobs here.

With the vast amounts of unused land in the county, why not place those units where they can utilize underutilized land, instead of forcing them into an area which cannot support the units, whose residents oppose the units and which will significantly deteriorate the excellent services the City of Coronado provides to its tax payers.

It is this kind of regulatory high-handedness, linked to a failure to recognize the realities of the proposal that generates such widespread animosity toward agencies like SANDAG.

Sincerely,



Martin M. Dresser cc: Catherine Blakespear; Hasan Ikharata

---

**From:** Stephanie Kaupp <[skaupp1@san.rr.com](mailto:skaupp1@san.rr.com)>  
**Sent:** Wednesday, August 14, 2019 10:01:39 AM  
**To:** Stackwick, Victoria <[Victoria.Stackwick@sandag.org](mailto:Victoria.Stackwick@sandag.org)>  
**Subject:** SANDAG DRAFT RHNA Methodology - Extension of Public Review Period

Dear Victoria:

**DRAFT RHNA Methodology - Extension of Public Review Period**

Is SANDAG going to publish the change in date for public comments and the Special Board of Directors meeting in local newspapers, on TV, or in other public information sources?

I live in a community with a high percentage of senior citizens, many of whom do not have a computer (or are not computer literate).

I just learned that I needed to sign up on the SANDAG website (which I just did) in order to receive notices/updates from SANDAG.

Luckily I have a computer (and am somewhat computer literate) so in the future I hope to be better informed on what's going on in my region.

Further, for true public input, SANDAG should hold **community-wide meetings in each jurisdiction** so that the public is better informed, **prior to the end of the public comment period.**

Thankfully due to a few active citizens who had the time and means to attend some of the SANDAG meetings, more residents became better informed of SANDAG's proposed methodology for allocating housing and the detrimental impacts it will have on our beautiful city.

Thank you for the consideration.

Best regards,

Stephanie Kaupp  
Coronado, CA  
[skaupp1@san.rr.com](mailto:skaupp1@san.rr.com)

**From:** [Deborah Dawson](#)  
**To:** [Clerk of the Board](#)  
**Subject:** SANDAG adding 1,000 units to Coronado  
**Date:** Tuesday, August 6, 2019 10:33:37 AM

---

I am against forcing 1,000 additional housing units to be built in Coronado.

I challenge the board members that approved this to study a map of Coronado, come drive around Coronado, and find available space. I can say confidently that they won't find it.

And the mass transit available? Beyond a bus route and an expensive ferry ride, it doesn't exist.

Therefore, I consider their reasoning for their vote to be flawed and uninformed.

Thank you for your consideration.

Debbie Dawson  
317 C Avenue

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**From:** Candy Tyler <missc65@san.rr.com>  
**Sent:** Tuesday, August 13, 2019 7:50 PM  
**To:** Porcella, Audrey  
**Cc:** 'Richard Bailey'  
**Subject:** RE: Board of Directors Meeting Cancellations

Thank you Audrey,

I'm printing the report and will work on muddling through it. Just from overview I don't see where SANDAG can justify 1001 new units on Coronado. We have no university or college. We have no rapid transit...only bus stops and they are only on Orange Avenue, 3<sup>rd</sup> and 4<sup>th</sup> Streets. The congestion on these streets, due to the bridge, is massive already without adding more. When considering military presence, I suggest the military work with SANDAG on this part of the equation. The area of open space on NASNI is certainly appropriate for added housing units for military members. The amount of days the bridge is closed for any length of time due to accidents or suicide attempts is greater than any other freeway closure in the County, thus burdening even more people trying to get on/off the Island. Consideration of Coronado for added housing units needs to go back to the drawing board.

Please share my comments with all SANDAG members.

Best regards,

Candace Tyler

---

**From:** Porcella, Audrey [mailto:Audrey.Porcella@sandag.org]  
**Sent:** Tuesday, August 13, 2019 6:14 PM  
**To:** Porcella, Audrey  
**Cc:** Litchney, Seth  
**Subject:** FW: Board of Directors Meeting Cancellations

Good evening,

Please see the message below from the Clerk of the Board.

Thank you,

Audrey Porcella  
Associate Regional Planner

SANDAG  
(619) 699-1961  
401 B Street, Suite 800, San Diego, CA 92101



[Facebook](#) | [Twitter](#) | [YouTube](#) | [Instagram](#)

SANDAG offices are open Tuesday-Friday and [every other Monday](#) from 8 a.m.-5 p.m.

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**From:** San Diego Association of Governments <clerk@sandag.org>  
**Sent:** Tuesday, August 13, 2019 3:17 PM  
**To:** Porcella, Audrey <Audrey.Porcella@sandag.org>  
**Subject:** Board of Directors Meeting Cancellations



# Board of Directors

The Board of Directors meetings originally scheduled for August 23 and September 13, 2019, have been cancelled. A Special Board of Directors meeting has been scheduled for Friday, September 6, 2019, at 9 a.m.

As a result, the Draft 6th Cycle Regional Housing Needs Assessment Methodology public review period has been extended. Public comments received prior to 5 p.m. PST on September 4, 2019, will be provided to the Board of Directors at its meeting on September 6, 2019, as part of the public hearing regarding the Draft 6th Cycle Regional Housing Needs Assessment Methodology that day.

To review the draft methodology and information on how to submit comments, please visit [sandag.org/rhna](http://sandag.org/rhna)

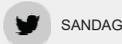
View the cancellation notice:

**Cancellation Notice**

AUGUST 2019

23

A Special Board of Directors meeting has been scheduled for Friday, September 6, 2019, at 9 a.m.



Si desea obtener información en español, por favor comuníquese al (619) 699-1950 o [pio@sandag.org](mailto:pio@sandag.org).

In compliance with the Americans with Disabilities Act (ADA), this document is available in alternate formats by contacting the SANDAG ADA Coordinator, the Director of Administration, at (619) 699-1900 or (619) 699-1904 (TTY).

[Forward this email to a friend](#). Want to change how you receive these emails? You can [update your preferences](#) or [unsubscribe apo@sandag.org](#) from this list.

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San Diego Association of Governments (SANDAG)  
401 B Street, Suite 800, San Diego, CA 92101  
[clerk@sandag.org](mailto:clerk@sandag.org) | [sandag.org](http://sandag.org) | (619) 699-1900

---

**From:** kathy wileman <[kdw2053@yahoo.com](mailto:kdw2053@yahoo.com)>  
**Sent:** Wednesday, August 14, 2019 3:55 PM  
**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>  
**Subject:** Coronado's Affordable Housing Unit Goal of 1001

To Whom It May Concern:

My name is Katherine Wileman and I have lived in Coronado at The Landing Condominiums for 16 years. I am truly shocked and dismayed at SANDAG's revised affordable housing unit goal for our city. Moreover, I question the formula from which this number came and the knowledge of the members of the board who voted for this revised number. Perhaps a field trip to our city by the members of SANDAG would help not only to enlighten them in regards to available land here in Coronado but allow them to explain to our city's residents exactly where this land exists.

As a peninsula, we have very definitely limits and boundaries to our city. Moreover, we face the very threatening issue of a rising bay and ocean level. Did anyone at SANDAG consider this?

I would like to understand why some cities are exempt. I would also like to know why five jurisdictions in San Diego county have lower new housing unit levels than Coronado.

Finally, Coronado's density is high. Over the last twenty years and more, normal sized lots have been turned into two lots and built upon. Lots a bit larger, have had 4 homes built upon them. During the summer, we the citizens of Coronado, pay for a free shuttle so tourists can park their cars in our city or opt to ride the bus. We ride the bus as to allow parking for visitors. This year, we paid for a free shuttle during the Winter holidays.

Coronado is not insensitive. Our community supports a hospital that services a multitude of San Diego county residents who cannot afford medical care and do not live in Coronado. Our schools welcome students from many other cities in the region. Our parks and beaches are open to all to enjoy. Just this last 4<sup>th</sup> of July, over two hundred thousand people spent the day and into the night in Coronado. Our city was bursting at the seams. Nevertheless, we provided extra security, portable bathrooms, extra trash pick ups, etc.

It is time for SANDAG to sit down at the table again and realistically discuss an affordable housing unit number for Coronado that makes sense, is equitable and attainable.

Sincerely,  
Katherine D. Wileman

Sent from [Mail](#) for Windows 10

---

**Subject:** RE: County RHNA

**From:** Borre Winckel <[Borre@biasandiego.org](mailto:Borre@biasandiego.org)>

**Sent:** Thursday, August 1, 2019 3:09 PM

**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>

**Cc:** Matt Adams <[Matt@biasandiego.org](mailto:Matt@biasandiego.org)>; Angeli Calinog <[Angeli@biasandiego.org](mailto:Angeli@biasandiego.org)>; Mike McSweeney <[MMcSweeney@biasandiego.org](mailto:MMcSweeney@biasandiego.org)>

**Subject:** County RHNA

Seth,

The shockingly low (!) RHNA number proposed for the unincorporated County area is of great concern to us. We pose the following questions and respectfully ask for answers before the public comment period is over. This allows us to provide timely comments to the SANDAG Board. The largest landowner in the SANDAG region, with the largest inventory of lands suitable for housing cannot be let off the hook during one of the worst housing crisis in modern times.

Land scarcity elsewhere and the resulting high land costs is a major driver behind the high cost of housing. The direct consequence of low housing production in the County (politically underpinned by the low number) will be even more housing cost misery spread throughout the Region. This is not supported by the Governor and will not be supported by HCD. High housing costs will facilitate setting us up for the next failure to meet our RHNA obligation region wide, and it could all be as the result of allocating far too few units to the unincorporated area. Can you please address these questions:

- Can you confirm that no housing unit value was assigned to the lands adjoining the I-15, because the transportation value of the I-15 is not covered by the “transit” methodology definition?
- Will the County’s low number accommodate its net population growth?
- Would the unmet housing demand in the County, for its own resident population, not result in unmitigated GHG impacts as folks drive longer distances?
- Has SANDAG done a County model run based on a 50/50 Transit /Jobs split? If not, we request that it be done. We think that a jobs-to-housing balance methodology is more important than a model which weighs transit at double its value. The next point is related.
- How much RHNA housing allocation was lost because of the limits imposed by the County’s jurisdictional boundaries? We would be concerned if jobs centers are located in any of the cities, who have insufficient property for housing, while right across the County border, greater housing opportunities might exist. GHG impacts do not stop at

boundaries. People do not typically live in the same place where they work. Has SANDAG looked at any such occurrences when based on actual jobs and jobs growth is close to future housing access in “cross border” situations? We bring this up because this scenario, if real, should lead to a refinement of the numbers. Wouldn't it be a tragedy if during a housing crisis RHNA under-allocates to one jurisdiction, because it happens to be on the wrong border side of an adjacent jobs center(s), which can't accommodate housing?

- What is this month's public comment deadline?

Thanks Seth,



**Borre Winckel**  
**President & C.E.O.**

9201 Spectrum Center Blvd. #110  
San Diego, CA 92123  
Office: 858-450-1221

[Read Borre's Right on Articles](#)

Check Out: [www.biasandiego.org](http://www.biasandiego.org)  
[www.nahb.org/ma](http://www.nahb.org/ma)

*Concerned about San Diego's Housing Crisis?  
Click logo to get involved.*



**From:** [The Truth Shall Set You Free](#)  
**To:** [Clerk of the Board](#)  
**Subject:** RHNA  
**Date:** Sunday, July 28, 2019 7:33:29 AM

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**Attn: ALL SANDAG BOARD MEMBERS**

**Re: REGIONAL HOUSING NEEDS ASSESSMENT DRAFT METHODOLOGY**

**Dear SANDAG Board Members:**

**As a constituent, I am deeply concerned by the flawed Draft Methodology that has been put forth for public comment. It does not take into account particular issues that each of the cities will face.**

**It does not take into account the environmental factors that the Coastal Commission will need to assess before coastal regions are further developed.**

**It does not take into account market forces. The jurisdictions only met 45% of their current cycle obligations. The proposed numbers are not achievable.**

**It does not take into account current density. State law requires SANDAG to consider constraints to development, such as sufficient infrastructure and availability of suitable land.**

**It does not take into account cities with lower populations, who may receive special consideration.**

**It does not take into account on-base military housing. It does not make sense to obligate a city to provide a home for a service member, who already has one.**

**It does not take into account tribes on Indian Reservations.**

**Reject the Methodology and send it back to the Subcommittee for further consideration.**

**Do not put an unachievable number on a piece of paper just to appease Sacramento! Citizens want our tax dollars to go to our cities and not allow the State to withhold our funds.**

**Don't punish your voters!**

Sincerely,

Mrs. Lin Metzner

--

Lin Metzner

3rd Vice President - Ways and Means

Republican Women of California San Diego County - Clairemont

email: [19genevieve60@gmail.com](mailto:19genevieve60@gmail.com)

phone: 858 900 4106

**From:** [Mark Scannell](#)  
**To:** [Clerk of the Board](#)  
**Subject:** RHNA housing numbers  
**Date:** Friday, August 2, 2019 9:04:55 PM

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The methodology used to calculate housing numbers needs to be looked at by adults. Apparently, there is a shortage of adults on the SANDAG board. Half of the members appear incapable of critical thinking.

How can a city with 2.2 square miles of land (already with the highest density of housing) build another 808, 1000 or 1,800?

May I point out that the Empire State Building is 102 stories high. If we assume ten low income apartments per floor, we would need to build a 180 story high rise to accommodate the 1800, 100 stories to accommodate the 1000 or 81 stories to build the 808. Of course that is if you could find the land to build.

Why should San Diego County agree to this tyranny being forced on San Diegans at all? We don't have an obligation to bow to tyranny. Tell Sacramento to stop openly inviting millions of illegal entries and we would have this problem. How does building even more dense housing fit with the position on climate change?

Why do the wealthy counties in NorCal get exemptions from the RHNA housing assignments? Oh, because the Democrat politicians that support this delusion live in those counties.

Do the right thing! Lower the Coronado number to 8 new housing units. Or better yet tell Sacramento to go stick it.

Sent from my iPhone



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## CITY OF SOLANA BEACH

[www.cityofsolanabeach.org](http://www.cityofsolanabeach.org)

635 SOUTH HIGHWAY 101 • SOLANA BEACH, CA 92075 • (858) 720-2400 • Fax (858) 720-2455

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August 8, 2019

SANDAG Board of Directors  
Attn.: Seth Litchney, Regional Planner  
401 B Street, Suite 800  
San Diego, CA 92101

### **RE: SANDAG RHNA Methodology – City of Solana Beach Comments**

Dear SANDAG Board of Directors and Staff,

The City of Solana Beach (Solana Beach) appreciates the difficult task that SANDAG must complete as part of the Regional Housing Needs Assessment (RHNA) process. While the proposed RHNA allocation methodology attempts to use good planning principles to identify where housing should be planned for in the future, it fails to consider geographic boundaries, service area of train stations, and jurisdictional size. The City of Solana Beach had previously raised some of these concerns in a letter dated May 16, 2019, however, the methodology remains unchanged.

As you are aware, at approximately 3.4 square miles, Solana Beach is a small jurisdiction. Of the 19 jurisdictions in San Diego County, we are the 2<sup>nd</sup> smallest jurisdiction in both size and population and the smallest jurisdiction with a train station. While Solana Beach's train station serves the Coaster and Amtrak, the current RHNA methodology fails to recognize that this train station serves a much wider geographic region and a greater commuter population than Solana Beach alone.

In May 2018, a Coaster Survey Analysis (Survey) was conducted for the North County Transit District (NCTD), which included an onboard survey of Coaster passengers. The Survey collected various data, including time traveled to each Coaster Station by passengers and distances traveled by passengers from their respective starting points to the Coaster Station. The Survey found that 62% of Coaster passengers commute via vehicle (42% car, 13% Uber/Lyft/taxi, & 7% carpool/vanpool) to their respective Coaster Station destination.

The Survey also showed that 40% of passengers travel 10 minutes or less and 42% of the passengers travel 10-20 minutes to Coaster Stations. As an extremely conservative estimate, if the passengers' average travel speed to the Coaster Station was 10 miles per hour (mph), 40% of them travel less than 1.7 miles, and 42% of the riders travel between 1.7 and 3.3 miles to the Coaster Station. Another 9% of passengers traveled up to 30 minutes meaning that 51% of the passengers travel between 1.7 to 5 miles to get to a Coaster station (also assuming an average speed of 10 mph). This is significant because the Solana Beach train station is in close proximity to four other jurisdictions; the Cities of

Del Mar and Encinitas are within 1 mile of the train station and the City and County of San Diego are within 2 miles. Based on this Survey, more than 60% of the Coaster passengers that use the Station in Solana Beach are from jurisdictions outside Solana Beach city limits.

This data supports the argument that the Solana Beach train station serves a much larger geographic area than just Solana Beach itself. The travel distance information collected demonstrates that between 48% and 74% of the passengers surveyed travel 2 miles or greater to get to their Coaster Station. For all Coaster Stations combined, the Survey determined that 63% of the passengers travel 2 miles or further to use the Coaster with between 16% and 35% traveling further than 5 miles to get to their Station. Two miles in any direction from the Solana Beach station is well beyond Solana Beach city limits. The regional nature of our train station is further proven by the requirement placed on the One Paseo project in the City of San Diego to provide for shuttle service to the Solana Beach train station which is just under 5 miles from the station.

The current RHNA methodology allocates all of the units for a train station to the jurisdiction in which the station resides. While this is likely a reasonable approach for larger jurisdictions, the data above demonstrates that for Cities as small as Solana Beach, this creates a significant outsized impact which is further exacerbated due to the large number of units assigned to a train station. The formula should clearly be adjusted to accommodate the impacts imposed on small jurisdictions and the above data would indicate that for a city the size of Solana Beach 48%-74% of the units assigned for transit should be placed in surrounding jurisdictions.

The City also still has concerns with the employment numbers that are within the proposed RHNA methodology. The proposed methodology is using 9,151 jobs as the factor for Solana Beach. This is significantly higher than any other SANDAG growth forecasts or employment numbers that the City has been able to verify. According to SANDAG's 2050 Regional Growth Forecast for 2020, Solana Beach is estimated to have 7,823 jobs. According to the California Employment Development Department (EDD), Solana Beach has an annual employment of 8,285. Additionally, the City is further confused by a recent email from SANDAG staff that stated that, although the EDD data that SANDAG is using is "restricted," there are 7,912 civilian wage and salary jobs, 692 self-employed jobs and 517 government jobs for a total of 9,121 jobs in Solana Beach. This number is different than the 9,151 jobs that are contained within the proposed RHNA Toolkit and is approximately 10% (using 8,285 jobs from EDD) to 17% higher (using 7,823 jobs from SANDAG's 2020 Regional Growth Forecast) than any information that our staff has been able to confirm. Using 9,151 jobs for Solana Beach results in 34 to 58 more units than otherwise would be using the range of jobs numbers noted above. It's important to have an independently verifiable jobs data source so that each jurisdiction understand how this number is generated which would likely result in a 10% to 17% reduction in Solana Beach's units based on the jobs factor in the RHNA Toolkit.

The outsized impact of the current RHNA formula on our small City is further evident by comparing the unit allocations for Solana Beach to the other Cities in our sub-region. Given Solana Beach's geographic size (3.4 square miles) in relation to our current proposed RHNA allocation of 876 units, Solana Beach would need to accommodate 260

housing units per square mile. Compared to our North County coastal neighbors, the next closest to this average is Oceanside at 130 units per square mile followed by Carlsbad (100 units per sq./mi.), Del Mar (93 units per sq./mi.) and Encinitas (81 units per sq./mi.). This clearly points to an inequitable distribution of units particularly considering that Solana Beach is largely built out and has very little vacant land on which to build. The State Department of Housing and Community Development (HCD) has recently expressed a preference (if not an outright requirement) to identify vacant parcels on which to allocate future housing unit development within a given jurisdiction. Within Solana Beach's multifamily residential and commercial land use areas, there are six noncontiguous parcels with a total of only 3.31 acres of vacant, undeveloped land. Should HCD require Solana Beach to identify only vacant parcels on which to accommodate our RHNA allocation, we would be looking at developing 140 units per acre. This is simply not possible.

While Solana Beach has specifically requested other adjustments related to the Jobs-to-Housing ratio in the proposed RHNA Methodology, the Rail & Rapid Transit vs. High Frequency Transit ratio, the Transit/Jobs ratio, and Equity Adjustment, we believe that as a small jurisdiction, the housing units being allocated to Solana Beach despite the regional nature of the train station and the extraordinarily high jobs numbers is both unfair and inequitable. Further consideration and revision to the proposed RHNA Methodology must be made to adjust for these factors that are giving our jurisdiction an exorbitantly high number of housing units that will prove impractical if not impossible to accommodate.

One promising approach was discussed during the last SANDAG Board Meeting where it appeared that there may be some support for possible consideration of a "small city" RHNA adjustment. Looking at city populations for San Diego County, there is a fairly significant gap in population size between the City of Imperial Beach and the next largest city. Solana Beach would support using the population of Imperial Beach as a maximum threshold for the definition of a "small city" (consisting of a population of up to approximately 28,000 (consideration could also be given to cities of no more than 5 square miles). If a jurisdiction met this criteria, consideration of a 50% reduction of the number of units that are allocated to small cities based on the SANDAG RHNA Toolkit could also be considered for reallocation to certain larger jurisdictions. Based on our estimation, there are five (5) jurisdictions that meet this criteria within the San Diego County region which would result in a reallocation of approximately 2,300 units. The reallocation could then go to those jurisdictions whose newly proposed RHNA allocations were reduced from the prior RHNA housing cycle. This would provide some linkage to jurisdictional housing capacity since those jurisdictions' last Housing Elements would have been certified based on a higher number of units which would then avoid significantly impacting any jurisdiction in this RHNA cycle.

The City of Solana Beach recognizes that there is a need for housing in our region and we are willing to accommodate for our fair share of housing, however, the current methodology is far from fair when considering the additional statistical and empirical information outlined in this and our prior letter and our testimony before the SANDAG Board.

We respectfully request that SANDAG staff and the Board of Directors make further adjustments to the proposed RHNA allocations to account for a small jurisdiction such as Solana Beach. Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Lim', with a stylized flourish extending to the left.

Joseph Lim, AICP  
Community Development Director

Cc: Greg Wade, City Manager  
Coleen Clementson, SANDAG Acting Department Director of Land Use and  
Transportation Planning

**From:** [Mary Lou Garcia](#)  
**To:** [Clerk of the Board](#)  
**Subject:** Re: Coronado Eagle Article  
**Date:** Wednesday, August 21, 2019 11:46:12 PM

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Hi!Tessa,glad u found my response to Coronado Eagle Article for us residents to respond if we wanted.Tried to call u this afternoon to give u my e-mail see if u could find my response then could read it.Thanks.I thought about .Our City doing the right thing for Coronado residents.I did worry about getting in trouble for answering.We have a great Mayor,City Council doing a great job.We need another bridge,traffic getting worse,weekends people like to come drive on our Main Street Orange Avenue just because,really nothing to see,some want to go to the beach no parking either. The Del working to improve more parking in their lot for visitors.Pray all works out for our City & residents.I'm not a good writer I'm trying.Thanks Tessa for listening,Marylou

Sent from my iPad

> On Aug 21, 2019, at 5:47 PM, Clerk of the Board <[ClerkoftheBoard@sandag.org](mailto:ClerkoftheBoard@sandag.org)> wrote:

>

> Thank you for your comments; these will be provided to the Board of Directors as part of the RHNA records.  
tessa

>

> Tessa Lero, CAP, OM, TA, PM

> Clerk of the Board

> SANDAG

> (619) 595-5629 office

> (619) 405-9334 cell

> 401 B Street, Suite 800, San Diego, CA 92101

>

> -----Original Message-----

> From: Mary Lou Garcia <[maryloutxca@gmail.com](mailto:maryloutxca@gmail.com)>

> Sent: Tuesday, August 20, 2019 6:13 PM

> To: Clerk of the Board <[ClerkoftheBoard@sandag.org](mailto:ClerkoftheBoard@sandag.org)>

> Subject: Coronado Eagle Article

>

> "To Whom It May Concern,"Lived in Coronado most of my life X-Military.We have three military bases & not have military housing for our military.Traffic on bridge bumper to bumper,Orange Avenue traffic bumper to bumper,Pollution environment not healthy,I have lots of allergies sure other residents do too.Word got around about the affordable housing when first units opened up people from up in Riverside( lady from there spoke to me heard about the apartments came to sign up ) the word got around list kept growing,maybe told them they would probably have to wait,maybe told them to apply at other cities,most cities have lots more land around their cities,Coronado small island no more room to expand.We are being choked with traffic & pollution.No jobs here either.Can't have people piled on top of each other not healthy.Small school teachers are leaving can't handle forty kids in classes.My sister retired School Principal her teachers never had more than 30 students.Those cities voted yes probably do have the land to expand,I was out to C.V. Kohl store off main lots of land available driving there.Thank you Sandag for your understanding for our little Coronado Island overly populated already.Sincerely,thanks for Coronado residents.August 20,2019

>

> Sent from my iPad

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**From:** Jim Stengel <[jim@jimstengel.com](mailto:jim@jimstengel.com)>  
**Sent:** Wednesday, August 21, 2019 6:17 PM  
**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>  
**Cc:** [editor@eaglenewsca.com](mailto:editor@eaglenewsca.com)  
**Subject:** Comment re low/moderate income housing in Coronado

Dear Mr. Litchney,

I would like to express my deep concern over the preposterous idea to add 1,001 new housing units in Coronado.

My wife, a San Diego native, and I have owned a home in Coronado for 20 years. We have recently sold that home, and are now lovingly restoring a beautiful 1920s home in Coronado. I worked at Procter & Gamble for 25 years, as Global Marketing Officer, and now run a thriving consulting practice and teach at the Kellogg School at Northwestern University.

Of course I agree with the goal of providing affordable housing for Californians. The current approach just raises so many questions for me.

And it begins with the reality that Coronado is an island--this is a defining characteristic versus other towns and cities. There is simply no way to expand without appropriating military real estate, or changing Coronado's zoning/height restrictions, which undermines the essence of the community, which is already fragile due to overdevelopment. You know this data better than me: Coronado is one of most dense cities in California, and indeed in all of the US. Our density is 1248% higher than the California average, and 3359% greater than the US average.

Beyond the overriding island/density issue, I wonder about so many other things:

--How is it even possible to build 1,001 units in 8-10 years in a community of 9,500 units? The builders I know who work on the island are very stretched. Not to mention the noise, traffic, pollution that would come from such a disruptive, unprecedented act.

--How do you know this will approach will meet the goal? What prevents this from being "hacked"? How will you prevent someone buying the unit, and then renting it or setting up an AirBnB operation?

--Where will the new residents work? If it is not on the island (and there are very limited non-military jobs on the island), what is the impact on an already dreadful traffic/bridge situation?

--If we have 1,001 new families, what are the other implications? Can our school handle it (I understand they are already crowded)? What are the other infrastructure implications, like parking? What are precedents for a small island community to increase its housing 11% in a short period of time?

--Finally, the economic model seems seriously flawed, as was clearly presented in the Julia Viera letter in the August 14 Eagle & Journal.

I am sorry I cannot make the August 23 hearing in person. There is nothing in the 20 years we have been in Coronado that has triggered anything like this for me and my family. We feel Coronado is one of the gems of California and this proposal threatens that. The risk is simply too high.

Best regards,

Jim Stengel

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[Jim Stengel, President/CEO](#)

[The Jim Stengel Company](#)

[The CMO Podcast](#) | [jimstengel.com](http://jimstengel.com) | [@jimstengel](https://twitter.com/jimstengel)

**Public Comment Received via telephone hotline**

**Date:** August 22, 2019 at 12:04 p.m.

**Voicemail Transcription:**

Yes, this Christine and Tom Jeter, and we want to leave a comment on the housing issue. Coronado does not need any more housing, and the traffic is terrible is as it is now and it will be worse. So it needs to stop, now. Thank you.



**BUILDING INDUSTRY  
ASSOCIATION OF  
SAN DIEGO COUNTY**

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Borre Winckel

**AFFILIATES**

California Building  
Industry Association

National Association  
of Home Builders

August 27, 2019

Honorable Chairman Steve Vaus  
San Diego Association of Governments  
401 "B" Street, Suite 800  
San Diego, CA 92101

Dear Chairman Vaus:

The BIA submits this letter in follow up of our commentary made at your last RHNA-subject related Board Meeting. It also augments our list of issues we formally raised in writing on August 1<sup>st</sup>. We support Staff's RHNA housing spread as shown on "*Table 2: Estimated Allocation based on Request #1: Equal Weighting to Transit and Jobs Component.*" Table 2 responds to Board Member Requests – released by SANDAG on August 23, 2019. For decades, the building industry has been required to adhere to regulations that promoted a "jobs-to-housing balance." Moving away from critically weighing the "jobs-to-housing balance" factor jeopardizes the key economic driver of our regional economy. Transit by itself does not create jobs, while job growth always follows housing growth and housing is where jobs go to sleep at night. Besides, as your staff critically notes, "*Providing equal weighting to the transit and jobs components could meet the objectives in state law as both the transit and jobs components can lead to reduced greenhouse gas reductions, promote infill development, and provide a mix of housing types to all jurisdictions.*"

We, therefore, cannot support the estimated allocation per Table 1, which reflects a methodology that arbitrarily assigns a 2/3 weighting to Transit and only a 1/3 weighting to Jobs. As we noted before, Board adoption of Table 1 would uniquely remove far too many high potential housing units from the Unincorporated County area. We do not believe it is equitable for the cities to absorb the unmet housing demand created by the County's ½ Million residents. Adoption of Table 1 would result in more congestion on the I-15 freeway when County residents are forced into longer commutes to and from their County jobs. Our support for the Table 2 housing allocation - specifically the increased allocation to the County - is provided, while observing that "8,855 units" is still far too low to meaningfully dent the region's overall housing need.

Finally, we hope that all of SANDAG's member jurisdictions shall adopt the Table 2 housing allocation figures and make these their true housing goals for the 6<sup>th</sup> RHNA Cycle. Allow us to remind you that we are in a severe housing supply crisis, that the SANDAG Region missed the current RHNA cycle allocation by well over 50% and that – as a consequence – the State will not sit idly by to see this performance repeated.

Respectfully,

Borre Winckel  
President & Chief Executive Officer

CC: SANDAG Board of Directors  
Hasan Ikhata, SANDAG Executive Director  
Seth Litchney, SANDAG Regional Planner

**Building Industry Association of San Diego County**  
9201 Spectrum Center Blvd., Suite 110, San Diego, CA 92123-1407  
P 858-450-1221 F 858-552-1445 www.biasandiego.org

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**From:** Lynn Hamilton <[llbhamilton@hotmail.com](mailto:llbhamilton@hotmail.com)>  
**Sent:** Saturday, August 24, 2019 5:48 PM  
**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>  
**Subject:** Allocation of housing

Seth,

I do not quite understand all the allocation studies. However, I believe you are basing Coronado's housing requirement on jobs including those on the base. However, none of the housing can be built on base, from what I understand. Thus the job count should just be those on the 2.2 square mile area of Coronado-non-base.

We are the most densely developed City in all the County. We cannot create new land to build on.

Here's an idea...why not focus on areas that need redevelopment and use this initiative to improve those neighborhoods? You would be a hero to the areas that are fully developed and the areas who most need government assistance and guidance if you took this step.

Best,  
Lynn

Lynn LaBreche Hamilton  
Hamilton Residential Realty  
DRE License #01265662  
858-761-1113  
[www.lynnhamilton.com](http://www.lynnhamilton.com)

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**From:** Janice Howard <[janice.hhinc@gmail.com](mailto:janice.hhinc@gmail.com)>

**Sent:** Friday, August 23, 2019 9:45 PM

**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>

**Subject:** Coronado

If you are requiring more low income housing units are these in addition to the current housing that we have?

How are we going to accommodate more traffic (1,000 new residents) on the Coronado Bridge and in the City of Coronado which is already congested?

Please explain the remediation methods that you SANDAG would implement as to not increase the burden onto our small city. Oh, and not to mention in addition to the new 250 hotel that the Port is proposing...

I am all ears ! Traffic is already at a breaking point.

**Janice Howard McElroy**

Owner/Innkeeper

Mobile: 619.405.7500

**CORONADO CARRIAGE QUARTERS**

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**From:** Crystal Ricks <[crystal@excelhomehealth.com](mailto:crystal@excelhomehealth.com)>

**Sent:** Tuesday, August 27, 2019 9:21 PM

**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>

**Subject:** SANDAG RHNA Methodology

To whom it may concern:

I am a long term Lemon Grove resident and I'm very appalled at the methodology SANDAG is using. Where do you suppose we put nearly 1400 new units in a four sq mile city???? We just added two low income high rise apartments that have caused the city and residents major headaches not to mention they don't fit with our small town esthetic and are eyesores. Homeless people hang out in these apartments and hide in the parking garages to seek shelter while they do drugs. I have seen it with my own eyes! My father and mother in law live in the cintronica senior apartment and it is not safe! Since the freeway exit realignment took place they took all of the street parking away from the residence there and do not allow for any visitor parking anywhere! We can't even go see our seniors?!?! How is parking going to be planned for these additional 1400 units???? The freeway exits and the redirection of traffic is a mess and is still not complete. The addition of these apartments have increased traffic to our poorly kept streets. We don't have a police presence any longer since the Sheriffs station was built in Rancho SD. There is increased crime, homelessness, more businesses leaving, and the businesses that are coming are smoke shops, liquor stores, and other less desirable businesses. It is not safe to walk in Lemon Grove in the day and not especially at night. I fear for my mom when she walks to our church in the evening.

We are being punished because we so happen to have two trolley stops. It's not fair that other more affluent cities are not having to conform to the methodology set by SANDAG. I'm sure none of the cities you live in are being affected the way Lemon Grove and others cities are. You should try living here before you make plans to add 1400 more units. The point is to have workers live near their jobs but our businesses are closing and we have many commercial lots vacant so who's coming into Lemon Grove to work? Before anymore units are built here we need to work on our problems such as no police presence and the homeless population.

I urge you to reconsider this proposal, there is simply no room in our small city and we don't have the resources available.

Sincerely,  
Crystal Ricks

Sent from my iPhone

--

Crystal M. Ricks  
Billing Coordinator  
Excel Home Health  
619-460-6622  
619-460-6873 Fax



## CITY OF LEMON GROVE

*"Best Climate On Earth"*

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### Office of the City Manager

August 26, 2019

SANDAG

Attn: Seth Litchney, Regional Planner  
401 B Street, Suite 800  
San Diego, CA 92101

**SUBJECT: Regional Housing Needs Assessment Methodology**

Mr. Litchney:

Thank you for the opportunity to comment on the Regional Housing Needs Assessment (RHNA) Draft Methodology (Methodology) that is currently under consideration by the SANDAG Board of Directors. The City of Lemon Grove (City) recommends the following refinements to the RHNA Methodology:

1. Rail Stations serving more than one jurisdiction should have their associated housing units allocated to each jurisdiction.
2. The proposed equity adjustment should be refined to account for established higher density small cities with low income populations higher than the region average to prevent the displacement of low income families that rely on transit services.

The City recommends refinements to the Methodology to take into consideration the unique jurisdictional boundary issues associated with rail stations that serve multiple jurisdictions. The City has two rail stations that serve populations in the City of San Diego and the City of La Mesa within a ½ mile radius. The Methodology should account for unique circumstances by allocating units to all jurisdictions within ½ mile radius of a rail station.

The City also recommends refinements to the Methodology to address the equity adjustment and the "affirmatively furthering fair housing" objective. As proposed, the equity adjustment will only serve to displace existing low-income households in existing higher density small cities. The Methodology indicates that allocating a higher proportion of low-income housing units to jurisdictions with a lower share of low-income income households in resource rich areas will provide opportunities for people of all income levels, but this is unlikely to occur without inclusionary zoning requirements. As proposed, the equity adjustment does not account for historical patterns of development in low-income communities where residents rely on transit services and will result in the displacement of low-income households, fail to generate replacement low-income housing opportunities, and exacerbate the housing crisis. The proposed equity adjustment should be refined to prevent the

displacement of low income families that rely on transit services in small cities with low income populations higher than the region average.

Please feel free to contact Noah Alvey, Community Development Manager at (619) 825-3812 or email at [nalvey@lemongrove.ca.gov](mailto:nalvey@lemongrove.ca.gov) if you have any questions.

Sincerely,



Lydia Romero  
City Manager



# City of Imperial Beach, California

OFFICE OF THE MAYOR

825 Imperial Beach Blvd., Imperial Beach, CA 91932 Tel: (619) 423-8303 Fax: (619) 628-1395

August 28, 2019

SANDAG Board of Directors  
401 B Street, Suite 800  
San Diego, CA 92101-4213

RE: Regional Housing Needs Assessment (RHNA) Methodology

Honorable Board of Directors:

On behalf of the City of Imperial Beach, I would like to thank all of you, my colleagues, for your dedication and commitment to the San Diego Region. It is that same sense of shared dedication and commitment to the region that I on behalf of the City Council and Citizens of Imperial Beach offer the following comments regarding the RHNA Methodology.

## Issues/Concerns

- 1. Methodology:** Perhaps the most notable methodological flaw is the definition of a major transit stop which places 95% of all major transit stop housing units South of I-8 versus 5% of those located North of I-8.
- 2. GHG Emissions** The major transit stop allocation of 26,504 housing units south of I-8 versus 1,395 housing units north of I-8 places disproportionate amount of GHG emissions in the cities of Imperial Beach, National City, Chula Vista, and San Diego.
- 3. Disproportionate Increase from previous RHNA cycle:** The previous RHNA cycle allocated 254 units to Imperial Beach. The proposed Allocation is 1,375 units. This is a **541% increase** and is practically unobtainable.
- 4. Disproportionate VMT south of I-8:** Related to GHG emissions, the vehicle miles traveled for residents south of I-8 will be disproportionately increased from those north of I-8 relative to the major transit stop allocation.
- 5. Achievability:** Based upon the 1,375 units allocated, Imperial Beach would need approximately 172 housing units constructed each year. This yearly allocation is not realistic based upon past units constructed and the fact that Imperial Beach is a “built out City” with primarily redevelopment occurring as “greenfield” development is effectively non-existent. For example, from 2013 through 2016, only 59 units were constructed or approximately 15 per year. From 2017 to date, Imperial Beach has experienced its largest residential development projects including one project with approximately 167 units resulting in 292 total units, or approximately 98 per year. Additionally, a funding mechanism to assist with the achievement of the housing allocation is needed as a way to incentivize housing development as the City currently does not have any financial incentives to offer. Furthermore, based upon development trends and economics the ability to realize the allocated units would appear unrealistic.
- 6. Mission Statement:** The IB mission statement is as follows: “To maintain and enhance Imperial Beach as “Classic Southern California”; a beach-oriented community with a safe, small town, family atmosphere, rich in natural and cultural resources.” The 1,375 units allocated results in a land use form that is contrary to IB’s Mission Statement – See **Attachment A**, which depicts a potential community form necessary to meet the RHNA allocation.



# City of Imperial Beach, California

OFFICE OF THE MAYOR

825 Imperial Beach Blvd., Imperial Beach, CA 91932 Tel: (619) 423-8303 Fax: (619) 628-1395

7. **Funding/Penalties:** Proposed and contemplated legislation has suggested that failure to attain the RHNA allocation could result in transit funding being withheld and/or penalties being levied. Imperial Beach cannot afford to lose funding or lose its general fund revenues to pay for fines when it does not achieve its RHNA because it is unrealistic to attain.
8. **Bus Route Changes:** Since the publication of the methodology, City Staff has been informed of MTS bus stop relocations, and consolidations and furthermore that 2 of the 6 Major Transit Stops are no longer existent. So, a recalculation based upon the constant moving and elimination of bus lines will be necessary, or an inequitable allocation process will exist.

## SUMMARY

The intent of the proposed methodology is grounded in sound transportation and land planning principles deployed successfully in many metropolitan areas across the country, yet the result of the recommended methodology produces a result for Imperial Beach that is inequitable, increases greenhouse gas emissions, is not achievable, and contrary to the RHNA Subcommittee's methodological priorities. Additionally, any methodology that results in a disproportionate amount of trips South of I-8, which in turn increase traffic and congestion on northbound I-805 and I-5 is a result that is patently flawed. **A return to the original major transit stop definition**, would reallocate transit density amongst the communities in the region from four Cities to 10 Cities, and while this would reduce Imperial Beach's allocation from 1,375 units to 569 units, based upon Imperial Beach's historical growth, development trends, economic cycles, and the lack of any funding mechanisms, is not likely.

Sincerely,

Serge Dedina

Mayor

CC: Hasan Ikhata, SANDAG Executive Director  
Seth Litchney, SANDAG Regional Planner

Enclosure: August 21, 2019 Imperial Beach City Council Staff Report





**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** ANDY HALL, CITY MANAGER *Ab*  
**MEETING DATE:** AUGUST 21, 2019  
**ORIGINATING DEPT.:** COMMUNITY DEVELOPMENT *SD*  
**SUBJECT:** REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)  
UPDATE/REPORT

**EXECUTIVE SUMMARY:**

An overview of the RHNA, the methodology, and the issues/impacts/concerns resulting from the recommendation of the SANDAG Board of Directors' July 26, 2019 meeting.

**FISCAL ANALYSIS:**

The impacts are unknown at this time. Failure to achieve RHNA production numbers could result in loss of SB-1 transportation funds based on proposed state legislation.

**RECOMMENDATION:**

That the City Council receives this report and direct staff submit Council's issues and concerns to the SANDAG Board of Directors.

**OPTION:**

- Consider the information and do nothing at this time;

lower than the regional percentage. For example, communities that have higher low income units would receive less of those units allocated with this methodology.

### ANALYSIS:

The RHNA Subcommittee determined the priorities for the methodology include increasing transit use, improving the jobs and housing relationship, providing an equitable distribution, and reducing greenhouse gas emissions. Recognizing the complexities of the RHNA allocation, the methodology adopted by the Board of Directors does not appear to advance the priorities they intended to achieve. For example, the redefinition of a major transit stop resulted in an allocation of 26,504 housing units south of I-8 compared to 1,395 housing units north of I-8. This redefinition and resulting reallocation is contrary to improving the jobs and housing relationship, contrary to providing an equitable distribution (95% v 5%), AND increases greenhouse gas emissions disproportionately to the communities south of I-8.

### IB ISSUES/CONCERNS

#### **1. Methodology**

Perhaps the most notable methodological flaw is the definition of a major transit stop which places 95% of all major transit stop housing units South of I-8 verses 5% of those located North of I-8.

#### **2. GHG Emissions**

The major transit stop allocation of 26,504 housing units south of I-8 versus 1,395 housing units north of I-8 places disproportionate amount of GHG emissions in the cities of Imperial Beach, National City, Chula Vista, and San Diego.

#### **3. Disproportionate Increase from previous RHNA cycle**

The previous RHNA cycle allocated 254 units to Imperial Beach. The proposed Allocation is 1,375 units. This is a **541% increase** and is practically unobtainable.

#### **4. Disproportionate VMT south of I-8**

Related to GHG emissions, the vehicle miles traveled for residents south of I-8 will be disproportionately increased from those north of I-8 relative to the major transit stop allocation.

#### **5. Achievability**

Based upon the 1375 units allocated, Imperial Beach would need approximately 172 housing units constructed each year. Roughly the number of units in the Bernardo Shores development constructed every year. This yearly allocation is not realistic based upon past units constructed and the fact that Imperial Beach is a “built out City” with primarily redevelopment occurring as “greenfield” development is effectively non-existent. For example, from 2013 through 2016, only 59 units were constructed or approximately 15 per year. From 2017 to date, Imperial Beach has experienced its largest residential development projects including one project with approximately 167 units resulting in 292 total units, or approximately 98 per year. Additionally, a funding mechanism to assist with the achievement of the housing allocation is needed as a way to incentivize housing development as the City currently does not have any financial incentives to offer.

# Regional Housing Needs Assessment (RHNA)



**What:** Review of RHNA (Cycle 6)

**Why:** To Understand the Potential Impacts Upon the City of Imperial Beach associated with the RHNA Methodology

Receive Direction/Feedback to submit comments to the SANDAG Board of Directors



# *Background/Overview*

July 2018 – State Department of Housing and Community Development (HCD) determined need of **171,685** housing units needed for years 2021-2029

December 2018 SANDAG Board of Directors formed a RHNA Subcommittee

SANDAG Technical Working Group

Multiple Iterations

Redefinition of Major Transit Stops from High Frequency Transit



# Proposed Methodology

1. 65% of the total housing units should be allocated to jurisdictions with access to transit, including rail stations, Rapid bus stations, and major transit stops.
2. Within the Housing units allocated for jurisdictions with access to transit, 75 percent of the units should be allocated to jurisdictions with rail stations and Rapid bus stations and 25 percent should be allocated to jurisdictions with **major transit stops**.
3. 35 percent of the total housing units should be allocated to jurisdictions based on the total number of jobs in their jurisdiction **adjusted to account for military housing on bases**.
4. The allocation should apply an equity adjustment.



## DRAFT Allocation Methodology for Discussion Purposes Only

The RHNA Determination, provided by the Department of Housing and Community Development in July 2018, requires the San Diego region to plan for 171,685 housing units in the 6th Housing Element Cycle (2021-2029). This draft methodology allocates the housing units to each jurisdiction in the region based on the priorities discussed by the SANDAG Board of Directors and its RHNA Subcommittee.

	Transit	Jobs	
Weighting	65%	35%	<b>100%</b>
Units	111,595	60,090	

Transit		
Weighting	Rail & Rapid	Major Transit Stops
	75%	25%
Units	83,696	27,899

**Definitions:**

- Rail & Rapid** Stations served by rail (NCTD COASTER & SPRINTER) and MTS Trolley, including planned Mid-Coast Trolley stations) and Rapid bus routes (NCTD BRT (21 Route 350; MTS Rapid Routes 215, 225, & 235 and Rapid Express Routes 280 & 290).
- Major Transit Stops** Stops served by two or more major bus routes with 15 minute frequencies in the peak period (Public Resource Code 21064.3)
- Jobs** Jobs, including military jobs; SANDAG Population and Housing Estimates and/or SANDAG 2019 Regional Growth Forecast.
- Equity Adjustment** To avoid an overconcentration of low income households and comply with Government Code 65584 (d), this draft RHNA Allocation Methodology assigns more housing units of an income category to jurisdictions with a percentage of households in that category that is lower than the regional percentage.

	Transit	Jobs	Draft Allocation
Carlsbad	1,087	2,786	3,873
Chula Vista	8,478	2,627	11,106
Coronado	-	1,001	1,001
Del Mar	-	163	163
El Cajon	1,630	1,650	3,280
Encinitas	543	1,011	1,555
Escondido	7,609	1,998	9,607
Imperial Beach	1,196	179	1,375
La Mesa	2,717	1,080	3,798
Lemon Grove	1,087	272	1,359
National City	4,076	1,361	5,437
Oceanside	3,804	1,639	5,444
Poway	-	1,319	1,319
San Diego	74,475	33,422	107,897
San Marcos	1,630	1,486	3,117
Santee	543	676	1,220
Solana Beach	543	332	876
Unincorporated	1,087	5,613	6,700
Vista	1,087	1,474	2,561
<b>Region</b>	<b>111,595</b>	<b>60,090</b>	<b>171,685</b>

DRAFT RHNA Allocation (with Equity Adjustment) for Discussion Purposes Only					
	Very Low	Low	Moderate	Above Mod.	Draft Allocation
Carlsbad	1,310	784	750	1,029	3,873
Chula Vista	2,751	1,777	1,910	4,667	11,106
Coronado	343	185	174	299	1,001
Del Mar	37	63	32	31	163
El Cajon	481	414	519	1,867	3,280
Encinitas	469	369	308	408	1,555
Escondido	1,863	1,249	1,527	4,967	9,607
Imperial Beach	233	127	190	825	1,375
La Mesa	859	487	578	1,874	3,798
Lemon Grove	296	166	193	704	1,359
National City	646	506	710	3,575	5,437
Oceanside	1,268	718	883	2,575	5,444
Poway	467	268	241	342	1,319
San Diego	27,509	17,309	19,296	43,782	107,897
San Marcos	728	530	542	1,316	3,117
Santee	406	201	188	425	1,220
Solana Beach	316	159	159	240	876
Unincorporated	1,835	992	1,165	2,708	6,700
Vista	514	321	369	1,356	2,561
<b>Region</b>	<b>42,332</b>	<b>26,627</b>	<b>29,734</b>	<b>72,992</b>	<b>171,685</b>

*This draft allocation methodology was created for discussion purposes for the RHNA Subcommittee on May 24, 2019. Based on feedback from the Subcommittee, the methodology is being further reviewed and will be brought back with additional analysis for consideration by the Subcommittee in June.*



# IB ISSUES/CONCERNS

## **Methodology**

Perhaps the most notable methodological flaw is the definition of a **major transit stop** which places 95% of all major transit stop housing units South of I-8 versus 5% of those located North of I-8.

## **GHG Emissions**

The major transit stop allocation of 26,504 housing units south of I-8 versus 1,395 housing units north of I-8 places disproportionate amount of GHG emissions in the cities of Imperial Beach, National City, Chula Vista, and San Diego.

## **Disproportionate Increase from previous RHNA cycle**

The previous RHNA cycle allocated 254 units to Imperial Beach. The proposed Allocation is 1,375 units. This is a **541% increase** and is practically unobtainable.

## **Disproportionate VMT south of I-8**

Related to GHG emissions, the vehicle miles traveled for residents south of I-8 will be disproportionately increased from those north of I-8 relative to the major transit stop allocation.

## **Achievability**

Based upon the 1375 units allocated, Imperial Beach would need approximately 172 housing units constructed each year.

## **Funding/Penalties**

Potential withholding of funding/fines



# High-Frequency Transit Redefinition

Jurisdiction	HFT Stops	Percent HFT
Carlsbad	0	0%
Chula Vista	126	11%
Coronado	29	3%
Del Mar	0	0%
El Cajon	22	2%
Encinitas	0	0%
Escondido	0	0%
Imperial Beach	26	2%
La Mesa	7	1%
Lemon Grove	0	0%
National City	78	7%
Oceanside	41	4%
Poway	0	0%
San Diego	789	69%
San Marcos	0	0%
Santee	0	0%
Solana Beach	0	0%
Unincorporated	9	1%
Vista	11	1%
<b>Region</b>	<b>1,138</b>	<b>100%</b>

27,899 Units

10 cities to 4

From 24.5  
units/stop  
To 199.3 units  
per stop

95% South of I-8

Source: SANDAG transportation model, current year transit network

# Major Transit Stops

Jurisdiction	Major Transit Stops	Percent Major Transit Stops
Carlsbad	0	0.00%
Chula Vista	18	12.86%
Coronado	0	0.00%
Del Mar	0	0.00%
El Cajon	0	0.00%
Encinitas	0	0.00%
Escondido	0	0.00%
Imperial Beach	6	4.29%
La Mesa	0	0.00%
Lemon Grove	0	0.00%
National City	15	10.71%
Oceanside	0	0.00%
Poway	0	0.00%
San Diego	101	72.14%
San Marcos	0	0.00%
Santee	0	0.00%
Solana Beach	0	0.00%
Unincorporated	0	0.00%
Vista	0	0.00%
<b>Region</b>	<b>140</b>	<b>100%</b>

Source: SANDAG transportation model, current year transit network



*Redefinition Result*

569 Units to 1,375 Units



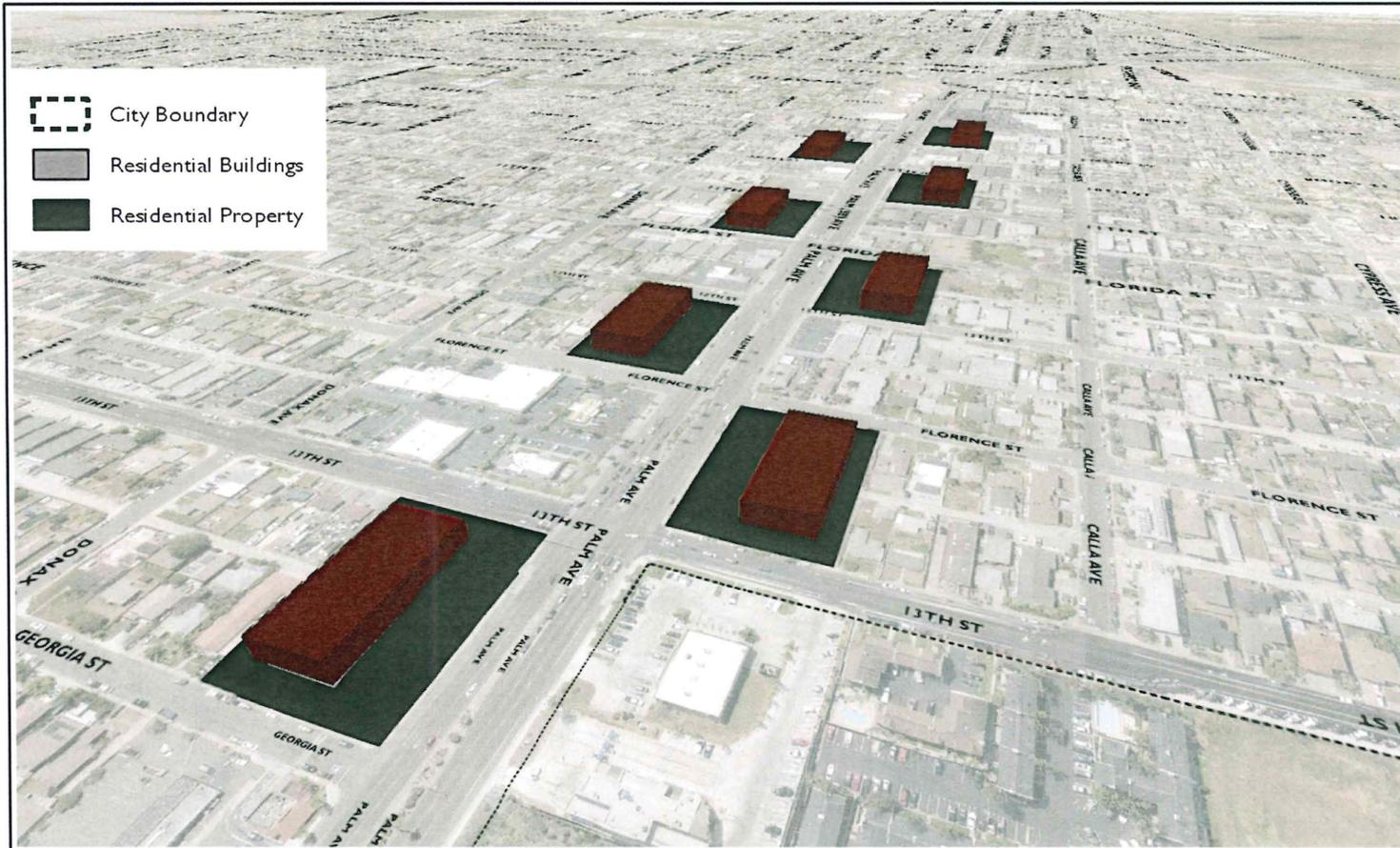


-  City Boundary
-  Residential Buildings
-  Residential Property



# Redefinition Result





## POTENTIAL ACTIONABLE ASKS

The intent of the proposed methodology is grounded in sound transportation and land planning principles deployed successfully in many metropolitan areas across the country, yet the result of the recommended methodology produces a result for Imperial Beach that is inequitable, increases greenhouse gas emissions, is not achievable, and contrary to the RHNA Subcommittee's methodological priorities. **A return to the original major transit stop definition (High Frequency Transit), which would lower Imperial Beach's allocation from 1375 units to 569 units is a needed change** and is still likely unobtainable based upon Imperial Beach's historical growth, development trends, economic cycles, and the lack of any funding mechanisms.



# *RHNA*

## RECOMMENDATION:

That the City Council receives this report and direct staff to convey any issues/concerns to SANDAG.





August 29, 2019

Board of Directors  
San Diego Association of Governments  
401 B Street, Suite 800  
San Diego, CA 92101-4231

**RE: Regional Housing Needs Assessment Draft Methodology**

Board of Directors,

The City of National City urges the Board of Directors to amend the draft RHNA methodology to more fairly allocate housing units regionally and equitably adjust the allocation of lower income units by incorporating the following three recommendations.

Recommendation 1 – Transit/Jobs Weighting: At least a 50% to 50% ratio should be applied to the allocation between transit and jobs if not a greater ratio towards jobs, e.g. 65% to jobs and 35% to transit.

The weighting of the allocation is too heavily skewed towards transit (65%). A primary purpose of transit is to connect housing and jobs. However, housing in proximity to jobs is a more direct and equitable approach of achieving this goal. Commuters may or may not use transit even if nearby. Housing in closer proximity to jobs would reduce VMT related to these commutes. Therefore, a greater weight should be placed on the allocation based on jobs.

Recommendation 2 – High Frequency Transit vs. Major Transit Stops: Use the original definition of High Frequency Transit (HFT) instead of the definition of Major Transit Stops (MTS) to apply to the allocation.

The definition of Major Transit Stops results in an inequitable distribution of the housing allocation. Application of this definition would disproportionately impact lower-income communities that have a

Alejandra Sotelo-Solis, Mayor

1243 National City Boulevard, National City, CA 91950-4397

Office: (619) 336-4283 | Fax: (619) 336-4239 | [www.nationalcityca.gov](http://www.nationalcityca.gov) | Email: [asotelosolis@nationalcityca.gov](mailto:asotelosolis@nationalcityca.gov)





greater number of Major Transit Stops than more affluent communities. The original use of the definition of High Frequency Transit is more reflective of the capacity of the transit system to effectively connect housing and jobs since High Frequency Traffic stops are more evenly distributed throughout the region and would result in a more equitable distribution of housing.

Recommendation 3 – Equity Adjustment: Revise the equity adjustment so that low- and very-low income units are not allocated to jurisdictions with a greater concentration of lower income households than the regional average.

An equity adjustment is required by State law to reduce the over-concentration of lower income housing in those communities that currently have a greater proportion than the regional average. However, the proposed equity adjustment does not go far enough to meet the State mandate. As the most heavily-burdened community, National City has 61% of households that are lower income compared to 41% county-wide. Any additional allocations in these income categories to cities with higher concentrations of lower income households exacerbates the over-concentration of lower income households. Even if National City received no further allocation in the very low income category, the City would still exceed the current regional average of 24% for the category with 30% very-low income households at the end of the next Housing Element cycle.

#### Impact on Lower Income Communities

The attached table illustrates the impact of changing the methodology's use of High Frequency Transit (HFT) on 5/13/19 to the use of Major Transit Stops (MTS) on 6/19/19. The data show a substantial shift of the lower income housing allocation to lower income communities based on the draft methodology's emphasis on major transit stops, many of which tend to be located in lower income communities to serve those populations.

Sincerely,

Alejandra Sotelo-Solis  
Mayor

Encl: Table.

Alejandra Sotelo-Solis, Mayor

1243 National City Boulevard, National City, CA 91950-4397

Office: (619) 336-4283 | Fax: (619) 336-4239 | [www.nationalcityca.gov](http://www.nationalcityca.gov) | Email: [asotelosolis@nationalcityca.gov](mailto:asotelosolis@nationalcityca.gov)

City of National City Comment Letter – Attachment Table

	Transit	Jobs	Total 5/13	Transit	Jobs	Total 6/19	Change	%
Carlsbad	1,087	2,786	3,873	1,087	2,860	3,947	74	1.9%
Chula Vista	7,980	2,627	10,607	8,478	2,697	11,175	568	5.4%
Coronado	711	1,001	1,712		808	808	-904	-52.8%
Del Mar		163	163		167	167	4	2.5%
El Cajon	2,170	1,650	3,820	1,630	1,694	3,324	-496	-13.0%
Encinitas	543	1,011	1,554	543	1,038	1,581	27	1.7%
Escondido	7,609	1,998	9,607	7,609	2,051	9,660	53	0.6%
Imperial Beach	637	179	816	1,196	184	1,380	564	69.1%
La Mesa	2,889	1,080	3,969	2,717	1,109	3,826	-143	-3.6%
Lemon Grove	1,087	272	1,359	1,087	279	1,366	7	0.5%
<b>National City</b>	<b>2,999</b>	<b>1,361</b>	<b>4,360</b>	<b>4,076</b>	<b>1,327</b>	<b>5,403</b>	<b>1,043</b>	<b>23.9%</b>
Oceanside	4,810	1,639	6,449	3,804	1,683	5,487	-962	-14.9%
Poway		1,319	1,319		1,354	1,354	35	2.7%
San Diego	73,691	33,422	107,113	74,475	33,962	108,437	1,324	1.2%
San Marcos	1,630	1,486	3,116	1,630	1,526	3,156	40	1.3%
Santee	543	676	1,219	543	694	1,237	18	1.5%
Solana Beach	543	332	875	543	341	884	9	1.0%
Unincorporated	1,308	5,613	6,921	1,087	4,802	5,889	-1,032	-14.9%
Vista	1,357	1,474	2,831	1,087	1,514	2,601	-230	-8.1%
Region	111,594	60,089	171,683	111,592	60,090	171,682		

Via email to Seth.Litchney@sandag.org

September 4, 2019

Seth Litchney  
SANDAG  
401 B Street, Suite 800  
San Diego, CA 92101

**Re: SANDAG Regional Housing Needs Assessment Allocation Methodology  
COMMENTS**

Dear Mr. Litchney:

The SANDAG Regional Housing Needs Assessment allocation Methodology Tool is intended to assist SANDAG and member jurisdictions in equitable allocating RHNA units in keeping with and furthering the objectives required by [Cal Government Code § 65584 \(d\)](#)

In general, I would agree with the principals that housing allocations should be linked to transit systems and near job centers as it specifically addresses two of the five objectives laid out by [Cal Government Code § 65584 \(d\)](#):

- Promoting infill development and socioeconomic equity, the protection of environmental and agricultural resources, the encouragement of efficient development patterns, and the achievement of the region's greenhouse gas reductions targets provided by the State Air Resources Board pursuant to Section 65080; and,
- Promoting an improved intraregional relationship between jobs and housing.

I would offer the following suggestions to reach an acceptable methodology, for both SANDAG and State HCD, consistent with required objectives and those factors to be used in developing the methodology that allocates regional housing needs as further specified in [Cal Govt Code § 65584.04](#).

- The jobs factor should be weighted more heavily than transit, with at least a 50/50 weighting, as the jobs housing relationship is a specific factor listed in [Cal Govt Code § 65584.04](#). Furthermore, this factor should be based on the jobs to housing ratio rather than just the number of total jobs based upon the Government Code and the location of jobs and the availability of appropriate housing is more critical in determining housing choice.
- The RHNA methodology needs to consider the types of jobs and the corresponding income. As specified in [Cal Govt Code § 65584.04](#), in looking at the jobs-housing

relationship SANDAG should be analyzing the number of low-wage jobs within the jurisdiction and how many housing units within the jurisdiction are affordable to low-wage workers.

- Secondary weighting should be to the transit factor. The strong link between housing and transit reinforces smart growth opportunity areas and sustainable communities. I agree with heavily weighting rail and rapid transit as these forms of transit rely on infrastructure improvements and are not subject to change based upon ridership as bus lines may be. Additionally, I would caution that the transit factor, particularly HFT, may affect other objectives of [Cal Government Code § 65584 \(d\)](#) relating to mix of housing types, tenure, and affordability, socioeconomic equity, and affirmatively furthering fair housing. Communities such as National City and Chula Vista served heavily by transit based upon need also provides some of the most affordable housing in the region with some of the highest population of very low- and low-income households.
- All jobs should be considered in the weighting factor, including military employees but adjusted for military housing.
- I would suggest an equity and housing mix factor that would address all five of the specified RHNA objectives as stated in [Cal Government Code § 65584 \(d\)](#). To further these objectives of a balance of housing types at all economic levels, cities that have a higher percentage of low-income households and multi-family housing should not have similar shares as those cities with lower income populations and multifamily housing.

Lastly, a jurisdiction's capacity should not be considered at all. The availability of suitable land for development using such criteria as proximity to airports and protected lands due to adopted habitat conservation plans should be considered and is referenced in the [Cal Govt Code § 65584.04 \(e\)\(2\)\(B\) and \(C\)](#). However, the use of a jurisdiction's capacity as provided in its General Plan may not be a factor acceptable to State HCD based upon the following:

- As specified in [Cal Govt Code § 65584.04 \(e\)\(2\)\(B\)](#), “the council of governments may not limit its consideration of suitable housing sites or land suitable for urban development to existing zoning ordinances and land use restrictions of a locality, but shall consider the potential for increased residential development under alternative zoning ordinances and land use restrictions.”
- As specified in [Cal Govt Code § 65584.04 \(e\)\(12\)](#), the requirement that any other factors adopted by the council of governments used in its methodology must further the objectives listed in subdivision (d) of Section 65584 and do not undermine such

objectives and must find that the factor is necessary to address significant health and safety conditions.

- As specified in [Cal Govt Code § 65584.04 \(h\) and \(i\)](#), the draft RHNA methodology is submitted for review and a determination of compliance by State HCD.
- Given the tenure at the State level regarding the current affordable housing crisis, Governor Newsom has stated objective for the construction of 3.5 million new housing units, or an average of 500,000 a year, from now until 2025.

Thank you for the opportunity to comment and appreciate the work of SANDAG and local jurisdictions in looking at the housing needs of our communities in a way that seeks to address housing for all economic groups across the region rather than perpetuating the division of the haves and have nots.

Sincerely,  
Carlos Ramirez

# AFFORDABLE HOUSING ADVOCATES

427 C Street, Suite 304, San Diego, California 92101  
A Qualified Legal Services Project

Peter M. Liss, President  
Christopher Sutton, Secretary

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September 3, 2019

Honorable Steve Vaus, Chair  
Board of Directors  
SANDAG  
401 B Street, Suite 800  
San Diego, CA 92101

RE: Draft RHNA (6<sup>th</sup> Housing Element Cycle, 2021-2029)

Dear Mr. Vaus,

Affordable Housing Advocates represents extremely low income tenants, in the San Diego region, in their fight for housing justice. In order to provide affordable housing opportunities for minimum wage workers, seniors, the disabled, and homeless, throughout the region, especially in historically exclusionary jurisdictions, we support adoption of the draft methodology with all three of the modifications noted in the August 23, 2019, Response to Board Requests:

1. Give Equal Weight to Transit and Jobs;
2. Include High Frequency Transit Stop Dataset in 50% Allocation Based on Transit; and
3. Increase the Equity Adjustment to ensure housing for the lower income is available, proportionally, in each jurisdiction.

## **Jobs**

There is a tremendous unmet need, in the region, for housing for low wage workers. In 2000 and 2010, 1/3 of the region's labor force was employed in low wage occupations. *A Path to Prosperity: Preparing Our Workforce*, Table 1.12, p. 35.<sup>1</sup> More recent data is available from the State Employment Development Department's (EDD's) Occupational Employment Statistics (OES) Survey, for the first quarter of 2019.<sup>2</sup> Though the minimum wage is \$12 an hour, it takes \$39.77 an hour to afford a 2-bedroom apartment in the region. National Low Income Housing Coalition, *Out of Reach, 2019*.<sup>3</sup>

1 [https://www.sandag.org/uploads/publicationid/publicationid\\_866\\_2706.pdf](https://www.sandag.org/uploads/publicationid/publicationid_866_2706.pdf)

2 <https://www.labormarketinfo.edd.ca.gov/data/oes-employment-and-wages.html>

3 <https://reports.nlihc.org/oor/california>

SANDAG conducted an analysis of the number of low-wage jobs and the number of housing units affordable to low-wage workers in each jurisdiction. Though it has yet to publish the results, the data shows that the number of low-wage jobs far exceeds the number of existing housing units affordable to low-wage workers in each jurisdiction. Draft RHNA (7/26/19), No. 3, p. 11. The results should be used to make the equity adjustment for lower income units. This would further fair housing and could support the reduction of carbon emissions in the region.

### **Transit**

Only four (4) jurisdictions have major transit stops and two of them, Imperial Beach and National City, have a disproportionate share of lower income households. RHNA Response (8/23/19), Table 3, p.3 and Draft RHNA (7/26/19), Table 4, p. 7. Rail and Rapid Stations include an additional 12 jurisdictions. Draft RHNA (7/26/19), Table 1, p. 4. Adjusting for High Frequency Transit Stops would include an additional, exclusionary jurisdiction, Coronado. RHNA Response (8/23/19), Table 3, p.3 and Draft RHNA (7/26/19), Table 4, p. 7.

Only Del Mar and Poway will not receive an allocation for transit-oriented development. Since their share of the region's existing lower income households is so low, an augmented equity adjustment should help bring them closer to the regional average.

### **Equity**

State HCD's allocation among the 4 income categories should be further adjusted to bring parity among the jurisdictions and ensure affordable housing opportunities for lower income individuals and households are distributed proportionally, throughout the region. The current percentages of income levels in each jurisdiction are shown in the Draft RHNA (7/26/19), Table 4, p. 7. The difference between the regional average for the 6<sup>th</sup> Cycle (Draft RHNA (7/26/19), Table 3, p. 6) and existing percentages should be used to make the equity adjustment. These figures should be reflected in Table 5, p. 8 of the Draft RHNA. While state law requires that each jurisdiction receive an allocation of lower income households (Draft RHNA, p. 10, No. 1), there is no reason or requirements to allocate more moderate or above moderate income households to jurisdictions that exceed the regional average.

Lastly, a response to the email campaign from Coronado residents. Even communities which are built out or substantially built out, can and must accommodate additional units through conversion of non-residential property to mixed-use or residential as well as redevelopment of residential parcels to higher densities. In Coronado, accessory units can be added on existing single and multi-family parcels, if the City removes governmental barriers, principally parking requirements.

Another point made by many of the emails was that local law enforcement would need to be increased if the allocation of lower income units was increased. Since they are devoid of any factual basis for their claim, it should be seen for what it is, xenophobia.

Honorable Steve Vaus, Chair  
September 3, 2019  
Page 3

AHA supports SANDAG's proposed allocation, as modified, to ensure that all jurisdictions are balanced and inclusive.

Sincerely,

Catherine A. Rodman, Esq.  
Director

cc: State Dept. of Housing & Comm. Dev., Housing Policy & Development Division  
Seth Litchney, SANDAG

September 3, 2019

Mr. Seth Litchney  
Senior Regional Planner  
SANDAG  
401 B Street, Ste. 800  
San Diego, CA 92101

**SUBJECT: Draft RHNA Methodology**

Dear Mr. Litchney:

Thank you for the opportunity to review and comment on the draft 6<sup>th</sup> Cycle Regional Housing Needs Assessment (RHNA) Methodology dated July 26<sup>th</sup>, 2019. The City of San Diego supports the draft RHNA Methodology as currently proposed.

To accommodate San Diego's growing population, housing production must meet both present and future demands. The housing allocation numbers which result from the draft RHNA Methodology reflect the tremendous need for additional housing. Over the past several years the City has approved an unprecedented number of reforms to facilitate housing production and address affordability. The City recognizes its ambitious responsibility to address housing needs and will continue to develop innovative strategies and initiatives.

We appreciate the extensive discussion period which took place over the past year and the high level of participation from all jurisdictions across the San Diego region.

Sincerely,



**Mike Hansen, Director**  
Planning Department, City of San Diego

MH/vw

cc: Kris Michell, Chief Operating Officer  
Ronald H. Villa, Assistant Chief Operating Officer  
Erik Caldwell, Deputy Chief Operating Officer, Smart and Sustainable Communities  
Patrick Bouteller, Director, Department of Government Affairs  
Adrian Granda, Public Policy Manager, Department of Government Affairs

---

**Attachments:** EHL-Item23-7.26.19-RHNA.pdf

**From:** Dan Silver <[dsilverla@me.com](mailto:dsilverla@me.com)>

**Sent:** Monday, September 2, 2019 9:34 AM

**To:** Clerk of the Board <[ClerkoftheBoard@sandag.org](mailto:ClerkoftheBoard@sandag.org)>; Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>

**Cc:** Ikhmeta, Hasan <[Hasan.Ikhmeta@sandag.org](mailto:Hasan.Ikhmeta@sandag.org)>; Michael Beck <[beckehl@icloud.com](mailto:beckehl@icloud.com)>

**Subject:** Item 7, September 6, 2019 Board of Directors, RHNA submittal - SUPPORT

September 2, 2019

**RE: Item , Sept. 6, 2019: Regional Housing Needs Assessment Draft Methodology - Support for Submittal**

Chairperson Vaus and Board Members:

The Board of Directors is asked to authorize staff to submit the Draft 6th Cycle Regional Housing Needs Assessment Methodology to the Department of Housing and Community Development for review. Endangered Habitats League (EHL) is in strong support of submittal, for the reasons given in our letter of July 22, 2019 (enclosed). For your reference, EHL has been an active participant in San Diego planning endeavors since 1993, and is dedicated to sustainable land use and ecosystem protection.

Sincerely,

Dan Silver

Dan Silver, Executive Director  
Endangered Habitats League  
8424 Santa Monica Blvd., Suite A 592  
Los Angeles, CA 90069-4267

213-804-2750

[dsilverla@me.com](mailto:dsilverla@me.com)

[www.ehleague.org](http://www.ehleague.org)

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



July 22, 2019

*VIA ELECTRONIC MAIL*

Chairperson Steve Vaus  
San Diego Association of Governments  
401 B St Suite 800  
San Diego CA 92101

**RE: Item 23, July 24, 2019: Draft Regional Housing Needs Assessment  
Methodology – *Support***

Dear Chairperson Vaus and Board Members:

Endangered Habitats League (EHL) strongly endorses the staff and committee recommendation and urges adoptions of the new RHNA methodology. For your reference, EHL has been a stakeholder in San Diego planning initiatives since 1993 and is dedicated to ecosystem protection and sustainable land use.

It is a truism that effective planning must align transportation and land use, yet regional jobs-housing imbalances and punishing commutes remain the order of the day. The RHNA methodology is an essential step in fixing this. By assigning housing allocations based upon *jobs and transit* – along with an equity adjustment – it lays a new and sound foundation for regional planning. Increased housing affordability due to lower household transportation budgets, as well as reduced greenhouse gas emissions, are co-benefits.

Please make a historic shift to support SANDAG's forward-looking transportation infrastructure investments with the patterns of development they need to succeed.

Yours truly,



Dan Silver  
Executive Director



Paul McNamara, Mayor  
201 North Broadway, Escondido, CA 92025  
Phone: 760-839-4638

September 3, 2019

SANDAG Board of Directors  
400 B Street, Suite 800  
San Diego, CA 92101

Subject: City of Escondido Regional Housing Needs Assessment (RHNA) Allocation

SANDAG Board:

As leaders we are acutely aware of the state-wide housing crisis and the effect this has in our region. Addressing this issue requires collaboration and compromise; no single jurisdiction should be expected to solve the crisis. The purpose of this letter is to express concern regarding the 2021-2029 RHNA allocation methodology that disproportionately impacts the City of Escondido (City).

The current RHNA cycle (2013 - 2020) includes 161,980 units, with the City's allocation totaling 4,175 units. The upcoming RHNA cycle (2021 – 2029) includes 171,685 units, with the City's proposed allocation totaling 9,607 units. While the numeric increase between the current and upcoming RHNA cycles totals 9,705 units, the City of Escondido is slated to be allocated 56% of that cycle-to-cycle increase, which is disproportionate to what has been categorized as a regional issue. The methodology for allocating residential units for this RHNA cycle is flawed; a more equitable and appropriate approach should be considered:

1) Allocation Adjustment for High Income Areas

State law requires that the RHNA allocation shall be consistent with several objectives, one of which allocates a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high percentage of households in that income category, as compared to the regional distribution. To address this issue, the RHNA methodology introduces a "social equity adjustment" when allocating housing units to each of the income categories. This adjustment results in a jurisdiction receiving a lower proportion of its total housing units within an income category when it already has a higher share of households within that income category as compared to the region.

This methodology shifts units across income categories, rather than adding units to a jurisdiction's total housing allocation. For the City of Escondido, the allocation in the upcoming RHNA cycle totals 9,607 units, which is more than double the current RHNA cycle of 4,175

units. Through the social equity adjustment, the City's percentage of housing allocation in lower-income categories is reduced and the percentage of housing allocation in upper-income categories is increased, however, the overall RHNA allocation does not change.

The "social equity adjustment," proposed in the RHNA methodology disproportionately assigns fewer total units to high-income jurisdictions. This methodology disadvantages the City of Escondido that currently has a disproportionately high percentage, *and* high number, of lower-income households. The RHNA allocation should build a numeric change into its methodology that assigns more units to higher-income jurisdictions, rather than manipulating the income category percentages.

## 2) Allocation Adjustment for Jobs / Housing Ratio

The RHNA methodology allocates 35% of the 171,685 units based on each jurisdiction's share of existing jobs to encourage development of housing near job centers so that jurisdictions can improve the jobs-housing relationship. However, the upcoming RHNA allocation only considers each jurisdiction's "total number of jobs," rather than each jurisdiction's jobs-to-housing balance ratio, which indicates whether the community is "jobs-rich" or "jobs-poor." Generally, a ratio of less than 1:1 indicates a jobs-poor area, and a ratio of more than 1:1 indicates a jobs-rich area.

The preliminary RHNA methodology is flawed because it ranks a community with 1,000 jobs and *no* housing the same as a community with 1,000 jobs and 1,000 homes. This methodology does not align with State law, smart growth initiatives, or SANDAG VMT and GHG reduction aspirations. By only considering "jobs" as an indicator for allocating units, the methodology neglects to fully consider how effective prior planning has been to co-locate land use activities. The allocation of housing should build a jobs/housing ratio into the RHNA methodology.

## 3) Overall Concerns

The State of California is moving toward a stick, rather than carrot approach, to facilitate housing production. Most housing is produced by the private marketplace, subject to local government approval. New state housing policies include enforcing local governments' obligations to meet housing needs. The state will no longer simply advise local agencies on how to meet those needs, but now will "oversee and enforce regional housing goals and production."

As proposed, the upcoming RHNA allocation methodology offers only a handful of jurisdictions an opportunity to be compliant. Many of the jurisdictions that would comply, or would nearly comply based on historical trends of production, are jurisdictions that have been

allocated fewer housing units in the upcoming RHNA cycle than the number of housing units in the current cycle.

Based on the preliminary RHNA methodology, the City of Escondido would need to process more than 1,200 housing units *per year* to conform with the draft yearly production goals. The City of Escondido has a long history of accommodating new residential development at every income level. At the height of the economy, however, the most housing that the City produced was 488 total units in a single year.

The state is seeking to link housing production to certain (not-yet-specified) transportation funds, and possibly other local economic development resources. This has potentially serious consequences for the City of Escondido with the proposed allocation of disproportionately high numbers of dwelling units. Based on the issues raised in this letter, I respectfully request reconsideration of the RHNA methodology in favor of a fairer and more proportionate allocation.

Respectfully Submitted,



Paul (Mac) McNamara  
Mayor, City of Escondido

CC: Escondido City Council  
Jeffrey Epp, City Manager  
Michael McGuinness, City Attorney  
Bill Martin, Community Development Director  
Mike Strong, Assistant Planning Director

From: Terry Gaasterland, Ph.D., Del Mar, CA

To: Members of the SANDAG Board

Dear Board Members:

I write as a private citizen. As Council Member of the City of Del Mar, I have followed the RHNA allocation process. I now write to you with concerns.

**PERSONAL BACKGROUND AND TRAINING:** My professional training is in Complex Systems Analysis, Data Science, and Reasoning with Uncertain and Incomplete Information, with a Ph.D. in Computer Science/Artificial Intelligence; 25+ years of research experience in data analytics, with application to biological systems analysis and genomics; and 15+ years of university teaching and research experience at the University of California, San Diego.

**INTERACTIONS WITH SANDAG STAFF REGARDING RHNA ALLOCATIONS:** In discussions and emails with the SANDAG staff members who compiled the “jobs” and “transportation” data that served as input for the formula to assign RHNA allocations to SANDAG jurisdictions, I welcomed learning about the data sources. I gained an understanding of the challenges in managing the numbers and the “roll-up” in a way that was fair, accurate, and timely. Some of the data sources are estimates. Others needed to be mapped to one another to correct for differences in granularity, e.g., resolving multiple businesses occupying one building. The approach used made sense, and I was able to download publicly available data from original sources to check results.

### **THREE PROBLEMS**

I applaud the thoughtful approach. However, three problems emerged in my follow-up analysis:

1. Mathematical calculation discrepancies in the State RHNA allocation to San Diego County.
2. Unequal impact on smaller SANDAG cities compared to larger SANDAG cities when considered at all levels, including the following:
  - a. North Coastal = Del Mar and Solana Beach compared to Encinitas, Carlsbad and Oceanside
  - b. County-wide = 7 smallest cities compared to the other 12 jurisdictions
  - c. 97% of the 9,705 new units (2020 compared to 2010) were allocated to small cities.
  - d. Yet, when comparing Coastal to Non-Coastal or north county to south county, there is no imbalance.
  - e. Encinitas, Carlsbad and Oceanside’s collective 2020 allocation was down by -2,691, while the 7 smallest cities were up by 9,409 – effectively transferring the impact of RHNA housing from the larger cities with lower density and more area, to the smallest cities with higher density and less area.

3. Transient, seasonal jobs were counted even though people in Group Housing (dormitories, military) were subtracted from the RHNA housing allocation calculation. This especially impacts Del Mar as follows:
  - a. Del Mar has nearly 2,000 transient, seasonal Fairgrounds jobs, with many housed locally on the Fairgrounds in 664 two-person dormitory units.
  - b. SANDAG assigned a count of 4,484 jobs to Del Mar. Without the transient, seasonal jobs that already have local transient group housing, that number would have been under 2500.
  - c. Del Mar’s impact from Fairgrounds jobs is similar to Coronado’s impact from military jobs, and is similarly off-set by group housing already in place.

The data behind each of the issues above is laid out in Attachments 1, 2, and 3.

#### **CONCLUSIONS:**

**The math discrepancies in the original RHNA calculation bring into question the entire process.** The sources of the inconsistencies need to be checked, resolved, and compared with an alternative way to calculate what the State allocation to the County should be. That’s just good Data Science.

It will be important to **examine the sources of the imbalance in regional allocations to small vs large SANDAG jurisdictions.**

It will be important to **understand the source of the striking reduction in allocation to the three large north coastal cities (Encinitas, Carlsbad, and Oceanside; down by 2,691) that is equal to the increase** in allocation to the 4 smallest coastal cities (Del Mar, Solana Beach, Imperial Beach, and Coronado; up by 2,709).

It will be important to **find a way to identify the jobs in each jurisdiction that qualify as occupied by transient, seasonal workers** who are housed temporarily in group housing such as on-site dormitories or military housing.

**Del Mar is strikingly impacted by counting all jobs as equal even while setting aside population counts in group-housing.**

The County’s and the corresponding SANDAG jurisdictions’ RHNA allocations offer an opportunity for effective growth that creates housing near transportation, while protecting our open spaces and wilderness areas.

*Let’s do it in a way that does NOT inequitably allocate additional density to our already densest small cities.*

Gaaasterland – red-dot letter – SANDAG Board – September 4, 2019

Let's do it in a way that recognizes unique regional realities, such as the transient jobs at the Fairgrounds, and the military jobs in Coronado.

Let's get the math right even as we wrangle with complex, incomplete, and uncertain information.

**Recognizing that the input data includes estimates and uncertainties, and starting with the allocation approach completed so far, let's now give careful thought to how to accommodate each SANDAG jurisdiction's unique setting.**

Sincerely,

*Terry Gaasterland, Ph.D.*

Citizen, 526 Stratford Ct., Del Mar, CA 92014

City Council Member, City of Del Mar

Professor, University of California, San Diego

**Attachment 1.**

**Mathematical calculation discrepancies in the State RHNA allocation to San Diego County.**

Checking the math in the State RHNA allocation calculation showed discrepancies in (1) the decadal populations times the proportion of each that establishes households; (2) sum sub-totals and totals. Correct calculations highlighted in yellow below. Differences between correct calculation and calculation provided in the report at <http://www.hcd.ca.gov/community-development/housing-element/docs/sandag-6th-rhna.pdf> shown in green.

				RHNA Calculations A	RHNA Calculations B	Correct Calculations A	Correct Calculations B	Difference A	Difference B
<b>San Diego County: June 30, 2020-April 16, 2029 (8.8 years)</b>									
<b>HCD Determined Population, Households, &amp; Housing Unit Need</b>									
1	Population: April 15, 2029 (DOF June 30, 2029 projection adjusted minus 2.5 months to April 15 2029)				3,613,215		3,613,215		
2	- Group Quarters Population (DOF June 30, 2029 projection adjusted minus 2.5 months to April 15, 2019)				-118,075		-118,075		
3	<b>Household (HH) Population</b>				<b>3,495,140</b>		<b>3,495,140</b>		<b>0</b>
<b>Household Formation Groups</b>		<b>HCD Adjusted DOF Projected HH Population</b>	<b>DOF HH Formation Rates</b>	<b>HCD Adjusted DOF Projected Households</b>					
		<b>3,495,140</b>							
	under 15 years	648,185	n/a	n/a					
	15-24 years	504,775	9.98%	50,356	50,377		21		
	25-34 years	402,920	37.25%	150,099	150,088		-11		
	35-44 years	399,705	46.54%	186,020	186,023		3		
	45-54 years	428,715	50.72%	217,455	217,444		-11		
	55-64 years	388,650	53.69%	208,648	208,666		18		
	65-74 years	380,010	57.98%	220,348	220,330		-18		
	75-84 years	250,550	62.03%	155,414	155,416		2		
	85+	91,630	68.51%	62,775	62,776		1		
5	<b>Projected Households (Occupied Unit Stock)</b>				<b>1,251,115</b>		<b>1,251,119</b>		<b>4</b>
6	+ Vacancy Adjustment (2.52%)		2.52%	31,500		31,528		28	
7	+ Overcrowding Adjustment (3.09%)		3.09%	38,700		38,659		-41	
8	+ Replacement Adjustment (0.50%)		0.50%	6,255		6,256		1	
9	- Occupied Units (HHs) estimated January 1, 2020				-1,155,883		-1,155,883		
<b>6th Cycle Regional Housing Need Assessment (RHNA)</b>					<b>171,685</b>		<b>171,679</b>		<b>-6</b>
					calculation	<b>171,687</b>			
					difference	2			
<b>Reported Assessment</b>					<b>171,685</b>				
<b>Correct total, with their incorrect household calculations</b>					<b>171,687</b>				
<b>off by</b>					<b>2</b>				
<b>True total, with correct household calculations</b>					<b>171,679</b>				

Attachment 2.

**Unequal impact on smaller SANDAG cities compared to larger SANDAG cities at all levels**

The regional RHNA allocations resulting from the Transportation & Jobs formula and approach resulted in distributions disproportionate to City sizes, prior density and land area.

**OVERALL:**

**The 7 smallest SANDAG cities received 8% of the RHNA allocation, but have less than 2% of the habitable land area, already with 7% of the total SANDAG population, households, and jobs.**

**North Coastal:**

**Of the 5 north coastal cities, Del Mar and Solana Beach received 9% of the collective RHNA allocation, but have just 5% of the north coastal land area and population.**

The other 3 north coastal cities, Oceanside, Carlsbad, and Encinitas, had 20% lower RHNA allocations in 2020 than 2010.

Encinitas' allocation went down the most of the three, by -34%

**Non-Coastal:**

**A similar pattern holds for the 3 non-coastal small cities. Lemon Grove, La Mesa, and National City received 25% of the non-coastal allocation but have just 15% of the population and 10% of the land area, compared to the other 7 non-coastal larger cities (El Cajon, Santee, Vista, San Marcos, Escondido, Poway, and Chula Vista.**

Data supporting the statements above appear in Tables 1 and 2 and Figure 1 on the next pages, derived using SANDAG data sources. (Original data tables are provided in as a final Attachment 4.)

**Table 1. IMBALANCE IN SMALL CITIES VS LARGER CITIES**

The table below provides square miles, 2020 and 2010 RHNA allocation comparison, percent of RHNA allocation, and city size by % of population, household units, jobs, and land area, within each group – Coastal Cities (not including San Diego); Non-Coastal Cities; North Coastal Cities; and All Cities. Ratio of % RHNA allocation to % square miles is a quantitative indicator of imbalance. Higher numbers indicate higher impact on city group.

	Size	Jurisdictions	sq mi	RHNA ALLOCATION CHANGE					RHNA vs SIZE					RHNA vs AREA	
				2010 RHNA	2020 RHNA	2020 - 2010 #	2020 - 2010 %	2010 - 2020 RHNA	fold change	% coastal 2020 RHNA	% coastal pop	% coastal units	% coastal jobs	% coastal sq mi	2020 units per sq mi
COASTAL	SMALL	DM + SB + IB + Coron (18 sq mi)	18	705	3,414	2,709	2668%	4.8	24%	17%	17%	24%	15%	195	1.6
	LARGE	Enc+Carls+Ocean (101 sq mi)	101	13,562	10,871	(2,691)	-69%	-1.2	76%	83%	83%	76%	85%	108	0.9
		<b>total</b>	<b>118</b>	<b>14,267</b>	<b>14,286</b>	<b>19</b>	<b>1.0</b>	<b>100%</b>							
NORTH COASTAL	SMALL	DM+SB (5 sq mi)	5	401	1,038	637	159%	2.59	9%	5%	6%	8%	5%	200	1.8
	LARGE	Enc+Carls+Ocean (101 sq mi)	101	13,562	10,871	(2,691)	-20%	-1.25	91%	95%	94%	92%	95%	108	1.0
		<b>north coastal total</b>	<b>106</b>	<b>13,963</b>	<b>11,910</b>	<b>(2,053)</b>	<b>-1.17</b>	<b>100%</b>							
NON-COASTAL	SMALL	LG + LM + NC (22 Sq mi)	22	3,894	10,593	6,699	172%	3	25%	15%	16%	19%	10%	479	2.5
	LARGE	EC+SA+VI+SM+ES+PO+CV (200 sq mi)	200	33,311	32,209	(1,102)	-3%	ng	75%	85%	84%	81%	90%	161	0.8
		<b>total</b>	<b>222</b>	<b>37,205</b>	<b>42,803</b>	<b>5,598</b>	<b>1.2</b>	<b>100%</b>							
ALL	SMALL	DM+SB+IB (10 sq mi)	10	655	2,413	1,758	268%	3.7	1.4%	1%	2%	1%	0.5%	251	2.7
	SMALL	Coronado (14 sq mi)	8	50	1,001	951	1903%	20.0	0.6%	1%	1%	2%	0.4%	127	1.4
	SMALL	LG+NC+LM (22 sq mi)	22	3,894	10,593	6,699	172%	2.7	6.2%	5%	4%	5%	1.2%	479	5.2
	LARGE	12 Others** (643 sq mi + Uninc)	4,215	157,381	157,677	296	0%	ng	92%	93%	93%	93%	98%	37	0.9
		<b>total</b>	<b>4,255</b>	<b>161,980</b>	<b>171,685</b>	<b>9,705</b>	<b>6%</b>	<b>1.1</b>	<b>100%</b>					<b>40</b>	
	SMALL	7 smallest cities* (46 sq mi)	40	4,599	14,008	9,409	205%	3.0	8%	7%	7%	7%	2%	354	3.8
	LARGE	12 Others** (643 sq mi + Uninc)	4,215	157,381	157,677	296	0%	ng	92%	93%	93%	93%	98%	37	0.9
	<b>total</b>	<b>4,255</b>	<b>161,980</b>	<b>171,685</b>	<b>9,705</b>	<b>6%</b>	<b>1.1</b>	<b>100%</b>					<b>40</b>		

\* SMALL: Del Mar, Solana Beach, Imperial Beach, Coronado Lemon Grove, Natl. City, La Mesa (total 46 sq mi)

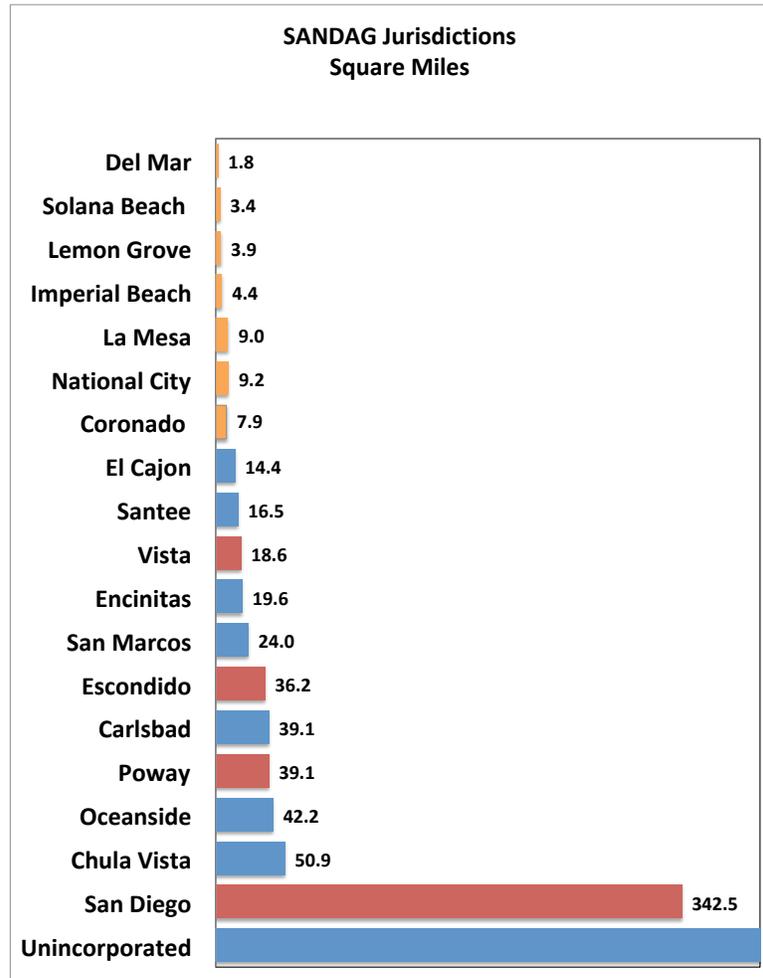
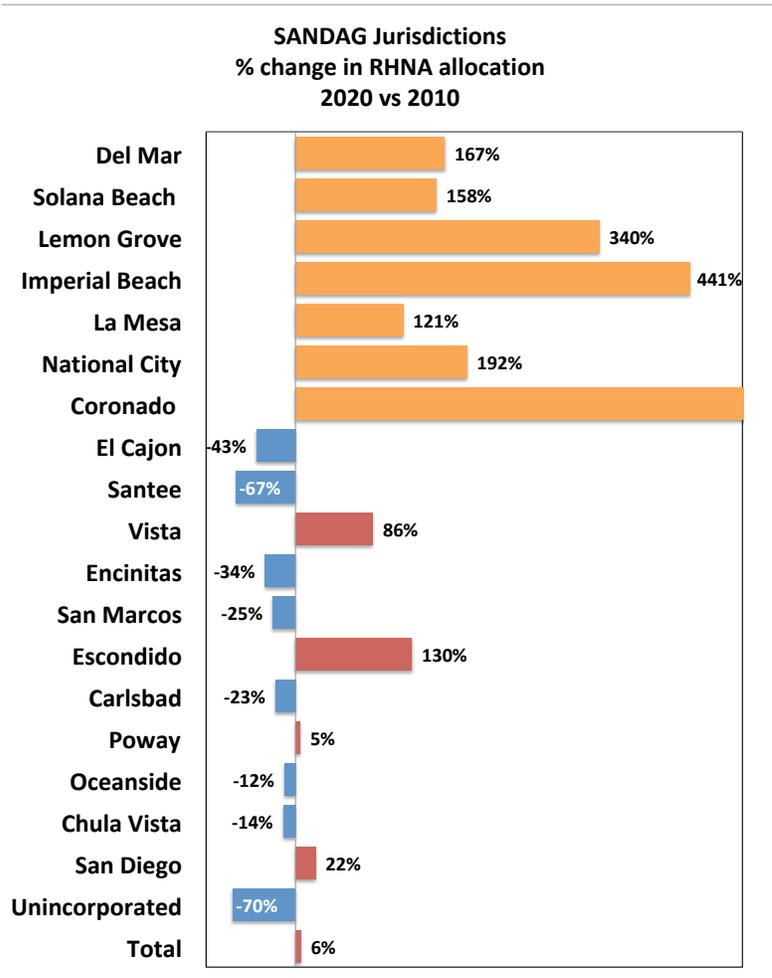
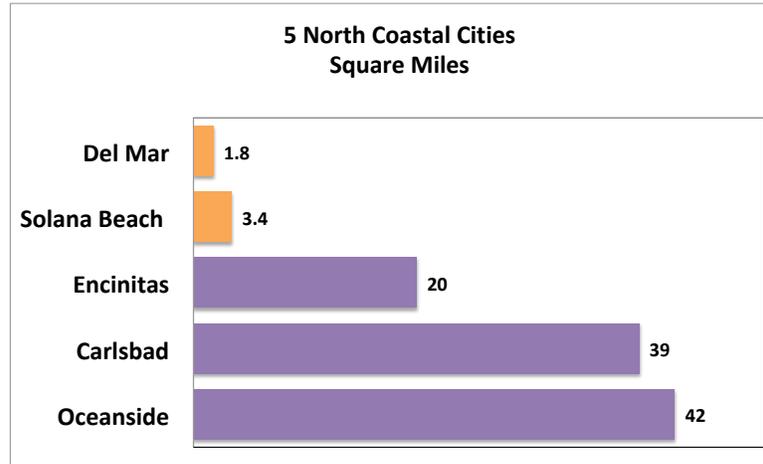
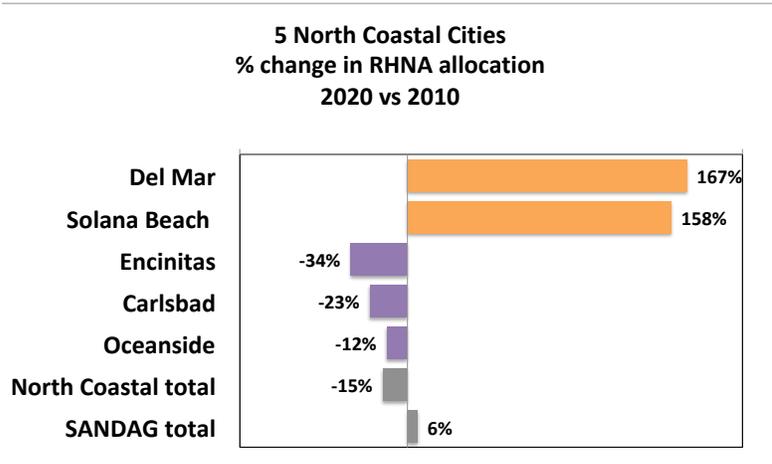
\*\* LARGE: Encinitas, Carlsbad, Oceanside, El Cajon, Santee Vista, San Marcos, Escondido, Poway, Chula Vista San Diego, Unincorporated County

**Table 2. NO IMBALANCE IN COASTAL vs NON-COASTAL**

The table below compares all Coastal Cities, all Non-Coastal Cities, and separately, City of San Diego. The City of San Diego was assigned the largest proportion overall of the RHNA allocation. No imbalance exists between Coastal and Non-Coastal cities. (See caption for Table 1 for details on headers.)

COASTAL vs SD vs Others	Size	Jurisdictions	sq mi	RHNA ALLOCATION CHANGE					RHNA vs SIZE					RHNA vs AREA	
				2010 RHNA	2020 RHNA	2020 - 2010 #	2020 - 2010 %	fold change 2010 - 2020 RHNA	% total 2020 RHNA	% total pop	% total units	% total jobs	ADJUSTE D % total sq mi	2020 units per sq mi	Ratio of % RHNA / % sq mi
		7 coastal cities (118 sq mi)	118	14,267	14,286	19	0%	ng	8%	13%	14%	12%	6%	121	1.3
		City of San Diego (343 sq mi)	343	88,096	107,897	19,801	22%	ng	63%	42%	45%	56%	18%	315	3.4
		11 Others (564 sq mi + UnInc)	3,794	59,617	49,502	(10,115)	-17%	ng	29%	45%	41%	33%	75%	13	0.4
	<b>total</b>		4,255	161,980	171,685	9,705	6%	1.1	100%	100%	100%	100%	100%	40	

**Figure 1.** Bargraphs of sizes of SANDAG jurisdictions and change in RHNA allocation further illustrate the imbalances between small Cities and larger jurisdictions.



**Attachment 3.**  
**Numbers of Seasonal and Transient Jobs at the Del Mar Fairgrounds**

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**22nd DAA Employment numbers**

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**Dustin Fuller** <dfuller@sdfair.com>

Fri, Jul 12, 2019 at 9:10 AM

To: "gaasterland@gmail.com" <gaasterland@gmail.com>

Terry-

These are for the 22<sup>nd</sup> DAA ONLY.

- 261 permanent
- 1,955 temporary

**Dustin Fuller**

Supervising Environmental Planner

[dfuller@sdfair.com](mailto:dfuller@sdfair.com) | p: 858.792.4212 | f: 858.755.7820

22<sup>nd</sup> District Agricultural Association

2260 Jimmy Durante Blvd. | Del Mar, CA 92014

[www.delmarfairgrounds.com](http://www.delmarfairgrounds.com)

[www.sdfair.com](http://www.sdfair.com)



**P** Please consider the environment before printing this e-mail

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This e-mail message has been scanned for Viruses and Content and cleared by **NetIQ MailMarshal**

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### Attachment 4. Data by Jurisdiction

City	Square Miles	RHNA ALLOCATION CHANGE					RHNA vs SIZE					RHNA vs AREA		POPULATION						JOBS			HOUSING UNITS		
		2010 RHNA	2020 RHNA	# change 2010 - 2020 RHNA	% change 2010 - 2020 RHNA	fold change 2010 - 2020 RHNA	% total 2020 RHNA	% total pop	% total units	% total jobs	ADJUSTED % total sq mi	2020 units per square mile	Ratio of % RHNA / % sq mi	2010 Population (Census)	DOF Population 1/1/17	DOF Population 1/1/18	SANDAG 2020 Population Estimate		2010 # change	2010 % change	SANDAG 2019 Total Jobs Estimate	SANDAG 2019 Civilian Jobs Estimate	SANDAG 2020 Total Jobs Estimate (2050 Reg. Growth Forecast)	SANDAG 2020 Housing Unit Estimate (2050 Reg. Growth Forecast)	SANDAG 2019 Existing Housing Units
																	2050 Reg. Forecast	2017 # change							
Del Mar	1.8	61	163	102	167%	2.7	0.1%	0.13%	0.2%	0.3%	0.10%	90	0.98	4,161	4,284	4,322	4,800	123	3%	4,484	4,484	4,149	2,587	2,611	
Solana Beach	3.4	340	876	536	158%	2.6	0.5%	0.4%	0.5%	0.6%	0.18%	258	2.79	12,867	13,860	13,938	14,134	993	8%	9,151	9,151	7,823	6,646	6,497	
Lemon Grove	3.9	309	1,359	1,050	340%	4.4	0.8%	0.8%	0.8%	0.5%	0.21%	348	3.78	25,320	26,710	26,834	26,702	1,390	5%	7,492	7,492	7,890	9,076	9,032	
Imperial Beach	4.4	254	1,375	1,121	441%	5.4	0.8%	0.8%	0.8%	0.3%	0.24%	312	3.39	26,324	28,041	28,163	28,233	1,717	7%	4,936	3,567	8,835	9,866	9,756	
Coronado	7.9	50	1,001	951	1903%	20.0	0.6%	0.7%	0.8%	1.7%	0.42%	127	1.37	24,697	24,512	21,683	26,370	-185	-1%	27,594	14,879	33,093	9,580	9,577	
La Mesa	9.0	1,722	3,798	2,076	121%	2.2	2.2%	2%	2%	2%	0.48%	422	4.58	57,065	60,980	61,261	62,136	3,915	7%	29,773	29,773	28,813	26,785	25,986	
National City	9.2	1,863	5,437	3,574	192%	2.9	3.2%	2%	1.4%	2%	0.49%	591	6.41	58,582	61,350	62,257	62,058	2,768	5%	37,497	26,541	29,677	17,052	16,625	
El Cajon	14.4	5,805	3,280	(2,525)	-43%	-1.8	1.9%	3.2%	3.0%	2.7%	0.77%	228	2.47	99,478	105,276	105,557	109,587	5,798	6%	45,468	45,468	44,463	39,187	36,012	
Santee	16.5	3,660	1,220	(2,440)	-67%	-3.0	0.7%	2%	2%	1%	0.89%	74	0.80	53,413	56,434	56,994	64,551	3,021	6%	18,634	18,634	16,949	22,312	20,525	
Vista	18.6	1,374	2,561	1,187	86%	1.9	1.5%	3%	3%	2%	1.0%	138	1.49	93,834	102,933	103,381	99,985	9,099	10%	40,629	40,629	44,693	31,602	32,233	
Encinitas	19.6	2,353	1,555	(798)	-34%	-1.5	0.9%	2%	2%	2%	1.1%	79	0.86	59,518	62,625	63,158	68,551	3,107	5%	27,871	27,871	28,711	26,331	26,053	
San Marcos	24.0	4,183	3,117	(1,066)	-25%	-1.3	1.8%	3%	3%	2%	1.3%	130	1.41	83,781	94,258	95,768	90,794	10,477	13%	40,964	40,964	40,843	30,065	30,559	
Escondido	36.2	4,175	9,607	5,432	130%	2.3	5.6%	5%	4%	3%	1.9%	265	2.88	143,911	150,978	151,478	154,635	7,067	5%	55,059	55,059	66,803	50,370	48,583	
Carlsbad	39.1	4,999	3,873	(1,126)	-23%	-1.3	2.3%	3%	4%	5%	2.1%	99	1.07	105,228	113,179	114,622	117,667	7,951	8%	76,779	76,779	70,228	48,104	46,356	
Poway	39.1	1,253	1,319	66	5%	1.1	0.8%	2%	1%	2%	2.1%	34	0.37	47,811	49,986	50,207	54,054	2,175	5%	36,349	36,349	32,386	17,233	16,606	
Oceanside	42.2	6,210	5,444	(766)	-12%	-1.1	3.2%	5%	6%	3%	2.3%	129	1.40	167,086	176,666	177,362	195,592	9,580	6%	45,178	45,178	48,464	69,630	66,200	
Chula Vista	50.9	12,861	11,106	(1,755)	-14%	-1.2	6.5%	8%	7%	4%	2.7%	218	2.37	243,916	265,357	267,503	267,418	21,441	9%	72,403	72,403	82,146	88,186	82,842	
San Diego	342.5	88,096	107,897	19,801	22%	1.2	62.8%	42%	45%	56%	18.4%	315	3.42	1,301,167	1,399,924	1,419,845	1,542,324	98,757	8%	921,054	884,430	874,678	577,416	532,195	
Unincorporated	3,572	22,412	6,700	(15,712)	-70%	-3.3	3.9%	15%	15%	9%	63.3%	2	0.06	486,604	512,156	513,123	545,409	25,552	5%	154,686	113,540	148,971	180,460	175,397	
<b>Total</b>	<b>4,255</b>	<b>161,980</b>	<b>171,685</b>	<b>9,705</b>	<b>6%</b>	<b>1.1</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>40</b>	<b>1.00</b>	<b>3,094,763</b>	<b>3,309,509</b>	<b>3,337,456</b>	<b>3,535,000</b>	<b>#####</b>	<b>7%</b>	<b>1,656,001</b>	<b>1,553,191</b>	<b>1,619,615</b>	<b>1,262,488</b>	<b>1,193,645</b>	

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**From:** Laura DeMarco <[laurastanleydemarco@yahoo.com](mailto:laurastanleydemarco@yahoo.com)>  
**Sent:** Wednesday, September 4, 2019 12:01 PM  
**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>  
**Subject:** Item 7: Objection to RHNA methodology

Dear Honorable SANDAG Board Members,

As you consider the proposed Regional Housing Needs Assessment (RHNA) methodology, please consider the following major issues and potential solutions to improve its accuracy and efficacy for the 6<sup>th</sup> housing cycle and future housing cycles:

**1) Seasonal jobs should not be given the same weight as full-time jobs**

Surprisingly, the 4,400 jobs allocated to the City of Del Mar exceeds the city's total population of 4,200. How can this be when the city's small commercial corridor is stagnant and the population has shrunk since the last census? This led to the discovery that most of the jobs allocated to Del Mar (and likely other cities) are part-time (PT) and/or seasonal.

For example, the City of Del Mar's summer lifeguards are counted in the RHNA jobs allocation despite the fact that these employees are local high school and college students who live with their families and need no additional housing.

The majority of Del Mar's RHNA jobs allocation are part-time and seasonal jobs at the Fairgrounds (comprising 20% of the city's land area) which attracts millions of visitors during the summer at the annual San Diego County Fair, the Del Mar Thoroughbred Club's horse racing meet, and other events. Like Del Mar's summer lifeguards, many of these seasonal and part-time workers do not need additional housing since they are students living at home, retirees and locals with FT jobs tied to the academic year.

Even more significantly, counting PT or seasonal jobs inflates the number of jobs and corresponding RHNA allocation because of potential double counting in multiple jurisdictions. This would be the case for the high school vice principal from Pasadena who has worked at the Del Mar Thoroughbred Club for every summer over the last 20 years and stayed in short-term rentals or the homes of local friends. The current RHNA methodology would count both his FT job in Pasadena and his summer job in Del Mar and falsely assume he needs permanent housing in each city. Thus, seasonal jobs should not be given the same weight as full-time jobs for determining the needs for housing stock.

**Employer-provided housing for RHNA jobs should be counted as housing stock**

If the jobs provided by employers are counted in the RHNA calculation, then the housing provided to their employees should also be counted in the housing stock of the city in which it is located. For example, if the seasonal jobs at the state-owned Fairgrounds are included (and not excluded) in Del Mar's RHNA allocation, then the housing provided to these workers must be counted in Del Mar's housing stock. This includes the 664 units at the Fairgrounds in Del Mar that accommodate over 1,300 mostly low- to moderate-income backstretch workers.

In addition, if the RHNA jobs allocation includes (and does not exclude) the military jobs where housing is provided on bases occupying over 241.6 square miles of land in San Diego county and on over 40 ships comprising the Pacific Fleet (especially the two Coronado-based aircraft carriers which each house 6,000 for 6-10 months at sea), this military housing should be included in the housing stock of the jurisdictions in which they are located: Coronado, Imperial Beach, National City, San Diego City and San Diego County. For example, Camp Pendleton in San Diego County has over 35,000 military jobs and provides 7,550 family housing units and barracks for 29,000 single soldiers.

**RHNA allocation should better reflect dual-earner majority of households**

Why does RHNA's methodology allocate only one job for each housing unit? This does not reflect the economic and social reality that most of San Diego County's housing is occupied by two-earner households. San Diego County's housing stock is designed to accommodate two or more adults with jobs, including many who work from home offices. To reflect this reality and the more efficient use of our current housing stock, it would be more accurate to assume 1.25 to 2.0 jobs per housing unit so the RHNA allocation would be cut by 25% to 50%.

Thanks for your consideration,

Laura DeMarco

32-year Del Mar resident who grew up on naval bases

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**From:** Aurora Krumpe <[aurora\\_krumpe@yahoo.com](mailto:aurora_krumpe@yahoo.com)>

**Sent:** Thursday, September 5, 2019 9:57 AM

**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>

**Cc:** Chris DeSena <[crdesena@gmail.com](mailto:crdesena@gmail.com)>

**Subject:** Opposition to Proposed Increase in Required Housing Supply Numbers in Coronado

Mr. Litchney,

I am writing to make you aware of my opposition to the proposed increase in required units of affordable housing in Coronado.

I am a homeowner whose residence is located within two blocks of the Ferry Landing business district and adjacent to Second & Orange and Third & Orange, which are major choke points for commuter traffic on and off the Coronado Bridge. If you have spent any time in Coronado, you will understand how high the volume of traffic is in our town due to tourism and commuters. We have no extra room to accommodate the uptick of vehicular traffic that SANDAG's revised requirements would bring about.

The second area of concern is this: Where will you put these units? Unless the U.S. Government through the Department of Defense is willing to return parcels of NASNI land to the city for development, there is nowhere left to develop! Any suggestion to the contrary is absurd and willfully disregards a geographic reality in favor of misguided political expediency.

Finally, I do not understand why Coronado does not receive credit for the numerous low income housing units provided by the DoD for enlisted single sailors and enlisted families. These housing units more than meet the numbers SANDAG's proposal mandates through the Silver Strand Military housing and BEQ housing on both military bases. If we're going to be penalized for the military personnel working on the two bases here in Coronado, then we should also receive credit for the extra housing that is in place for these individuals.

Sincerely,  
Aurora DeSena  
242 B Ave, Unit B  
Coronado, CA 92118

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**From:** Therese Dougherty <[thd@san.rr.com](mailto:thd@san.rr.com)>  
**Sent:** Wednesday, September 4, 2019 2:32 PM  
**To:** Clerk of the Board <[ClerkoftheBoard@sandag.org](mailto:ClerkoftheBoard@sandag.org)>; Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>  
**Cc:** 'Dougherty Therese' <[thd@san.rr.com](mailto:thd@san.rr.com)>  
**Subject:** 6th cycle RHNA Methodology

Dear Honorable Board Members

I have been a Coronado resident (both as renter and homeowner) for 47 years and have read the draft methodology for the 6<sup>th</sup> cycle RHNA, plus other SANDAG responses to public comment. I have also studied what I could find of the California state mandate regarding the RHNA. As a retired engineer and Navy program manager (now retired), I recognized once again that a simple (or even simplified) solution to a complex problem will generally (if not invariably) miss or ignore significant issues that will cause at least as many problems as it solves. As a minimum, one size does not fit all.

One of the first points that needs to be clarified is to distinguish between, the region of Coronado (7.9 square miles) and the City of Coronado (2.2 square miles). The region of Coronado includes Navy facilities: North Island Naval Air Station, the Naval Amphibious Base, and the Silver Strand Training Complex South. It also includes the Silver Strand State. The City of Coronado has no control over what the Navy or the State Parks do in these 5.7 square miles. That leaves only 2.2 square miles where the City of Coronado can build dwelling units.

I understand that population density has been excluded as a factor in determining the distribution of new housing. Both your methodology and that of the California mandate recommend infill as the way forward. While it cannot be used as a factor, the population density of the City of Coronado can give some insight to the feasibility of infill. As a comparison, the City of San Diego with a population of 1,425,976 spread over an area of 324.75 square miles has a population density of 4,391 people per square mile. Excluding the 25% of the Coronado region who live on North Island leaves a City of Coronado population of approximately 16043 in an area of 2.2 square miles for a population density of 7,292 people per square mile. I haven't run the numbers for the rest of the cities in the area, but I expect most of them have far lower densities than that of the City of Coronado.

But the methodology and comment responses specifically exclude density. **So, which SANDAG board or staff members have examined a recent aerial photograph of Coronado?** If anyone has, they will have seen that Coronado has very few vacant or under-utilized lots. Most people who want to build a new house in Coronado, buy a lot with a house on it, raze the old building and start over from scratch. Also, as opposed to the quarter-acre lots that were standard in La Mesa when I was growing up, most lots in the City of Coronado are 25' x 140'. Most Coronado homes, even in the R1 zone, do not have large front or back yards. Infilling isn't going to provide space for 1001 dwelling units.

So, something is going to have to give: either the City of Coronado parks will have to become housing areas—so much for green space—or the City of Coronado could use

eminent domain to kick people out of their homes to make space for the new dwelling units—so much for private property rights.

One other thing to consider that *is* included in the State mandate—the sewage and water infrastructure on Coronado has been around for quite a while and has had some upgrades to meet the current density. Has SANDAG considered how that old system will support an additional 1001 dwelling units?

But to get back to the two conditions the methodology *wants* to consider.

1. **Accessibility of public transportation.** Yes, both Northbound and Southbound buses come through Coronado every half hour and more frequently during rush hour.
  - a. However, anyone who needs to go farther than downtown San Diego will spend at least an hour on the bus with transfers and must allow extra time at either end to match their needs with the MTS schedule.
    - i. When I first lived in Coronado, my husband worked at North Island while I worked at what is now SSC off Catalina Blvd. I tried to take the bus but had to allow over two hours each way to be at work on time. And that was in addition to a 9-hour workday. I soon gave up.
    - ii. My son had to allow over an hour to get to the San Ysidro Health Care offices on Oceanview, and almost twice that when he had appointments in other offices.
    - iii. One of the additional frustrations that adds more time to the trip is that buses often don't match up at the transfer points, so the passenger has to add additional time to compensate, or risk missing an appointment.
    - iv. If someone is at the VL or L income level, those time requirements can become onerous.
  - b. The City of Coronado does **not** have a Medi-Cal clinic or a department store (for clothing, household goods, etc.). Coronado does have a Vons and Smart & Final Express, but no place to buy less expensive food.
  - c. Furthermore, a person on the bus cannot buy more than they can carry in their arms; the MTS buses frown on passengers bringing wheeled carts on the bus.
  - d. This is far different from someone living near public transportation in San Diego who can go only a couple stops down the line to get access to items they need.
  - e. Finally, I realize these difficulties with public transportation are not part of the RHNA. But they need to be considered even if the State mandate doesn't. People's lives are driven by more than their jobs and transportation needs.
2. **Housing near to jobs.** This is a laudable and desirable goal. And, believe me, having tried to cross Third Street or Fourth Street during rush hour, I see the benefit in reduction of both stress and carbon emissions.

The methodology makes the point that it is near impossible to predict what new jobs are available. So, is the expectation that people already working at North Island, for instance, will leave their current homes for these new dwellings? And

how does the methodology account for jobs performed by Naval Officers and Enlisted personnel who live aboard ship or on base?

The Navy is not bound by State of California mandates, but local implementation of them must recognize Navy impacts on local housing and job markets.

One of the points in the methodology is that there are Very-Low Income jobs in each of the regions studied. Does the research truly indicate that there are 343 VLI jobs in Coronado? If not, the people in those dwelling units will be forced to use public transportation to get to their jobs wherever they may be, which is counter to the stated goal.

Thank you for considering my input.

Therese Dougherty  
839 G Avenue  
Coronado CA

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

From: Clare and Jack <clare-jack@earthlink.net>  
Sent: Wednesday, September 4, 2019 6:51 PM  
To: Litchney, Seth <Seth.Litchney@sandag.org>  
Subject: Regional Housing Needs Assessment -Coronado

Mr Litchney,

I am a Coronado resident. My husband and I are both retired Naval Officers who feel very lucky to have been able to afford a house here, and we are both concerned that Coronado is becoming unaffordable to Navy families. Nonetheless, demanding that Coronado add 1000 housing units seems irrational.

What land are you expecting these units to occupy?

Thanks for your time,

Clare Feigl  
clare-jack@earthlink.net  
619 846-8280

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**From:** James Jamison <[jamejam@mail.regent.edu](mailto:jamejam@mail.regent.edu)>  
**Sent:** Friday, August 30, 2019 8:24 AM  
**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>  
**Subject:** RHNA and disproportionate housing impact on Coronado

Hello,

I am very concerned about the proposed RHNA plan and its disproportionate impact on Coronado. Under the punitive plan that targets Coronado, we would be assigned 1,001 new housing units, which is a 2000% increase over the prior two housing cycles. More importantly, the residents would give up a large part of our local housing control that would potentially devastate our City's historic character and village charm. Yes, we should do our part to address the region's housing shortage, but the RHNA increase is unrealistic, unreasonable and impractical. Please revise the plan to a more realistic 70–90 unit increase, which about 30–45% higher than previous cycles.

Thank you.

*Semper Fi, Jim Jamison 619-857-2742*

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**From:** Sara Nese <[snese22@gmail.com](mailto:snese22@gmail.com)>  
**Sent:** Monday, September 2, 2019 10:18 PM  
**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>  
**Subject:** Concerns with SANDAG RHNA

To Seth Litchney -

I'm writing to express my concerns about the increase in housing units as part of the Regional Housing Needs Assessment Subcommittee recommendations. For background, I am a Coronado resident and live on a lot that was split to include more than one home. In other words, I do not live on a single family lot. In my research of how other cities in the state are handling this request, I learned that a handful of Northern California counties, Marin, Napa/Sonoma, Santa Cruz, and Santa Barbara, are exempt from meeting increased housing density requirements. My assumption is that the exemption relates to an increase of fire risk in these areas, which would make high density housing too dangerous. It appears that these counties were given a different set of considerations and provided an exemption. The ability to consider Coronado's unique set of circumstances exists and should be used to reconsider the housing density requirement. Below are my questions to how this increased housing density will impact this community. I would like to know if these issues were considered by the committee.

**How will the schools accommodate such a large increase in students? Will kids need to be bused to a different school district to handle the increase?** The schools are already at max capacity with many classroom sizes over 30 students, some upwards of 40 students. There is nowhere to expand the school campuses in Coronado. Teachers threatened to strike all last school year in part due to class size. The Coronado school district is one of the lowest funded school districts in the county. The community donates substantial funds, time, and resources to support and maintain education programs at school.

**Would parks and green space be taken away to accommodate the increase in housing units?** Parks are the only available land for building in Coronado. Taking this space away from the community would have such a detrimental impact. Because of the many types of multi-family housing units already in place, parks are very important for the young members of the community to spend quality time outdoors. Many people don't have a backyard or much room on their property for kids to play. Additionally, due to the water treatment and sewage issues in Tijuana, beaches are closed or bacteria levels are too high to get in the water. As a result, residents can only turn to parks for outdoor activities in the community.

**How are residents supposed to handle traffic entering and leaving the community?** From my understanding, the allocation methodology considers public transportation as a criteria to assign units. The only public transportation available in Coronado is a few bus lines, which don't seem to help the current traffic situation. Driving is such a necessity in Southern California that the percentage of new residents who utilize public transportation, i.e. buses, would be insignificant. The Coronado bridge and Silver Strand highways were not intended to accommodate the proposed volume of traffic. Further, this bridge is now the deadliest in the country due to the number of suicides and attempted suicides. Most San Diego residents do not understand the traffic nightmare that results when a jumper is on the bridge, but Coronado residents have to deal with this on a regular basis. We have petitioned Caltrans to address this issue via netting for years with very slow movement or progress to a solution.

**If the naval jobs are included in the formula to arrive at the increase in housing density, why are the housing units on the base excluded from the analysis?** Seems like if the driver for the increase is a result of the naval base, the housing units should also be included. By excluding the housing units on the base, the methodology is not comparing apples to apples. The Navy base is double the size of the city's land mass. If you haven't visited the base, it includes a fair amount of subsidized housing for personnel, extensive shopping areas, and a golf course. Further, the base serves as an employer for the greater San Diego area, not just Coronado. Forcing Coronado to assume responsibility to create housing options for that job pool does not make sense.

**Was the formula to include jobs on the naval base a change in methodology from prior periods? If so, why isn't this grandfathered in over a longer period of time?** Adding these jobs into the formula, even though some of the individuals don't even live in the San Diego area, seems to be a correction of an error. Assuming that housing can be built in eight years for a job pool that has existed for decades is unrealistic and overly burdensome.

**In the opinion of the SANDAG council members, how is Coronado supposed to manage the building height restriction imposed by the Navy?** Coronado has already changed zoning requirements to allow for multi-family units, but is constrained by a height restriction imposed by the Navy. The community is physically constrained to 2.2 square miles of land for homes. The Naval base prevents building on the available land and the water prevents building outward.

**What will be the impact to the emergency responders, including the Sharp hospital?** The fire and police stations are not equipped to handle the increased volume that will result in a much denser community. The city does not have anywhere to expand these stations

**How will the building cost be subsidized by the state government? Who will bear the cost to incentivize companies to build?** In San Diego County, builders have already reduced the number of new construction multi-family units. Land and building costs have become too high for builders to find a profit on these types of units.

**How is Coronado supposed to address rising sea levels with an increase in housing density?** Currently, the water table in some parts of the community causes flooding during rain storms and is expected to get worse with rising sea levels. The areas of the city where the Spanish Bight was filled by the Navy during the 1940s is more susceptible to flooding, but numerous parts of the city experienced flooding this past winter. These issues will continue to happen and are expected to worsen.

I appreciate your time in reviewing these concerns. Please consider the unique characteristics of Coronado job pool, community, and land mass in arriving at the number of housing units for this assessment.

Thank you,

Sara Nese

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**From:** Jillian Proctor <[jillsonne@hotmail.com](mailto:jillsonne@hotmail.com)>  
**Sent:** Tuesday, September 3, 2019 10:43 AM  
**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>  
**Subject:** Proposed Coronado Housing units

Dear Mr. Litchney and members of SANDAG,

I was very upset to hear the proposal to require a massive increase Coronado's housing units. Coronado is already extremely densely populated. I cannot imagine how the community would absorb an additional 300 housing units, let alone 1,000 plus. Here are some factors to consider:

- Currently, the entire island gets backed up and congested between 2:30 and 4:30 pm because of the navy traffic. When there is an accident the City is essentially on lockdown. There is simply not large enough roads/infrastructure to support this proposed increase in housing units, and because of the geographic limitations of the island, there is no ability to expand what currently exists.
- The schools are already busting at the seams. My child's 4th grade class has 31 students in it! Kindergarten has 26-27 students per class. With one teacher. There is no space for additional classrooms, and there will be even less in the future as the school board is moving the kindergarten classrooms to the main elementary campus. Where will students attend school?
- During the summer months, one cannot drive down Orange Avenue or Ocean Avenue without significant traffic. At all times. I have been stopped at the same light for 3 green signals because of traffic. It is not unusual for it to take 20-30 minutes to travel the length of Coronado (from the Hotel Del to 1st Street) during the summer.
- There is simply no room for this number of additional housing without changing the very nature of Coronado and adding huge high rises. Is that what we want Coronado to become? And even then, where do we put the cars? Coronado already made the mistake of allowing lot splitting, and while they have since changed the building rules to try to rectify the problem, the streets are still lined with cars. In certain areas, parking is difficult, if not impossible.
- Coronado is an expensive place to live. From grocery store prices to gas prices, everything costs more in Coronado. And more affordable places to shop are at least 15-20 minutes away. Is this in the best interests of hundreds or even thousands of low income individuals?

Please, please realize that this proposal would affect Coronado so much more than merely adding a new building or two. It would change the very nature of the community. Traffic and congestion would make driving in Coronado next to impossible. This would deeply impact the service men and women who serve our country and work on NAB Coronado, as well as families who must commute over the bridge for work and various activities (and affordable shopping) in other parts of San Diego. Please help preserve one of San Diego's unique communities.

Respectfully,

Jill Proctor

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**From:** Kevin Reilly <[kevin.d.reilly@gmail.com](mailto:kevin.d.reilly@gmail.com)>  
**Sent:** Thursday, September 5, 2019 2:02 PM  
**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>  
**Subject:** Coronado housing

Dear Mr. Litchney,

Spend 10 minutes in Coronado on any summer day and you will realize the city is already jammed to the gills with too many cars, people, and buildings.

With the bay on one side, the ocean on the other, and Naval bases at both ends, Coronado is a limited area from a geographic point of view.

Yet the city has become more and more crowded with every passing year.

When will this trend stop?

How many people will we be forced to accommodate before someone in authority says "Okay, that's enough."

5000 more people, 10000 more? What is the number?

Of course that's a rhetorical question. I already know the answer: There is no plan, and no number. Sacramento doesn't care at all about us. They simply want to jam people in here tighter and tighter forever.

Whenever you jam too many people and cars into a small space you degrade quality of life for EVERYONE.

That's just the opposite of what government is supposed to do.

The problem we have in Coronado is that we don't know how to stop shortsighted state and local planners, and politicians, who don't live here but nevertheless think they know what's right for us.

But one thing is clear: At the local level, SANDAG is the enemy. They are the ones who should be fighting for our interests but instead apparently conspire to do us harm.

If you want to destroy the reputation of your agency, for ever and ever in a way that no one will ever forget, you're off to a good start. Coronado hates SANDAG in the same way that you or any other person would hate someone who by careless and uncaring acts degraded your home--you know, the place you go where the Constitution ensures "domestic tranquility."

Please pass this message on to your Board of Directors and any staff member whom you think might care. Is there anyone at SANDAG who fits that description?

Sincerely yours,

Kevin D. Reilly

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

From: marie roeder <mariefranceroe@hotmail.com>

Sent: Thursday, August 29, 2019 3:49 PM

To: Litchney, Seth <Seth.Litchney@sandag.org>

Subject: Coronado

I wish to bring to your attention as a car not a resident of many years that I am totally opposed to the thousand plus new housing for low income that sandbag is proposing. This would have a devastating effect on our small village and I beg you not to vote for it.

Marie Roeder and Bernard Roeder

960 C Ave

Coronado

My husband is a retired officer from the Navy and we are both senior citizens Sent from my iPhone

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**From:** MARY SESSOM <[mayormary@cox.net](mailto:mayormary@cox.net)>

**Sent:** Tuesday, September 3, 2019 4:40 PM

**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>

**Cc:** [steve.vaus@sandag.org](mailto:steve.vaus@sandag.org); [mayor@imperialbeachca.gov](mailto:mayor@imperialbeachca.gov); [rbailey@coronado.ca.us](mailto:rbailey@coronado.ca.us); [cblakespear@encinitasca.gov](mailto:cblakespear@encinitasca.gov); [rjones@san-marcos.net](mailto:rjones@san-marcos.net); [jim.desmond@sdcounty.ca.gov](mailto:jim.desmond@sdcounty.ca.gov); [pmcnamara@escondido.org](mailto:pmcnamara@escondido.org); [asotelosolis@nationalcityca.gov](mailto:asotelosolis@nationalcityca.gov)

**Subject:** RHNA comments from Mary Sessom, Former Chair Sandag, Mayor City of Lemon Retired

Mr. Litchney

I have attached my comments regarding the proposed methodology for the current RHNA cycle.

If you have any questions, please contact me.

Thank you, Mary Sessom

Dear Chair Vaus and Directors:

Mary Sessom here. I was on the Sandag Board for 20 years serving as VC and Chair of Sandag as well as sitting on a ton of committees. What a pickle you are in! In typical Sandag fashion, it is the 12<sup>th</sup> hour, your backs are against the time wall, and the public wants your hides!

Here's the problem as I see it: you didn't ask the right people when you started this RHNA adventure. You formed a subcommittee that met six times. You had 10 meetings of your TWG and "Housing Stakeholders". They drafted the proposed methodology. **When was the public asked what they wanted?** For the RTP and SCS, there are workshops held by Sandag all over the county. RHNA has always been done by a small group of folks because it is easier. I've seen this over four RHNA cycles.

But this RHNA cycle is different because the need for affordable housing is greater, our county numbers are huge, and the legislation guiding this process is more detailed.

Your RHNA subcommittee looked at the 5 objectives set forth in Government Code Section 65584. The subcommittee identified three of those as priorities: transit, jobs and GHG reduction. (slide 30 of Sandag's Draft 6<sup>th</sup> Cycle RHNA Methodology 7/26/2019)

**Wait!!** There are 5 objectives. The fourth objective is to adjust the housing in income categories when a city has a disproportionately high share of very low or low income residents. Your Equity Adjustment came into play to address that.

The fifth objective is to "Affirmatively" further fair housing. That means taking "meaningful actions that overcome *patterns* of segregation and foster inclusive communities" with equitable access to opportunities," transforming racially and ethnically concentrated areas of poverty into areas of opportunity, fostering and maintaining compliance with civil rights and fair housing laws". In other words, the kids of poor families need to have opportunities to access the same resources that children of more affluent families already have access too. **Where is this shown in the methodology?**

Government Code 65580, et. seq., contains several themes one of which is fair housing.

Consider, Section 65583 (9)(A)(ii). "(ii) An analysis of available federal, state, and local data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk." **Did you do this? Did your cities do this? Is the TCAC/HCD Opportunity Map 2019 Draft sufficient? Did you ask legal counsel?** Remember, that Map is a snapshot of the region when that map was created. It is not designed to show *patterns*; only things as they exist now.

Section 65884.04(f) says in part, "The council of governments, ...as shall explain in writing how each of the factors described in subdivision (e) was incorporated into the methodology and how the methodology furthers the objectives listed in subdivision (d) of Section 65584." Your professional staff

is good. But, the factor of “patterns of segregation” isn’t obvious. At least this humble writer couldn’t find more than words. **Does your methodology address *patterns of segregation*?**

During the last RHNA cycle, the cities of National City and Lemon Grove submitted comment letters referring to the patterns of segregation. I was on the RHNA subcommittee then. It was sad to see wealthier cities without a housing element fighting to NOT take their fair share of very low and low income allocations. Cities that had housing elements but were wealthier than Lemon Grove or National City had all sorts of reasons why they shouldn’t/couldn’t take their numbers. **Guess what?** By and large, they prevailed. Changes to Policy 33 were the best Lemon Grove, National City, Imperial Beach, Escondido, and El Cajon could do.

Where are we today? I looked at Sandag’s Data Surfer and used the 2000 census and 2010 census numbers to look at one datum/data point: residents living “Below Poverty”.

Coronado in 2000 had 5% living in poverty. By 2010 that number had risen to 6%. That isn’t a lot but it is an increase. **Where did that increase come from?**

National City in 2000 had 22% living in poverty. In 2010, it had dropped to 21%. **Did those folks move to Coronado?**

Imperial Beach in 2000 had 19% living in poverty. In 2010 that number was still 19%. No poor people had moved in or out.

Lemon Grove in 2000 had 14% living in poverty. By 2010 that number had risen to 16%. Where did that additional 2% come from?

Encinitas in 2000 had 8% living in poverty. In 2010 they had 8%. No poor people moved into Encinitas.

No need to continue as I think you see my point. Poor communities have double digits in terms of residents living in poverty. Richer communities are in the single digits. Don’t even get me started on race. I’d bet we’d all agree that Lemon Grove and National City have minority populations that are now the majority. What would we bet for Encinitas and Coronado? Sorry to pick on these two cities but they are relative in size to those two poor cities who continue to be highly diverse.

The RHNA number is not going to change my life. I’ll be dead before much changes in this county regarding segregation in light of the way things are going. What got my ire up is when your executive director said at a Lemon Grove Council meeting that Sandag couldn’t be sued on RHNA. That may be true. **What about state and federal civil rights and fair housing laws?**

My grandson is half Mexican. He goes to a dual immersion school in Lemon Grove, one of the lowest performing districts in the county. It was mediocre when my kids went. But, I gave them, and can give my grandson, opportunities that the Encinitas’ kids get routinely. What about the rest of the kids in low performing Districts? Don’t they deserve an opportunity?

Good luck! Mary Sessom, Mayor, City of Lemon Grove (retired) 1996-2016; Council, 1994-1996

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

From: Smith, Timothy C <timothy.c.smith@delta.com>

Sent: Wednesday, September 4, 2019 6:59 PM

To: Litchney, Seth <Seth.Litchney@sandag.org>

Subject: Coronado development

To whom it may concern,

I was lucky enough to buy my tiny Coronado house in 2009, where I live with my wife and two children.

I emigrated to Americans 30 years ago and originally lived in a VW bus, I was an illegal alien for eight years, although I did pay my taxes.

I am now an airline pilot and could not have achieved any of this in any other country in the world.

I do not believe that my tiny community can support this many additional households.

We understand the needs of others less fortunate and help on many levels.

Kind regards,

Tim Smith

Sent from my iPad

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**From:** Asher Spittler <[asherspi@aol.com](mailto:asherspi@aol.com)>  
**Sent:** Thursday, September 5, 2019 1:43 PM  
**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>  
**Subject:** CORONADO Opposes the Proposed 1000+ New Dwelling Units

My opinion re: the unreasonable SANDAG requirement that the City of Coronado build more than a 1000 housing units is that such a requirement would have a negative and devastating effect upon the City and County. Being a retired Marine and a Commercial Real Estate Executive, I can tell SANDAG from experience, such a draconian requirement will destroy this City as a tourist destination and have a negative financial and demographic impact upon the County's tourism industry.

Yes, we are a community that proudly hosts several bases as part of Naval Base Coronado. The Naval Air Station North Island is probably the heaviest traveled facility with its thousands of vehicles every weekday morning( beginning at 4:30 AM) and evening (ending as late as 7 PM). In addition, there is heavy traffic during much of the day as vendors and the military move on and off the base. Even residents cannot turn on certain streets and avenues during large parts of the day as the City administrators try to mitigate the congested traffic. We will not even speculate what additional congestion the opening of the new Special Warfare Center on the Strand will cause.

Incidentally, the commuters to and from the Naval Bases seldom stop to shop or spend money in Coronado. Why would they? They just avoid the traffic congestion and leave the Island. No, the tax base and foundation of our financial well-being is tourism. I am assuming you already know that fact.

I strongly recommend SANDAG reconsider the proposed allocation. A thousand additional dwellings on an already congested community doesn't make any sense unless, of course, you want to destroy it.

Asher W. Spittler  
252 E Ave.  
Coronado, CA 92118

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**From:** John Splavec <[splavec41@gmail.com](mailto:splavec41@gmail.com)>  
**Sent:** Saturday, August 31, 2019 6:29 AM  
**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>  
**Cc:** Marilyn Field <[mfield1@san.rr.com](mailto:mfield1@san.rr.com)>  
**Subject:** Savecoronado

Mr. Litchney,

<https://www.savecoronado.com/>

I'm forwarding this a a signed petition. Please confirm receipt. I'll advance action to legal if I do not receive reply.

The link to the signature page was not working.

# SAVE CORONADO

Save Coronado is a group of Coronado residents concerned about several big changes proposed for our community including the Port Master Plan Update and the SANDAG Housing allocation numbers which would increase Coronado's density.

Please add your name, email, and address to the form below to make your voice heard. You can also email SANDAG directly [Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org) with your own personal comments. Comment period closes Sept 6 at 10am.

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021–2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

Coronado is constrained unlike any other city in San Diego County.

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego–Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would

exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado’s housing share.

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado’s total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
- Active military jobs should not be included in the RHNA formula. Active duty military jobs are unique because military personnel are assigned to a base and have no choice where to live and work. Moreover, local governments have no control over military base population, jobs, or housing provisions.
- While the proposed RHNA formula includes all active military jobs at NASNI, it does not account for housing already provided for the vast majority of service men and women who reside on base, aboard ships, or in federally subsidized military housing in San Diego County. Moreover, it is illogical to include thousands of Navy jobs assigned to aircraft carriers whose sailors must live aboard the ship.
- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado’s high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

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Name \* Email \*

First Last

Address

Street Address

Address Line 2

Coronado CA

City State / Province / Region

92118 Country

Postal / Zip Code

Would you like updates on this issue and other issues in Coronado?

Yes, please keep me informed on this and other community issues.

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**From:** Claire Stengel <[claire.stengel@gmail.com](mailto:claire.stengel@gmail.com)>  
**Sent:** Wednesday, September 4, 2019 3:50 PM  
**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>  
**Subject:** Regional Housing Needs Assessment Commentary

Dear SANDAG Board of Directors,

While I appreciate SANDAG's effort to ameliorate our affordable housing shortage, the proposed plan does not account for the root causes of San Diego's lack of affordable housing.

One such contributing factor is the conversion of thousands of housing units from long-term residences into short-term vacation rentals, spurred on by the rise of online platforms like Airbnb. Whole-house vacation rentals on Airbnb number almost 10,000 - these are thousands of homes that are now unavailable to San Diegans. Assemblywoman Tasha Boerner Horvath has begun to address this issue with AB 1731, but SANDAG must join this effort.

How will SANDAG ensure that the proposed housing units are not subsequently used as short term vacation rentals? Without tighter regulation and enforcement on this issue, I fear that many of the newly constructed units will become vacation rentals - weakening our communities, increasing congestion, and driving our rents even higher.

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Claire Stengel, RN, MSN, CCRN  
Clinical Nurse II  
Sulpizio Cardiovascular ICU  
UC San Diego Health

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

From: Linda Stojack <lindaonthelake@cs.com>

Sent: Thursday, August 29, 2019 4:10 PM

To: Litchney, Seth <Seth.Litchney@sandag.org>

Subject: Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

Coronado is constrained unlike any other city in San Diego County.

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
- Active military jobs should not be included in the RHNA formula. Active duty military jobs are unique because military personnel are assigned to a base and have no choice where to live and work. Moreover, local governments have no control over military base population, jobs, or housing provisions.

Sincerely,  
Linda Stojack  
1720 Avenida del Mundo #408  
Coronado, CA. 92118  
702-630-7230

Sent from my iPhone

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**From:** Nancy Stoke  
**Sent:** Sunday, September 1, 2019 10:17 AM  
**To:** [clerk@sandag.org](mailto:clerk@sandag.org)  
**Subject:** 9/6/2019 SANDAG Special Board Meeting re Item 7: Opposition to RHNA draft methodology

I am writing to express my opposition to the current RHNA housing allocation formula. I believe that if the formula is going to use part-time and seasonal workers as part of the formula, the formula also needs to include and allocate the housing provided to the workers. It is not accurate to count the workers without counting the housing already being provided to them or that they already have.

For instance, the housing provided to the part-time and seasonal workers at the Fairgrounds that is located in the City of Del Mar must be counted in Del Mar's housing allocation even if it does not have a kitchen or bathroom in each unit. This is especially critical to counting the 664 backstretch housing units located in the stable area because the 1200-1800 horses stabled there need 24/7 care and monitoring. There is no room in the stables to have separate bathrooms in each housing unit. In addition, there should be no kitchens in any of the units since the entire stable area is highly flammable with all that hay and feed. Fires in stable areas are especially tragic because frightened horses often want to stay in their stalls and/or return to them as was so vividly demonstrated in the Lilac Fire that hit the San Luis Rey training center. Notably, all these units would be counted as housing for low income workers. There are also a large number of RVs permanently on the Fairgrounds that are used to provide temporary housing to temporary/part-time/seasonal workers, and to be accurate these should also be counted, as should the RVs in the park across the street (Jimmy Durante Blvd) from the Fairgrounds that happens to be in the City of San Diego but is virtually all occupied as housing for temporary/part-time/seasonal Del Mar Fairgrounds workers.

Of note, many of the part-time/seasonal workers at the Fairgrounds are youth who are of the age that they are still living at home with their parents and should not be counted as being in need of housing separate from their parents. Another large population of the part-time/seasonal Fairgrounds workers are active and retired teachers and school employees who have permanent housing in the area and should not be counted as being in need of a second living space.

To also be fair to Coronado, Imperial Beach and other cities which have many military jobs and bases, the state should count all military housing in barracks, on ships, in houses and encampments.

Thank you for listening to my concerns. I am hopeful the RHNA draft methodology will be adjusted accordingly.

Nancy Stoke  
Del Mar resident

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From: Karen Strouse <kstrouse14@yahoo.com>  
Sent: Wednesday, September 4, 2019 10:27 AM  
To: Litchney, Seth <Seth.Litchney@sandag.org>  
Subject: RHNA Methodology for CORONADO

To SANDAG Board

Your plan to create 1001 more residential units in Coronaado is impractical and short-sighted. If there was land to site these homes, although the size of studio apartments, developers would have built them already. Any new construction on the island requires the tear down of a current structure, which generally is a same use replacement. But, let's say Coronado finds 350 buildings to demolish and replace with multi-unit residences, the additional traffic alone will require more County and State resources. The infrastructures of the Bridge and Route 75 will experience more use as well as the extended services for fire and police emergencies. Because of location, they all cost more to reach Coronado. As time passes, the tourist industry, vital to Coronado and San Diego, will relocate to places with less traffic, fewer people, and easier access to recreational space. This only perpetuates the struggle for the County and State to provide more infrastructure and services to keep a isolated population safe while facing declining revenues. The plan needs to take all factors into consideration, such as the Naval Base, and be a practical solution for our region; not be a political statement serving no constituency well.

Regards  
Karen Strouse

Jerrold L Jones  
Council Member, City of Lemon Grove  
Lemon Grove CA  
September 1, 2019

Chair Steve Vaus  
401 B Street, Suite 800  
San Diego, CA 92101

RE: RHNA Cycle 6 Methodology

Chair Vaus and SANDAG Board;

The regional housing needs assessment process is based in the 5 objectives of state housing law section 65584. Section 65584 says that “the regional housing needs allocation plan shall further all of the following objectives”. The current SANDAG 6th cycle methodology fails to completely address the first and second objective and completely fails to address the 5th objective that calls for “affirmatively furthering fair housing”.

The 6<sup>th</sup> cycle draft methodology is deeply flawed and stacks disproportionate increases of population into the county's most diverse, dense, and poorest communities. The use of Station (Rail & Rapid) and Major Transit Stop (Bus) counts for the assignment of housing allocation will compound and perpetuate segregated living patterns, limit housing type and tenure, and discourage integrated and balanced living patterns in the region. Since low income communities tend to require more transit infrastructure and services there is a natural trend for transit agencies to concentrate resources in those communities. In fact, the 2050 regional transportation plan objectives demands it. Further, SANDAG data shows a link between low income communities and minority communities of concern in the cities of Lemon Grove, National City, and Imperial Beach. Rapid, concentrated growth and gentrification in already dense, low income communities of color can displace low income families without providing alternatives, exacerbating the regions homeless problem. This continued pattern will overstress these communities' services and resources like schools, parks, and open space.

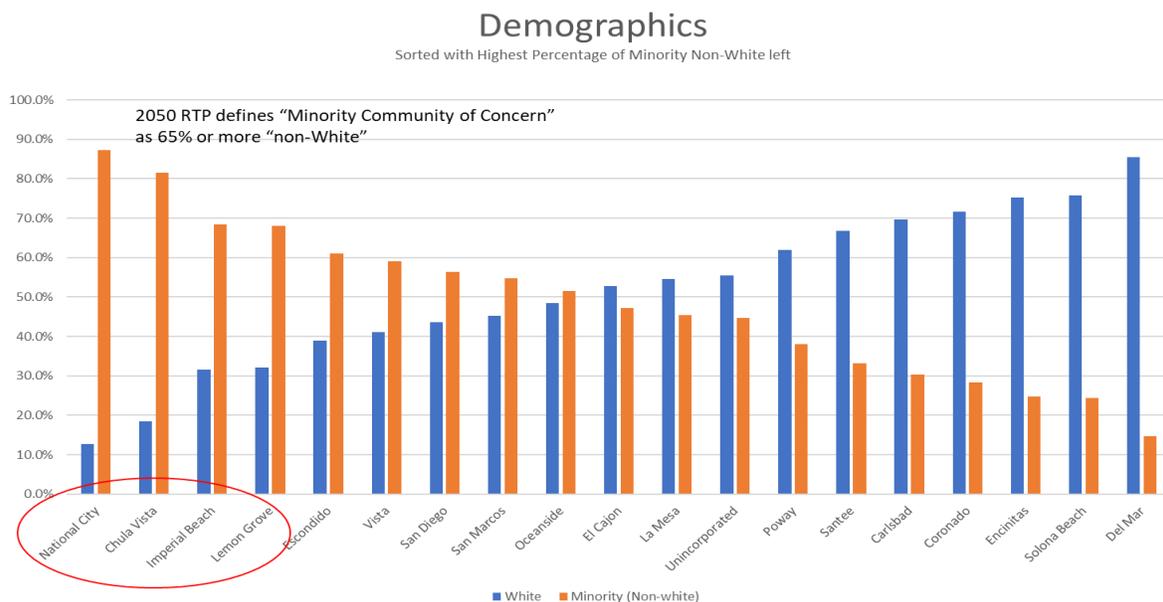
State law allows individual regional agencies to determine their own allocation methodology as long as it meets all of the RHNA objectives. Methodology can vary from cycle to cycle as an agency changes priorities. When comparing cycle to cycle it is still important to view allocations from some sort of baseline in order to analyze trends, especially in the area of equity and fair housing. When comparing cycle 4, 5 and draft 6 in units/square-mile/year, apart from Chula Vista, there is a clear pattern of disproportionate allocation in the county's most diverse, most dense, and poorest communities. Intentional or unintentional, a pattern of segregation and social economic inequity exists and does not meet RHNA objectives.

The use of “income category allotment” in the fourth objective of Section 65584 does not satisfy the “affirmatively furthering fair housing” of the 5<sup>th</sup> objective. Current law and trends in the state legislature tend to ignore moderate and above-moderate housing, instead focusing on low and very low housing production. Every day we march toward a system that removes local control or punishes municipalities for not producing their allotment. Regardless of the income category assignment, it is the disproportionate, over allocation that has the potential to remove the most disenfranchised communities from control of their communities and further separates them from the elected representatives that control their quality of life. As the region moves to a more dense way of life, the impacts of that density must be shared by all communities in the region not just the most vulnerable.

The recommended methodology is not only flawed, it fails to meet RHNA objectives, may violate federal fair housing laws and is, quite frankly, immoral. The trend mentioned above is not new and has been addressed in previous comment letters on record for cycle 5. In a recent meeting I heard Mr. Ikhata state that there was no time to change the methodology. We should never hear that there’s no time to get it right from any elected or appointed public official! Ever! The trend described above must stop with this cycle! The SANDAG board must send this back to staff and demand that all of the objectives be addressed, and the pattern of segregation stopped with this cycle.

Included below are charts and graphics that show the pattern described in the body of my letter. The letters are from 2011 and are as relevant to today as they were then. Some things haven’t changed.

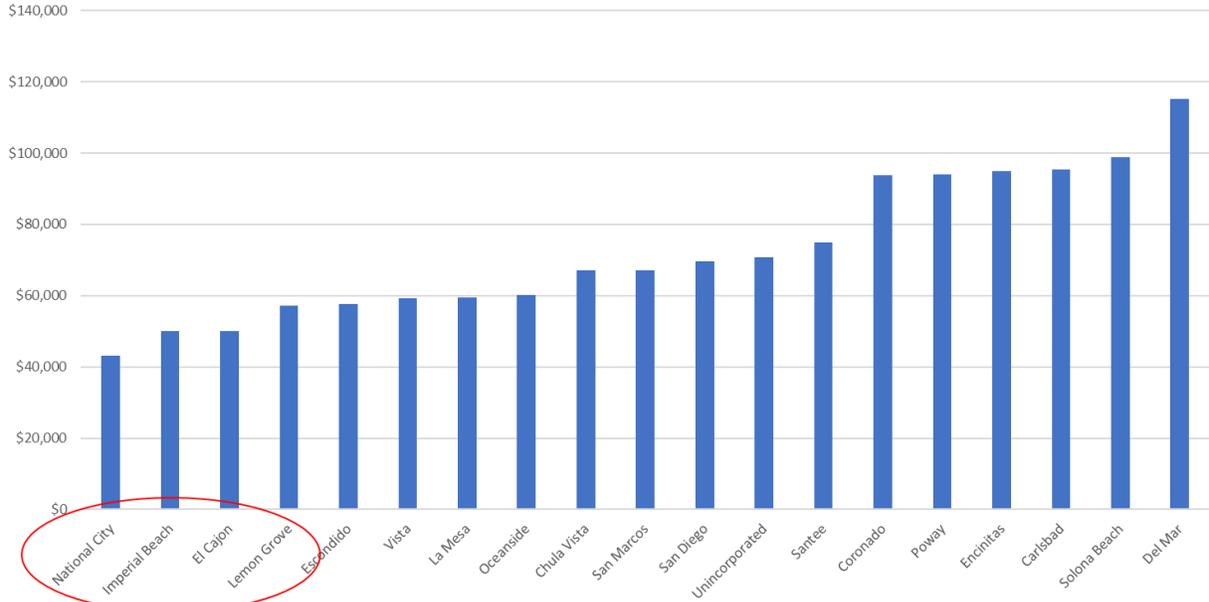
Jerrold L Jones  
 Council Member, Lemon Grove CA



Source: SANDAG Data Surfer (2018 Census Estimate)

# Median Income

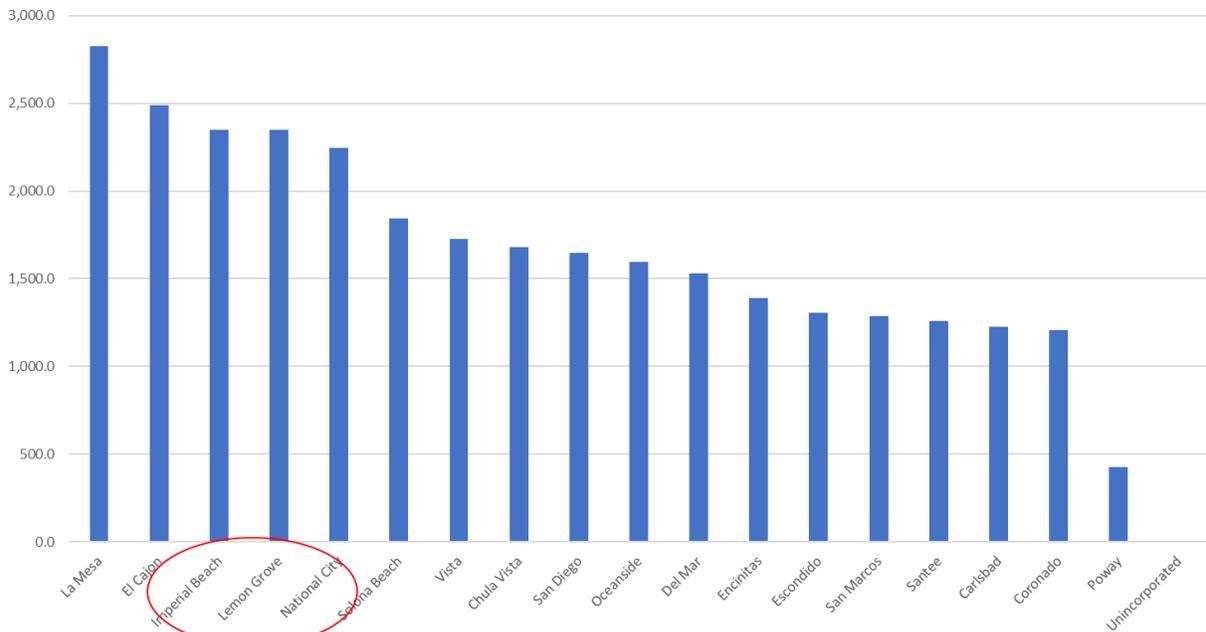
(2017 SANDAG Estimate) Adjusted for Inflation



Source: SANDAG Data Surfer (2018 Census Estimate)

# Density

(Units/Square Mile)

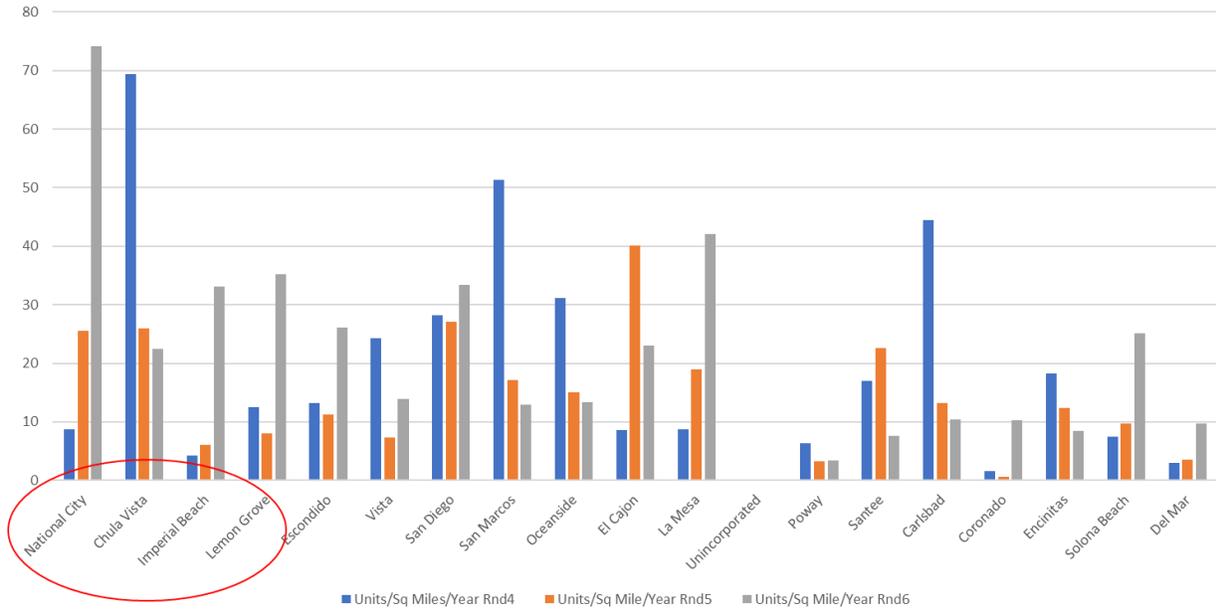


Data Source: SANDAG Regional Housing Progress Report

Note: County data not recorded due to difficulty in calculating unincorporated areas available for development.

# RHNA History

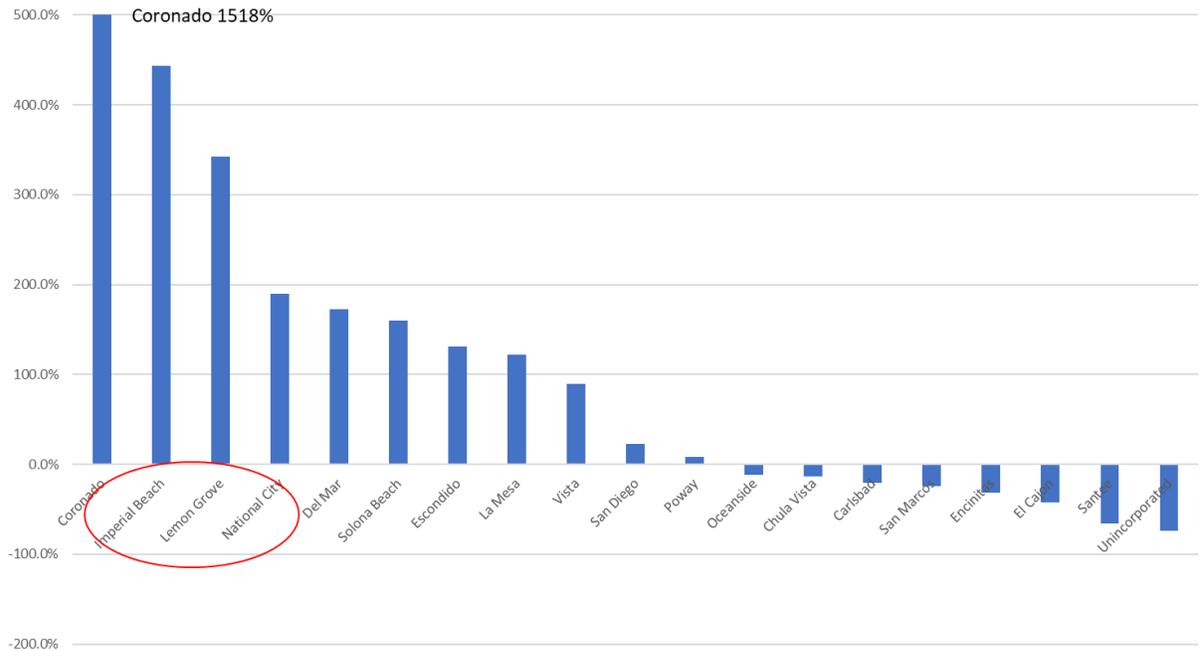
In Units Allotted Per Square Miles Per Year  
Sorted With Most Diverse Cities to Left



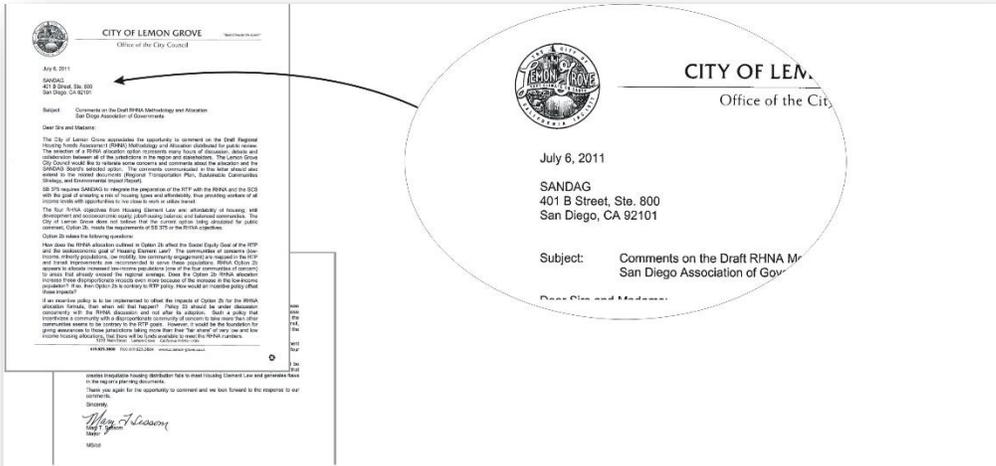
Data Source: SANDAG Regional Housing Progress Report

Note: County data not recorded due to difficulty in calculating unincorporated areas available for development.

# Percentage Increase from Round 5 to Round 6

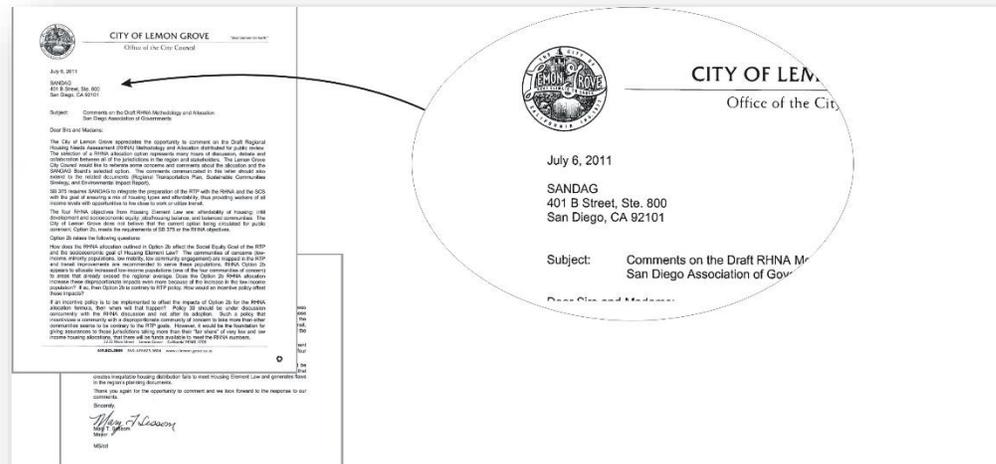


Data Source: SANDAG Draft RHNA Methodology



How does the RHNA allocation outlined in Option 2b affect the Social Equity Goal of the RTP and the socioeconomic goal of Housing Element Law? The communities of concerns (low-income, minority populations, low mobility, low community engagement) are mapped on the RTP and transit improvements are recommended to serve these populations. RHNA Option 2b appears to allocate increased low-income populations (one of the communities of concern) to areas that already exceed the regional average. Does this option 2b RHNA allocation increase these disproportionate impacts even more because of the low-income population? If so, then Option 2b is contrary to RTP policy. How would an incentive policy offset those impacts.

1



The City of Lemon Grove believes that the Regional Housing Needs Assessment must be reconsidered based on the analytical studies conducted by SANDAG staff. Any option that creates inequitable housing distribution fails to meet Housing Element Law and generates flaws in the region's planning documents.

Thank you again for the opportunity to comment and we look forward to the response to our comments.

Sincerely,

*Mary T. Sessom*  
Mary T. Sessom  
Mayor

**CITY OF NATIONAL CITY**  
 COMMUNITY DEVELOPMENT

September 1, 2011

Susan B. Baldwin, AICP  
 Senior Regional Planner  
 San Diego Association of Governments  
 401 B Street, Suite 800  
 San Diego, CA 92101

Subject: Draft RHNA Plan Comments

Dear Susan:

Thank you for the opportunity to submit the following comments:

National City has the greatest proportion of lower income households among SANDAG's 16 member agencies. Based on the 2000 Census, 17% of the City's households are lower income compared to the regional average of 14%. The DRP plan allocates a greater share of lower income housing units to the City than the regional average of lower income households.

The DRP plan does not address several of the State Housing Element Law's objectives including: (a) providing a fair share of housing affordability in or adjacent to employment centers; (b) addressing the needs of the region's most vulnerable populations; and (c) allocating a lower proportion of lower income units when a jurisdiction has a disproportionately higher share of the combined average of lower income households.

The proposed allocation to the City does not further the objectives of State Housing Law and would further exacerbate the over-concentration of lower income households in the City. Moreover, the proposed plan would continue to perpetuate the regional inequity between more affluent and less affluent communities by not addressing the existing distribution of lower income households in the region when allocating RHNA numbers.

To be consistent with State Housing Law, a community with a greater proportion of lower income households than the regional average would be allocated a proportion of lower income units that is less than the regional average. This is consistent with the spirit of the law. The allocation should reflect a substantial effort to achieve the objectives stated above.

Another concern is based on Policy 22. The purpose of Policy 22 is for SANDAG to allocate discretionary funding for special grant and transportation projects to communities with the highest need.

As a result of the DRP plan, the City will be unable to meet its need for housing units in the future. The DRP plan's allocation of lower income units to the City is based on the need of the region. The DRP plan's allocation of lower income units to the City is based on the need of the region.

If you have any questions, please give me a call.

Sincerely,  
 Brad Raulston  
 Executive Director

cc: Mayor & Council  
 Chris Zarate, City Manager

**CITY OF NATIONAL CITY**  
 COMMUNITY DEVELOPMENT

Chairman  
 Ron Morrison

Members:  
 Luis 'Louie' Natividad  
 Mona Rios  
 Alejandra Sobal-Solis  
 Rosalie Zarate

Executive Director  
 Brad Raulston

September 1, 2011

Susan B. Baldwin, AICP  
 Senior Regional Planner  
 San Diego Association of Governments  
 401 B Street, Suite 800  
 San Diego, CA 92101

The proposed allocation to the City does not further the objectives of State Housing Law and would further exacerbate the over-concentration of lower income households in the City. Moreover, the proposed plan would continue to perpetuate the regional inequity between more affluent and less affluent communities by not addressing the existing distribution of lower income households in the region when allocating RHNA numbers.



September 3, 2019

Honorable Chairperson Steve Vaus  
San Diego Association of Governments  
401 B Street, Suite 800  
San Diego, CA 92101

Dear Chairperson Vaus and Board Members,

On July 26, 2019, the SANDAG Board of Directors released for comment the draft Regional Housing Needs Assessment (RHNA) Methodology and justification for meeting RHNA objectives and factors as outlined in state law. I write on behalf of the Carlsbad City Council to support the RHNA methodology as released for public review by the Board. The proposed methodology is based on sound planning principles to locate housing in areas with access to high quality transit and in proximity to jobs centers. Having a strong link between housing and transit reinforces the planning efforts reflected in local General Plans (particularly those comprehensively updated within the last 5-10 years), promotes the viability of Smart Growth Opportunity Areas, and furthers the goals laid out by SB 375 and SANDAG's Sustainable Communities Strategy. Placing housing closer to job centers will support more strategic and effective public infrastructure investments, particularly in transportation, and will promote social, economic and environmental sustainability throughout the region. To this end, we support the draft methodology that accounts for all jobs in the region: civilian, military, and housed military.

Housing needs in the San Diego region are considerable, and it is vital that these needs are accommodated equitably by all jurisdictions. The Carlsbad City Council finds that the draft methodology – strategically linked to transit and jobs, coupled with the proposed equity adjustment to account for household income differences throughout the region - is a straightforward, reasonable solution to a difficult task, while at the same time furthering the objectives laid out in state law.

The City of Carlsbad has made significant contributions in providing housing for lower income households within Carlsbad over the past approximately 25 years as a result of its mandatory Inclusionary Housing Ordinance. The City has supported the development and actual construction of nearly 2500 units of restricted housing affordable to lower income households for 30 to 55 years, depending on product type which includes both rental and ownership products. The City has also provided over \$35 million of public financial assistance to date to ensure the construction of these units in partnership with the private sector. This represents a significant investment by a coastal city with high land costs and environmental constraints. The City of Carlsbad has established policy consistent with the need to provide for affordable housing opportunities to lower income households and is committed to continuing this policy, including an additional investment of funds.

Sincerely,

Matt Hall, Mayor  
City of Carlsbad

**Mayor Matt Hall**

**City Hall** 1200 Carlsbad Village Drive | Carlsbad, CA 92008 | 760-434-2830 t | [www.carlsbadca.gov](http://www.carlsbadca.gov)

August 30, 2019

To Whom It May Concern,

I'm writing this letter to speak out against the proposed affordable housing plan in its current form (RNHA 6).

I think it safe to say not one person in this community disagrees the state and our county are in dire need of affordable housing. We also would surely agree that the more we build, the more people can be housed who are now homeless or at risk of becoming homeless, 2 very serious issues we must confront urgently and aggressively but also thoughtfully and compassionately.

Affordable housing won't solve the homelessness or near-homelessness issues, but clearly will allow folks who aren't able to afford today's rental prices (let alone a mortgage) a chance to get back on their feet or be supported from potentially falling over.

These are indisputable facts. However, the proposed solution by SANDAG to address the lack of affordable housing seems unduly targeted on the back of our small city of Lemon Grove. One could argue we are being targeted simply because we have 2 trolley stations within our small city limits.

Others have and will argue the fact we've already met and exceeded our goals and obligations mandated by the state in the previous cycle. And, they'll argue (or have argued) other communities have not done their fair share. These arguments are easily substantiated by available data.

Lemon Grove has done more than its part to help alleviate the burdens of very low- and low-income individuals and families in the last period. It's not right, it's not fair, and it does not make sense that we should be forced to carry far more than our share in the coming period.

According to the SANDAG representatives who spoke at the last Lemon Grove City Council meeting, the methodology has made "adjustments" that reflect the current demographics of the city, and stipulate a higher percentage of units to be built in the next cycle will be dedicated to moderate and above moderate income.

I am skeptical the state will care too much if the moderate and upper moderate-income units are built, and that pressure and penalty will be placed on Lemon Grove only if the very low- and low-income units aren't built in part or in whole. What documented assurances can the state provide that equal emphasis will be placed on all income level unit construction?

Already, it appears our meager resources as a city are stretched beyond what Lemon Grove can now afford. Much of this is the result of our meeting the goals of the last SANDAG cycle in terms of zoning and builds, but not at being able to sustain those results sufficiently (infrastructure, security, etc.).

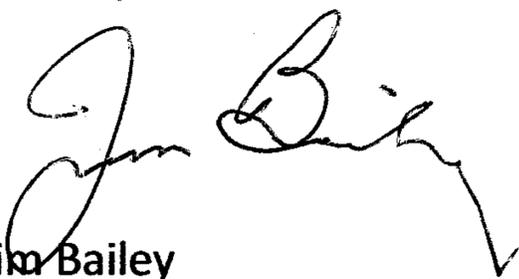
Lemon Grove doesn't have the luxury of other affluent communities to weather these current predicaments resulting from the last cycle. How can Lemon Grove be expected to sufficiently manage the proposed number of units and provide the necessary infrastructure?

Further, and In regard and specific to the very low and low income residents, I would argue it's simply counter-intuitive to expect these folks who we all want to succeed, to do so in an city that has already passed its capacity to manage its limited resources effectively.

I believe it would be worthy of further consideration if the county and/or the state would acknowledge Lemon Grove's budget deficit and fiscal challenges and how these concerns are already adversely affecting not only the city of Lemon Grove, but would also affect every one of the new residents who would be living in the proposed affordable housing projects. No one should be set up for failure, no matter how good the intentions are of the state of California.

So, based on these arguments, I would ask you to please be fair, please be rational, and please reconsider the numbers proposed.

Thank you.



Jim Bailey

Resident of Lemon Grove, California

September 4, 2019

Dear Members of the SANDAG Board of Directors:

I am a resident of Solana Beach for the last 33 years and have lived in the North County of San Diego for over sixty years. I am a licensed California attorney and have practiced in the North County and represented local governments and special districts for over forty years. I have reviewed the proposed 2020 RHNA allocation for the City of Solana Beach and have serious objections to it. There does not appear to have been a reality-based analysis of the factors to support the RHNA allocation of 884 units. I will briefly go through the facts which demonstrate that these proposed numbers do not comply with the five objectives set forth in Government Code section 65584.

Solana Beach is the second smallest city in San Diego County. It is only 3.4 square miles in area. It is completely developed and has the highest density currently of all coastal North County cities. It has very little parkland for its size. Its population in 2010 was 12,867. It is projected to grow to 14,134 in 2050, an increase of only 1,267 persons.

However, the projected increase in its RHNA allocation goes from 340 (2010) to 884 for 2020. This would make its density 260 units per square mile which is hugely disproportionate to its neighbor cities. For example, the other North County coastal cities would have the following proposed densities:

Carlsbad – 101  
Del Mar – 93  
Encinitas – 81  
Oceanside – 130

With the exception of De Mar, all these other cities have more parkland and vacant land for development as well as similar transportation facilities (Coaster Stations and NCTD bus service). There simply is no justification for the exponential RHNA increase to Solana Beach as opposed to its other coastal neighbors.

The projected allocation for Solana Beach ignores key facts that exist on the ground in Solana Beach. It is built out. It has only a few small lots available for development. It has no large areas of vacant land capable of being developed with multi-unit projects. Most importantly, approximately one half of the City consists of housing that is restricted by Covenants, Conditions, and Restrictions (CC&Rs) and governed by Homeowners Associations. Consequently, regardless of any actions taken by the City to amend its General Plan and zoning, over one half of the City will never be theoretically capable of greater density. The practical effect of this is that only 1.7 (3.4 / 2) square miles of property is capable of greater density. It clearly would not be equitable to place such a huge amount of increased density in only half of our City.

It must also be considered that the public transit options in our City are restricted. Specifically, the Coaster provides only commuter service in the early morning and late afternoon and has extremely limited headways. It does not provide under any analysis

equivalent public transit as the San Diego Trolley. Yet, apparently it was given equal weight in the SANDAG analysis. This is a glaring error. With regard to bus service, again NCTD bus service through our City is extremely limited with major waits between headways which are in no way comparable to the bus services provided by San Diego Transit. This is another error in the analysis. It is imperative that the actual transit facilities available to our citizens be taken into account rather than being given the same weight as clearly dissimilar services.

The proposed RHNA allocation to Solana Beach also appears to completely ignore the environmental impacts of trying to accommodate almost 900 affordable units in a currently developed area of only 1.7 square miles. It also ignores the fact that the Coastal Act requires Solana Beach to provide for visitor serving uses and parking for those visitors. The area of Solana Beach that does not have CC&R restrictions and would be required to accommodate all of the proposed RHNA allocation is entirely on the west side of I-5. This is the area of most use by coastal visitors which will greatly impact their access to the coast. Thus, it appears that the current RHNA proposal would conflict with the Coastal Act.

In summary, Solana Beach supports affordable housing for all. It has even donated land for such development in the past and has currently made its City Hall property available for affordable housing. However, it appears that it is being allocated an inequitable number of units in comparison to its similarly situated neighbors. Moreover, it is physically impossible for the City to accommodate such a huge allocation given its limited unrestricted land. Therefore, it is imperative that your body take these facts into consideration and substantially reduce our RHNA allocation for Solana Beach.

Sincerely

Tracy Richmond  
529 Glenmont Drive  
Solana Beach, CA 92075

Cc: Mayor Dave Zito  
Vice Mayor Jewel Edson

MARILYN G. FIELD  
1101 1ST STREET, APT. 208  
CORONADO, CA 92118  
TEL: (619) 437-6553  
[mfield1@san.rr.com](mailto:mfield1@san.rr.com)

September 2, 2019

Mr. Hasan Ikhata  
Executive Director  
San Diego Association of Governments  
401 B Street  
Suite 800  
San Diego, CA 92101

Hon. Steve Vaus  
Chairman, Board of Directors  
and The Board of Directors  
San Diego Association of Governments  
401 B Street  
Suite 800  
San Diego, CA 92101

RE: Regional Housing Needs Assessment Methodology

Dear Mr Ikhata, Mr. Vaus and other members of the SANDAG Board,

Mr Ikhata was recently quoted in our local press as saying that “the RHNA methodology would not necessarily make sense but would be something that would be acceptable to Sacramento”.

Well, that says it all.

I can not say if that quote was accurate but it sums up this process very well. As detailed below, the RHNA standards do not make sense, are not grounded in reality and as applied to at least some jurisdictions would be impossible to accomplish. Moreover, even an attempt to comply with impossible and nonsensical standards could be extremely damaging to the com-

munities. They could even worsen traffic and air quality, some of the very problems the standards are meant to ameliorate.

Why would SANDAG knowingly want to adopt standards which it knows make no sense and can't be carried out? It reminds me of the 5 year plans put forth by China and the USSR which decreed production quotas based on fantasy which were spectacularly unsuccessful and with devastating effects.

A word about process: SANDAG published its revised proposed RHNA standards at the end of July and comments are due Sept. 4th. The Board meeting at which the standards will be considered is September 7th. This gives the Board just 2 days to read and digest the comments received on this matter of great importance which will have far reaching effects on all communities in the San Diego area and on all of our lives. In contrast, the Port of San Diego has been developing new standards for all the tidelands areas around the Bay. The Port provided a 30 day comment period for its proposed new standards. When the Port received a great deal of negative comments they determined to revise the standards and open a new comment period on the revised standards. While I realize that State law provides a time period which provides constraints on the RHNA process, surely it would make sense for you to give yourselves time to consider the comments you have received.

I am going to comment the proposed RHNA standards in the context of the community in which I reside, Coronado.

Coronado has variously been assigned quotas of 1,800, 800 and 1,000 housing units. The final number is perhaps to be determined on September 7th. The number assigned to Coronado was based on the total number of Navy jobs within Coronado's city limits. There are several things wrong with this logic. The Navy is perhaps the largest employer in San Diego; Coronado is the smallest city - just 2.2 square miles excluding the Navy base. The Navy bases represent

71% of Coronado's land and, although the Navy bases may be technically within Coronado's city limits, they are not under Coronado's jurisdiction in any possible sense of the term. The Navy base is Federal Land: It is not subject to Coronado's zoning rules; Coronado cannot control the number of jobs; and Coronado cannot control the rules by which the Navy commutes. Most importantly, Coronado cannot in any way dictate the housing the Navy may provide for its employees, either on base or elsewhere.

In addition, while Coronado is proud of its Navy tradition, Coronado gets little to none of the economic benefit the Navy brings to the San Diego region. Let me underscore that: benefit to the REGION. Over and over one reads that the Navy is responsible for \$25-30 billion direct economic benefits to the San Diego region and has a total economic impact of \$50 billion if indirect benefits are considered. Since the economic benefits are regional it is only fair to distribute the housing allocation throughout the region.

Moreover, the application of the methodology does not count housing provided by the Navy on base or elsewhere which falsely inflates the housing needs of Navy employees. This is nonsensical. Even SANDAG's RHNA SubCommittee said in its July 26th draft that it had made an adjustment in the total number of jobs to account for military jobs housed on base "since these jobs did not require off-base housing in the jurisdiction." Even this obvious common sense conclusion apparently disappeared at the next meeting as Coronado's housing quota was raised to eliminate this adjustment.

Let's examine capacity. Coronado has next to none. It is one of the most densely populated cities in the State. It is a virtual island with no place to expand. An aerial photo illustrates this point. I know this photo has been presented to the SANDAG Board and the Board has chosen to ignore it. To ignore that photo is to deny reality: there is virtually no place to build the housing the Board would like to assign to Coronado.

Another illustration: I assume all of you have been to Coronado at one time or another. Just past the Hotel Del there is a development of 10 high-rise condominium towers called Coronado Shores. There are 1600 housing units in the Shores. They were built before Coronado enacted height limits. If Coronado were assigned a housing quota, it would mean that Coronado would have to facilitate construction of the equivalent more than 6 high-rise towers the size of the Shores towers; if Coronado's quota were 1,800 housing units, that would mean construction of the equivalent of 11 towers the size of the Shores towers. There simply is no place to build such a development. If Coronado were forced to allow 6-11 high rise towers it would completely change the character of Coronado - but you can only force what is possible and there is no possible space for such a development.

The proposed RHNA standards fail to recognize that CA Gov't Code Article 10.65580 (e)(2) (B) requires the Board to include in its methodology "The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities." The proposed RHNA methodology does not require a realistic assessment of the availability of land or underutilized land in the various cities. The methodology cavalierly states that it has prioritized proximity to transit and proximity to jobs as the most important criteria and will focus on underutilized land that can be converted to uses that allow for increased residential density. But then it fails to require ANY analysis of available or underutilized land.

In addition, it also dismisses the reality of not only available space, but also cost of land, airport land use regulations "and other limiting factors" because they were not identified as "priorities". They may not be priorities but they are realities which would limit the ability of cities to execute the plan.

Coronado is already extremely densely developed such that there is virtually no available land and there are extremely limited opportunities for conversion of possibly underutilized land to more dense development, certainly not anywhere near the range the SANDAG methodology would require. To ignore this is to deny reality. Moreover, if SANDAG is prioritizing proximity to transit stops over availability of land, Coronado has zero proximity to transit stops.

As to proximity of jobs, I have already discussed the unfairness of requiring Coronado to be responsible for providing all the housing for Navy employees but there are also practical factors. There is no guarantee that most or even any housing that could be developed in Coronado would be occupied by Navy families. If they were not occupied by Navy families that would not solve the living close to work objective. Even if the addition of 1,000 housing units in Coronado were possible. that would mean approximately 2,500 more people living in Coronado; 1,800 housing units would mean 4,500 more people living in Coronado. Many of these people would have cars. If they were not Navy employees, they would not be able to shop on the Navy base. Coronado lacks the grocery stores and gas stations that would be needed and there are no places to put them. That would mean more car trips across the bridge for people to shop for groceries and other needs. Surely everyone must realize that the Coronado bridge is already way over capacity and causing pollution in Barrio Logan and elsewhere. This would also mean more traffic congestion on Orange Avenue which is already so severe that it can sometimes take 20 minutes to 1/2 hour to drive just a few blocks and cars sit immobilized in traffic spewing out CO2 emissions and PM 10 particles. We do not have an air monitoring station in Coronado so this cannot be quantified but surely there are health effects from the pollution that we are already experiencing and which would be worsened by increased population density and the increase in car trips and pollution that would result.

If SANDAG and The State are serious about relieving housing shortages in the region there are two obvious things that could be done, one with immediate effect:

- 1) Outlaw Air B&B and all short term rentals region-wide. I realize that the Coastal Commission would not allow this prohibition anywhere near the water, but it would work elsewhere and if the State is serious about our housing shortage the State could prohibit Coastal from blocking this. This would immediately free up housing of all types in favor of long term rentals and would have the side effect of increased use of hotels by tourists, and thus more TOT revenue,
- 2) Require universities to build enough housing for their students. UCSD has 40,000 students and just 15,000 student dorm rooms/housing units, forcing 25,000 students into rentals all over the region. This means that students often commute by cars which is part of the reason for our highways are so congested and it means that up to 25,000 permanent housing units are occupied by students who could and should be on campus. UCSD is starting a major building program for a number of different buildings but plans to build just 2,000 student rooms - and they intend to accept 1,000 more students each year! This means that any new student rooms will be filled by new students in just two years, leaving the existing 25,000 room deficit unaddressed. It may take state action to require the universities to provide adequate student housing but it should be done.

SANDAG Board members, I do understand how these State rules are pitting one city against another. But the solution cannot be to develop standards which are not grounded in reality and cannot reasonably be executed. Go back to the State with a plan that makes sense and try to get our legislators to look reality in the face just as I am urging you to do.

Respectfully submitted,

Marilyn Field



# CITY OF CORONADO

OFFICE OF THE MAYOR

RICHARD BAILEY

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1825 STRAND WAY • CORONADO, CA 92118 • (619) 522-7320 • RBAILEY@CORONADO.CA.US  
September 4, 2019

SANDAG Board of Directors  
Attn: Mr. Seth Litchney, Regional Planner  
401 B Street, Suite 800  
San Diego, CA 92101

RE: SANDAG RHNA Methodology

Dear Honorable Board Members:

The City of Coronado (City) appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The City recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

Although the City believes it is philosophically sound for the RHNA methodology to target areas rich in jobs and public transportation for future housing development, we have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While the City is committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

**The 2000% increase in Coronado's RHNA is disproportionate to other SANDAG cities and is unprecedented.**

- The City recognizes that each agency's RHNA allocation may fluctuate between housing cycles; however, the proposed 2000% increase is unreasonable and will unduly burden a small coastal city with very limited capacity for growth.
- The next highest RHNA increase from the previous housing cycle is the City of Imperial Beach with an approximately 540% hike. While this also seems to be an unreasonable increase, it is nearly four times less than Coronado's.
- For context, a 2000% increase for the City of San Diego from the prior housing cycle would translate to a RHNA allocation of 1,761,920 new housing units.
- According to the CA Department of Finance, the City of Coronado currently has 9,740 total housing units. The proposed 1,001 new units would represent an approximate 10% increase in Coronado's housing stock over an eight-year period if planned units were constructed.

**Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- Coronado is a residential community which has a relatively small downtown area dedicated to commercial uses. There is a paucity of commercially zoned properties which could be converted to residential use types.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

**The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
- Active military jobs should not be included in the RHNA formula. Active duty military jobs are unique because military personnel are assigned to a base and have no choice where

to live and work. Moreover, local governments have no control over military base population, jobs, or housing provisions.

- While the proposed RHNA formula includes all active military jobs at NASNI, it does not account for housing already provided for the vast majority of service men and women who reside on base, aboard ships, or in federally subsidized military housing in San Diego County. Moreover, it is illogical to include thousands of Navy jobs assigned to aircraft carriers. Sailors who work aboard aircraft carriers are often deployed and not physically in Coronado. When they are ported in Coronado, sailors are provided housing either aboard the ship or within existing Navy barracks and therefore do not require any additional housing.
- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado.

**Coronado's high land values makes it economically challenging to develop high-density affordable housing.**

- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high-density affordable housing, it is unlikely that the higher RHNA allocation will result in a significant increase in actual housing production.

**Coronado is committed to facilitating development of new housing and promoting construction of affordable housing.**

- The City exceeded its current RHNA allocation and continues to invest in the development of affordable housing in Coronado. Coronado currently has 171 deed-restricted affordable housing units and is committed to expanding the availability of affordable housing as funding and property becomes available.

For the reasons outlined above, the City of Coronado respectfully requests the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

The City appreciates SANDAG's desire to adhere to its jobs-transit-housing methodology to determine RHNA allocations; however, the proposed RHNA plan fails to account for city-specific conditions and, if left unchanged, threatens to irreparably damage Coronado's unique community character. Accordingly, the City respectfully requests the Board direct SANDAG staff to recalibrate the RHNA assignments to ensure it does not disproportionately impact any member agency.

While we understand the California housing crisis requires each city and county make sacrifices to adequately address the problem, we do not believe a 2,000% RHNA increase is fair or reasonable, particularly when many neighboring cities would realize significant RHNA reductions

SANDAG Board of Directors  
September 4, 2019

under the proposed plan. We would therefore support the small city adjustment proposed by the City of Solana Beach or any other mechanism which accounts for the unique circumstances and challenges facing each community and promotes an equitable and reasonable RHNA allocation.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Bailey", with a long horizontal stroke extending to the right.

Richard Bailey  
Mayor

RB/mlc

cc: City Council  
City Manager

September 3, 2019

SANDAG  
Attn: Seth Litchney, Regional Planner  
401 B Street Suite 800  
San Diego, CA 92101

**Sent Email:** [seth.litchney@sandag.org](mailto:seth.litchney@sandag.org)

**Subject: Regional Housing Needs Assessment Draft Methodology**

Dear Mr. Litchney:

Thank you for the opportunity to comment on the Regional Housing Needs Assessment Draft Methodology that is currently under consideration by the SANDAG Board of Directors. Below are general comments I have about the methodology followed by specific comments that pertain to Coronado.

## **GENERAL**

Sacramento requested 171,000 new housing units for San Diego County. Apparently SANDAG had the opportunity to respond to the State with a lower figure. According to reports from meeting attendees, the SANDAG Board came up with a more realistic figure that would commit the County to 60,000 fewer new homes. However, some SANDAG members voted for a higher number. Solana Beach for example is one city that voted for more housing, yet Solana Beach is being allotted the second lowest allocation.

At another meeting SANDAG's Executive Director, Hassan Ikhtrata stated:

***“The methodology which would be presented to the Board would not necessarily make sense, but would be something that would be acceptable to Sacramento.”***

Based on the above, it appears the SANDAG member goals are merely to appease the State. This raises questions about whether the data and assumptions contained in the methodology are legitimate and based on facts and evidence. Or, is the document a false framework, created under political pressure, with the goal to just make the numbers look good?

To ensure the public has faith in SANDAG leadership to make fiscally responsible and equitable decisions for the region's transportation and housing needs, an independent audit must be done prior to approval of the RHNA Draft Methodology. If not the goals of the RHNA Subcommittee members, to focus on a methodology that is transparent and understood by the public, will not be met.

## Independent Performance Auditor:

**KPBS News:  
July 31, 2019**

*“It’s been a tumultuous two years for the San Diego Association of Governments. A [scandal](#) emanating from the agency's failed 2016 tax measure led to the [ouster](#) of the executive director and an independent investigation that [revealed attempts](#) by its leaders to skirt transparency laws.”*

*In 2017, state lawmakers passed legislation that revamped SANDAG's governing structure. More recently, Hasan Ikhata, its new executive director, has embarked on a radical re-imagining of the county's transportation network that has caused deep divisions among SANDAG's board members. Last week he announced the departure of three top managers.*

*Amid all that turmoil, SANDAG hired Mary Khoshmashrab as the agency's first independent performance auditor. The position was created as part of the reform law passed by state lawmakers.”*

Apparently Mary’s position was created after SANDAG went through a scandal which involved revenue forecasting. Now her position is to look at program effectiveness, and management structures, the fundamental issues that face SANDAG.

When asked what makes a good auditor, Mary responded:

*“Integrity. A willingness to really not back down, as long as it's supported. You have to be unbiased. It's not about personal — it's not about an opinion, unless it's a professional opinion, which should be based on facts and evidence. So I think just the willingness to look from both perspectives — that of an auditor, that as management, but also that of the public.”*

## **CITY OF CORONADO**

SANDAG should consider modifications to their methodology in order to achieve a semblance of proportionality in the RHNA distribution. Apparently Coronado is not alone in its concerns on how to accommodate an increased RHNA share. It seems reasonable to expect the allocation process to distribute the region’s housing burden should be done in a fair and equitable manner.

The current methodology currently assigns the RHNA based on a 65% high quality transit and 35% jobs formula. Although SANDAG members appear to be in agreement with the framework of the methodology, according to reports from the City of Coronado, there does appear to be disagreement among member agencies over how to define and weigh high quality transit and jobs.

### **Transit Hubs:**

In the methodology high quality transit includes rail, rapid bus, and bus stations with 15-minute headways or better. The formula further divides high quality transit by placing a 75% weight on rail and rapid bus and 25% on bus stops.

At the RHNA subcommittee meeting on May 24, 2019, the high quality transit metric was revised to include only transit hubs as defined by HCD. This revision should be adopted. And, with this adoption, Coronado's RHNA share should be reduced because there are no transit hubs within the City of Coronado.

### **Jobs Factor:**

The jobs factor, as currently proposed, would include all civilian and military jobs within a jurisdiction. Military jobs were excluded from an earlier draft methodology but were later added when some member cities suggested university and college jobs should be treated the same as military.

At several SANDAG meetings, Coronado representatives pointed out there are several flaws with including military jobs in the SANDAG RHNA formula. The premise of the transit-jobs-housing RHNA methodology is to encourage new housing where residents have easy access to jobs and public transportation. Active military jobs, however, are predominantly transient and are occupied by people who originate outside the San Diego region and live on base or aboard aircraft carriers.

Similarly, San Diegans who pursue military careers do not have a choice to be stationed in Coronado and are typically deployed outside the region. Consequently, inclusion of active military jobs in the RHNA formula would not advance the goal of providing more housing near a job center.

The inclusion of military jobs would also result in an outsized impact on Coronado. Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 46% of its jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction. Active military jobs should be excluded in the RHNA formula.

### **Zoning Capacity:**

The RHNA formula should be modified to account for existing zoning capacity and be premised on a proportionate distribution of the regional housing production goals.

RHNA formulas for past housing cycles in San Diego have accounted for the zoning capacity of member cities. The current cycle does not account for zoning capacity, geographic limitations, or regulatory impediments (such as coastal zone restrictions, airport influence zones, etc.), all of which would hamper Coronado's ability to accommodate a significant RHNA increase. Unlike Coronado, several cities in the region have substantial zoning capacity and available land to accommodate additional housing production.

## **Current Density:**

The methodology does not take into account current density. State law requires SANDAG to consider constraints to development, such as sufficient infrastructure and availability of suitable land. It also does not take into account that cities with low populations may receive special consideration.

## **Impacts on Local Taxes:**

Jurisdictions in the region only met 45% of their current cycle obligations. The proposed numbers currently mandated by SANDAG are unachievable. While it is unlikely that even half of these homes will be built, certain SANDAG Board Members seem determined to put something on paper to appease Sacramento.

It will be impossible for cities to meet the submitted allocations. The end result will be Sacramento withholding funds from and/or filing lawsuits against individual jurisdictions. This will penalize the citizens, from whom the funds have come, through taxes.

## **Safety and Environmental Concerns:**

*“According to the U.S. Environmental Protection Agency “fair treatment means no group of people should bear a disproportionate share of the negative environmental consequences resulting from industrial, governmental and commercial operations or policies.” (Guidance on Considering Environmental Justice During the Development of a Regulatory Action).*

The residents of the City of Coronado suffer an inequitable burden in regards to traffic. On average, more than 100,000 vehicles travel over the Coronado Bridge, SR75, via the Silver Strand, and through the residential streets of Coronado on a daily basis.

The opening of the Coronado Bay Bridge in 1969 increased tourism and development. The increased use of the local military bases and the service people who serve us there have also heavily impacted Coronado city streets by adding more vehicle traffic, safety issues, increased noise, air pollution, and impacts on our infrastructure and city services.

According to Coronado’s Annual Traffic and Accident Report 2016  
January 1 - December 31, 2016 (latest reporting):

### **City-Wide Volume Data:**

Coronado Bridge:

\* 102,400 Average Vehicles per Day Enter/Leave Coronado

Coronado Silver Strand:

\* 22,800 Average Vehicles per Day along Silver Strand

Currently there are eight separate military installations in Coronado, encompassing more than 57,000 acres making Naval Base Coronado (NBC) the largest command in the southwest. Along with the enlisted military personnel, a significant number of contractors,

engineers, mechanics and service employees at NBC cross the bridge, and travel down our residential streets on a daily basis.

Vehicles enter or leave the Coronado island at only two locations: State Route 75 via the San Diego-Coronado Bridge (commonly referred to as “the Coronado Bridge”) and State Route 75 via the Silver Strand. If either one of these entrances/exits is blocked, the safety of the residents, visitors, and the military are at risk.

Although the Navy has tried to mitigate base traffic, their efforts have fallen short. Alternate modes of transportation such as car, van pooling, bicycling, bus and ferry transport, have been attempted but offer little relief. Only 12% of military personnel for NBC travel a portion of their trip or their entire trip by vanpool.

And with most military projects, Coronado has little influence on local base operations or growth. Enforcing traffic reduction or calming measures is out of the hands of City officials. Further, with the Navy’s plans to expand by 17,000 to 20,000 military employees in the next few years, the expansion of the Hotel Del Coronado and Marriott Hotel, the massive development proposed by the San Diego Port District along the tidelands, and with the impacts from a potential increase of 1,001 new housing units prescribed for Coronado per the draft RHNA methodology, and reluctance of the public to use alternative modes of transportation, traffic will worsen, air quality will degrade, and noise and safety concerns will increase.

Further, these impacts will not only place significant burdens on Coronado, but also on our downwind neighbors in Barrio Logan, Logan Heights, West National City, and Sherman Heights.

### **Bridge Traffic:**

#### **Coronado Bridge Traffic Could Add to Air Quality Woes in Barrio Logan**

By inewsourc staff | May 29, 2015

*According to a 2009 California Department of Transportation report, bridge traffic produces black carbon, which is regarded as the most harmful “fine” particle. “Fine” particles are defined as particulate matters that are 2.5 micrometers in diameter or less.*

*These particles are dangerous because they can be inhaled directly into the respiratory system, according to the federal Environmental Protection Agency.*

*“Black carbon is produced from diesel particulates, a lot of them are produced from big rig trucks and ships,” Quintana said. “Although, not as much black carbon is formed from the bridge traffic compared to the (I-5), because of the amount of big trucks that use the (I-5).”*

*A study from the state Office of Environmental Health Hazard Assessment has shown that areas located under the bridge are suffering worse than most areas in Barrio Logan.*

*CalEnviroScreen measured particulate matter in the air measuring less than 2.5 micrometers (PM 2.5) and found Barrio Logan was in the 91-100th percentile for worst air quality in San Diego.*

*The area under the bridge scored within the 96-100th percentile for worst air quality. With advances in technology, like the measuring tool CalEnviroScreen, people in Barrio Logan can access information on air quality on a neighborhood level, rather than just a regional level.*

*“People have the power to know what’s in the air they’re breathing,” Quintana said.*

The RHNA methodology needs to be modified and the high density housing allocation reduced in order to reduce traffic and the health and safety impacts on Coronado residents and our neighboring communities across the bay.

## **CEQA Protections and GHG Emissions:**

### **A Case for Stockton and Other Cities Recordnet, July 5, 2019**

*“Everyone deserves clean air and water regardless of income level. But the idea presented in bills such as SB25 and SB621, currently under consideration in Sacramento, suggest that affordable housing can only be attained by sacrificing key environmental protections. This approach to affordable housing creates a false dichotomy that has real consequences for our state’s most disadvantaged residents.*

*Low-income communities and communities of color live with significantly more than their fair share of pollution and toxic chemicals. Our state’s bedrock environmental law, the California Environmental Quality Act (CEQA), provides critical safeguards for local communities in Stockton and beyond by guaranteeing citizens a voice in local planning decisions. Should legislation such as SB25 and SB621 be passed, it would effectively silence citizen input by compressing the period of time communities have to raise concerns about local developments, to the point that public participation would become all but impossible.*

*The environmental review process under CEQA has already protected our community from significant environmental harm. In 2004, litigation filed under CEQA led to the protection of 5,400 of fertile agricultural land from development sprawl and allowed for Stockton to have a mechanism for preserving and protecting such land. In 2003, a community group brought a lawsuit under CEQA that prevented a British company from taking over Stockton’s water system, ensuring this precious resource remained under the jurisdiction of local officials who could be held accountable to the public. Time and time again, this critical law has protected our water, air, and citizen’s rights to have a say in how public officials manage our community’s shared resources.*

*CEQA is a process-oriented law that requires project proponents to make an honest assessment of how a development is likely to affect a host of shared public goods. The*

*environmental review process under CEQA asks proponents to make clear the answers to fundamental questions.*

*What are the costs and benefits to the people immediately affected and to future generations? What are the environmental impacts on shared natural resources? Will this project help or hurt California's efforts to curb greenhouse gas emissions? How will this project affect public health?"*

The CEQA process must be factored into the draft RHNA methodology as a requirement for all developments to ensure the above questions are answered. Taking a "streamlined" approach and bypassing CEQA has real consequences for all residents, particularly our disadvantaged and underserved.

I am hopeful that SANDAG considers the human and environmental risks involved with a "streamlined" housing approach to ensure the health and safety of our citizens, and the management of our community's shared resources, are protected and preserved.

I am also hopeful an independent audit review will be a requirement of the RHNA Draft Methodology to ensure the allocation of housing units to each jurisdiction is done in an honest, equitable, and non-political manner.

Sincerely,

Stephanie S. Kaupp  
1133 1st Street  
Unit #418  
Coronado, CA 92118  
Email: [skaupp1@san.rr.com](mailto:skaupp1@san.rr.com)

September 3, 2019

SANDAG  
Attn: Seth Litchney, Regional Planner  
401 B Street Suite 800  
San Diego, CA 92101

**Sent Email:** [seth.litchney@sandag.org](mailto:seth.litchney@sandag.org)

**Dear Mr. Litchney:**

**Following are additional comments I would like to submit on the Regional Housing Needs Assessment Draft Methodology**

**Re: Regional Housing Needs Assessment: Frequently Asked Questions - August 23, 2019**

10. Can SANDAG take sea level rise into consideration when determining what land is suitable for urban development? Sea level rise is not specifically included among the objectives and factors in state law that must be considered in the development of a RHNA methodology. The Board of Directors, at its discretion, may pursue sea level rise as a factor pursuant to Government Code Section 65584.04(e)(12).

**SANDAG's Board of Directors must pursue sea level rise as a factor.**

*"The effects of sea level rise are already being felt, and the forecasts are not very hopeful. First, water is increasingly invading coastal areas, causing soil erosion and threatening farmland, housing or recreation areas. The flooding of wetlands and pollution of aquifers also occur, affecting the flora and fauna of each place, causing the loss of habitat for fish, birds, plants and many other species. On the other hand, a higher sea level causes heavy rains and strong winds, unleashes severe storms and other big atmospheric phenomena that can be a real threat to places that might be on its way.*

**Sea level rise consequences:**

*On the social aspect, the constant threat of sea level rise menaces hundreds of millions of people living in coastal communities. If water continues to rise, they will be forced to abandon their homes and move to another area, with the corresponding demographic problem. This is known as forced migration resulting from climate change."*

<https://www.activesustainability.com/climate-change/sea-level-rise-causes-and-consequences/>

## **Coastal Flooding:**

Scientific studies have predicted extreme high tides and winter storms magnified by sea level rise will result in more frequent and widespread coastal flooding. Sea level in the San Diego region is expected to rise nearly three times faster between now and 2050 than it did in the prior half century. In some parts of our region, we could see what is currently defined as a 1-in-100-year extreme coastal flood occur on an annual basis by 2050. We will face greater likelihood of costly damage to coastal homes and businesses, as well as the port and airport, naval bases, highways and railroad tracks.

*“The largest sea levels and impacts will probably occur when large winter storms coincide with high astronomical tides, especially during El Niño conditions. Low-lying areas such as Imperial Beach, Coronado, downtown San Diego, La Jolla Shores, Del Mar and the Oceanside Harbor appear to be particularly vulnerable. Enhancing coastal resilience will require sustained monitoring and scientific investigation along with strong coordination that includes our local jurisdictions and public agencies.”*

Source: Dan Cayan, PhD Research Meteorologist, Scripps Institution of Oceanography, UC San Diego, and Oceanographer, Water Resources Division, U.S. Geological Survey

- \* Multiple agencies and jurisdictions have already developed plans to address the impacts of sea level rise.
- \* Sea level rise is a critical concern for all coastal zones such as Coronado.
- \* Coronado’s housing and transportation options will be restricted due to zoning capacity, geographic limitations, and regulatory impediments (such as coastal zone restrictions) which determine what land is suitable for urban development.

**The RHNA Methodology must be modified so that Sea level rise is considered as a significant factor in the development of a RHNA methodology.**

Sincerely,

Stephanie S. Kaupp  
1133 1st Street  
Unit #418  
Coronado, CA 02118  
[skaupp1@san.rr.com](mailto:skaupp1@san.rr.com)

*Lesa Heebner*  
*Former Mayor and Councilmember, City of Solana Beach*  
*10 Year SANDAG Board Member \* Chair of the Regional Planning Committee*  
[Lesaheebner1@me.com](mailto:Lesaheebner1@me.com)

Dear SANDAG Board members,

After having sat in the same Board room as you for 10 years balancing the priorities of my own City with those of our Region and working within the rules handed down to us by the State, I know how difficult your job is. And as Chair of the Regional Planning Committee, I know how equally important to our quality of life are the issues of housing, transportation, environment, equity and community character. That said, this cycle's RHNA allocation is unreasonable and unrealistic and will not result in an improved region. It's time to go back to the drawing board and customize the allocations. We all complain that the State imposes on us simplistic one-size-fits-all mandates, and here the SANDAG Board is doing the same. Each City deserves to have their unique circumstances considered as much as possible as we address our housing needs within the confines of HCD's new rules. By looking at only two data points—rail stops and jobs—other important factors such as population, land area, capacity and other factors that could have better informed the process were overlooked. Thus, the current allocation is unacceptable to Solana Beach and from what I am hearing, to many other jurisdictions as well.

I don't think any current Board member was present for the last RHNA cycle. In fact, it was rather easy. SANDAG Staff asked each City to provide what their housing capacity was per their General Plan. Sure there was some bellyaching about the entire concept, but if one's own General Plan showed capacity for those units, that was that.

This cycle comes with a new set of input from HCD that in a nutshell encourages infill development at all income levels to be equally and equitably allocated throughout the region, matching housing with jobs. The guidelines in Code Section 65584 state nothing about what I call "the realities on the ground" and the RHNA Sub Committee did not take it into consideration either. Apparently HCD believes each City has unlimited capacity and can merely re-zone to accommodate these new numbers.

However, this is absolutely not the case.

If the purpose of allocating these housing units is to get more housing built, realities on the ground must be considered for each jurisdiction in our Region so housing really can be built.

By way of example, there is no possible way the ~875 units allocated to Solana Beach will be built by 2030. My guess is many of you reading this are unhappy with your allocation because your unique circumstances were not considered in the current formula. Here are some "realities on the ground" in Solana Beach that were not considered in the current formula. Feel free to add yours to this list.

1. Approximately 41% of our City is multi-family. We are already the most dense North Coastal City in the region. It would be impossible to buy out each of the condo owners, tear down those developments and re-develop them at a higher density.
2. Approximately 65% of our City is in Homeowners' Associations which set their rules by legal contract with the homeowners. No increased density will be seen in these multi-family and single family neighborhoods.

3. Our 3.4 square mile city has only 3.12 acres of vacant land suitable for infill development spread over 5 separate parcels.
  - a. While HCD prefers to see 50% of new housing on vacant land, this pencils out to projects of approximately 140 units per acre. As a small city entirely in the Coastal Zone, we all know this will not and should not happen. A development such as that on the coast was the impetus for the Coastal Act.
  - b. These 5 parcels each average less than 1 acre. All commercial development must be parked, even if the Coastal Commission “allowed” for no residential parking. The parking, necessarily underground, could not be physically or economically built as the drive lanes to access adequate parking spaces would take up so much space as to make the cost of the garages prohibitive.
4. Because we have a train station, we were allocated 500+ housing units. To those with the type of jobs we have in Solana Beach, the presence of a train station would not be an impetus to move here. Wouldn't it be smarter to put the homes near Employment Centers—not just “where there are jobs”—but near Employment Centers such as major corporations, Universities, Hospitals and other entities to which large numbers of people must commute?
5. Somehow, Staff says we have 9,151 jobs in Solana Beach. First, I challenge this number. Second, we are a bedroom community and beach tourist location. We do not have an Employment Center, Hospital, College or large corporations. Our two Big Box stores, Vons and Staples, at most employ 150 people. Yes we have some jobs, but they are sole proprietor, small office professionals like attorneys and doctors. Also, restaurant workers, boutique employees and hair stylists, most of whom do not work 9am—5pm hours, so transit service is even more limited to them. The presence of a train station is not a draw to those with these jobs to move here.
6. We all know the Coaster only runs north and south and does not provide the frequency required to give up one's car. Nor will it for decades, even with the new investments NCTD is suggesting today. A Solana Beach resident who takes the Coaster to work needs to head east to the grocery store, take elderly parents to the doctors, their kids to gymnastics, tutoring and other endless activities that discourage ridesharing, biking or walking as options. The fact is, Solana Beach residents won't be able to give up their cars just because we have a train station here. Locating extra homes here with the idea that greenhouse gas emissions would be lowered is not realistic.
7. The Train station property, owned by NCTD, has proven to be very difficult to develop due to four factors: Transit parking spaces for Coaster and Amtrak customers entail \$20-\$30 million in public funding which is currently not available; second, this underground transit parking must come first before any development is built at grade; third, the parcel is long and very narrow, presenting drive lane problems for underground parking; and finally, as we learned from Cedros Crossing, the more you build above ground, the larger the financial gap becomes due to the expense of underground spaces. It is one block from the beach so all uses must be parked.
8. Since our Redevelopment Agency was unraveled, we do not have funds in our budget to subsidize affordable development. Due to our coastal location, the high cost of property here causes “balance sheet” problems when developers look to build in Solana Beach. While we've had success with one of our City-owned properties, it is a financial dilemma as to how we can attract more affordable housing builders. That project, by the way, entailed us giving the land and a \$200,000 subsidy per unit to the developer. These funds were only available due to a fund balance from a longstanding legal settlement. We no longer have that kind of money.

9. We have an Inclusionary Policy of 15% for projects over 6 units. Our current allocation for both very low and low units is 475. At 15%, we'd have to permit 3,167 market rate units, for a resulting total of 3,642 units. Right now our entire City (already quite dense) is composed of 6,497 housing units. You tell me if this is a reasonable expectation.

Given the above realities, where are we to build 260 more units per each of our 3.4 acres, for a total of 875 more housing units over the next 10 years?

Something as impactful as our Regional Housing Needs Assessment deserves the extra time required to formulate a more realistic and tailored result for each of our Cities such as what was done to create our 7 Smart Growth Place Types. While I wholeheartedly agree we should all do our share to help ensure that more affordable housing is built in every City, in this case the quest to be "fair" has resulted in a supremely unfair and unrealistic result. Broaden the formula to include real life, on-the-ground realities in each of our unique Cities as suggested above.

Thank you for your consideration,  
Lesa Heebner

September 4, 2019

Honorable Steve Vaus, Chair  
Honorable Catherine Blakespear, Vice Chair  
San Diego Association of Governments  
Board of Directors  
401 B Street, Suite 800  
San Diego, CA 92101

**Re: 6<sup>th</sup> Cycle Regional Housing Needs Assessment Methodology**

Honorable SANDAG Board of Directors:

On behalf of the San Diego Housing Federation, I am writing to submit comments on the draft methodology for the 6<sup>th</sup> cycle RHNA distribution plan. Founded in 1990, the San Diego Housing Federation serves as the collective voice of those who support, build, and finance affordable homes in the San Diego region.

We applaud the work of the Regional Housing Needs Assessment Subcommittee and SANDAG staff in developing a plan that works to address housing need throughout San Diego County while promoting equity, fair housing, and greenhouse gas reduction. After reviewing the data provided in the draft methodology and in the supplemental information, we are supportive of the draft methodology with the adjustment to equally balance jobs and transit. This approach recognizes that homes in proximity to transit and places of employment are important to reducing vehicle miles traveled. The data also shows that this calculation encourages cities to consider the needs of their local workforce when planning for housing.

In addition to our support for the draft methodology, we respectfully submit the following comments for consideration.

**Emphasize jobs-housing *fit*, not just jobs-housing *balance*.**

Properly aligning not only jobs and housing, but job wages and housing affordability can better support the opportunity for workers to live near their places of employment. Jobs-housing fit analyzes the imbalance between a city's total number of low-wage workers and the quantity of homes affordable to them.<sup>i</sup> In doing so, jobs-housing fit promotes the goals of equity and greenhouse gas reduction by including low-wage workers as a part of the communities where they work and providing an opportunity to live near their place of employment. The draft methodology makes a brief mention of this approach, noting "the analysis showed that the number of low-wage jobs far exceeds the number of existing housing units affordable to low-wage workers in each jurisdiction."<sup>ii</sup> While unsurprising, this data should be made available to the SANDAG Board of Directors and the public for consideration in the methodology for RHNA distribution. Identifying where low-wage jobs are located could be an added factor in the equity adjustment that could support the goals for equity and fair housing in the distribution plan.

**All jobs supporting the regional economy should be considered in the calculation, including part-time, seasonal, and military jobs.**

The part-time and seasonal workforce is as much a part of the local economy as their full-time and year-round counterparts. It is not unheard of for a person to work multiple part-time jobs in order to cover

their cost of living and accommodating the housing needs of seasonal employees has an impact on the overall regional housing supply that shouldn't be overlooked. In addition, the San Diego region is known for its military presence and it is a crucial component of our local economy. According to recent analysis performed by the U.S. Department of Housing and Urban Development, the vacancy rate for military housing is less than 1 percent and there are no known plans to include adding on- or off-base military housing despite an anticipated increase in military personnel of 2 percent a year during the next three years.<sup>iii</sup> As a result, military personnel and their families are very much a part of the workforce in San Diego in need of the housing planned for in the RHNA.

**Cities should prioritize their share of SB 2 funds for construction of new affordable homes and identify other ways to promote the development of affordable homes.**

The challenge of available resources to finance and build affordable housing is shared across jurisdictions throughout the region. This should not be considered as a factor in the RHNA distribution methodology. We encourage jurisdictions to be proactive in adopting policies and plans that promote the creation and preservation of affordable housing. In addition to new funding opportunities that will be made available from the passage of Proposition 1, the Veterans and Affordable Housing Act, and Proposition 2, No Place Like Home, beginning this year cities are also eligible to receive funding from the Permanent Local Housing Allocation, more commonly known as SB 2 funds. These funds will be a permanent source of funding and should be prioritized for the development of affordable homes as a long-term affordable housing and homelessness solution.

Ultimately, the housing crisis is a regional one and every jurisdiction has a role to play in working toward the solution. We urge this body to adopt a RHNA distribution plan that reflects a regional collaborative approach that works toward building the housing that is needed to keep pace with growth and demand.

We thank you for consideration of these comments and look forward to working with you on increasing the supply of affordable homes in the San Diego region.

Sincerely,



Stephen Russell  
Executive Director

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<sup>i</sup> <http://nonprofithousing.org/wp-content/uploads/JH-Fit-Fact-Sheet-FINAL-9.15.pdf>

<sup>ii</sup> [https://www.sandag.org/uploads/projectid/projectid\\_189\\_26289.pdf](https://www.sandag.org/uploads/projectid/projectid_189_26289.pdf), page 14.

<sup>iii</sup> <https://www.huduser.gov/portal/publications/pdf/SanDiegoCA-CHMA-18.pdf>, page 14.

September 4, 2019

## Misleading Map & Information about Coronado

Dear Sandag members,

All of your hard work and dedication to the County of San Diego is greatly appreciated. It's a difficult job balancing the many needs of this wonderfully diverse region.

Many of us in the city of Coronado are concerned that some of the data provided to you is not complete, some is not accurate, and decisions based on such data are neither in the best interests of San Diego nor Coronado.

The following refers to the Sandag RHNA 6<sup>th</sup> Cycle Draft of July 26, 2019

**1. a.** The RHNA draft item #5 on page 12, paragraph 2, states:

“...through plans, policies, and practices – may have systematically denied equal opportunity to low socioeconomic and minority populations.”

“...foster and maintain compliance with civil rights and fair housing laws.”

The wording of this section implies that Coronado has conducted its business in an illegal and/or unethical manner with its “plans, policies, and practices.” This is **false**. This city has worked diligently do what's in its power to properly manage Coronado.

Additionally, the city has raised funds, purchased property, and converted its use to low-income city-owned rentals to help our community. Further, the city has kept those units in excellent condition.

This kind of effort is not reflected in building permits; and well-meaning people outside of our community may not know about details of the Coronado community.

**1.b.** The map to which RHNA item #5 refers is on page 13 of the same RHNA draft.

The map is **misleading** because it makes the boundaries of Coronado appear to include a large portion of the San Diego Bay, thereby creating the **false illusion** that the city is vastly **larger** than it is. Also, the map labels all areas within the boundary lines as “Moderate Resource,” “High Resource,” and “Highest Resource” (as explained in the draft “to combat and fix the inequities suffered by low wage earners”). This is **false**.

Labeled by the draft as a “**High Resource** is the area known as “The Strand,” which is a **narrow strip of land** that connects the landmass of the city of Coronado to the adjacent city of Imperial Beach, and runs north & south between the Pacific Ocean and the San Diego Bay. It is absurd to show this narrow strip of land as any kind of “High Resource.” Most of the land is **uninhabitable**, or belongs to the **Port**, or belongs to the **Federal** military. The small amount of buildable land controlled by Coronado is already densely built on reclaimed land with problematic canals; and is a flood prone area.

Labeled by the draft as the “**HIGHEST Resource**” is the area commonly known

as “The Village.” The study does not take into account units that the citizens of Coronado **have already** made available to those with limited means (see 1.a.).

The usable land that is within the control of the city is **already more densely** developed than most other communities. It is unfair to demand that Coronado be more greatly burdened than other cities that have not reached the same density as we have already achieved. Please add more density to those cities before demanding more in Coronado.

Labeled by the draft as a “**Moderate Resource**” is the **Federal** land of the North Island Naval Air Station. It is **not a resource at all** because it is outside the control of Coronado, San Diego, and the state authorities. An entity with more power than Sandag and Coronado would have to deal with the Federal military to try to create more housing opportunities within its bases. And, it is unfair to expect Coronado to bear the burden of housing more of these Federal employees than it already does. Currently, many of the military (both active and retired) own homes or rent units in our community. Plus many live aboard ships and in existing military housing. And, the military benefit a much greater community than just Coronado; all of San Diego needs to share the housing needs of our local military personnel and their families

**1.c.** Landmass of Coronado:

Referring to the RHNA attachment called “Frequently Asked Questions” item #9 that gives a response to the issue of flooding contains a chart wherein Sandag states that Coronado contains 9,021 total acres of which 5,132 are land acres (there’s no explanation of what constitutes each of these categories).

**Neither figures are accurate.**

Coronado, including the Federal lands and the Port lands is only 7.7 square miles total, which equals 4,928 total acres. And **ONLY 2.2 square miles** of the total is for the city of Coronado, which equals merely **1,408 acres**, thousands of acres LESS than in the study.

The concern of Coronado citizens is that Sandag is using data that is incorrect and greatly harms this city.

**2.a.** The RHNA Table 2 on page 5 “Proximity to **Jobs Data**” states that there are **27,594 jobs** in Coronado. Since the population of Coronado (including men, women, and children) is only about **21,390** (latest US Census Bureau), which is thousands less than the jobs that the draft states are in this city. The **data is incorrect.**

**Sandag’s own May 2019 report “Coronado Employment Center”** study has determined that Coronado has thousands fewer jobs than is stated in the RHNA; it shows **5,449** employees, a **huge discrepancy.**

**3.** Missing from the draft, but important to the real life circumstances of the region’s citizenry. The RHNA draft assumes only one person in a family unit (by “family unit” it is meant that there are 2 or more persons in the household) who commutes to a job, which is a grave error.

- There's no consideration of the many families in the San Diego region that are **2 (two) income family** units. Generally, the family members **commute to their work in different directions**. It defeats the goal of the state to have incomplete data about this real situation that impacts the congestion on our freeways (and other thoroughfares). As this draft tries to accomplish the goal of living close to work for one member of the family unit, it does not recognize that the 2nd member of the family unit does not work near this new residential location and must drive to a separate work place that is out of the area; and most likely, requires a longer distance.
- Nor does the methodology consider family units wherein **teens drive** to their schools and jobs; nor does it consider family units that include **adult children** living with parents, or **other family** members living in the same unit who drive to work.
- There's no consideration of **divorced & child sharing family** units who prefer places to live that are not near just one person's work, but rather suit an arrangement that is suitable to their needs.

**4.** The draft **assumes people will utilize MTS** just because people have housing or jobs close to rail stations or bus stops.

People who are in that situation **NOW choose NOT to use MTS**. Therefore, the **MTS system needs to be improved**. It's a big component of San Diego being able to reach the goals of cleaner air, and work-life balance. Suggestions from workers who commute include (but are not limited to):

- a. MTS scheduled times do not coordinate with worker schedules
- b. At one end or the other of the "line" the person does not feel safe after dark (and some stops never feel safe such as the downtown transfer area)
- c. MTS waiting areas do not have ample, safe, and free parking (for those who would drive to a stop, then use MTS). Most stops do not have parking. If a person is driving anyway might as well just go to work. Buses get stuck in traffic, too
- d. The waiting benches at stops are dirty; and the homeless use them as napping/sleeping areas. Additionally, few have any real protection from hot sun, or wind, or rain
- e. It takes much longer to get to work/home. Time is too valuable to waste.
- f. MTS is expensive
- g. It's an unrealistic source of travel for those who need to drop-off or pick up kids, or take their kids to special events, meetings, or appointments
- h. It's an unrealistic source for those who need to run errands on the way home (eg get groceries, cleaning, etc). It's terrible for those who must use laundry facilities and need to haul baskets of clothing & linens.
- i. It's too difficult to haul even groceries.
- j. It's too difficult to bring a bike or scooter on the MTS.
- k. It's too difficult for the handicapped.
- l. If a worker misses a bus, s/he could loose the job; and the next bus won't be soon. But if a worker is running late and drives, s/he won't be as late.

- m. If the public transportation is late for any reason, the situation for the rider is horribly affected. No boss likes excuses; so a worker who cares about his/her job feels forced not only to have to plan for the slow commute time, but also must leave even earlier to catch an earlier bus/trolley to ensure that if there's a problem with MTS his/her job is not in jeopardy.

**5.** The goal of the state and all of us is cleaner air. All agree heavy traffic is an issue. To "encourage" greater use of public transportation, the following are more suggestions from worker-commuters that would make using MTS more desirable especially along the most heavily congested travel corridors

- a. Cheaper fares, or free fares would be enticing to commuters; the great deal would make it worthwhile to endure a much slower commute time.
- b. Coordinate with the military bases for on-base transportation (inside the base shuttle service provided by the military or possibly MTS) that is in harmony with the MTS schedules. For example: It's a long walk/jog to get from the MTS drop station outside the base to the military work location inside the base, and vice versa.
- c. More direct MTS service from housing centers to work centers (such as military housing to the bases). When a person is stuck on an MTS making multiple stops it is not time efficient for any busy worker, therefore not used.
- d. Dedicated lanes for MTS so that the worker arrives sooner than someone stuck in traffic. Right now, the MTS is much too slow, not only because of frequent stops, but also because the bus will be stuck in the same traffic as everyone on the congested road.
- e. Well lit parking areas that are free, have ample parking stalls, and are near stops for MTS direct service routes (that go to major work centers such as the military).
- f. Work with the police to make it safer to be at the stops/stations, and walk to the destination (either work or home)
- g. Bring back **the bridge tolls!** By activating it again it could help pay for free or cheap rides on the MTS buses that traverse the bridge. Not paying the tolls would be a big incentive to not drive.

**6.** MTS, jobs and housing:

The citizens of Coronado share the desire for better public transportation. Many people who live in Coronado also leave the location of their residence to work elsewhere in the county and would like better public transportation from here, as well as, to here.

Sandag funds numerous projects and studies to help improve not only transportation in San Diego County, but also, the quality of life for its citizens.

We are hopeful that Sandag will use the suggestions in this letter to help create **better studies** to formally assess **why MTS rider participation is so low**; and **what can be done to entice** more people to utilize it; as well as, helping to create housing centers that coordinate with rapid commutes to work centers.

**7.** The draft **assumes** that people **want to live near** their places of work. That's a big assumption. Likely some would, and just as likely many would not. To date, there's a dearth of research on this; but understanding the real-life living patterns of the populace is needed.

**8.** Safety concerns have been mentioned in other letters to you; I agree with those concerns and add:

- a. Coronado has **earthquake fault** lines running through it. There's concern for the housing units that are already built; so building hundreds more is foolish.
- b. **Sea level** rise is a deep concern; again, adding hundreds of more units is not a good idea.

**9.** As a **national treasure**, Coronado is a **unique tourist destination** that is known to be **beneficial to all of San Diego**:

No allowance has been made for the importance of this city's ability to attract visitors from not only neighboring communities for day-trips and "stay-cations," but also, attracting numerous foreign tourists from around the world, including royalty, celebrities, leaders, and presidents.

It's **critical that intelligent decisions are made before ruining a special San Diego asset.**

It's not just beaches and the Hotel Del that captivate visitors, but the **unusually charming** and lovely street-scapes, the over-all cleanliness, the abundant groomed trees, the charming "pocket parks," the **quaint** residences, the **historical** homes, and both the public and personal beautiful **gardens** that entice visitors to walk and bike the entire neighborhood during any season. Coronado is blessed that the majority of its citizens show tremendous pride of ownership, caring for not only their own properties, but also, contributing to the **beautiful** public spaces. In addition, it is the low buildings and low density of Coronado that contributes to its nickname, "**Mayberry by the sea.**"

Overcrowding Coronado will forever change the character and charm of the city, thereby **robbing San Diego of one its finest world-class assets** by making it just another over-developed crowded beach town like so many others. Coronado is **rare.**

**Most of the jobs** that exist in Coronado (jobs in hotels, inns, restaurants, bike & sports rentals, numerous small shops, picnic concession fast food, surf / swim training sites, musician "gigs," beach & park care, canal boat tours, walking tours of homes/historical sites/museum/special flora& fauna, etc) serve the **low-pollution tourism** industry that benefits all of San Diego. Additionally, the tourists attracted to Coronado **visit the other San Diego sites**, restaurants, and shops creating **more job opportunities.**

It's critical to **safe guard this rare regional asset.**

Sincerely,  
Rory Hutchison  
Coronado resident, business partner, landlord

Jennifer Mendoza  
Lemon Grove City Council  
3232 Main Street  
Lemon Grove, CA 91945

September 5, 2019

Chair Steve Vaus  
San Diego Assn. of Governments  
401 B Street, Suite 800  
San Diego, CA 92101

RE: RHNA Cycle 6 Methodology

Dear Chair Vaus and SANDAG Board;

At first glance, I was astounded that Lemon Grove received a 350% increase from the last RHNA cycle. Once I calmed down, I studied the objectives of the Code and the methodology and compared the housing units allocated for other jurisdictions in our area. It is my conclusion that the methodology does not achieve the 5th objective of affirmatively furthering fair housing. In fact, in the case of Lemon Grove and other cities, this methodology will result in the opposite and further segregate our already diverse, low-income communities. I don't think that this methodology was created to purposely further segregate these communities. I think it was an unintended outcome. However, it's a serious outcome that needs to be addressed and corrected.

I believe that some of the flaws in the methodology can be corrected. The methodology supposes that living near transit will encourage people to use transit to commute to work. However, living near where one works is equally important, if not more so. It makes no sense to ascribe more importance to one objective over the other. Providing more affordable housing near employment centers would be even more effective in reducing GHG than providing affordable housing near transit. To be promote the objective of reducing greenhouse gas emissions, the methodology should attribute 50% to each – living near transit and living near employment centers.

The other area where this methodology falls short is in the Equity Adjustment. All this did was move a 10% of very low, low and moderate-income units allocated in a jurisdiction to above moderate-income units. In the case of Lemon Grove, this was about 135 units. Is this really an equity adjustment? A true equity adjustment would apply a higher percentage or apply the adjustment to the overall allocation of units.

Finally, this methodology does not address the 5<sup>th</sup> objective of the code at all. In fact, it completely ignores it. All it does is imply that the Equity Adjustment, used to fulfill objective four, which addresses distributing housing units across income categories, fulfills the same

objective. However, It does not address “patterns of segregation” or take “meaningful actions that ... address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patters, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintain compliance with civil rights and fair housing laws.” In other words, there was very little effort to identify the most diverse communities in our region and then to take steps to adjust the methodology to affirmatively further fair housing distribution. In order to meet this 5<sup>th</sup> objective, we must identify our most diverse communities and apply a diversity adjustment on top of the equity adjustment.

If this methodology is adopted for the region, larger cities with districts, such as San Diego, Chula Vista, Escondido, Oceanside and El Cajon, need to proceed with caution. It’s very likely that the same methodology will then be applied to your city, with much the same effect. Large-scale, low-income housing will be concentrated in areas that are already low-income and ethnically diverse.

So, this is the reality. We are just planning for these units right? Redevelopment has gone away and most cities in this area don’t have any money to attract development of low-income housing. The state is going to have to step in and provide incentives and funding for this to occur. And where is this going to happen? North of the 8 where property values are high or south of the 8 where land can be purchased for much less? How on earth is this promoting the fair distribution of housing?

My concern is that if this draft is approved and forwarded to the state department of Housing and Community Development for review, they may very well reject it because it does not even consider the 5<sup>th</sup> objective of the Government Code. The board will then need to adjust the methodology and send it back to HCD. That will set us back even farther when we update our Housing Elements. I suggest that we reconsider this now and forward a methodology to HCD that meets ALL of the state’s objectives. In addition, various cities may sue SANDAG because it failed to meet all five objectives of the code. The city of Lemon Grove has directed its city attorney to look into whether there is any legal redress, should the board adopt what it considers to be a flawed methodology.

Sincerely,

/s/

Jennifer Mendoza  
Lemon Grove City Councilmember  
Alternate to the SANDAG Board

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
- Active military jobs should not be included in the RHNA formula. Active duty military jobs are unique because military personnel are assigned to a base and have no choice where to live and work. Moreover, local governments have no control over military base population, jobs, or housing provisions.
- While the proposed RHNA formula includes all active military jobs at NASNI, it does not account for housing already provided for the vast majority of service men and women who reside on base, aboard ships, or in federally subsidized military housing in San Diego County. Moreover, it is illogical to include thousands of Navy jobs assigned to aircraft carriers whose sailors must live aboard the ship.
- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Judith Andrews 9/4/2019 7:32:41 AM**

## Objection to Proposed 1000+ Units for Coronado

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### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
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- While the proposed RHNA formula includes all active military jobs at NASNI, it does not account for housing already provided for the vast majority of service men and women who reside on base, aboard ships, or in federally subsidized military housing in San Diego County. Moreover, it is illogical to include thousands of Navy jobs assigned to aircraft carriers whose sailors must live aboard the ship.
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**John Porter     9/4/2019 7:12:11 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Ruth Porter 9/4/2019 7:10:40 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Jackie OKeefe 9/4/2019 7:01:15 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Angela Witucki 9/4/2019 6:51:04 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Vanny Guindi 9/4/2019 6:45:51 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Elvira Cain 9/4/2019 6:39:58 AM**

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**Jacqueline Guindi 9/4/2019 6:27:05 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Vicky Guindi 9/4/2019 6:24:40 AM**

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**Emilia Cain     9/4/2019 6:02:06 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Donna Irene 9/4/2019 3:55:50 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Janice p Clements 9/4/2019 2:36:19 AM**

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**Marcia Banks 9/4/2019 2:16:20 AM**

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**Sally wilson 9/3/2019 11:30:25 PM**

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**William Brock 9/3/2019 10:28:38 PM**

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**Bernard Esrock     9/3/2019 10:21:31 PM**

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**N J Kuebler 9/3/2019 10:13:04 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Jefferson Rotherham      9/3/2019 10:12:07 PM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Nancy Mowry 9/3/2019 10:03:55 PM**

## Objection to Proposed 1000+ Units for Coronado

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**Dianna Facey 9/3/2019 9:55:14 PM**

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**Amy Hansen 9/3/2019 9:50:38 PM**

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**Claire Carpenter      9/3/2019 9:43:44 PM**

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**Matthew Finley 9/3/2019 9:11:23 PM**

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**Joyce Finley 9/3/2019 9:02:13 PM**

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**Susan Nelson 9/3/2019 8:59:58 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Laurie Blackington 9/3/2019 8:58:37 PM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Kevin Wilkinson**      **9/3/2019 8:54:24 PM**

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**Kimberly Ernst 9/3/2019 8:52:54 PM**

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**David McCarthy    9/3/2019 8:31:06 PM**

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**Diana Groth 9/3/2019 8:30:54 PM**

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**Mary Bruce 9/3/2019 8:13:38 PM**

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**Larry Barnes     9/3/2019 7:56:53 PM**

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**Laury Graves     9/3/2019 7:29:30 PM**

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**Pauline Napieralski 9/3/2019 7:07:35 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Pete Riebe    9/3/2019 7:04:32 PM**

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**Michael Lamb 9/3/2019 7:01:50 PM**

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**Emily Leavitt 9/3/2019 6:52:21 PM**

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**Rachel Leavitt 9/3/2019 6:51:22 PM**

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**Joan bryant 9/3/2019 6:43:41 PM**

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**Michael Finnane 9/3/2019 6:42:03 PM**

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**Lyla Masters 9/3/2019 6:32:28 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Connie Swartz 9/3/2019 6:22:59 PM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Marita Malskis 9/3/2019 5:25:58 PM**

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**H BUNKOWSKE 9/3/2019 5:22:16 PM**

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**Charkotte Gold 9/3/2019 5:20:21 PM**

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**Dolores Reed 9/3/2019 5:19:34 PM**

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**Virginia Osgood**     **9/3/2019 5:07:27 PM**

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**Frank Schuller 9/3/2019 5:04:37 PM**

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**Barry Bruins     9/3/2019 5:03:25 PM**

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**Tammy Carney 9/3/2019 4:53:21 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**Herb Zoehrer 9/3/2019 4:46:56 PM**

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**JOHN NOLAN     9/3/2019 4:42:32 PM**

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**Deborah Bell     9/3/2019 4:32:32 PM**

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**Steve Farguson     9/3/2019 4:32:06 PM**

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**Janis Bloomquist     9/3/2019 4:08:44 PM**

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**Leslie Pittelkow**     **9/3/2019 4:06:00 PM**

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**Jerome Usalis     9/3/2019 4:03:06 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Donna Sorensen      9/3/2019 3:58:25 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**Al Sorensen 9/3/2019 3:57:44 PM**

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**EDWARD LOHLEIN      9/3/2019 3:53:52 PM**

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**William Beers      9/3/2019 3:53:13 PM**

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**Geoffrey Edmunds      9/3/2019 3:42:41 PM**

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**J. H. 9/3/2019 3:42:40 PM**

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**Brooke Ballard 9/3/2019 3:41:46 PM**

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**Gregory Lembo 9/3/2019 3:40:52 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Susan Hardy 9/3/2019 3:31:59 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Danette Miller 9/3/2019 3:21:51 PM**

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**Kyle Baumann     9/3/2019 3:20:34 PM**

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**Douglas Thacker      9/3/2019 3:16:05 PM**

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**SHERYL THACKER     9/3/2019 3:15:04 PM**

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**Dallas Wilfong III    9/3/2019 3:05:51 PM**

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**Tom Herman     9/3/2019 3:02:22 PM**

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**Lisa Thompson     9/3/2019 2:59:51 PM**

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**Barbara Donahue 9/3/2019 2:59:32 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
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**Anne Kebisek Dudek      9/3/2019 2:58:57 PM**

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**Joan Brock     9/3/2019 2:52:55 PM**

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**Robert Joa     9/3/2019 2:51:43 PM**

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**Lara Joa 9/3/2019 2:50:27 PM**

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**Gerald Toci 9/3/2019 2:45:32 PM**

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**Stephanie Bozick     9/3/2019 2:42:04 PM**

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**Robert Eddy     9/3/2019 2:38:19 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Thomas Little     9/3/2019 2:34:04 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**Lydia Grypma 9/3/2019 2:30:35 PM**

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**Janet Thoms 9/3/2019 2:28:55 PM**

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**bob blongiewicz 9/3/2019 2:27:15 PM**

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**Carlos Rojo 9/3/2019 2:26:31 PM**

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**Edith Salas 9/3/2019 2:25:53 PM**

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**Karen Wamhoff 9/3/2019 2:11:35 PM**

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**Cindy Mendoza 9/3/2019 2:07:34 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Madison Mariotti 9/3/2019 2:06:43 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Kathryn Spittler**     **9/3/2019 2:06:18 PM**

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**Brian Mariotti 9/3/2019 2:01:23 PM**

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**Shannon Mariotti 9/3/2019 2:00:25 PM**

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**Susan Croll     9/3/2019 1:55:45 PM**

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**John Croll      9/3/2019 1:54:44 PM**

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**Rich Brock 9/3/2019 1:50:47 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Susan Ward 9/3/2019 1:46:58 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Linda Austin     9/3/2019 1:36:59 PM**

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**Kathy Keller      9/3/2019 1:34:19 PM**

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**Linda Gerbel 9/3/2019 1:27:25 PM**

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**Valerie Gibbons 9/3/2019 1:23:15 PM**

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**David Castanedo 9/3/2019 1:22:16 PM**

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**Curtis Worley 9/3/2019 1:20:49 PM**

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**lori meislin 9/3/2019 1:19:26 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Dan Pesicka 9/3/2019 1:10:30 PM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Tortosa Michael      9/3/2019 1:08:16 PM**

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**Kirsten Hadzicki     9/3/2019 1:03:51 PM**

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**Brenda Ayoub 9/3/2019 1:02:38 PM**

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**Victoria Mccue 9/3/2019 12:55:30 PM**

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**Tina Pivonka 9/3/2019 12:55:24 PM**

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**Russ Kindorf 9/3/2019 12:53:10 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Todd Mondzelewski 9/3/2019 12:52:36 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Kelly Kindorf 9/3/2019 12:52:26 PM**

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**Meeta Jost     9/3/2019 12:50:55 PM**

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**Katy Green 9/3/2019 12:47:56 PM**

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**Glen Crawford 9/3/2019 12:45:22 PM**

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**Georgia Ellis 9/3/2019 12:45:21 PM**

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**Lance Mann      9/3/2019 12:38:35 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Jeff Northern 9/3/2019 12:38:10 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Claire Helmers 9/3/2019 12:24:05 PM**

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**Holly Jankiewicz 9/3/2019 12:19:41 PM**

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**Carolyn Crane 9/3/2019 12:15:21 PM**

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**Peter Jensen    9/3/2019 12:14:34 PM**

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**DANIEL PERWICH     9/3/2019 12:08:25 PM**

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**Dan Rhodes 9/3/2019 12:07:35 PM**

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**Ken Winslow     9/3/2019 12:07:26 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Roger Odiorne 9/3/2019 12:06:33 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Betty Dexter 9/3/2019 12:05:00 PM**

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**Courtney Liddy     9/3/2019 12:04:22 PM**

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**Linda Stojack     9/3/2019 12:04:19 PM**

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**Jill James 9/3/2019 12:03:15 PM**

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**Pamela Seggerman      9/3/2019 12:01:44 PM**

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**Maury Mootz     9/3/2019 11:51:13 AM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Stephanie Kaupp    9/3/2019 11:49:07 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Judith Massey    9/3/2019 11:43:52 AM**

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**Victoria Sheridan      9/3/2019 11:35:14 AM**

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**Lance Massey    9/3/2019 11:29:45 AM**

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**James Ruzevick 9/3/2019 11:28:00 AM**

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**Judith LaFleur 9/3/2019 11:27:43 AM**

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**Jack Beal 9/3/2019 11:22:18 AM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**t warrick 9/3/2019 11:15:14 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**Jil Feldhausen 9/3/2019 11:14:27 AM**

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**PATRICIA LOFTIS      9/3/2019 11:10:23 AM**

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**James Rodolph     9/3/2019 11:09:29 AM**

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**Jackie Jones      9/3/2019 11:09:25 AM**

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**Nancy Rodolph 9/3/2019 11:07:43 AM**

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**Ryan Sund 9/3/2019 11:01:46 AM**

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**Carol and Jim Beatty      9/3/2019 11:01:42 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Marilyn Oldendorph 9/3/2019 11:00:43 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Rhonda Sund 9/3/2019 10:59:23 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Mike Parkinson 9/3/2019 10:56:16 AM**

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**Peter Kuhns     9/3/2019 10:55:52 AM**

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**Gae Coulston 9/3/2019 10:52:52 AM**

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**Tim Delaney 9/3/2019 10:51:10 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Kirk Henry 9/3/2019 10:49:53 AM**

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**Barbara Henry 9/3/2019 10:49:14 AM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Wayne Oldendorph 9/3/2019 10:48:19 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**susan larson 9/3/2019 10:47:17 AM**

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**Mary Griffin 9/3/2019 10:45:21 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**betty reynolds 9/3/2019 10:43:27 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Hector Aramburo 9/3/2019 10:42:05 AM**

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**scott seggerman 9/3/2019 10:41:46 AM**

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**Donna Perkins 9/3/2019 10:39:44 AM**

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**James DeBello 9/3/2019 10:38:26 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Tracey DeBello 9/3/2019 10:30:58 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Tani Cohen     9/3/2019 10:25:49 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Clare Conley 9/3/2019 10:25:46 AM**

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**duane laron     9/3/2019 10:23:00 AM**

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**krista schagunn 9/3/2019 10:22:20 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Dianne Lookabaugh 9/3/2019 10:20:01 AM**

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**Ed Evans     9/3/2019 10:19:08 AM**

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**Molly Ivey 9/3/2019 10:16:36 AM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Colebrooke Jordan    9/3/2019 10:15:44 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Linda Scott    9/3/2019 10:12:49 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**William Green     9/3/2019 10:09:24 AM**

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**Julie Knuth 9/3/2019 10:07:27 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Randall Knuth      9/3/2019 10:06:45 AM**

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**LUANN KENNER 9/3/2019 10:06:17 AM**

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**Michael Lutz    9/3/2019 10:06:15 AM**

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**Don Christenson 9/3/2019 9:59:33 AM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Peggy Eddy 9/3/2019 9:56:59 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Caroline Frederick      9/3/2019 9:51:34 AM**

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**Andrea Katsenes     9/3/2019 9:49:33 AM**

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**Cynthia Porter 9/3/2019 9:46:36 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Jeff Millstein    9/3/2019 9:46:09 AM**

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**Stacey Millstein 9/3/2019 9:45:27 AM**

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**Margaret Richardson      9/3/2019 9:44:51 AM**

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**Anne KAINÉ 9/3/2019 9:43:13 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**LEONARD KAINE     9/3/2019 9:41:20 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Jean Dekker 9/3/2019 9:38:35 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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**Courtney Liddy 9/3/2019 9:36:20 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Christian Rice**    **9/3/2019 9:35:11 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Diana Voss     9/3/2019 9:32:54 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Betsy Gill 9/3/2019 9:30:38 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Janis Baldwin 9/3/2019 9:29:42 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Richard Baldwin      9/3/2019 9:27:58 AM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Ruth Milione 9/3/2019 9:26:51 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Alix Hauser 9/3/2019 9:24:29 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Bernice Hunt     9/3/2019 9:17:41 AM**

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**Mike & Martha Maruca      9/3/2019 9:16:31 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Sandy Delrose 9/3/2019 9:16:21 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Larry Delrose 9/3/2019 9:13:45 AM**

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**Gordon Hoefler 9/3/2019 9:11:52 AM**

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**Jo Anne Hoefler 9/3/2019 9:11:17 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Phillip E. Abel     9/3/2019 9:10:56 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Jay Abrams     9/3/2019 9:09:13 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Helen Battleson 9/3/2019 9:02:01 AM**

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**Cynthia O'Brien     9/3/2019 9:00:54 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**James Gregory Zoll    9/3/2019 9:00:47 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Marilyn Burchill**     **9/3/2019 9:00:19 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Karen Dwinell 9/3/2019 8:59:45 AM**

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**Gene Pontes 9/3/2019 8:58:34 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Jeff Smith     9/3/2019 8:57:57 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Wendy Smith 9/3/2019 8:57:03 AM**

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**Jon Scurlock    9/3/2019 8:54:55 AM**

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**Nicholas Astrahantseff 9/3/2019 8:53:11 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Bruins Deborah 9/3/2019 8:51:46 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Nancy Kennedy 9/3/2019 8:46:59 AM**

## Objection to Proposed 1000+ Units for Coronado

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**William Barsz 9/3/2019 8:46:04 AM**

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**Charles White     9/3/2019 8:44:27 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Peter Thoms 9/3/2019 8:43:13 AM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Terence Kracht     9/3/2019 8:42:45 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Peter Hamilton     9/3/2019 8:42:37 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Lynn Hamilton 9/3/2019 8:41:49 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Robert Kracht     9/3/2019 8:41:40 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Jesse MacNeill 9/3/2019 8:40:28 AM**

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**Larry Kracht     9/3/2019 8:38:50 AM**

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**Brenda Kracht 9/3/2019 8:37:31 AM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Tim Dowd 9/3/2019 8:37:26 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Rodger Welch     9/3/2019 8:35:48 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Carrie Seigenthaler 9/3/2019 8:35:31 AM**

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**james Besikof    9/3/2019 8:31:57 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Sandra Killmeyer-Kran 9/3/2019 8:31:14 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Cynthia Siebenthal 9/3/2019 8:31:03 AM**

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**Miles Harvey 9/3/2019 8:30:33 AM**

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**Bruce Whelan 9/3/2019 8:29:57 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Kim Kimura 9/3/2019 8:26:17 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Stephen Fisk    9/3/2019 8:19:26 AM**

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**amy youngblood 9/3/2019 8:19:24 AM**

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**Sydney Stanley     9/3/2019 8:16:57 AM**

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**James Scanlon 9/3/2019 8:15:20 AM**

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**Diane Alexander     9/3/2019 8:14:33 AM**

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**Moniqua Christensen 9/3/2019 8:13:08 AM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Jennifer Evans     9/3/2019 8:12:36 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Elizabeth Schulman      9/3/2019 8:11:40 AM**

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**Natalie Munning     9/3/2019 8:10:55 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Shannon Adams     9/3/2019 8:10:24 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Katharine Munning      9/3/2019 8:10:22 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**May Lane Hart 9/3/2019 8:09:17 AM**

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**Dianne Buckner 9/3/2019 8:09:17 AM**

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**Greg Munning     9/3/2019 8:09:14 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Sheryl Munning 9/3/2019 8:08:47 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Elaine Robinson      9/3/2019 8:08:34 AM**

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**Gerald Buckner 9/3/2019 8:07:41 AM**

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**Kathryn Cunningham      9/3/2019 8:07:34 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Michel D'Arlon 9/3/2019 8:06:22 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Marguerita Cargill      9/3/2019 8:06:09 AM**

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**Sue Howe 9/3/2019 8:04:25 AM**

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**Rebecca Posner**     **9/3/2019 8:04:10 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**George Beito 9/3/2019 8:03:40 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Lauren Wilson**     **9/3/2019 8:02:51 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Christine Beito 9/3/2019 8:02:50 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Sally Considine 9/3/2019 8:02:21 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Alex Kresser 9/3/2019 8:01:44 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Sierra Gilfoy 9/3/2019 8:00:59 AM**

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**William Seager     9/3/2019 8:00:44 AM**

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**Elder Steve     9/3/2019 8:00:02 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Kacy MacIntyre 9/3/2019 7:59:55 AM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Judy Delaney 9/3/2019 7:49:14 AM**

## Objection to Proposed 1000+ Units for Coronado

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**William Parry** 9/3/2019 7:35:54 AM

## **Objection to Proposed 1000+ Units for Coronado**

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**Kerri Wilson      9/3/2019 7:18:02 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**george lanman 9/3/2019 7:06:11 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Luzma Gomez 9/3/2019 6:49:30 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Kimberly Umansky 9/3/2019 6:49:23 AM**

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**Bernardo Gomez     9/3/2019 6:48:45 AM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Luzma Gomez      9/3/2019 6:47:32 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Marshall Alldredge    9/3/2019 6:45:39 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Jack Alldredge 9/3/2019 6:45:21 AM**

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**Andrew Alldredge      9/3/2019 6:45:00 AM**

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**Sharon Alldredge     9/3/2019 6:44:35 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Charles Martoglio     9/3/2019 6:44:29 AM**

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**Liam Hulin 9/3/2019 6:39:44 AM**

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**Michele Lewis      9/3/2019 6:05:38 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Lou Fitch 9/3/2019 5:53:05 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Tom Fitch      9/3/2019 5:46:38 AM**

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**Kathy Vienna 9/3/2019 5:22:23 AM**

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**Kevin Vienna     9/3/2019 5:21:39 AM**

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**Stacy Mccarthy 9/3/2019 2:47:46 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Kaye Schneider** 9/3/2019 2:07:56 AM

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**Marie Adyq 9/3/2019 12:26:29 AM**

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**Steven Markakis 9/3/2019 12:20:34 AM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Krystal Tien 9/2/2019 11:19:50 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Robert Howdyshell     9/2/2019 10:44:54 PM**

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**Anna Stanley     9/2/2019 10:36:34 PM**

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**Lorraine Hall    9/2/2019 10:30:11 PM**

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**Sarah Costello 9/2/2019 10:26:37 PM**

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**shaun koshland 9/2/2019 10:16:58 PM**

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**Mary Pendleton 9/2/2019 10:05:08 PM**

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**DeForest Joralmon 9/2/2019 10:03:12 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**marlys simmons 9/2/2019 9:56:49 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Michael Murphy     9/2/2019 9:51:37 PM**

## Objection to Proposed 1000+ Units for Coronado

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**Patrick Norris     9/2/2019 9:45:10 PM**

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**Greg Robillard 9/2/2019 9:41:03 PM**

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**Leslie Koshland**     **9/2/2019 9:19:49 PM**

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**Hollie Digges 9/2/2019 9:18:39 PM**

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**Sandy Shortt 9/2/2019 9:10:01 PM**

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**Thomas Cowan** 9/2/2019 9:07:24 PM

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Leo Kroonen 9/2/2019 8:59:00 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Gina Woods     9/2/2019 8:45:51 PM**

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**Chip Johnson     9/2/2019 8:35:58 PM**

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**Barbara Gaynor 9/2/2019 8:34:51 PM**

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**Karen Johnson    9/2/2019 8:33:16 PM**

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**William Schutt    9/2/2019 8:05:58 PM**

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**David Berry     9/2/2019 7:49:33 PM**

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**Carlton Littell 9/2/2019 7:47:17 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Leslie Berry**     **9/2/2019 7:46:18 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Kevin Rodrigo 9/2/2019 7:44:41 PM**

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**Jeanmarie LUKER      9/2/2019 7:44:37 PM**

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**Aubrey Rodrigo**     **9/2/2019 7:43:42 PM**

## Objection to Proposed 1000+ Units for Coronado

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**Janet Paulovich 9/2/2019 7:22:42 PM**

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**Patricia Faircloth 9/2/2019 7:09:58 PM**

## Objection to Proposed 1000+ Units for Coronado

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**William Keeney 9/2/2019 7:06:50 PM**

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**Brenda Carlson**     **9/2/2019 7:01:54 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Tom Rice 9/2/2019 7:00:25 PM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**ANGELA DANNER     9/2/2019 6:59:19 PM**

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**Daniel Fitzgerald     9/2/2019 6:55:30 PM**

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**Rory Hutchison**     **9/2/2019 6:53:19 PM**

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**Samuel Benedict     9/2/2019 6:40:42 PM**

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**Fern Nelson      9/2/2019 6:40:42 PM**

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**Patty Cowan 9/2/2019 6:17:36 PM**

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**Robbins Kelly 9/2/2019 5:33:02 PM**

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**John Klinker 9/2/2019 5:23:17 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Monica Larson 9/2/2019 5:19:17 PM**

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**Joseph Moore      9/2/2019 5:18:37 PM**

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**Steve Albert    9/2/2019 5:12:44 PM**

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**Kimberly Allan 9/2/2019 5:08:53 PM**

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**Richard Tolles      9/2/2019 5:05:53 PM**

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**Stephen Toth     9/2/2019 5:01:11 PM**

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**Joan Smith     9/2/2019 4:56:44 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Donna Robillard 9/2/2019 4:46:42 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**John Clausen     9/2/2019 4:44:05 PM**

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**Michele Webster      9/2/2019 4:38:44 PM**

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**Katherine Moore     9/2/2019 4:35:56 PM**

## Objection to Proposed 1000+ Units for Coronado

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**Wilfred Abbott    9/2/2019 4:33:56 PM**

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**James Hayes    9/2/2019 4:21:06 PM**

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**Antonia Fishler 9/2/2019 4:14:31 PM**

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**Keith Burger 9/2/2019 3:59:23 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Richard Sadlier 9/2/2019 3:53:11 PM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Patricia Silver**     **9/2/2019 3:49:38 PM**

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**Stephen Crawford      9/2/2019 3:48:29 PM**

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**betty greer 9/2/2019 3:42:27 PM**

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**Ian Bayer 9/2/2019 3:41:20 PM**

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**david greer 9/2/2019 3:40:45 PM**

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**Carlos Buzon 9/2/2019 3:37:23 PM**

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**Mark Frahm 9/2/2019 3:36:13 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Francis Warmbrodt 9/2/2019 3:27:09 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Susan Warmbrodt 9/2/2019 3:25:59 PM**

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**Aurora Vega-Buzon      9/2/2019 3:24:52 PM**

## Objection to Proposed 1000+ Units for Coronado

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**richard kolaasa 9/2/2019 3:23:15 PM**

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**Mervyn Keces 9/2/2019 3:21:55 PM**

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**Robert Michaels      9/2/2019 3:13:49 PM**

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**Evelyn Simon 9/2/2019 3:12:03 PM**

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**Clarissa Sheets**    **9/2/2019 3:08:39 PM**

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**Regina McGoldrick 9/2/2019 3:06:29 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**richard moore 9/2/2019 3:04:39 PM**

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**Camilo Orozco 9/2/2019 3:00:01 PM**

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**Kevin McAuliffe 9/2/2019 2:59:56 PM**

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**Gloria Cady 9/2/2019 2:55:59 PM**

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**Harry Thaete     9/2/2019 2:42:30 PM**

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**Maureen Patterson      9/2/2019 2:40:08 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Michael Campbell      9/2/2019 2:38:29 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Lynne Bird    9/2/2019 2:37:54 PM**

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**Patricia McCommins      9/2/2019 2:31:46 PM**

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**Ken MacLeod 9/2/2019 2:23:29 PM**

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**Karin Graves 9/2/2019 2:12:16 PM**

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**Apua Garbutt 9/2/2019 2:06:24 PM**

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**Sue Steven 9/2/2019 2:04:35 PM**

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**Margaret McCloskey 9/2/2019 2:04:35 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Marilyn Chruszch 9/2/2019 2:01:53 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**Ethel Kallsen    9/2/2019 1:53:05 PM**

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**Timothy O'Brien     9/2/2019 1:37:06 PM**

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**Willis Blasingame 9/2/2019 1:31:46 PM**

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**Emily Garson     9/2/2019 1:25:05 PM**

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**Katherine Auten      9/2/2019 1:23:59 PM**

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**Travis Reneau 9/2/2019 1:19:16 PM**

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**Nicole Peterhans      9/2/2019 1:19:09 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Dennis Buckovetz     9/2/2019 1:17:45 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**France Howard 9/2/2019 1:07:15 PM**

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**Joseph Gera     9/2/2019 1:06:01 PM**

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**martha helmers 9/2/2019 12:53:26 PM**

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**Russell Boelhauf 9/2/2019 12:53:21 PM**

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**Mary Burton 9/2/2019 12:53:00 PM**

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**Kevin Corcoran 9/2/2019 12:48:01 PM**

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**Doni Corcoran 9/2/2019 12:47:26 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Timothy Sullivan     9/2/2019 12:45:19 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Kimball Worcester      9/2/2019 12:42:47 PM**

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**Margarita Rhodes 9/2/2019 12:41:21 PM**

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**Denise Lyon      9/2/2019 12:27:02 PM**

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**Patricia Murray 9/2/2019 12:26:17 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Kevin Murray 9/2/2019 12:10:52 PM**

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**Taylor Campbell      9/2/2019 12:10:22 PM**

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**Jeff Mastro 9/2/2019 12:08:56 PM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Elizabeth Campbell      9/2/2019 12:07:02 PM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Sara Wells 9/2/2019 12:03:09 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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**keely marquez 9/2/2019 12:00:03 PM**

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**david ross    9/2/2019 11:59:49 AM**

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**Daniel and Hollacr Swanson 9/2/2019 11:58:37 AM**

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**Jane Pollock 9/2/2019 11:58:29 AM**

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**Jon Pollock 9/2/2019 11:56:32 AM**

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**Stephen Lock 9/2/2019 11:46:32 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Marie Bean 9/2/2019 11:41:19 AM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Leonard Hunt     9/2/2019 11:39:12 AM**

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**Charles Ware 9/2/2019 11:35:28 AM**

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**Randy Riecken    9/2/2019 11:34:41 AM**

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**John Pippenger 9/2/2019 11:30:17 AM**

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**Lynda Pippenger 9/2/2019 11:29:28 AM**

## Objection to Proposed 1000+ Units for Coronado

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**April Kilfoyle 9/2/2019 11:25:16 AM**

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**Sig Kupka 9/2/2019 11:20:29 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Helen Kupka 9/2/2019 11:18:33 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Vern Wing     9/2/2019 11:16:20 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Artemis Sadlier 9/2/2019 11:12:50 AM**

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**Jenifer Burger      9/2/2019 11:06:57 AM**

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**Jordan Lehman 9/2/2019 10:47:05 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Marilyn Brown    9/2/2019 10:44:59 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Heather Furey 9/2/2019 10:44:20 AM**

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**Tyler Frances     9/2/2019 10:41:20 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Jack Monger 9/2/2019 10:35:17 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Chinyeh Hostler 9/2/2019 10:32:38 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Nicole Horton 9/2/2019 10:29:28 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Sally Perley 9/2/2019 10:29:13 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Joann siegfried 9/2/2019 10:22:41 AM**

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**Sue Boland 9/2/2019 10:13:18 AM**

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**Phillip Marsden 9/2/2019 10:11:05 AM**

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**Tracy Baker 9/2/2019 10:02:57 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Kenneth Perry 9/2/2019 9:52:05 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Cheri Odiorne 9/2/2019 9:49:33 AM**

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**Allisson van Dijkum      9/2/2019 9:48:24 AM**

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**Robert Michaels      9/2/2019 9:46:07 AM**

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**Lorie Michaels 9/2/2019 9:40:54 AM**

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**Kelly Nelson     9/2/2019 9:32:34 AM**

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**Pat Tugend 9/2/2019 9:26:13 AM**

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**Shelton Patricia     9/2/2019 9:26:11 AM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Steve Fisk     9/2/2019 9:22:31 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Jeffery Rudd 9/2/2019 9:21:52 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Emory Chenoweth      9/2/2019 9:20:21 AM**

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**Roger Moore     9/2/2019 9:19:38 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Blanca Shaeffer**     **9/2/2019 9:15:38 AM**

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**Marianne Chenoweth 9/2/2019 9:13:52 AM**

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**Kathleen Ferguson      9/2/2019 9:13:19 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Murray Smith    9/2/2019 9:08:16 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Dalton Pepper 9/2/2019 9:07:39 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Deborah Warriner      9/2/2019 8:56:02 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Gene Facey 9/2/2019 8:54:36 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Tom Hejl 9/2/2019 8:53:57 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Susan Shepherd      9/2/2019 8:50:47 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Charlotte Larkin      9/2/2019 8:49:19 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**chris clapp 9/2/2019 8:49:03 AM**

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**Lee Pontes     9/2/2019 8:48:59 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Monica Flynn 9/2/2019 8:42:21 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Roger Clapp     9/2/2019 8:39:20 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Barbara Haines 9/2/2019 8:39:15 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Caroline Haines 9/2/2019 8:37:14 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Rebecca Motlagh     9/2/2019 8:35:45 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Sara Massengale 9/2/2019 8:34:06 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Donna Love 9/2/2019 8:32:38 AM**

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**Robert Sheridan      9/2/2019 8:28:51 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Demetrios Chaconas      9/2/2019 8:26:52 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Chris Garden 9/2/2019 8:18:03 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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**Linda Cronquist 9/2/2019 8:14:00 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**GUADALUPE SOBKE 9/2/2019 8:13:07 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Kim Castiglione 9/2/2019 8:11:02 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Kathy Moore     9/2/2019 7:59:29 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Al Boyce 9/2/2019 7:52:48 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Mark McBride 9/2/2019 7:52:42 AM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Thomas Murray      9/2/2019 7:49:19 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Doug Pate 9/2/2019 7:41:48 AM**

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**William Piper 9/2/2019 7:38:29 AM**

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**Lisa Solis 9/2/2019 7:13:53 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Mila Susskind 9/2/2019 7:10:06 AM**

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**Sheila Rathswohl 9/2/2019 7:05:49 AM**

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**Lata Potturi 9/2/2019 7:03:04 AM**

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**kevin campbell 9/2/2019 7:00:41 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

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**Eugene Rathswohl      9/2/2019 6:55:26 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Leslie Kendis     9/2/2019 6:49:30 AM**

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**Randall Kendis 9/2/2019 6:48:38 AM**

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**William Morris     9/2/2019 6:47:13 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Linda Charles     9/2/2019 6:27:52 AM**

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**Peter Mychaels 9/2/2019 6:24:21 AM**

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**Bryan Broderick 9/2/2019 6:21:21 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Susan Clampitt 9/2/2019 6:21:08 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**John Clampitt 9/2/2019 6:16:50 AM**

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**Mary Shapiro 9/2/2019 5:17:02 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Robert Koch     9/2/2019 5:15:44 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Tom Moran 9/2/2019 4:36:31 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**John Bowen      9/2/2019 4:31:27 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Deborah Calhoun 9/2/2019 4:23:41 AM**

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**Gabrielle Tanber 9/2/2019 4:20:39 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Garrett Bolander    9/2/2019 4:18:18 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**David Bean 9/2/2019 3:34:41 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**John Nash     9/2/2019 3:16:55 AM**

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**John Peterson      9/2/2019 3:08:01 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Jean Peterson      9/2/2019 3:04:06 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Nancy Nygard 9/2/2019 2:53:51 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Phili[ Martin 9/2/2019 2:46:57 AM**

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**Karen Martin 9/2/2019 2:45:02 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Don Panek 9/2/2019 1:35:40 AM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Eileen Hannegan-Panek      9/2/2019 1:24:44 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Jane New 9/2/2019 12:17:56 AM**

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**Noreen Kirby 9/2/2019 12:10:42 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Darby Mongrr 9/2/2019 12:09:36 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Dawn Richards      9/2/2019 12:05:34 AM**

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**Jim Newhall     9/1/2019 11:57:33 PM**

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**Kelly Ballard 9/1/2019 11:40:24 PM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**WILLIAM BALLARD III    9/1/2019 11:38:57 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Cathy Ryan 9/1/2019 11:38:45 PM**

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**Emily Bosworth 9/1/2019 11:33:50 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Donna Buss 9/1/2019 11:33:37 PM**

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**Bruce Shepherd      9/1/2019 11:30:44 PM**

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**Amy Steward 9/1/2019 11:23:53 PM**

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**Peter Mishky 9/1/2019 11:22:46 PM**

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**Kathleen Ireland      9/1/2019 10:42:42 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Mary Rauch-Wilson 9/1/2019 10:30:40 PM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Catherine Welcher 9/1/2019 10:18:21 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Lukeman Connie      9/1/2019 10:09:37 PM**

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**Kathy Hannus 9/1/2019 10:00:48 PM**

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**Brian Wamsley 9/1/2019 9:59:34 PM**

## Objection to Proposed 1000+ Units for Coronado

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**Tim Hannus 9/1/2019 9:59:33 PM**

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**Ray Theep 9/1/2019 9:58:18 PM**

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**John Bishop      9/1/2019 9:52:45 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Kate Carinder 9/1/2019 9:49:13 PM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Bill Carinder 9/1/2019 9:46:49 PM**

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**Laura Clapper**     **9/1/2019 9:45:12 PM**

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**Josh Clapper 9/1/2019 9:28:15 PM**

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**Susan Esrock    9/1/2019 9:27:50 PM**

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**Daniel Steward     9/1/2019 9:27:36 PM**

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**Jerry Monti** 9/1/2019 9:26:44 PM

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**Bernard Esrock    9/1/2019 9:26:32 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Catherine Greene**     **9/1/2019 9:22:34 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Brock Lehman 9/1/2019 9:21:07 PM**

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**Dean K Eckenroth Jr     9/1/2019 9:20:43 PM**

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**david pitt 9/1/2019 9:18:51 PM**

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**Vanessa Veazie 9/1/2019 9:18:05 PM**

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**Lola Guindi 9/1/2019 9:16:39 PM**

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**Sally Panawek 9/1/2019 9:15:13 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Therese Finch     9/1/2019 9:11:45 PM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**Margaret Ryan    9/1/2019 9:02:56 PM**

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**Ann Telles 9/1/2019 9:01:09 PM**

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**Julie Frahm 9/1/2019 8:37:24 PM**

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**Lynn Cihak    9/1/2019 8:28:55 PM**

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**Robert D wilson      9/1/2019 8:28:44 PM**

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**Linda K Clarke    9/1/2019 8:28:33 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Nina Thompson** 9/1/2019 8:10:43 PM

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Allen Osmialowski    9/1/2019 8:08:57 PM**

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**Thhomas Grady 9/1/2019 8:06:53 PM**

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**Christina Dilworth      9/1/2019 8:01:17 PM**

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**Lisa Lorentzen      9/1/2019 7:59:54 PM**

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**Raymond Karno 9/1/2019 7:57:28 PM**

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**Robert Dilworth      9/1/2019 7:57:26 PM**

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**Todd Lamoureux 9/1/2019 7:54:20 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Paul McGoldrick     9/1/2019 7:48:34 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Lee Cargill 9/1/2019 7:42:42 PM**

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**Alan Leclerc 9/1/2019 7:42:10 PM**

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**Alison Newhall     9/1/2019 7:40:30 PM**

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**Dina DeAcetis Francis      9/1/2019 7:39:03 PM**

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**Nancy Lenhart 9/1/2019 7:38:26 PM**

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**Thomas Johnson     9/1/2019 7:30:19 PM**

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**Chris Clements 9/1/2019 7:28:08 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Teresa Leighty 9/1/2019 7:26:07 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Ingo Hardt 9/1/2019 7:23:25 PM**

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**Frederick Hollinger 9/1/2019 7:19:30 PM**

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**Martin Steinley 9/1/2019 7:15:22 PM**

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**Courtney Nicholas      9/1/2019 7:13:44 PM**

## Objection to Proposed 1000+ Units for Coronado

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**Brenda Arnold 9/1/2019 7:09:20 PM**

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**Henry Stanley     9/1/2019 7:07:53 PM**

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**Diane Wiley      9/1/2019 7:07:01 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Mildred Creager 9/1/2019 7:04:39 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Therese Dougherty 9/1/2019 6:55:00 PM**

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**Jody Esquer 9/1/2019 6:53:41 PM**

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**Elizabeth Lawrence      9/1/2019 6:49:47 PM**

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**Tania Brockmann 9/1/2019 6:41:13 PM**

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**Kathleen Whelan 9/1/2019 6:34:42 PM**

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**SANTORD MARCUM      9/1/2019 6:30:15 PM**

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**Anthony Audette     9/1/2019 6:21:50 PM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Henry Angelino 9/1/2019 6:20:02 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Lesley Angelino 9/1/2019 6:19:25 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Don Hale 9/1/2019 6:09:08 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Mary Hale 9/1/2019 6:07:42 PM**

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**Martin Fenton 9/1/2019 5:56:00 PM**

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**Richard Walker** 9/1/2019 5:51:23 PM

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**Kelly De Laurentis 9/1/2019 5:51:11 PM**

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**Teddy McNamara 9/1/2019 5:38:34 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Nathaniel Ives 9/1/2019 5:35:33 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**ROBERT LINDSAY     9/1/2019 5:34:59 PM**

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**LOIS DORN 9/1/2019 5:32:14 PM**

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**marcia terry 9/1/2019 5:25:47 PM**

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**Barbara Angioletti      9/1/2019 5:24:20 PM**

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**Kerri Ramirez 9/1/2019 5:21:55 PM**

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**Thomas Angioletti      9/1/2019 5:21:02 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Taylor Smith    9/1/2019 5:17:02 PM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Brian Smith** 9/1/2019 5:15:46 PM

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**Leland Sebring    9/1/2019 5:14:38 PM**

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**Jan Sebring 9/1/2019 5:13:56 PM**

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**Susan Laslavic 9/1/2019 5:12:13 PM**

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**Dan Frank     9/1/2019 5:10:57 PM**

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**john morton 9/1/2019 5:10:30 PM**

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**Marshall Saunders      9/1/2019 5:09:13 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Thomas DeCaro 9/1/2019 5:07:13 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Pamela Saunders      9/1/2019 5:05:47 PM**

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**Kyle Tompane      9/1/2019 5:05:11 PM**

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**Kevin Reilly 9/1/2019 4:57:42 PM**

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**Ivonne Roa     9/1/2019 4:56:20 PM**

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**Xavier Cortes 9/1/2019 4:54:05 PM**

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**Karen Spring 9/1/2019 4:53:40 PM**

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**Beatrice Hahn 9/1/2019 4:53:35 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Mark Spring     9/1/2019 4:51:30 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**james reopelle 9/1/2019 4:50:46 PM**

## Objection to Proposed 1000+ Units for Coronado

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**Emily Talbert     9/1/2019 4:48:57 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Robert Barr 9/1/2019 4:48:37 PM**

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**JAY TALBERT 9/1/2019 4:46:19 PM**

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**Jauhree Walker**     **9/1/2019 4:45:48 PM**

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**Carolyn Perino 9/1/2019 4:45:02 PM**

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**Brian Cantor 9/1/2019 4:42:59 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Cynthia Mendolia     9/1/2019 4:40:55 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**David Oden 9/1/2019 4:40:51 PM**

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**Betty Walsh    9/1/2019 4:38:55 PM**

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**Margy Barr 9/1/2019 4:37:55 PM**

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**Robert Hutt      9/1/2019 4:36:40 PM**

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**Gary Franza 9/1/2019 4:35:44 PM**

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**Elaine Collora 9/1/2019 4:32:01 PM**

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**Robert Gilliland 9/1/2019 4:29:25 PM**

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**Ellen Breitner 9/1/2019 4:28:28 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**John Thomas     9/1/2019 4:28:02 PM**

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**Julia Viera 9/1/2019 4:24:54 PM**

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**Bonnie Richins 9/1/2019 4:22:39 PM**

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**Gary Kippur 9/1/2019 4:21:09 PM**

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**Jale Kutay 9/1/2019 4:19:03 PM**

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**Patricia Bigham**     **9/1/2019 4:18:08 PM**

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**Harold Nevin     9/1/2019 4:18:01 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Lynn Laughlin 9/1/2019 4:16:40 PM**

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**Thomas Bernitt     9/1/2019 4:07:15 PM**

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**Priscilla Jones     9/1/2019 4:04:29 PM**

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**Bob Rood 9/1/2019 4:02:45 PM**

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**Ben Siegfried 9/1/2019 4:01:07 PM**

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**Thomas Gorey 9/1/2019 4:00:35 PM**

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**Kathleen Steinely 9/1/2019 4:00:14 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Chris Mckanry 9/1/2019 3:56:41 PM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Carole Boyd 9/1/2019 3:52:59 PM**

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**Cynthia McCleary 9/1/2019 3:50:41 PM**

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**Neville Rich 9/1/2019 3:50:28 PM**

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**Natalie Wiley 9/1/2019 3:50:28 PM**

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**Virginia Beall 9/1/2019 3:49:59 PM**

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**Don McCleary 9/1/2019 3:49:16 PM**

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**Mark DeMichelr      9/1/2019 3:48:19 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Carolyn Pitt 9/1/2019 3:47:55 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Wesley Weesner 9/1/2019 3:43:42 PM**

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**Todd Veazie 9/1/2019 3:43:12 PM**

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**Cindy Marquez 9/1/2019 3:41:10 PM**

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**Brian Nese     9/1/2019 3:38:40 PM**

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**T Simon     9/1/2019 3:38:24 PM**

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**Roy Mantz 9/1/2019 3:34:54 PM**

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**William Quackenbush      9/1/2019 3:34:21 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Don Guess     9/1/2019 3:34:20 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Anne Hemp 9/1/2019 3:34:13 PM**

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**Gigi Miller 9/1/2019 3:33:26 PM**

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**Hope Wiley 9/1/2019 3:32:14 PM**

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**Dennis Dorman     9/1/2019 3:29:32 PM**

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**Jana Allen      9/1/2019 3:29:03 PM**

## Objection to Proposed 1000+ Units for Coronado

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**Stephen Geiger** 9/1/2019 3:28:59 PM

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**Lindsay Pettee 9/1/2019 3:26:53 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Susan Anderson      9/1/2019 3:25:48 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Margaret Abel 9/1/2019 3:25:36 PM**

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**Bruce Mackie 9/1/2019 3:24:55 PM**

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**William Dorr    9/1/2019 3:24:50 PM**

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**Timothy Leonard 9/1/2019 3:24:41 PM**

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**Melisa Tillner 9/1/2019 3:19:29 PM**

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**Sarah Moore     9/1/2019 3:19:28 PM**

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**John Tillner 9/1/2019 3:18:51 PM**

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**Richard Willson**     **9/1/2019 3:17:21 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**ELvern J. ORR     9/1/2019 3:17:09 PM**

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**Thomas Bauer     9/1/2019 3:15:20 PM**

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**Julie Mckanry 9/1/2019 3:14:16 PM**

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**Irma Soto 9/1/2019 3:11:06 PM**

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**Kathleen Hansen    9/1/2019 3:10:46 PM**

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**Bonnie Carpenter     9/1/2019 3:10:00 PM**

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**Charles Carpenter      9/1/2019 3:08:27 PM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Dorothy Howard 9/1/2019 3:07:13 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Mark Verville 9/1/2019 3:02:29 PM**

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**cauleen glass 9/1/2019 3:01:21 PM**

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**Carrie Woodruff 9/1/2019 3:00:18 PM**

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**Agathe Lee**     **9/1/2019 2:59:52 PM**

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**Bram Arnold 9/1/2019 2:58:56 PM**

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**Janet Clark     9/1/2019 2:58:00 PM**

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**Philip Swartz 9/1/2019 2:57:02 PM**

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**Fitzhugh Lee 9/1/2019 2:55:30 PM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Jeanette Rock      9/1/2019 2:54:23 PM**

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**Jo Connelly 9/1/2019 2:54:00 PM**

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**Suzanne Ramirez 9/1/2019 2:52:45 PM**

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**John Gilliland 9/1/2019 2:51:21 PM**

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**Sharon Lapid 9/1/2019 2:49:16 PM**

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**Mary Sue Keces 9/1/2019 2:47:52 PM**

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**Kelley Helfand 9/1/2019 2:47:28 PM**

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**Keith Lorence 9/1/2019 2:47:13 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Steve Bowman    9/1/2019 2:46:39 PM**

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**Laurie Macgillivray 9/1/2019 2:46:11 PM**

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**adrian torkington 9/1/2019 2:42:48 PM**

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**Roberto Valdes 9/1/2019 2:42:34 PM**

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**Matt Provencher 9/1/2019 2:42:15 PM**

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**Chris Toogood 9/1/2019 2:41:40 PM**

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**Jen Rubin 9/1/2019 2:39:05 PM**

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**Cassidy Cunningham      9/1/2019 2:38:11 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
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**Gregory Hansen      9/1/2019 2:37:12 PM**

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**Tom Ogar 9/1/2019 2:36:20 PM**

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**Rosalie Calhoun     9/1/2019 2:36:07 PM**

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**Vladimir Fleurov 9/1/2019 2:35:41 PM**

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**Thomas Vince      9/1/2019 2:34:30 PM**

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**Adrienne Kraus 9/1/2019 2:34:20 PM**

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**Carole Vince 9/1/2019 2:33:38 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Phillip Hunsaker      9/1/2019 2:33:01 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Kristina Strawbridge      9/1/2019 2:32:45 PM**

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**Scott Thompson      9/1/2019 2:32:35 PM**

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**Brooke Sateesh     9/1/2019 2:32:26 PM**

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**Nellie(Helen) Harris Ritter      9/1/2019 2:31:40 PM**

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**Mark pugh 9/1/2019 2:31:26 PM**

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**Doris SNASHALL      9/1/2019 2:30:39 PM**

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**Gleason Snashall     9/1/2019 2:30:18 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Stephanie Davis      9/1/2019 2:30:05 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Janice Bergmann 9/1/2019 2:28:44 PM**

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**Karla Villarreal 9/1/2019 2:28:16 PM**

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**Marilyn Rees     9/1/2019 2:28:00 PM**

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**Sherry Ritchey 9/1/2019 2:27:54 PM**

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**ALLAN ARENDSEE     9/1/2019 2:27:42 PM**

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**Thomas Arnold     9/1/2019 2:27:14 PM**

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**Eugene Gomulka     9/1/2019 2:27:08 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Marlis Wadleigh 9/1/2019 2:04:32 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Philip Papaccio 9/1/2019 1:45:30 PM**

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**Pablo Charvel 9/1/2019 1:32:18 PM**

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**Gail Wroblewski 9/1/2019 1:24:15 PM**

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**patrick shipstead 9/1/2019 1:10:54 PM**

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**Marilyn Rees     9/1/2019 1:01:11 PM**

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**Camille Boatwright 9/1/2019 12:51:53 PM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**John Charles     9/1/2019 12:48:56 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**LuAnn Miller    9/1/2019 12:30:53 PM**

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**Elizabeth Padgett 9/1/2019 12:19:14 PM**

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**Danell Dwaileebe 9/1/2019 11:23:07 AM**

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**James Yeager 9/1/2019 11:14:42 AM**

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**Capt. Carl Gott 9/1/2019 11:05:05 AM**

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**Lois Gott 9/1/2019 11:03:37 AM**

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**Jacobo Daniel K. Guindi     9/1/2019 11:01:31 AM**

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**Julie Goodwin 9/1/2019 10:59:31 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**Kathleen McKinley 9/1/2019 10:54:38 AM**

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**Emily Wilson    9/1/2019 10:48:35 AM**

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**Wadleigh Anita 9/1/2019 10:47:15 AM**

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**John Wadleigh    9/1/2019 10:41:13 AM**

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**Joan Everds 9/1/2019 10:38:47 AM**

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**Rattana Hetzel    9/1/2019 10:11:02 AM**

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**Lisa Leyva 9/1/2019 9:27:03 AM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Fernando Leyva** 9/1/2019 9:26:32 AM

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**DeAnn Brown     9/1/2019 9:03:26 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Robert Taylor** 9/1/2019 8:46:16 AM

## Objection to Proposed 1000+ Units for Coronado

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**Michelle Lehman 9/1/2019 8:26:41 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Martin Lehman 9/1/2019 8:24:47 AM**

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**Craig Schnese 9/1/2019 8:16:31 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Phyllis Clement 9/1/2019 8:13:31 AM**

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**Sarah Shealy Stump     9/1/2019 8:11:10 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Yulia Alekseyeva 9/1/2019 8:07:46 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Christopher Stalzer 9/1/2019 7:55:31 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Cheryl Lillegraven 9/1/2019 7:54:47 AM**

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**Geoffrey Lillegraven 9/1/2019 7:50:26 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Kevin Considine 9/1/2019 7:33:16 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Elvira Daniel 9/1/2019 7:33:08 AM**

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**Christopher Jones      9/1/2019 7:10:11 AM**

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**David Boatwright 9/1/2019 7:01:54 AM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Kit Stockdale 9/1/2019 6:52:59 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Sid Stockdale 9/1/2019 6:51:53 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Stephanie Decker 9/1/2019 2:47:49 AM**

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**Jose Nacif 9/1/2019 1:07:29 AM**

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**Carlos Cancino 8/31/2019 11:40:24 PM**

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**Jose Kabbaz 8/31/2019 11:35:49 PM**

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**Monica Daniel 8/31/2019 11:32:47 PM**

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**Bridget Carlson      8/31/2019 11:07:22 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Christophe Dugas      8/31/2019 11:05:07 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Kelly Cahoon 8/31/2019 10:32:57 PM**

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**Christina Kettler      8/31/2019 10:20:42 PM**

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**Claire Fischer    8/31/2019 9:45:34 PM**

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**Seth Allen      8/31/2019 9:12:20 PM**

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**Brad Cahoon 8/31/2019 8:44:44 PM**

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**Anthony Benn      8/31/2019 8:42:42 PM**

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**John Joseph      8/31/2019 8:33:53 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**JoAnna Benn      8/31/2019 8:33:28 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**Keith Butenshon 8/31/2019 8:31:27 PM**

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**Terry Bolander 8/31/2019 7:18:16 PM**

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**Kelly Gilhooly 8/31/2019 7:07:47 PM**

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**Trisha Brewer      8/31/2019 6:53:50 PM**

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**Kathleen McCabe 8/31/2019 6:29:02 PM**

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**Jane Brandt 8/31/2019 6:28:59 PM**

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**Jane Brandt 8/31/2019 6:22:56 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Laura Valades 8/31/2019 6:10:36 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Neva Kaye 8/31/2019 6:01:01 PM**

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**Jeri Barsz 8/31/2019 5:42:04 PM**

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**Edye Denney 8/31/2019 5:33:31 PM**

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**Paul Kouris      8/31/2019 5:31:27 PM**

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**Patricia Kinney 8/31/2019 5:30:19 PM**

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**Charlene Rose      8/31/2019 5:27:05 PM**

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**Stephen Rose     8/31/2019 5:26:22 PM**

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**Ed Quigley    8/31/2019 5:19:19 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Deborah Quigley      8/31/2019 5:12:24 PM**

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**Christine Preciado 8/31/2019 4:55:29 PM**

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**Kristin Rinehart      8/31/2019 4:48:33 PM**

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**Jim Strickland      8/31/2019 4:34:15 PM**

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**Tim Rush     8/31/2019 4:32:59 PM**

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**Lynda Valenti 8/31/2019 4:28:51 PM**

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**Shirley Kovar 8/31/2019 4:21:32 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Sandra Strickland      8/31/2019 4:19:50 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Vince Flynn 8/31/2019 4:12:53 PM**

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**alex fitzpatrick 8/31/2019 4:11:29 PM**

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**Olive Withall    8/31/2019 4:03:56 PM**

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**dave krebes      8/31/2019 4:00:56 PM**

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**olive Withall 8/31/2019 3:55:28 PM**

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**Patricia Fitzgerald      8/31/2019 3:39:39 PM**

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**Jana Helgeson      8/31/2019 3:36:14 PM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**James Parish      8/31/2019 3:35:23 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Kathleen Parish      8/31/2019 3:34:03 PM**

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**Michelle Queen      8/31/2019 3:30:47 PM**

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**Barry Zemel     8/31/2019 3:27:43 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Pat Flynn 8/31/2019 3:27:42 PM**

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**Mary Ann Kelly     8/31/2019 2:59:21 PM**

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**Gwen Traber     8/31/2019 2:57:36 PM**

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**Pamela Murphy 8/31/2019 2:54:14 PM**

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**Neda Wenger      8/31/2019 2:53:30 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Clifford Bee 8/31/2019 2:51:38 PM**

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**Patricia Boer 8/31/2019 2:50:54 PM**

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**Carlos Vizcaino**     **8/31/2019 2:48:55 PM**

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**don budinger 8/31/2019 2:41:59 PM**

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**Carrie OBrien 8/31/2019 2:40:17 PM**

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**Katie Hansen      8/31/2019 2:25:19 PM**

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**Matteo Maggioni 8/31/2019 2:24:40 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Cecilia Mirandola      8/31/2019 2:24:02 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Cindy Mendoza 8/31/2019 2:19:52 PM**

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**Gina Campbell**      **8/31/2019 2:09:28 PM**

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**Catherine Wilson      8/31/2019 2:05:44 PM**

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**Claudia Lorge 8/31/2019 1:48:45 PM**

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**Kathleen Prout      8/31/2019 1:47:59 PM**

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**Debbie Farley 8/31/2019 1:32:15 PM**

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**Tom Farley 8/31/2019 1:31:21 PM**

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**Susan Shipstead      8/31/2019 1:24:15 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Brian Flick    8/31/2019 1:09:23 PM**

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**Tawni Flick     8/31/2019 1:08:12 PM**

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**Mariah Gillespie 8/31/2019 1:04:07 PM**

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**Robert Montgomery      8/31/2019 12:50:02 PM**

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**Gretton Wileman      8/31/2019 12:46:15 PM**

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**Katherine Wileman      8/31/2019 12:45:23 PM**

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**Ann Breslauer 8/31/2019 12:19:50 PM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Tom Mercer 8/31/2019 12:11:05 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**betsy andersen 8/31/2019 12:02:07 PM**

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**Mary Youngman 8/31/2019 12:00:33 PM**

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**Don Crawford      8/31/2019 11:51:55 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Tom Knapp 8/31/2019 11:51:12 AM**

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**Jaime Urquidi      8/31/2019 11:50:46 AM**

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**Mary Flynn 8/31/2019 11:47:35 AM**

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**Leslie Crawford      8/31/2019 11:40:51 AM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Linda Broyles     8/31/2019 11:29:50 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Alejandra Cortes      8/31/2019 11:25:32 AM**

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**Tiffani Baumann      8/31/2019 11:24:49 AM**

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**James Rosania      8/31/2019 11:22:43 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Herlinda Sandoval-Ryan      8/31/2019 11:16:06 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**David Landon 8/31/2019 11:12:21 AM**

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**Jerry Lounsbury      8/31/2019 11:07:00 AM**

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**David Davenport      8/31/2019 11:06:36 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Daniel Green      8/31/2019 11:03:20 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Charles Lyon    8/31/2019 10:58:27 AM**

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**Brian McMillion      8/31/2019 10:56:26 AM**

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**Inge Cornejo 8/31/2019 10:50:52 AM**

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**Tina Wilhelm 8/31/2019 10:50:29 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Elena Vizuet 8/31/2019 10:47:10 AM**

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**Donna Dixon      8/31/2019 10:47:06 AM**

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**Mike Holman 8/31/2019 10:40:22 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Michelle McElroy 8/31/2019 10:38:27 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Darlene Lovell-Parker      8/31/2019 10:32:54 AM**

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**Andrea Kotoske      8/31/2019 10:20:51 AM**

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**Veronica Gustavson 8/31/2019 10:11:03 AM**

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**Tom DeCaro 8/31/2019 10:10:40 AM**

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**Jacqueline DeCaro      8/31/2019 10:09:40 AM**

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**Tania Brockmann 8/31/2019 10:02:45 AM**

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**Doug Ruth      8/31/2019 9:56:24 AM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Ricardo Mendoza 8/31/2019 9:49:38 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Sue Allen Villalva 8/31/2019 9:40:40 AM**

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**Ted Taylor      8/31/2019 9:38:36 AM**

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**KARINA Pena 8/31/2019 9:35:15 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Sharon Parr 8/31/2019 9:26:15 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Xochitl Garibay 8/31/2019 9:18:26 AM**

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**Valli Rapaport 8/31/2019 9:15:52 AM**

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**Richard Haas     8/31/2019 9:15:39 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Deborah Haas      8/31/2019 9:14:43 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Susan Bartsch      8/31/2019 9:11:47 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Fred Sobke     8/31/2019 9:07:40 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Cecilia Lyon 8/31/2019 9:06:13 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Marilyn Rees     8/31/2019 9:01:47 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Robert Garson      8/31/2019 9:00:34 AM**

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**Jesus Monzon 8/31/2019 8:57:32 AM**

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**Kevin Kenny 8/31/2019 8:57:17 AM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Margaret Balcom 8/31/2019 8:57:04 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Paola Morris      8/31/2019 8:57:04 AM**

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**Caryn Clausen      8/31/2019 8:56:46 AM**

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**Darcy Van Der Veen      8/31/2019 8:56:27 AM**

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**Jacquelyn Kenny      8/31/2019 8:56:12 AM**

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**Suzanne Popp      8/31/2019 8:51:39 AM**

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**Dean Bailey     8/31/2019 8:44:59 AM**

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**Mr Trickel 8/31/2019 8:42:54 AM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Kathlee Keller      8/31/2019 8:41:37 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Tracey Lombardi 8/31/2019 8:39:31 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Jim Lyon    8/31/2019 8:39:22 AM**

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**Doug Tocher      8/31/2019 8:34:50 AM**

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**Ryan Marovich     8/31/2019 8:31:00 AM**

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**Bennett Wright 8/31/2019 8:30:52 AM**

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**Lisa Corsinita      8/31/2019 8:26:28 AM**

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**Doug Gray      8/31/2019 8:23:50 AM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Barbara Smith      8/31/2019 8:23:39 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Kelli Marovich 8/31/2019 8:21:06 AM**

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**Abe Ganz     8/31/2019 8:19:23 AM**

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**Jill Tortosa      8/31/2019 8:17:09 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Mary Shapiro 8/31/2019 8:17:09 AM**

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**Bridgette Jorgenson 8/31/2019 8:16:10 AM**

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**Esther Ganz      8/31/2019 8:14:31 AM**

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**Doug Owen     8/31/2019 8:11:26 AM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Eileen Ortiz 8/31/2019 8:11:22 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Gina Morimoto 8/31/2019 8:10:32 AM**

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**David Kettenhofen      8/31/2019 8:09:52 AM**

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**Cecelia Canton    8/31/2019 8:07:02 AM**

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**Chase Wagner 8/31/2019 8:05:35 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Laura Gale     8/31/2019 8:05:33 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Shannon LeBlanc 8/31/2019 8:04:48 AM**

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**Greta Stolze 8/31/2019 8:03:33 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Hendrick Stolze 8/31/2019 8:02:22 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**janice mcelroy 8/31/2019 7:54:09 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Karen Greenberg      8/31/2019 7:53:49 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Geneva Stolze      8/31/2019 7:52:04 AM**

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**Stacy Davidson     8/31/2019 7:51:50 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Flora Merino 8/31/2019 7:51:13 AM**

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**Marian Friedl 8/31/2019 7:50:52 AM**

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**Adrienne Gragg 8/31/2019 7:50:18 AM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Wendy Moore 8/31/2019 7:49:52 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Diane Rutherford      8/31/2019 7:49:03 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Rob Moore 8/31/2019 7:48:46 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Mark Stolze 8/31/2019 7:48:36 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Melissa Mackenzie 8/31/2019 7:42:37 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Rob Moore 8/31/2019 7:38:10 AM**

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**Joan Tocher 8/31/2019 7:29:45 AM**

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**Richard Willson      8/31/2019 7:29:34 AM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Brent Yoder     8/31/2019 7:19:03 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Tom Kane      8/31/2019 7:13:41 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Jeanne Piearcy 8/31/2019 7:06:40 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Diane Skiff    8/31/2019 7:04:05 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Anthony Muñoz 8/31/2019 6:54:33 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Huy Nguyen      8/31/2019 6:54:09 AM**

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**Jaime Estrada      8/31/2019 6:52:30 AM**

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**Heather Gregory      8/31/2019 6:47:33 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Susan Austin    8/31/2019 6:47:22 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Barry Austin      8/31/2019 6:46:31 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Miguel Sanchez Navarro      8/31/2019 6:43:18 AM**

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**Charlette Preslar      8/31/2019 6:42:51 AM**

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**Cheryl Morabito 8/31/2019 6:41:25 AM**

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**Wendy Bailey 8/31/2019 6:38:33 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Jason Pettit 8/31/2019 6:33:44 AM**

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**Maria Herranz 8/31/2019 6:33:20 AM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Sarah Nanoff 8/31/2019 6:19:53 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Laurie McCormick      8/31/2019 6:14:31 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Hilary Laxson 8/31/2019 6:03:44 AM**

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**Stephen Girard 8/31/2019 5:41:21 AM**

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**Barbara Leclerc 8/31/2019 5:31:37 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Arnau Vilalta 8/31/2019 4:47:23 AM**

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**Matthew Griffith      8/31/2019 4:18:25 AM**

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**Susan Naple 8/31/2019 3:48:48 AM**

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**Larry Mcjannet      8/31/2019 3:46:53 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
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**Catherine Mcjannet 8/31/2019 3:43:34 AM**

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**Clive Poole     8/31/2019 12:19:34 AM**

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**michelle wilken 8/30/2019 11:36:43 PM**

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**Kevin Oreilly    8/30/2019 11:20:44 PM**

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**Carrie Bliss 8/30/2019 11:09:21 PM**

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**Christine Bishop      8/30/2019 11:04:12 PM**

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**Yvonne Monahan 8/30/2019 11:03:27 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Renata Angulo 8/30/2019 11:01:35 PM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
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- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**Petra Vieten 8/30/2019 10:59:58 PM**

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**Leanne McDowell      8/30/2019 10:54:33 PM**

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**Cecilia Garcia 8/30/2019 10:48:37 PM**

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**Phil Hewett 8/30/2019 10:42:53 PM**

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**Nicole Billock 8/30/2019 10:40:03 PM**

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**Victoria Orr 8/30/2019 10:38:47 PM**

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**Jason Keyes 8/30/2019 10:32:29 PM**

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**Kimberly Esparza 8/30/2019 10:32:27 PM**

## Objection to Proposed 1000+ Units for Coronado

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
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**Kirby Barnum 8/30/2019 10:25:56 PM**

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**Sandra Scannell 8/30/2019 10:25:33 PM**

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**Janice Clements      8/30/2019 10:25:14 PM**

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**David Adams      8/30/2019 10:24:09 PM**

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**Dawn Richards      8/30/2019 10:14:17 PM**

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**Jim Markakis      8/30/2019 10:12:09 PM**

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**Shannon Nevitt 8/30/2019 10:10:54 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Amber Bassett 8/30/2019 10:08:34 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Lisa Mondzelewski      8/30/2019 10:01:51 PM**

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**Ana Gonzalez 8/30/2019 10:01:40 PM**

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**Patty Gonsenheim 8/30/2019 10:01:36 PM**

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**Sue Kjoller 8/30/2019 10:01:30 PM**

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**Patrick Rolfe 8/30/2019 10:00:57 PM**

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**Whelan Susan      8/30/2019 9:58:25 PM**

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**kendall kjoller    8/30/2019 9:57:11 PM**

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**Monica Alonso      8/30/2019 9:56:19 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**Roberta Lenert 8/30/2019 9:53:36 PM**

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**Diana Romero      8/30/2019 9:50:19 PM**

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**Diana Wray     8/30/2019 9:39:00 PM**

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**Taylor Brown 8/30/2019 9:31:27 PM**

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**Janice Bergmann 8/30/2019 9:22:23 PM**

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**Tiffany Checca 8/30/2019 9:18:36 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**William Ware 8/30/2019 9:14:55 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**Morgan Brown      8/30/2019 9:14:27 PM**

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**Catherine Henson      8/30/2019 9:00:30 PM**

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**David Brummitt      8/30/2019 8:58:17 PM**

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**Margaret Rolfe 8/30/2019 8:58:11 PM**

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**Carlos Bravo 8/30/2019 8:47:38 PM**

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**Elizabeth Winterman      8/30/2019 8:45:55 PM**

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**Elizabeth Nava      8/30/2019 8:45:36 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Michelle Sanders      8/30/2019 8:45:29 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Danette Sanders      8/30/2019 8:41:10 PM**

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**Patricia Miller      8/30/2019 8:39:20 PM**

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**David Pearcy 8/30/2019 8:39:16 PM**

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**Rick Inghram    8/30/2019 8:38:52 PM**

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**William Dannemann      8/30/2019 8:37:10 PM**

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**Lorena Girault 8/30/2019 8:36:35 PM**

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**Jay Snyder      8/30/2019 8:33:10 PM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Alan Cevallos 8/30/2019 8:28:26 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Rafael Borbon      8/30/2019 8:21:38 PM**

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**John Garrett      8/30/2019 8:21:12 PM**

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**Jessica Busch     8/30/2019 8:17:41 PM**

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**Lynn Laughlin 8/30/2019 8:14:32 PM**

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**Morgan Laughlin 8/30/2019 8:12:57 PM**

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**Clarice Laughlin 8/30/2019 8:11:21 PM**

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**Sarah Duchesne 8/30/2019 8:10:44 PM**

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**Lawrence Laughlin      8/30/2019 8:08:58 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
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**Chris Herr 8/30/2019 8:04:22 PM**

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**Bob Kipperman 8/30/2019 7:58:25 PM**

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**Sarah Herr 8/30/2019 7:57:00 PM**

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**Carina Kipperman 8/30/2019 7:56:52 PM**

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**Mary Foley 8/30/2019 7:56:34 PM**

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**Kevin Fole 8/30/2019 7:55:54 PM**

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**Ana Trave 8/30/2019 7:54:25 PM**

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**Rosalind Ziccardi      8/30/2019 7:51:58 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**Jimena Cuevas 8/30/2019 7:50:59 PM**

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**Patrick Murphy 8/30/2019 7:45:07 PM**

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**Shelley Uyesugi 8/30/2019 7:42:22 PM**

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**Alicia Lazo de la Vega      8/30/2019 7:41:57 PM**

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**Alejandra Name 8/30/2019 7:38:44 PM**

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**PAUL LAEDLEIN 8/30/2019 7:36:07 PM**

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**KAREN LAEDLEIN      8/30/2019 7:35:29 PM**

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**Denise Touche 8/30/2019 7:32:39 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Jacky Salome 8/30/2019 7:28:07 PM**

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**stanley davis      8/30/2019 7:26:10 PM**

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**James Collins      8/30/2019 7:20:59 PM**

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**Michelle Fuentes      8/30/2019 7:19:44 PM**

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**Cherie Collins      8/30/2019 7:19:34 PM**

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**Sara Johnson      8/30/2019 7:16:48 PM**

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**Barbara Sanchez Navarro      8/30/2019 7:14:36 PM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Tanya Diaz 8/30/2019 7:14:31 PM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Erika Tamez      8/30/2019 7:09:46 PM**

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**Perla Wall 8/30/2019 7:06:45 PM**

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**Avila Maria 8/30/2019 7:04:26 PM**

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**Don Ryan 8/30/2019 7:04:23 PM**

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**William Queen      8/30/2019 7:03:59 PM**

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**Marimar Osio 8/30/2019 7:03:00 PM**

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**Rocio Rios      8/30/2019 7:00:55 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Veronica Marti     8/30/2019 7:00:42 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Sonia Cardenas 8/30/2019 6:58:48 PM**

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**Anastasia Wittmann 8/30/2019 6:58:38 PM**

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**Mara Garza 8/30/2019 6:57:14 PM**

## Objection to Proposed 1000+ Units for Coronado

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**Max Wittmann 8/30/2019 6:57:01 PM**

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**Kimberly Gomez      8/30/2019 6:55:33 PM**

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**Yvonne Occhipinti 8/30/2019 6:52:39 PM**

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**Peter Occhipinti      8/30/2019 6:50:15 PM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Susan Ryan 8/30/2019 6:49:47 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Myles Manning 8/30/2019 6:38:28 PM**

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**Christian Nelson      8/30/2019 6:36:59 PM**

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**Patty Silver 8/30/2019 6:32:40 PM**

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**Antonio Ariza      8/30/2019 6:27:13 PM**

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**Cindy Elledge 8/30/2019 6:16:21 PM**

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**Kriso Kaine     8/30/2019 6:12:24 PM**

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**Laurie McCray      8/30/2019 6:10:27 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Beate Boyd 8/30/2019 6:06:46 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Sally Menaul     8/30/2019 5:56:53 PM**

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**Jim Purvis      8/30/2019 5:53:45 PM**

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**Ricardo Del Rio 8/30/2019 5:53:19 PM**

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**Kelly Purvis 8/30/2019 5:52:58 PM**

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**Sarah Holder      8/30/2019 5:49:31 PM**

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**John Murphy     8/30/2019 5:48:02 PM**

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**Peggy Curtin 8/30/2019 5:45:48 PM**

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**Vicki Fisk 8/30/2019 5:45:22 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Carolyn Matzger 8/30/2019 5:44:29 PM**

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**Anh Nguyen 8/30/2019 5:43:28 PM**

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**Michael Finnane      8/30/2019 5:42:51 PM**

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**Kristin Sherrell      8/30/2019 5:42:19 PM**

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**Ken May 8/30/2019 5:41:38 PM**

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**Geraldine Lounsbury      8/30/2019 5:36:58 PM**

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**Pat Rauber 8/30/2019 5:32:37 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Barbara Stephenson 8/30/2019 5:30:37 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Phil Monroe 8/30/2019 5:17:33 PM**

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**Judy Steinfeldt    8/30/2019 5:16:06 PM**

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**Susan Achen    8/30/2019 5:16:03 PM**

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**Susan Schelkun 8/30/2019 5:15:41 PM**

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**Joy Molenaar 8/30/2019 5:11:19 PM**

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**Donald Molenaar 8/30/2019 5:09:31 PM**

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**Kara Molenaar 8/30/2019 5:08:26 PM**

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**Marion Phelps 8/30/2019 5:07:35 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Bretton Molenaar 8/30/2019 5:07:14 PM**

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**Mark Scannell 8/30/2019 5:05:31 PM**

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**Charles Brown      8/30/2019 5:04:17 PM**

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**Brenda beverly 8/30/2019 5:01:45 PM**

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**Vicki Morris 8/30/2019 5:00:04 PM**

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**Aimee Cason      8/30/2019 4:59:56 PM**

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**Frances Howdysshell      8/30/2019 4:59:09 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Pete Kissell 8/30/2019 4:56:29 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Morgan Johnson      8/30/2019 4:54:24 PM**

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**Gwyneth Bent      8/30/2019 4:53:38 PM**

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**Terri SanGiovanni 8/30/2019 4:52:42 PM**

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**Scott Crane     8/30/2019 4:51:50 PM**

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**Michelle McHenry      8/30/2019 4:48:47 PM**

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**Wayne STRICKLAND 8/30/2019 4:48:26 PM**

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**Hilary Clarke    8/30/2019 4:47:04 PM**

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**Karen Corey      8/30/2019 4:43:19 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Tonya Larson     8/30/2019 4:42:21 PM**

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**Sharyn Blongiewicz      8/30/2019 4:40:19 PM**

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**Nancy Blackmore 8/30/2019 4:39:42 PM**

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**Harold Matzner      8/30/2019 4:37:25 PM**

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**Richard Herrmann      8/30/2019 4:36:34 PM**

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**James Galvan      8/30/2019 4:30:54 PM**

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**Jennie Galvan 8/30/2019 4:30:06 PM**

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**Joseph Galvan      8/30/2019 4:29:30 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**PAUL KRUPP 8/30/2019 4:28:01 PM**

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**SUSAN KRUPP      8/30/2019 4:26:52 PM**

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**Kelly Murphy 8/30/2019 4:20:55 PM**

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**Jill Esrock 8/30/2019 4:20:16 PM**

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**Danica McAdam 8/30/2019 4:20:08 PM**

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**Dian Joralmon 8/30/2019 4:15:15 PM**

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**Bill Abe 8/30/2019 4:11:26 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Jill Russell      8/30/2019 4:07:03 PM**

## Objection to Proposed 1000+ Units for Coronado

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
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**David Ramsey      8/30/2019 4:05:46 PM**

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**Sandi Imondi 8/30/2019 4:02:53 PM**

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**Leigh Giblin 8/30/2019 4:01:36 PM**

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**Wendy Birnbaum 8/30/2019 4:01:27 PM**

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**Lisa Braun 8/30/2019 3:59:19 PM**

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**Sydney Richard 8/30/2019 3:54:10 PM**

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**Stephen Bouchard      8/30/2019 3:54:07 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Susan MacCrossen 8/30/2019 3:52:55 PM**

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**Wesley Mooy 8/30/2019 3:51:10 PM**

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**Matt Van Vorst    8/30/2019 3:50:16 PM**

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**john escher 8/30/2019 3:49:28 PM**

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**Kathleen Gaylord 8/30/2019 3:46:29 PM**

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**Matt Heinecke 8/30/2019 3:44:34 PM**

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**Chris Murray    8/30/2019 3:41:49 PM**

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**Judy Kissell 8/30/2019 3:41:29 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**Sandie Hamilton      8/30/2019 3:41:21 PM**

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**Nancy Reynolds      8/30/2019 3:39:30 PM**

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**james foley 8/30/2019 3:38:44 PM**

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**Lauri Johnson      8/30/2019 3:36:46 PM**

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**Natalie Bailey 8/30/2019 3:35:45 PM**

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**James Callaway 8/30/2019 3:28:26 PM**

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**Jennifer D 8/30/2019 3:26:27 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Bernard Roeder 8/30/2019 3:26:04 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Lindsey Gerth      8/30/2019 3:24:07 PM**

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**Peter Shenas      8/30/2019 3:24:00 PM**

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**marie Roeder 8/30/2019 3:23:32 PM**

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**Dawn Dugas 8/30/2019 3:22:56 PM**

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**Taylor Merritt 8/30/2019 3:21:11 PM**

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**Kathleen Smith     8/30/2019 3:19:30 PM**

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**Katherine Schultz      8/30/2019 3:19:24 PM**

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**Samantha Bey 8/30/2019 3:18:48 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**James Gould      8/30/2019 3:18:43 PM**

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**Rebecca Nagirski      8/30/2019 3:18:25 PM**

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**Monica Chapa 8/30/2019 3:18:24 PM**

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**Gonzalo Arozarena 8/30/2019 3:16:05 PM**

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**Suzanne Ware 8/30/2019 3:15:55 PM**

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**Sara Smith     8/30/2019 3:15:00 PM**

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**Dr Howard Limmer      8/30/2019 3:14:26 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Ashley Yu 8/30/2019 3:13:49 PM**

## Objection to Proposed 1000+ Units for Coronado

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**Douglas Brandt 8/30/2019 3:13:24 PM**

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**Miriam Limmer 8/30/2019 3:13:09 PM**

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**gail rogers    8/30/2019 3:11:46 PM**

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**Charlotte Askenasy 8/30/2019 3:10:43 PM**

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**Brian McCormack 8/30/2019 3:09:43 PM**

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**Eddie McCormack      8/30/2019 3:08:46 PM**

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**Nicole Rucker 8/30/2019 3:06:05 PM**

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**Karen Strouse      8/30/2019 3:05:09 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Barbara Sosnowski      8/30/2019 3:04:31 PM**

## Objection to Proposed 1000+ Units for Coronado

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**Christie Curran    8/30/2019 3:04:18 PM**

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**John Hakes     8/30/2019 3:04:15 PM**

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**Kelly Sarber 8/30/2019 2:59:58 PM**

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**Katie Gareau 8/30/2019 2:58:49 PM**

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**Janice Hunt 8/30/2019 2:55:00 PM**

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**Jeff Kob 8/30/2019 2:53:50 PM**

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**Nancy Owen 8/30/2019 2:50:52 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**Victoria Sullivan      8/30/2019 2:49:58 PM**

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**Allison Young 8/30/2019 2:45:17 PM**

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**Carla Beall 8/30/2019 2:43:16 PM**

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**Joe Warren      8/30/2019 2:42:20 PM**

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**Erendira Garcia 8/30/2019 2:39:24 PM**

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**Bob Campbell      8/30/2019 2:38:50 PM**

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**Bev Callaway 8/30/2019 2:38:05 PM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
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**Becci Rocco 8/30/2019 2:37:14 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Nancy Hadzima 8/30/2019 2:35:52 PM**

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**Lindsey Lyons 8/30/2019 2:34:03 PM**

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**Al Hadzima 8/30/2019 2:33:40 PM**

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**Amanda Sharp      8/30/2019 2:32:53 PM**

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**Sunny Irvine 8/30/2019 2:24:09 PM**

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**Margaret O'Donnell      8/30/2019 2:23:20 PM**

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**Deborah Kaller      8/30/2019 2:22:41 PM**

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**Joan Rasp      8/30/2019 2:19:00 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Jennifer Bryan 8/30/2019 2:17:45 PM**

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**Patti Witalis 8/30/2019 2:17:03 PM**

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**Terri Lea 8/30/2019 2:13:37 PM**

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**MARY HALL 8/30/2019 2:06:00 PM**

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**GARY HALL     8/30/2019 2:05:18 PM**

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**Sandra Serfass 8/30/2019 1:57:35 PM**

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**John Frappier 8/30/2019 1:52:18 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Rita Bowcock 8/30/2019 1:50:45 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Janet Timmcke      8/30/2019 1:49:49 PM**

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**David Davenport      8/30/2019 1:40:13 PM**

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**Elliot Feldman      8/30/2019 1:39:15 PM**

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**Marcia Davenport 8/30/2019 1:39:10 PM**

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**Shannon Kear 8/30/2019 1:39:06 PM**

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**Danielle Schwartz      8/30/2019 1:38:59 PM**

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**Chandler Kear 8/30/2019 1:38:17 PM**

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**Aleene Queen      8/30/2019 1:34:17 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Brad Morris      8/30/2019 1:30:52 PM**

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**Traci Smith 8/30/2019 1:21:47 PM**

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**Austin Bonde 8/30/2019 1:21:09 PM**

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**Catherine Hardy      8/30/2019 1:20:40 PM**

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**Kathleen Rosania 8/30/2019 1:20:39 PM**

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**Savannah Bonde 8/30/2019 1:19:53 PM**

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**Deboarh McBride 8/30/2019 1:15:14 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Kate Shaub 8/30/2019 1:15:11 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Theresa Murray      8/30/2019 1:13:09 PM**

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**Christian Dudley 8/30/2019 1:10:06 PM**

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**Jennifer Landry 8/30/2019 12:56:31 PM**

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**Lane Sharman      8/30/2019 12:52:42 PM**

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**Abel Marten 8/30/2019 12:52:05 PM**

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**Susan Harris      8/30/2019 12:47:14 PM**

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**Rogers Smith     8/30/2019 12:46:41 PM**

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**Judith Smith      8/30/2019 12:45:24 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Vera Rogers      8/30/2019 12:43:58 PM**

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**Jerome Winter      8/30/2019 12:34:44 PM**

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**Nancy Parrett 8/30/2019 12:34:16 PM**

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**Krythal Moneda      8/30/2019 12:30:26 PM**

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**Stephen Diamant 8/30/2019 12:30:23 PM**

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**Todorka Bisinova 8/30/2019 12:27:41 PM**

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**Neven Bisinovski      8/30/2019 12:26:58 PM**

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**Bethany Campbell      8/30/2019 12:25:52 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**Ilija Bisinovski    8/30/2019 12:25:40 PM**

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**Andy Owen     8/30/2019 12:19:51 PM**

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**Mary Rosenberg      8/30/2019 12:19:34 PM**

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**Jeri Hickman 8/30/2019 12:16:27 PM**

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**Barbara Boyle     8/30/2019 12:15:50 PM**

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**Genevieve Knych-Rohan 8/30/2019 12:15:07 PM**

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**Geradine MacCartee 8/30/2019 12:13:16 PM**

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**Jacob Mckanry 8/30/2019 12:13:12 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Kenneth Calderon      8/30/2019 12:08:51 PM**

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**Misty Scurlock 8/30/2019 12:06:04 PM**

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**Robert Poole     8/30/2019 12:05:05 PM**

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**Emily Foster      8/30/2019 12:03:51 PM**

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**Tamara Poole      8/30/2019 12:03:18 PM**

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**Guadalupe Aspe Armella 8/30/2019 12:02:14 PM**

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**Alexandra Olin 8/30/2019 12:01:48 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Melissa Shubin      8/30/2019 11:58:03 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Robert Payne     8/30/2019 11:56:15 AM**

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**Laurie Slater      8/30/2019 11:54:09 AM**

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**Emily Parker      8/30/2019 11:51:27 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Olivia Gabamonte 8/30/2019 11:51:13 AM**

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**Thomas Mitchell      8/30/2019 11:50:42 AM**

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**Lauren Dowd 8/30/2019 11:47:07 AM**

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**Kathleen Harris 8/30/2019 11:46:09 AM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Jennifer Ware 8/30/2019 11:43:11 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Zach Todaro 8/30/2019 11:41:43 AM**

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**Mark Scese 8/30/2019 11:40:42 AM**

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**Rikki McDaniel    8/30/2019 11:40:21 AM**

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**Robert Grazian      8/30/2019 11:39:49 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**david ross    8/30/2019 11:39:08 AM**

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**Delphine Cooper      8/30/2019 11:38:45 AM**

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**Brenda Cooper      8/30/2019 11:38:31 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Joan Marcus 8/30/2019 11:36:14 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Cathy Anderson      8/30/2019 11:34:52 AM**

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**Eyer Theresa      8/30/2019 11:33:59 AM**

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**Kaleigh Thompson      8/30/2019 11:32:29 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Katherine Ayan 8/30/2019 11:32:19 AM**

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**Donna Perkind      8/30/2019 11:28:46 AM**

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**samantha williamz 8/30/2019 11:27:10 AM**

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**Karen Farmer 8/30/2019 11:27:01 AM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Karl Weinfurtner      8/30/2019 11:25:23 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Christina R 8/30/2019 11:24:47 AM**

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**Jordan Goodman      8/30/2019 11:23:50 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**PERRY KOON     8/30/2019 11:22:48 AM**

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**Gloria Phillips      8/30/2019 11:19:31 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Chinyeh Hostler      8/30/2019 11:12:17 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Camilla Koon 8/30/2019 11:08:22 AM**

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**Jim Stewart      8/30/2019 11:08:20 AM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Lawrence Kijanka      8/30/2019 11:03:32 AM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Megan Curtin 8/30/2019 11:03:13 AM**

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**Amy Blasingame 8/30/2019 11:02:55 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**David Stebbins      8/30/2019 11:02:35 AM**

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**Rachel Thompson      8/30/2019 11:00:13 AM**

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**Melinda Hallal 8/30/2019 10:57:50 AM**

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**Nicole Wing 8/30/2019 10:56:08 AM**

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**Charles Crehore      8/30/2019 10:54:56 AM**

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## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**Pamela Salisbury      8/30/2019 10:53:32 AM**

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**Brian Buel    8/30/2019 10:50:29 AM**

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**Ms Pat Curley 8/30/2019 10:49:27 AM**

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**Jennifer Blair     8/30/2019 10:46:25 AM**

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**Mariapia Fernandez 8/30/2019 10:45:49 AM**

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**Mel Blair 8/30/2019 10:45:45 AM**

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**Morgan Long 8/30/2019 10:40:06 AM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Martha MARSDEN      8/30/2019 10:35:29 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Martha MARSDEN      8/30/2019 10:35:03 AM**

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**Thomas Proctor      8/30/2019 10:34:07 AM**

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**Jordann Phillips 8/30/2019 10:33:56 AM**

## Objection to Proposed 1000+ Units for Coronado

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**James Collora      8/30/2019 10:33:39 AM**

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**Kline Katrina    8/30/2019 10:31:58 AM**

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**John Splavec    8/30/2019 10:30:06 AM**

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**Genevieve Butenshon 8/30/2019 10:29:42 AM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Ty Smith    8/30/2019 10:20:08 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Brett Lay 8/30/2019 10:19:49 AM**

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**Tina Smith    8/30/2019 10:19:16 AM**

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**Geoff Slanie 8/30/2019 10:16:49 AM**

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**Megan Parma 8/30/2019 10:16:20 AM**

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**Melvin Tanaka      8/30/2019 10:13:48 AM**

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**Michael Hill      8/30/2019 10:13:13 AM**

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**Phillip Marsden 8/30/2019 10:10:14 AM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Marta Rivera-Torres 8/30/2019 10:09:39 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**daniela aparicio 8/30/2019 10:08:42 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Ron Chandler 8/30/2019 10:06:51 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Katie Lehner 8/30/2019 10:01:19 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Beth Biehler 8/30/2019 10:00:03 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Kline Aaron 8/30/2019 9:51:22 AM**

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**Jennifer Ellinger      8/30/2019 9:49:53 AM**

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**Rodd Novak      8/30/2019 9:43:59 AM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Anne Packard 8/30/2019 9:43:31 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Emily Talbert     8/30/2019 9:38:44 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Phyllis Clement 8/30/2019 9:37:01 AM**

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**Lauren Ferrer 8/30/2019 9:34:29 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Iorraine Bolanger 8/30/2019 9:33:11 AM**

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**Deborah Hansen      8/30/2019 9:28:34 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Virginia Cox 8/30/2019 9:24:24 AM**

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**Teresa Cuaik      8/30/2019 9:23:04 AM**

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**Elizabeth Riebe     8/30/2019 9:18:28 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Stephen Geiger 8/30/2019 9:13:00 AM**

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**Aaron Vernallis      8/30/2019 9:07:32 AM**

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**elizabeth caprini 8/30/2019 9:05:36 AM**

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**Patricia Eaton      8/30/2019 9:02:52 AM**

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**Penny Brooke 8/30/2019 8:56:39 AM**

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**Cecilia Larroque 8/30/2019 8:54:39 AM**

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**Pamela Hollinger      8/30/2019 8:52:22 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Susan Stone      8/30/2019 8:51:31 AM**

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**Lucy Leonowens 8/30/2019 8:46:18 AM**

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**Lisa Dettmann 8/30/2019 8:45:55 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Debra DeSeelhorst      8/30/2019 8:45:11 AM**

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**nathan smith    8/30/2019 8:45:10 AM**

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**Victoria Celano 8/30/2019 8:44:57 AM**

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**John Morton      8/30/2019 8:43:43 AM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Tor Anderson 8/30/2019 8:40:20 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Karin Tanaka      8/30/2019 8:39:40 AM**

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**Perry Mansfield      8/30/2019 8:39:30 AM**

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**jay lissner 8/30/2019 8:38:43 AM**

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**Lucila blasquez 8/30/2019 8:35:29 AM**

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**Emily Zisser      8/30/2019 8:35:07 AM**

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**Caylee Pinsonneault      8/30/2019 8:34:03 AM**

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**Jenna McIntosh 8/30/2019 8:33:11 AM**

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**Jacob Moyer    8/30/2019 8:32:52 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Holly Moye 8/30/2019 8:32:12 AM**

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**Ana Medina 8/30/2019 8:31:39 AM**

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**Richard Townsend      8/30/2019 8:30:13 AM**

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**Christopher Finch      8/30/2019 8:30:12 AM**

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**Sherryl Clayes 8/30/2019 8:26:41 AM**

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**Joseph Mckenzie      8/30/2019 8:20:07 AM**

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**Stephanie Lay 8/30/2019 8:16:51 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Leonard Fishler 8/30/2019 8:16:50 AM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Randy MAURER (me) 8/30/2019 8:16:34 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Kirk Henry      8/30/2019 8:15:29 AM**

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**Christine Gerard      8/30/2019 8:13:04 AM**

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**deborah mariya 8/30/2019 8:11:09 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Alisa Kerr 8/30/2019 8:04:43 AM**

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**Jamey Cohen     8/30/2019 8:00:31 AM**

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**Linda Witthoft 8/30/2019 7:58:42 AM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**James Jamison      8/30/2019 7:56:54 AM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Will Spittler 8/30/2019 7:53:12 AM**

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**Paola Covarrubias 8/30/2019 7:51:59 AM**

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**Diane Wallace      8/30/2019 7:47:11 AM**

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**David Knop 8/30/2019 7:44:18 AM**

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**Rebecca Dillen      8/30/2019 7:43:25 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Adam Kimball      8/30/2019 7:43:25 AM**

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**Paul Goerke      8/30/2019 7:43:01 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Calle Perkins      8/30/2019 7:41:34 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Olivia Mulry 8/30/2019 7:40:58 AM**

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**Natasha Archer 8/30/2019 7:35:48 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Eileen Miller      8/30/2019 7:35:23 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Mike Bill 8/30/2019 7:34:47 AM**

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**Laura Bill 8/30/2019 7:32:53 AM**

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**Carol Gallegos 8/30/2019 7:32:38 AM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**RICHARD FOWLER      8/30/2019 7:31:25 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**JEAN SAVAGE      8/30/2019 7:30:55 AM**

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**SUE SMISER      8/30/2019 7:30:18 AM**

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**Rebekah I Sorensen      8/30/2019 7:29:35 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**elizabeth Smiser      8/30/2019 7:29:16 AM**

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**Heidi Iversen      8/30/2019 7:28:49 AM**

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**Gerri-Lynn Fives      8/30/2019 7:25:46 AM**

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**Alan Sweetow 8/30/2019 7:23:56 AM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Alejandro De haro      8/30/2019 7:21:31 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Merrie Mebust      8/30/2019 7:17:18 AM**

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**Mary Lynn Gatschet 8/30/2019 7:11:44 AM**

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**Carolyn De Lagrave 8/30/2019 7:08:57 AM**

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**Craig Risch    8/30/2019 7:05:16 AM**

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**John Yorke     8/30/2019 7:00:32 AM**

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**Tanner Chapko      8/30/2019 6:59:15 AM**

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**Ronald Sosnowski      8/30/2019 6:59:03 AM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Amy Catalogna      8/30/2019 6:58:23 AM**

## Objection to Proposed 1000+ Units for Coronado

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**john rinko 8/30/2019 6:57:56 AM**

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**john watson 8/30/2019 6:57:09 AM**

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**Meliana Mikalson      8/30/2019 6:56:54 AM**

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**Anne Rinko 8/30/2019 6:55:57 AM**

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**Thomas Gorey     8/30/2019 6:51:34 AM**

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**Andrea Kossoudji 8/30/2019 6:48:35 AM**

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**Donna Latona 8/30/2019 6:48:26 AM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Claudia Gallant     8/30/2019 6:46:41 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Dorothy Stanley      8/30/2019 6:45:30 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Arrielle Luna    8/30/2019 6:44:46 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Brian Smith 8/30/2019 6:26:02 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Jo Antrim 8/30/2019 6:25:49 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Alexandra Hansen      8/30/2019 6:10:52 AM**

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**Chelsea Sylvester 8/30/2019 6:09:12 AM**

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**JOHN FRANGOS      8/30/2019 6:08:47 AM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Maria Cortina 8/30/2019 6:05:25 AM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Nemiliztli Frias      8/30/2019 6:04:59 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Javier Salas 8/30/2019 5:51:37 AM**

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**Mike Donovan 8/30/2019 5:49:52 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Andrea LÃ³pez 8/30/2019 5:47:39 AM**

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**Amel Esposito      8/30/2019 5:46:34 AM**

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**Vicki Vereen 8/30/2019 5:37:42 AM**

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**James Reavey      8/30/2019 5:26:18 AM**

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- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

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**Melissa Bennett      8/30/2019 5:24:14 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**William Rehm      8/30/2019 5:21:31 AM**

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**Paul Luttrell    8/30/2019 5:04:32 AM**

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**Andrea Perez teuffer      8/30/2019 4:36:37 AM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Regina Lopez     8/30/2019 4:31:19 AM**

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**Mario Gonzalez     8/30/2019 4:25:22 AM**

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**Gary Carter      8/30/2019 4:17:09 AM**

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**Lisa Carter      8/30/2019 4:14:43 AM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Susan Portillo 8/30/2019 3:48:15 AM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Harvey Meislin 8/30/2019 2:51:10 AM**

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**Maude Hoffmann 8/30/2019 2:39:27 AM**

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**Dale Holt 8/30/2019 2:37:21 AM**

## Objection to Proposed 1000+ Units for Coronado

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**Heather Canton      8/30/2019 12:38:12 AM**

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**Michele Markakis 8/30/2019 12:24:20 AM**

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**Jessica Thaete      8/30/2019 12:10:31 AM**

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**Anne Hill 8/30/2019 12:01:04 AM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**David Chong      8/29/2019 11:59:25 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**M.Suzanne Belmonte      8/29/2019 11:52:22 PM**

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**Ricardo Enrico      8/29/2019 11:38:27 PM**

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**Erin Enrico      8/29/2019 11:37:15 PM**

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**Mariana Frangos      8/29/2019 11:34:24 PM**

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**Catherine Wilson      8/29/2019 11:30:35 PM**

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**Michael McCrary    8/29/2019 11:28:33 PM**

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**Beverly Yorke      8/29/2019 11:23:10 PM**

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**Nicole Zuckerman-Morris      8/29/2019 11:15:37 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
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**Rick Enrico      8/29/2019 11:13:39 PM**

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**Sallie Johnson      8/29/2019 11:09:38 PM**

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**Katerina Hart**     **8/29/2019 11:08:19 PM**

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**Alexandra Polles      8/29/2019 11:07:58 PM**

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**Briana Gomes      8/29/2019 11:06:50 PM**

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**Jayne Ricker      8/29/2019 11:05:26 PM**

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**Jenae Peckham      8/29/2019 11:04:58 PM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Mark Lawrence     8/29/2019 11:04:57 PM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Tamara Lawrence      8/29/2019 11:04:05 PM**

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**Patricia Cava 8/29/2019 11:03:01 PM**

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**Dan Frank      8/29/2019 10:58:02 PM**

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**Beth Slanie 8/29/2019 10:57:22 PM**

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**Heather Frank      8/29/2019 10:56:54 PM**

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**Denise Goodman      8/29/2019 10:56:15 PM**

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**Jennifer Vandenakker      8/29/2019 10:56:07 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Julie Garden 8/29/2019 10:56:01 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
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**Rosalie Merks      8/29/2019 10:55:57 PM**

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**Ashley Fuller    8/29/2019 10:55:02 PM**

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**Scott Oser     8/29/2019 10:51:04 PM**

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**Christina Frangos      8/29/2019 10:50:11 PM**

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**Mary Davidson      8/29/2019 10:49:45 PM**

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**Kathryn Saybolt 8/29/2019 10:46:18 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Kevin Brenden 8/29/2019 10:45:53 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
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- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Norma Hall 8/29/2019 10:45:24 PM**

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**Lisa Alves      8/29/2019 10:37:27 PM**

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**Jim Newhall      8/29/2019 10:36:29 PM**

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**Catherine Bitar      8/29/2019 10:34:29 PM**

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**Flora Merino 8/29/2019 10:28:41 PM**

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**Tammy Layton 8/29/2019 10:25:56 PM**

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**Gaby De leon 8/29/2019 10:25:13 PM**

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**Elizabeth Stewart      8/29/2019 10:24:25 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Pamela Hoath      8/29/2019 10:23:56 PM**

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**Kathy Jackson      8/29/2019 10:23:40 PM**

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**Michael Iversen      8/29/2019 10:21:35 PM**

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**Dave Vinegrad      8/29/2019 10:21:08 PM**

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**Severino Perez      8/29/2019 10:20:17 PM**

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**Kimberly Hariman      8/29/2019 10:20:14 PM**

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**Donald Stump    8/29/2019 10:19:30 PM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Annette Stangl    8/29/2019 10:19:25 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Maxwell Stangl 8/29/2019 10:18:24 PM**

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**Mark Stangl    8/29/2019 10:17:36 PM**

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**Amanda Stangl     8/29/2019 10:16:51 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Bianca Oberwager      8/29/2019 10:16:32 PM**

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**Erin Brown     8/29/2019 10:16:16 PM**

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**Mary Scyocurka      8/29/2019 10:12:29 PM**

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**Steven Totty      8/29/2019 10:08:51 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**James Trepasso      8/29/2019 10:07:57 PM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Tamara Totty 8/29/2019 10:07:40 PM**

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**Susan Higgins 8/29/2019 10:07:17 PM**

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**Carolynn Trepasso      8/29/2019 10:06:30 PM**

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**Mar Valen 8/29/2019 10:01:25 PM**

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**Maria Isabel Arizpe      8/29/2019 10:01:24 PM**

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**Southard Linda 8/29/2019 9:57:54 PM**

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**Samantha Bowman Fleurov 8/29/2019 9:54:55 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Debra Turner      8/29/2019 9:54:36 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**Mark Meskimen 8/29/2019 9:52:53 PM**

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**Lisa Bommer 8/29/2019 9:52:36 PM**

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**Kevin Moore      8/29/2019 9:52:24 PM**

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**Jeanmarie Luker      8/29/2019 9:50:52 PM**

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**Darrell Fietz      8/29/2019 9:50:16 PM**

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**Kim Hyde 8/29/2019 9:50:00 PM**

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**Amy Fowler      8/29/2019 9:49:23 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Catharine Brown      8/29/2019 9:49:02 PM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Ronald VanRaaphorst      8/29/2019 9:47:03 PM**

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**Jean Landon 8/29/2019 9:47:02 PM**

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**Jane Williams      8/29/2019 9:46:40 PM**

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**Elaine Reuter 8/29/2019 9:46:27 PM**

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**Angela Feres      8/29/2019 9:44:30 PM**

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**Nicole Belong 8/29/2019 9:44:06 PM**

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**Morgan Scott 8/29/2019 9:41:53 PM**

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**Francisco Cevallos De Cima      8/29/2019 9:41:47 PM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Richard Willams      8/29/2019 9:41:05 PM**

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**Robbins Kelly      8/29/2019 9:39:09 PM**

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**Ellen Schulte    8/29/2019 9:36:33 PM**

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**Mandy McCauley      8/29/2019 9:31:52 PM**

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**Neal Clements 8/29/2019 9:31:24 PM**

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**Randall Packard      8/29/2019 9:30:34 PM**

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**MaryJane Clements 8/29/2019 9:29:17 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Brooke Bernardy 8/29/2019 9:27:25 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Ann Bancroft 8/29/2019 9:24:32 PM**

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**Tim Bernier 8/29/2019 9:21:18 PM**

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**Kathy Williams      8/29/2019 9:21:13 PM**

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**Katy Roberson 8/29/2019 9:18:53 PM**

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**Kaye Sweetser 8/29/2019 9:17:13 PM**

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**Jason Theep 8/29/2019 9:16:40 PM**

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**Ron Verneti      8/29/2019 9:16:37 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Sara Nese      8/29/2019 9:14:52 PM**

## Objection to Proposed 1000+ Units for Coronado

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Chris Theep 8/29/2019 9:13:54 PM**

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**Rachel Parr 8/29/2019 9:13:41 PM**

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**Olivia Theep 8/29/2019 9:13:07 PM**

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**Jean pierre Marquez      8/29/2019 9:11:36 PM**

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**Pat Escher 8/29/2019 9:11:21 PM**

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**James Hardy      8/29/2019 9:10:59 PM**

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**Elena Haley 8/29/2019 9:10:21 PM**

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**Tim O'Brien 8/29/2019 9:08:57 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**Marian O'Brien 8/29/2019 9:08:28 PM**

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**Carlin Scroggie      8/29/2019 9:08:08 PM**

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**Linda Marquez      8/29/2019 9:07:13 PM**

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**Margaret Pettit 8/29/2019 9:06:31 PM**

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**Mariana Vizcaino      8/29/2019 9:05:41 PM**

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**Leticia Murguia 8/29/2019 9:02:51 PM**

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**Carrie Mickel 8/29/2019 9:02:34 PM**

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**Ramona Loiselle      8/29/2019 9:02:00 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Kathleen Ellis 8/29/2019 9:01:02 PM**

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**Mickey Hansen     8/29/2019 8:59:25 PM**

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**Bridget Shanks      8/29/2019 8:58:51 PM**

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**lily roughneen 8/29/2019 8:57:50 PM**

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**don mccleary 8/29/2019 8:55:33 PM**

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**Laura Chisholm 8/29/2019 8:55:21 PM**

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**Carey Thoza 8/29/2019 8:54:21 PM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Nancy Saad 8/29/2019 8:53:07 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Joe Harper      8/29/2019 8:52:44 PM**

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**Penny Harper 8/29/2019 8:52:03 PM**

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**Robert Doyle     8/29/2019 8:50:49 PM**

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**Jada Cade      8/29/2019 8:50:15 PM**

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**Jennifer Engle 8/29/2019 8:50:01 PM**

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**Diana Elia 8/29/2019 8:49:40 PM**

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**Mike Hoppe 8/29/2019 8:49:34 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Lindsey Perry 8/29/2019 8:49:34 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Aimee Anderson      8/29/2019 8:49:25 PM**

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**Donna Young 8/29/2019 8:48:40 PM**

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**Mary Coburn 8/29/2019 8:46:40 PM**

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**Bevin Boney 8/29/2019 8:46:03 PM**

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**Dylan Marston      8/29/2019 8:45:30 PM**

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**Margaret Bernier      8/29/2019 8:45:10 PM**

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**Diane Vinas      8/29/2019 8:45:04 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**William McSwain      8/29/2019 8:44:19 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
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**Tim Hodges 8/29/2019 8:42:46 PM**

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**Tara Lawlor 8/29/2019 8:42:46 PM**

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**Sandy Hoppe 8/29/2019 8:41:48 PM**

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**Nicole Tallent 8/29/2019 8:40:20 PM**

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**Christine Brady 8/29/2019 8:39:19 PM**

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**Hoey Sarah 8/29/2019 8:38:07 PM**

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**Evan Piritz    8/29/2019 8:36:44 PM**

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**Michael Giorgino      8/29/2019 8:35:09 PM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Marilyn Feldman      8/29/2019 8:34:49 PM**

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**Mary Rainey 8/29/2019 8:34:05 PM**

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**Bridget STOLL      8/29/2019 8:32:34 PM**

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**Barbara Quackenbush      8/29/2019 8:32:32 PM**

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**HARRY THAETE      8/29/2019 8:32:17 PM**

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**Colleen Cavalieri 8/29/2019 8:28:43 PM**

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**Carol Wilson    8/29/2019 8:28:08 PM**

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**Craig Schnese      8/29/2019 8:27:38 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
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**robert Wilson      8/29/2019 8:26:53 PM**

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**Michael Keenan      8/29/2019 8:23:41 PM**

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**vicki ingram 8/29/2019 8:21:38 PM**

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**Anne Raymond      8/29/2019 8:20:26 PM**

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**Jeanne Schnese 8/29/2019 8:20:13 PM**

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**Blair Crossman      8/29/2019 8:18:17 PM**

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**Paul Rubillo 8/29/2019 8:17:49 PM**

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**Carol Wilson      8/29/2019 8:17:32 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Janice Bryant     8/29/2019 8:17:31 PM**

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**David Montalbano 8/29/2019 8:16:26 PM**

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**robert Wilson      8/29/2019 8:15:54 PM**

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**Denise Czer 8/29/2019 8:15:28 PM**

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**Danielle Rubillo 8/29/2019 8:14:16 PM**

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**Alice Skelton    8/29/2019 8:14:13 PM**

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**deni herron 8/29/2019 8:13:41 PM**

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**Kimberly Gordon      8/29/2019 8:13:28 PM**

## Objection to Proposed 1000+ Units for Coronado

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
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**Cristina Soto    8/29/2019 8:10:56 PM**

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**Robert D Wilson      8/29/2019 8:09:35 PM**

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**Olivia Henrich      8/29/2019 8:09:03 PM**

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**Claudia Guevara      8/29/2019 8:08:56 PM**

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**Jason Mackenzie      8/29/2019 8:07:30 PM**

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**megan bondy 8/29/2019 8:07:03 PM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Robert Wilson      8/29/2019 8:06:50 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
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**Jacques Spitzer      8/29/2019 8:00:35 PM**

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**Randi Maples      8/29/2019 7:59:26 PM**

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**Mary Burton 8/29/2019 7:58:07 PM**

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**Ana P Morphy 8/29/2019 7:57:43 PM**

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**Katharine Nixon      8/29/2019 7:57:20 PM**

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**Erin Freedland 8/29/2019 7:57:12 PM**

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**Jeff Farrier      8/29/2019 7:56:02 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Tammy Farrier 8/29/2019 7:55:23 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Kristin Haggerty 8/29/2019 7:55:01 PM**

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**Gabriela Marti      8/29/2019 7:54:23 PM**

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**Christopher DeSena      8/29/2019 7:53:19 PM**

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**Corey Berta      8/29/2019 7:52:34 PM**

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**Sara Berta 8/29/2019 7:52:02 PM**

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**Tracy Tempest 8/29/2019 7:50:12 PM**

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**Gail Clarkin 8/29/2019 7:47:11 PM**

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**Ana Esponda 8/29/2019 7:46:58 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Wendy Chestnut 8/29/2019 7:46:43 PM**

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**Brian Smith     8/29/2019 7:46:42 PM**

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**Mark Williams      8/29/2019 7:45:53 PM**

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**Nicole Lenharr 8/29/2019 7:44:44 PM**

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**Wendy Rodenberg      8/29/2019 7:44:27 PM**

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**Kathleen Healey 8/29/2019 7:42:24 PM**

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**Talal Martha    8/29/2019 7:42:04 PM**

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**Kelley Casey      8/29/2019 7:40:43 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Kevin Mylvey 8/29/2019 7:36:48 PM**

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**Sean Mulvey 8/29/2019 7:35:49 PM**

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**Michael Mulvey      8/29/2019 7:35:17 PM**

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**Kathy Mulvey 8/29/2019 7:34:01 PM**

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**Barbara Lebojesky      8/29/2019 7:31:23 PM**

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**Murray Smith      8/29/2019 7:30:47 PM**

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**Holly Sweetow 8/29/2019 7:28:14 PM**

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**Erin Dermody 8/29/2019 7:28:05 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**Karen Dale      8/29/2019 7:24:04 PM**

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**Amy Haines      8/29/2019 7:19:30 PM**

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**Linda Grady 8/29/2019 7:19:01 PM**

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**Joel Tien 8/29/2019 7:16:20 PM**

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**Peter Toennies      8/29/2019 7:15:20 PM**

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**Peter Scheu      8/29/2019 7:13:56 PM**

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**Cari Inserra 8/29/2019 7:13:30 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Beth Delano 8/29/2019 7:12:45 PM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Kerry Haynes 8/29/2019 7:10:02 PM**

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**Stephen French      8/29/2019 7:09:44 PM**

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**Betty Haynes 8/29/2019 7:09:37 PM**

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**Katherine Tourek      8/29/2019 7:05:38 PM**

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**Beverly Flather 8/29/2019 7:05:13 PM**

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**Julia Braga 8/29/2019 7:04:43 PM**

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**Tommy O'Reardon 8/29/2019 7:04:30 PM**

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**Theresa Geldart 8/29/2019 7:01:56 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
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**Michelle Broughton**      **8/29/2019 7:00:54 PM**

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**Amy Gorton 8/29/2019 6:59:23 PM**

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**Jaime Sacal 8/29/2019 6:58:36 PM**

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**Ann Telles 8/29/2019 6:56:49 PM**

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**Joseph Whalen      8/29/2019 6:56:32 PM**

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**Corrie Riccadonna 8/29/2019 6:55:00 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Grace Sylvester 8/29/2019 6:54:30 PM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Patricia Murnighan      8/29/2019 6:52:56 PM**

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**Karen Bjorstrom      8/29/2019 6:52:15 PM**

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**Tyler Mathews      8/29/2019 6:51:04 PM**

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**Jessica Simpson      8/29/2019 6:49:04 PM**

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**Nancy Strickland      8/29/2019 6:48:47 PM**

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**Sara Andersen 8/29/2019 6:48:29 PM**

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**Francesca Kingsmore 8/29/2019 6:48:00 PM**

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**Marylee Goyan 8/29/2019 6:47:21 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Wendy McGuire      8/29/2019 6:46:43 PM**

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**Scott Murray    8/29/2019 6:46:10 PM**

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**Tom Edison      8/29/2019 6:45:35 PM**

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**Ken Slanie 8/29/2019 6:43:38 PM**

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**Elizabeth Dugan      8/29/2019 6:42:12 PM**

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**Scott Dugan      8/29/2019 6:41:16 PM**

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**Theresa Keenan 8/29/2019 6:39:29 PM**

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**Ken Morris      8/29/2019 6:37:22 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Doni Corcoran 8/29/2019 6:36:11 PM**

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**Edward Cahill      8/29/2019 6:33:41 PM**

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**Lyle Anderson      8/29/2019 6:32:42 PM**

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**Chris Conlon 8/29/2019 6:31:00 PM**

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**Judith LaFleur 8/29/2019 6:30:36 PM**

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**Lisa Brenden    8/29/2019 6:30:23 PM**

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**Brian Ricks      8/29/2019 6:28:02 PM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Irene Pedroza 8/29/2019 6:27:26 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Patricia Grey 8/29/2019 6:25:20 PM**

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**Julianne Mitchel      8/29/2019 6:23:55 PM**

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**April Atkinson      8/29/2019 6:22:34 PM**

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**Jean Somers 8/29/2019 6:21:56 PM**

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**Frank Lovering      8/29/2019 6:20:19 PM**

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**Gloria Nixon      8/29/2019 6:19:20 PM**

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**Shellie Cline      8/29/2019 6:19:02 PM**

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**Robin Nixon      8/29/2019 6:18:05 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Clotilde Quintana 8/29/2019 6:17:26 PM**

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**Lani Grim 8/29/2019 6:15:27 PM**

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**Sam Sprague 8/29/2019 6:13:58 PM**

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**Norma Ashworth 8/29/2019 6:05:31 PM**

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**Karen Lafferty 8/29/2019 6:05:22 PM**

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**Shannon Piagentini     8/29/2019 6:01:38 PM**

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**Stacy Keszei 8/29/2019 6:00:44 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
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**Cynthia Albert    8/29/2019 5:59:35 PM**

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**JACKY Salome 8/29/2019 5:57:29 PM**

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**David Keszei 8/29/2019 5:57:24 PM**

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**Fortuna Nahmad      8/29/2019 5:57:02 PM**

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**Cecilia Roa      8/29/2019 5:56:25 PM**

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**Marcela Troncoso 8/29/2019 5:54:38 PM**

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**Christy Ward    8/29/2019 5:53:58 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**John Davis      8/29/2019 5:53:43 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Cathy Joy 8/29/2019 5:53:38 PM**

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dave - 8/29/2019 5:47:52 PM

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**Stephanie Nurdling 8/29/2019 5:47:43 PM**

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**Robert Shugert     8/29/2019 5:47:00 PM**

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**Brad Sorensen      8/29/2019 5:44:39 PM**

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**Diane Sorota      8/29/2019 5:44:03 PM**

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**Beth Good 8/29/2019 5:43:33 PM**

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- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.
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**Doris Ricks      8/29/2019 5:42:52 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Pamela Young      8/29/2019 5:41:40 PM**

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**Johm Bruin 8/29/2019 5:41:28 PM**

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**George Hall     8/29/2019 5:38:01 PM**

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**Nancy Hall 8/29/2019 5:37:18 PM**

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**Ken Bryan      8/29/2019 5:35:15 PM**

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**Patricia Dever 8/29/2019 5:35:00 PM**

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**Sandra Duritza      8/29/2019 5:34:48 PM**

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**Polly White 8/29/2019 5:33:15 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
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**Ann Norman 8/29/2019 5:32:24 PM**

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**Mary Ellen Teeter      8/29/2019 5:32:18 PM**

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**Carla Bacon 8/29/2019 5:31:05 PM**

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**Anneliese Vilalta 8/29/2019 5:30:56 PM**

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**Carrie Keyes 8/29/2019 5:30:46 PM**

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**Julia Grazian 8/29/2019 5:29:17 PM**

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**Carolyn Moorhouse 8/29/2019 5:25:18 PM**

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**Richard Loving      8/29/2019 5:23:17 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
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**craig dever 8/29/2019 5:21:36 PM**

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**Michael Talamini      8/29/2019 5:21:35 PM**

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**Cary Gould     8/29/2019 5:21:12 PM**

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**Claire Burgess      8/29/2019 5:20:37 PM**

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**Ignacio Hernandez      8/29/2019 5:20:33 PM**

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**John Masters      8/29/2019 5:20:21 PM**

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**Kraig Nicolls      8/29/2019 5:20:07 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Richard Hyde     8/29/2019 5:19:02 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**David MacDonald      8/29/2019 5:19:00 PM**

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**Daniel Rassvetaieff    8/29/2019 5:18:27 PM**

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**Ken Ireland 8/29/2019 5:16:24 PM**

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**Alicia Lazo de la Vega      8/29/2019 5:16:07 PM**

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**Roberta Paoli 8/29/2019 5:15:17 PM**

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**Alison Newhall      8/29/2019 5:14:46 PM**

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**Mina Kawage 8/29/2019 5:14:19 PM**

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**Maureen Goetschius 8/29/2019 5:14:10 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Stan Miller     8/29/2019 5:13:57 PM**

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**Julie Dabbieri 8/29/2019 5:12:56 PM**

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**Julie Pace 8/29/2019 5:11:56 PM**

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**Nic Perry 8/29/2019 5:11:46 PM**

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**Don McNeil 8/29/2019 5:11:35 PM**

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**Pauline Storum      8/29/2019 5:10:41 PM**

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**Morgan Miller      8/29/2019 5:10:21 PM**

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**Jessica Hru Perry      8/29/2019 5:09:26 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Kathleen Kilby 8/29/2019 5:09:17 PM**

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**Matt Mccarthy 8/29/2019 5:08:57 PM**

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**Clarissa Hint 8/29/2019 5:07:59 PM**

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**Luis Bouance      8/29/2019 5:07:50 PM**

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**Douglas McCurdy 8/29/2019 5:07:27 PM**

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**Lore Cook      8/29/2019 5:06:54 PM**

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**Kristy Fernandez      8/29/2019 5:06:39 PM**

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**Marion Scire 8/29/2019 5:06:26 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Jan Cook     8/29/2019 5:06:15 PM**

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**Carson Ricks      8/29/2019 5:05:44 PM**

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**Arjavon Talebzadeh      8/29/2019 5:04:29 PM**

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**Dixie McCarthy     8/29/2019 5:04:06 PM**

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**Kristine Gottlieb      8/29/2019 5:03:17 PM**

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**Cristina Rassvetaieff      8/29/2019 5:03:05 PM**

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**Nojan Talebzadeh      8/29/2019 5:02:51 PM**

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**Lucy fenton 8/29/2019 5:02:03 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Jim Rosania      8/29/2019 5:01:54 PM**

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**Sarah Rahm 8/29/2019 5:00:36 PM**

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**Carrie Davis 8/29/2019 4:59:51 PM**

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**Alissa Smith      8/29/2019 4:57:57 PM**

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**Dorothy Harms      8/29/2019 4:55:01 PM**

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**Laura Heimbach      8/29/2019 4:52:36 PM**

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**Olga Lavallo 8/29/2019 4:52:20 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
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**Renata Fernandez      8/29/2019 4:50:39 PM**

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**Audrie Hill 8/29/2019 4:49:34 PM**

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**Leigh Weesner 8/29/2019 4:48:18 PM**

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**Sandi Stauffer      8/29/2019 4:47:11 PM**

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**Sharon Raffer      8/29/2019 4:45:53 PM**

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**Rebeca Duran      8/29/2019 4:45:24 PM**

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**Beth Aiello 8/29/2019 4:44:53 PM**

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**Harper Hatheway 8/29/2019 4:43:46 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Kristian De Laurentis      8/29/2019 4:42:25 PM**

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**elizabeth baker 8/29/2019 4:42:01 PM**

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**Kingston De Laurentis      8/29/2019 4:41:54 PM**

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**Daniel De Laurentis      8/29/2019 4:41:34 PM**

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**Rhett Henrich 8/29/2019 4:41:16 PM**

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**Kelly DeLaurentis 8/29/2019 4:41:15 PM**

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**Jennifer Settle 8/29/2019 4:39:12 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Jennifer Settle 8/29/2019 4:38:34 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Humberto Hernandez 8/29/2019 4:37:48 PM**

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**William Stanley      8/29/2019 4:37:21 PM**

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**Carolyn Rogerson 8/29/2019 4:36:45 PM**

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**Patrick Kiernan 8/29/2019 4:33:40 PM**

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**CAROL McArthur 8/29/2019 4:33:26 PM**

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**Mary Ericson      8/29/2019 4:33:13 PM**

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**Kevin Reilly     8/29/2019 4:32:59 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Jonathan Phillips      8/29/2019 4:31:44 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Madison McBride 8/29/2019 4:30:42 PM**

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**Elizabeth Gimber 8/29/2019 4:29:13 PM**

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**Dorothy Hummeldorf      8/29/2019 4:28:57 PM**

## Objection to Proposed 1000+ Units for Coronado

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**Ronald Lenert      8/29/2019 4:28:43 PM**

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**Jana Monroe      8/29/2019 4:27:42 PM**

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**Mariah Rowden 8/29/2019 4:27:37 PM**

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**Edward Enborg 8/29/2019 4:26:41 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**LINDA SCHOTT      8/29/2019 4:26:27 PM**

## Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Christy Kuhns 8/29/2019 4:26:24 PM**

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**Christine Kuhns 8/29/2019 4:25:36 PM**

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**Kris Ryan 8/29/2019 4:25:35 PM**

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**Nancy Schrum      8/29/2019 4:24:33 PM**

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**Carly Considine 8/29/2019 4:23:47 PM**

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**Stella Patton 8/29/2019 4:23:04 PM**

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**Frank youngman 8/29/2019 4:21:45 PM**

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**Jessica Mushovic      8/29/2019 4:20:37 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Hannah Cooper 8/29/2019 4:20:33 PM**

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**Conrad Bartenstein      8/29/2019 4:18:34 PM**

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**Christina Youngberg 8/29/2019 4:17:25 PM**

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**Laura Lapham      8/29/2019 4:17:05 PM**

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**Sheller Steinwender 8/29/2019 4:16:33 PM**

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**Sarah Walsh      8/29/2019 4:15:56 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Dana DeNardi 8/29/2019 4:15:43 PM**

## Objection to Proposed 1000+ Units for Coronado

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Catleen Kough 8/29/2019 4:15:11 PM**

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**Becki Lock 8/29/2019 4:14:25 PM**

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**Matthew Zagrodzky 8/29/2019 4:13:35 PM**

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**Cynthia O'Brien     8/29/2019 4:13:09 PM**

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**Julie Ducharme 8/29/2019 4:13:08 PM**

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**Kathryn Keitzer 8/29/2019 4:12:37 PM**

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**Heather Barnett      8/29/2019 4:11:34 PM**

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**Celeste Shenas      8/29/2019 4:11:23 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Jacqueline Hardt      8/29/2019 4:10:05 PM**

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**John Splavec    8/29/2019 4:09:53 PM**

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**Blossom Sanger 8/29/2019 4:09:20 PM**

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**John McKinley 8/29/2019 4:08:43 PM**

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**Bill Kennedy**    **8/29/2019 4:08:08 PM**

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**Georgina Cornejo 8/29/2019 4:07:30 PM**

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**Sherril Altstadt      8/29/2019 4:06:57 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**Ann-Marie Avanni      8/29/2019 4:06:27 PM**

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**Katherine Bennett      8/29/2019 4:05:48 PM**

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**Carrie Chandler 8/29/2019 4:05:46 PM**

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**Ann Bond 8/29/2019 4:04:17 PM**

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**Andrea Sager 8/29/2019 4:03:43 PM**

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**Barrow Sandra 8/29/2019 4:03:40 PM**

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**Howard Somers      8/29/2019 4:03:38 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**William Blore**     **8/29/2019 4:02:46 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**John Tato      8/29/2019 4:02:29 PM**

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**Sarah Brown 8/29/2019 4:01:58 PM**

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**Mary Sikes      8/29/2019 4:01:48 PM**

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**Barbara Tato      8/29/2019 4:00:56 PM**

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**Russell Larratt      8/29/2019 4:00:44 PM**

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**Karen Beatty    8/29/2019 4:00:39 PM**

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**Lorrie Blore 8/29/2019 4:00:17 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Alexandra Larratt 8/29/2019 4:00:03 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Heather McNeil 8/29/2019 3:59:08 PM**

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**Kaia Ackerly 8/29/2019 3:58:52 PM**

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**Ian Van Tuyt    8/29/2019 3:58:26 PM**

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**karen knudsen 8/29/2019 3:58:16 PM**

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**Taylor Stockdale 8/29/2019 3:58:04 PM**

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**Paige Shuman 8/29/2019 3:57:13 PM**

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**Holidais Moreira 8/29/2019 3:57:11 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Anne Stockdale 8/29/2019 3:56:29 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
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**Katherine Kijanka 8/29/2019 3:54:26 PM**

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**Rhodes Worthington      8/29/2019 3:54:19 PM**

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**Maggie Worthington      8/29/2019 3:53:41 PM**

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**Milissa Cameron      8/29/2019 3:52:38 PM**

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**Patrick Starke 8/29/2019 3:51:28 PM**

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**carol martin 8/29/2019 3:51:26 PM**

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**Jessica Lewis      8/29/2019 3:51:11 PM**

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**Christa Mulchek      8/29/2019 3:50:29 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Rob Steiner 8/29/2019 3:49:34 PM**

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**Jennifer Orozco      8/29/2019 3:49:12 PM**

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**Natasha Anderson      8/29/2019 3:48:57 PM**

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**Travis Wilson     8/29/2019 3:48:28 PM**

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**Gabriela Castro      8/29/2019 3:48:19 PM**

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**Todd Little    8/29/2019 3:47:23 PM**

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**Nathan McCall      8/29/2019 3:47:02 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Alexandra Shugert      8/29/2019 3:46:14 PM**

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**Alaina Christie    8/29/2019 3:45:58 PM**

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**January Machold      8/29/2019 3:45:18 PM**

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**Alexandra Shugert      8/29/2019 3:45:15 PM**

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**David Ward      8/29/2019 3:44:46 PM**

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**Nicole Settle 8/29/2019 3:44:45 PM**

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**Mary/Cliff Bee 8/29/2019 3:43:32 PM**

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**Josh Barbera      8/29/2019 3:41:39 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
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- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**FRANK LOVERING      8/29/2019 3:41:27 PM**

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**W. Kevin Queen      8/29/2019 3:41:04 PM**

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**Taylor Smith      8/29/2019 3:40:50 PM**

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**Nicholas Astrahatseff      8/29/2019 3:40:44 PM**

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**Gina Bernsen 8/29/2019 3:40:15 PM**

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**Monika Tars      8/29/2019 3:39:37 PM**

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**Suzanne Heap    8/29/2019 3:39:11 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Charles Bennett      8/29/2019 3:38:34 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
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- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Katie Pontes 8/29/2019 3:37:08 PM**

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**Russell Broyles      8/29/2019 3:36:35 PM**

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**Ann Steinwender 8/29/2019 3:36:23 PM**

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**dan runyon 8/29/2019 3:35:26 PM**

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**Tina Elder      8/29/2019 3:34:15 PM**

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**Lee Fox 8/29/2019 3:32:24 PM**

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**Kathleen Kimmich      8/29/2019 3:31:49 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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**Christine Bisinovski      8/29/2019 3:31:46 PM**

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**Jamie Jamison      8/29/2019 3:31:39 PM**

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**Maureen Stravers 8/29/2019 3:31:25 PM**

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**Susan Yoder 8/29/2019 3:30:45 PM**

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**Ryan Clapper     8/29/2019 3:30:34 PM**

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**Kristina Quesada      8/29/2019 3:29:03 PM**

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**Jeanette Iwashita 8/29/2019 3:28:57 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
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- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**Melanie Fox      8/29/2019 3:28:55 PM**

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**Nora Van Rooy 8/29/2019 3:28:41 PM**

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**Kirsten Hakes      8/29/2019 3:28:25 PM**

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**Ralph Greenspan      8/29/2019 3:28:22 PM**

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**Jarret Osmialowski      8/29/2019 3:27:41 PM**

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**Paula Couture      8/29/2019 3:27:33 PM**

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**Madhu Arora 8/29/2019 3:27:23 PM**

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**Allen Osmialowski      8/29/2019 3:26:37 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**John Duncan      8/29/2019 3:26:06 PM**

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**Michelle Hundley 8/29/2019 3:25:47 PM**

## Objection to Proposed 1000+ Units for Coronado

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**Cathy Thomas      8/29/2019 3:25:41 PM**

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**Stephen Donlon      8/29/2019 3:25:33 PM**

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**Marilyn Oldendorph      8/29/2019 3:25:28 PM**

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**Wayne Oldendorph 8/29/2019 3:24:35 PM**

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**Jill Proctor      8/29/2019 3:24:34 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Madori Gray 8/29/2019 3:24:17 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

### **The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.**

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**Casey Tanaka 8/29/2019 3:24:05 PM**

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**Price Allen 8/29/2019 3:24:03 PM**

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**Marilyn Field     8/29/2019 3:23:07 PM**

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**Charlotte Harris      8/29/2019 3:22:13 PM**

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**Pike Meade 8/29/2019 3:21:31 PM**

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**Stephanie Abbott 8/29/2019 3:21:31 PM**

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**Mitchell Brown     8/29/2019 3:21:19 PM**

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**MICHAEL BIEHLER      8/29/2019 3:21:05 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**Candace Tyler      8/29/2019 3:19:53 PM**

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**Mary Ann Thomas      8/29/2019 3:19:37 PM**

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**Laurie Mychaels      8/29/2019 3:19:28 PM**

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**Kellee Jackson      8/29/2019 3:19:13 PM**

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**Alyssa Ballard      8/29/2019 3:18:33 PM**

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**Daniel Wood     8/29/2019 3:17:39 PM**

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**Laura Crenshaw      8/29/2019 3:16:49 PM**

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**Jennie Portelli 8/29/2019 3:16:05 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
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**Sarah Roughneen 8/29/2019 3:16:03 PM**

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**Kate Connor 8/29/2019 3:15:47 PM**

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**Lisa Gerbel     8/29/2019 3:15:22 PM**

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**Lynn Abrams      8/29/2019 3:15:14 PM**

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**Norine Davis      8/29/2019 3:14:03 PM**

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**Susan Keith      8/29/2019 3:13:50 PM**

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**Tom Moran      8/29/2019 3:12:30 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**scott sonne 8/29/2019 3:11:53 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
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**Darlene Shirey 8/29/2019 3:11:50 PM**

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**Joanna Klinker 8/29/2019 3:11:49 PM**

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**ann sonne 8/29/2019 3:11:14 PM**

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**Marie Bartenstein      8/29/2019 3:10:57 PM**

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**Pamela McCollum      8/29/2019 3:10:45 PM**

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**George Luiken      8/29/2019 3:10:25 PM**

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**Vicky Lambert      8/29/2019 3:10:16 PM**

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**Sheila Luiken      8/29/2019 3:09:26 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
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**Kitty Sexton 8/29/2019 3:08:03 PM**

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**Margaret Stark    8/29/2019 3:08:02 PM**

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**Caroline Haines 8/29/2019 3:08:02 PM**

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**Jessica Kelly      8/29/2019 3:07:43 PM**

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**Rose Sporleder      8/29/2019 3:06:40 PM**

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**Jennifer Toth     8/29/2019 3:05:45 PM**

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**Cathy Kirkley 8/29/2019 3:05:37 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Elaine Edwards      8/29/2019 3:05:16 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
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**Ronald Chandler      8/29/2019 3:04:15 PM**

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**Shaina Frey 8/29/2019 3:03:58 PM**

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**John Sexton      8/29/2019 3:03:47 PM**

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**Hillary Karno 8/29/2019 3:03:46 PM**

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**Lisa Wastila      8/29/2019 3:03:03 PM**

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**Jacey Ecker 8/29/2019 3:02:25 PM**

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**Vivian McAnally      8/29/2019 3:02:17 PM**

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For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.

**Elizabeth Schofer      8/29/2019 3:01:52 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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**Christa Lausted 8/29/2019 3:01:18 PM**

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**Meridith Metzger 8/29/2019 3:00:53 PM**

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**Daniel Fitzgerald      8/29/2019 2:59:52 PM**

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**Daniel Zaragoza      8/29/2019 2:59:06 PM**

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**Patricia Fitzgerald      8/29/2019 2:58:17 PM**

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**Hope Norman      8/29/2019 2:57:54 PM**

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**Jennifer Pitts      8/29/2019 2:57:35 PM**

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**Margaret La Grange      8/29/2019 2:57:06 PM**

## **Objection to Proposed 1000+ Units for Coronado**

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We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

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- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
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**Cassandra Goldacker      8/29/2019 2:55:57 PM**

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**Elsie Hammond      8/29/2019 2:55:57 PM**

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**Bonnie Conte 8/29/2019 2:54:22 PM**

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**Kimberly Schulrud      8/29/2019 2:54:10 PM**

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**Karen Sharman 8/29/2019 2:53:24 PM**

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**Allen Hansen     8/29/2019 2:52:49 PM**

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**Janet Hansen      8/29/2019 2:51:32 PM**

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**Elena Vizuet 8/29/2019 2:48:58 PM**

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**David Lassiter      8/29/2019 2:48:58 PM**

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**jori fentiman      8/29/2019 2:47:35 PM**

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**Stephen Geiger 8/29/2019 2:46:56 PM**

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**Rosalie Calhoun      8/29/2019 2:46:10 PM**

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**Laurianne Bella      8/29/2019 2:45:49 PM**

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**Kathleen Parish      8/29/2019 2:45:04 PM**

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**Leon Edney 8/29/2019 2:44:09 PM**

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**Nancy Wilson      8/29/2019 2:43:45 PM**

## **Objection to Proposed 1000+ Units for Coronado**

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

### **Coronado is constrained unlike any other city in San Diego County.**

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
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- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
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**John Volkman      8/29/2019 2:42:52 PM**

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**Kenneth Wilson      8/29/2019 2:42:30 PM**

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**Suzanne Volkman 8/29/2019 2:41:43 PM**

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**Bradley Gerbel      8/29/2019 1:54:32 PM**

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**Richard Bailey      8/29/2019 12:39:51 PM**

From: Terry Gaasterland, Ph.D., Del Mar, CA

To: Members of the SANDAG Board

Dear Board Members:

I write to you to expand on the first of three concerns laid out in my red-dot letter dated September 4, 2019 – the math errors and assumptions in the calculation of the housing units allocated to SANDAG.

***In light of Newport Beach's September 4, 2019, letter to SCAG staff, there are strong reasons to revisit the RHNA allocation to SANDAG from the State's Department of Housing and Community Development.***

Newport Beach provides a cogent case for reducing the SCAG RHNA number by half. The elements of Newport Beach's case that pertain to SANDAG are

- Rejection of Overcrowding adjustment
- Rejection of Vacancy adjustment

**The overcrowding adjustment adds 38,700 to the SANDAG allotment.** Overcrowding occurs when multiple households live in one housing unit, or bedrooms have too many occupants. However, overcrowding would already be accounted for in the calculation of households in Line 4 of the calculation table. The calculation assumes that in each age-range, a certain percent of people are a head-of-household, for example, 9.98% of people aged 15-24. The sum total is the projected number of households that need a home right now. Newport Beach rejects adjusting for overcrowding.

**The Vacancy adjustment adds 31,500 to the SANDAG allotment.** A vacant unit is one where a household has moved out and no new household has moved in yet - or a new, unsold unit. Newport Beach notes vacancy rates are generally higher for rentals than for owner-occupied homes. The State is aiming for a blanket vacancy rate of 5% in the RHNA calculation. Newport Beach rejects adjusting for vacancy.

One more adjustment is used in the calculation. Arguably, this adjustment should be rejected as well.

**The Replacement adjustment adds 6,255 to San Diego County's allotment.** The idea here is that units are taken out of the pool of usable homes when they are torn down to be rebuilt. Since these units are already not occupied, they would already not be in the Occupied Units in the first place (line 9 of the calculation table). So no replacement adjustment needed.

***If the three adjustments were removed – and the MATH DONE CORRECTLY, the total allocation to SANDAG would be 95,236 units, not 171,685.***

**One final remark on the math errors in the RHNA calculation worksheet:** Some have noted that the 171,685 number is only off by 2 (or 7). This is immaterial because

- The table has 14 calculations.
- 13 are wrong.
- The largest magnitude for a single math error is off by 48.

Thus, the **MATH ERROR RATE is 93% -- 13 calculations of 14 are incorrect.** This level of error rate is unacceptable.

***The responsible action is to revisit the RHNA allocation from the State to SANDAG especially in light of the Newport Beach argument for rejecting the RHNA allocation from the State to SCAG.*** (<http://www.scag.ca.gov/programs/Documents/090519NewportBeach.pdf>)

Attachments:

1. Calculation-check worksheet with emphasis added on numbers of errors.
2. Clean calculation with adjustments left out.
3. Original calculation worksheet, Attachment 2 of letter from DHCD to SANDAG, July 2018
4. Newport Beach letter

Sincerely,

*Terry Gaasterland, Ph.D.*

Citizen, 526 Stratford Ct., Del Mar, CA 92014

City Council Member, City of Del Mar

Professor, University of California, San Diego

***PERSONAL BACKGROUND AND TRAINING:*** *My professional training is in Complex Systems Analysis, Data Science, and Reasoning with Uncertain and Incomplete Information, with a Ph.D. in Computer Science/Artificial Intelligence; 25+ years of research experience in data analytics, with application to biological systems analysis and genomics; and 15+ years of university teaching and research experience at the University of California, San Diego.*

**Attachment 1.**

**Mathematical calculation discrepancies in the State RHNA allocation to San Diego County.**

Calculation of the RHNA allocation involved 14 calculations. 13 were incorrect (93%). The magnitude of the largest error is 41. Corrected calculations highlighted in yellow below. Differences between correct calculation and calculation provided in the report at <http://www.hcd.ca.gov/community-development/housing-element/docs/sandag-6th-rhna.pdf> shown in green.

					RHNA Calculations A	RHNA Calculations B
<b>San Diego County: June 30, 2020-April 16, 2029 (8.8 years)</b>						
<b>HCD Determined Population, Households, &amp; Housing Unit Need</b>						
1	<b>Population: April 15, 2029 (DOF June 30, 2029 projection adjusted minus 2.5 months to April 15 2029)</b>				3,613,215	
2	- Group Quarters Population (DOF June 30, 2029 projection adjusted minus 2.5 months to April 15, 2019)				-118,075	
3	<b>Household (HH) Population</b>				3,495,140	
<b>Household Formation Groups</b>		<b>HCD Adjusted DOF Projected HH Population</b>	<b>DOF HH Formation Rates</b>	<b>HCD Adjusted DOF Projected Households</b>		
		3,495,140				
under 15 years		648,185	n/a	n/a		
15-24 years		504,775	9.98%	50,356		
25-34 years		402,920	37.25%	150,099		
35-44 years		399,705	46.54%	186,020		
45-54 years		428,715	50.72%	217,455		
55-64 years		388,650	53.69%	208,648		
65-74 years		380,010	57.98%	220,348		
75-84 years		250,550	62.03%	155,414		
85+		91,630	68.51%	62,775		
5	<b>Projected Households (Occupied Unit Stock)</b>				1,251,115	
6	+ Vacancy Adjustment (2.52%)		2.52%		31,500	
7	+ Overcrowding Adjustment (3.09%)		3.09%		38,700	
8	+ Replacement Adjustment (0.50%)		0.50%		6,255	
9	- Occupied Units (HHs) estimated January 1, 2020				-1,155,883	
<b>6th Cycle Regional Housing Need Assessment (RHNA)</b>					171,685	
					calculation	171,687
					difference	2

Correct Calculations A	Correct Calculations B	Difference A	Difference B
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	3,613,215		
	-118,075		
correct	3,495,140		0

1 wrong	50,377	21
2 wrong	150,088	-11
3 wrong	186,023	3
4 wrong	217,444	-11
5 wrong	208,666	18
6 wrong	220,330	-18
7 wrong	155,416	2
8 wrong	62,776	1
9 wrong	1,251,119	4
10 wrong	31,528	28
11 wrong	38,659	-41
12 wrong	6,256	1
	-1,155,883	
13 wrong	171,679	-6

<b>Reported Assessment</b>	171,685
<b>Correct total, with their incorrect household calculations off by</b>	171,687 2
<b>True total, with correct household calculations off by</b>	171,679 6

maximum single error **41**  
 number of errors **13**  
 number of calculations **14**

**Attachment 2.**

**Clean calculation with adjustments removed yields 95,236 units**

*Calculation with correct math, and with no adjustments for vacancy, overcrowding, and replacement*

San Diego County: June 30, 2020-April 16, 2029 (8.8 years)					
<b>1</b>	<b>HCD Determined Population, Households, &amp; Housing Unit Need</b>				
	<b>Population: April 15, 2029 (DOF June 30, 2029 projection adjusted minus 2.5 months to April 15 2029)</b>				<b>3,613,215</b>
<b>2</b>	<i>- Group Quarters Population (DOF June 30, 2029 projection adjusted minus 2.5 months to April 15, 2019)</i>				<i>-118,075</i>
<b>3</b>	<b>Household (HH) Population</b>				<b>3,495,140</b>
<b>4</b>	<b>Household Formation Groups</b>	<b>HCD Adjusted DOF Projected HH Population</b>	<b>DOF HH Formation Rates</b>	<b>HCD Adjusted DOF Projected Households</b>	
		<b>3,495,140</b>			
	under 15 years	648,185	n/a	n/a	
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	45-54 years	428,715	50.72%	217,444	
	55-64 years	388,650	53.69%	208,666	
	65-74 years	380,010	57.98%	220,330	
	75-84 years	250,550	62.03%	155,416	
	85+	91,630	68.51%	62,776	
<b>5</b>	<b>Projected Households (Occupied Unit Stock)</b>				<b>1,251,119</b>
<b>6</b>	+ Vacancy Adjustment (2.52%)		0.00%		0
<b>7</b>	+ Overcrowding Adjustment (3.09%)		0.00%		0
<b>8</b>	+ Replacement Adjustment (0.50%)		0.00%		0
<b>9</b>	<i>- Occupied Units (HHs) estimated January 1, 2020</i>				<i>-1,155,883</i>
<b>6th Cycle Regional Housing Need Assessment (RHNA)</b>					<b>95,236</b>

**Attachment 3 – Screenshot of original calculations**

**HCD REGIONAL HOUSING NEED DETERMINATION: SANDAG June 30, 2020 - April 15, 2029**

Methodology

1.	<b>San Diego County: June 30, 2020 – April 15, 2029 (8.8 years) HCD Determined Population, Households, &amp; Housing Unit Need</b>			
2.	<b>Population: April 15, 2029 (DOF June 30, 2029 projection adjusted minus 2.5 months to April 15, 2029)</b>			<b>3,613,215</b>
3.	<i>- Group Quarters Population (DOF June 30, 2029 projection adjusted minus 2.5 months to April 15, 2019)</i>			<i>-118,075</i>
4.	<b>Household (HH) Population</b>			<b>3,495,140</b>
	<b>Household Formation Groups</b>	<b>HCD Adjusted DOF Projected HH Population</b>	<b>DOF HH Formation Rates</b>	<b>HCD Adjusted DOF Projected Households</b>
		<b>3,495,140</b>		
	under 15 years	648,185	n/a	n/a
	15 – 24 years	504,775	9.98%	50,356
	25 – 34 years	402,920	37.25%	150,099
	35 – 44 years	399,705	46.54%	186,020
	45 – 54 years	428,715	50.72%	217,455
	55 – 64 years	388,650	53.69%	208,648
	65 – 74 years	380,010	57.98%	220,348
	75 – 84 years	250,550	62.03%	155,414
	85+	91,630	68.51%	62,775
5.	<b>Projected Households (Occupied Unit Stock)</b>			<b>1,251,115</b>
6.	+ Vacancy Adjustment (2.52%)			31,500
7.	+ Overcrowding Adjustment (3.09%)			38,700
8.	+ Replacement Adjustment (0.50%)			6,255
9.	<i>- Occupied Units (HHs) estimated January 1, 2020</i>			<i>-1,155,883</i>
	<b>6<sup>th</sup> Cycle Regional Housing Need Assessment (RHNA)</b>			<b>171,685</b>

Explanation and Data Sources

1. Projection period: Gov. Code 65588(f) specifies RHNA projection period start is December 31 or June 30, whichever date most closely precedes end of previous RHNA projection period end date. RHNA projection period end date is set to align with planning period end date. The planning period end date is eight years following the Housing Element due date, which is 18 months following the Regional Transportation Plan adoption rounded to the 15<sup>th</sup> or end of the month.
- 2-5. Population, Group Quarters, Household Population, & Projected Households: Pursuant to Government Code Section 65584.01, projections were extrapolated from Department of Finance (DOF) projections. Population reflects total persons. Group Quarter Population reflects persons in a dormitory, group home, institute, military, etc. that do not require residential housing. Household Population reflects persons requiring residential housing. Projected Households reflect the propensity of persons, by age groups, to form households at different rates based on Census trends.
6. Vacancy Adjustment: HCD applies a vacancy adjustment (standard 5% maximum to total housing stock) and adjusts the percentage based on the County's current "for rent and sale" vacancy percentage to provide healthy market vacancies to facilitate housing availability and resident mobility. Adjustment is difference between standard 5% vacancy rate and County's current vacancy rate based on the 2012-2016 American Community Survey (ACS) data.
7. Overcrowding Adjustment: In Counties where overcrowding is greater than the U.S. overcrowding rate of 3.34%, HCD applies an adjustment based on the amount the County's overcrowding rate exceeds the U.S. overcrowding rate. Data is from the 2012-2016 ACS.
8. Replacement Adjustment: HCD applies a replacement adjustment between 0.5% and 5% to total housing stock based on the current 10-year annual average percent of demolitions, applied to length of the projection period. Data is from County local government housing survey reports to DOF.
9. Occupied Units: This figure reflects DOF's estimate of occupied units at the start of the January closest to the projection period start date, per DOF E-5 report.

**Attachment 4.**

**Letter from Newport Beach dated September 4, 2019**



**CITY OF NEWPORT BEACH**

100 Civic Center Drive  
Newport Beach, California 92660

949 644-3200

[newportbeachca.gov/communitydevelopment](http://newportbeachca.gov/communitydevelopment)

September 4, 2019

Mr. Kome Ajise, Executive Director  
Southern California Association of Governments  
900 Wilshire Boulevard, Suite 1700  
Los Angeles, CA 90017

**Subject: Support of SCAG Objection to HCD 6<sup>th</sup> RHNA Cycle Allocation**

Dear Mr Ajise:

The City of Newport Beach supports SCAG staff's recommendation to file an Objection to the state Department of Housing and Community Development's (HCD) determination of 1,344,740 units. As noted in the staff report for Agenda Item 2, HCD did not comply with provisions of Government Code Section 65584.01 and utilizes data and analysis that is unreasonable. In addition to the facts raised in the staff report, the City respectfully requests that the Regional Council and CEHD Committee consider the following additional comments:

- The total RHNA allocation of 1,344,740 units is more than three times the total SCAG RHNA of 412,137 for the 5<sup>th</sup> cycle. We recognize that the 5<sup>th</sup> RHNA was affected by conditions brought about by the recession, such as "credit" for unusually high vacancy rates in some areas. However, the 6<sup>th</sup> RHNA is also nearly double the 4<sup>th</sup> cycle allocation of 699,368, which was adopted in 2007 prior to the onset of the recession.
- According to HCD's August 22, 2019, letter, only 551,499 units (41 percent) of the total allocation is attributable to the projected growth in households while more than 580,000 units are based on "existing need" factors of overcrowding and cost burden. SCAG's RHNA Subcommittee had lengthy discussions regarding a fair method of addressing existing need, including the appropriateness of assigning RHNA totals that would eliminate existing need that developed over decades in a single planning cycle. Just as it would be unreasonable for the equity adjustment to attempt to fully equalize jurisdictions' income distributions in a single-RHNA cycle, it would also be unreasonable to allocate the region's entire existing need in a single cycle.
- Under recent changes to RHNA law, existing needs such as overcrowding and cost burden are mentioned as "factors" to be considered along with several others (Government Code Sec. 65584.01(b)). State law is silent on the relative weight to be assigned to existing need and projected need.

The “RHNA objectives” are set forth in Sec. 65584(d). Not one of the five stated objectives is related to overcrowding, and yet 34 percent of HCD’s allocation is attributable to overcrowding.

In Sec. 65584.01(c) we find this mandate: “The region’s existing and projected housing need shall reflect the achievement of a feasible balance between jobs and housing within the region using the regional employment projections in the applicable regional transportation plan.” This mandate bears no relationship to existing need factors such as overcrowding and cost burden.

Given the lack of policy direction provided by the State Legislature on the prioritization of existing need, it seems difficult to justify a RHNA allocation in which overcrowding and cost burden represent 580,000 units, or 43 percent of the total RHNA.

- HCD’s allocation of 459,917 additional units as an overcrowding adjustment (line 6 of Attachment 2 to HCD’s 9/22/2019 letter) amounts to double-counting households thereby artificially inflating the total RHNA allocation. The number of projected households in 2029 (line 4) represents the total number of housing units needed to accommodate all households in the SCAG region in 2029, not just the additional households created during the eight-year projection period. As such, this projected number of occupied housing units is sufficient to fully address the housing needs of doubled-up households that contribute to overcrowding. Furthermore, some portion of overcrowded units is a function of household size, not households doubling up. The Census definition of overcrowding is more than one person per room. The appropriate solution to households living in units that are considered to be too small according to the Census definition is larger housing unit size, not more total units.
- HCD’s vacancy adjustment of +178,896 units (line 5) is based upon a “healthy vacancy rate” of 5 percent. State law establishes this 5 percent rate only for rental units, and the normal vacancy rate for owner-occupied units is typically much lower than rental units. HCD’s allocation ignores this difference, which results in a substantially higher vacancy adjustment than is reasonable.
- Under SB 375, consistent planning assumptions must be used for transportation and housing planning, and those planning assumptions must be based upon local general plans. Vastly inflated RHNA allocations as compared to the RTP/SCS growth forecast will force local jurisdictions to amend their general plans to designate more land for housing at higher densities, resulting in inconsistencies between local plans and the regional growth forecast, undermining the legislative intent of SB 375.
- In 2011 the State legislature dissolved local redevelopment agencies, resulting in the loss of \$1 billion per year in affordable housing funds. It is well-recognized that lower-income housing requires huge financial subsidies, and insufficient public funds are available to produce the number of affordable housing units needed. While the State

Mr. Kome Ajise, Executive Director

September 4, 2019

Page 3 of 3

has eliminated a significant source of affordable housing funding, other changes to State housing law such as SB 35 penalize local jurisdictions that do not achieve their RHNA housing allocations. HCD's inflated RHNA allocation is strikingly inappropriate at a time when State/local governmental cooperation is most needed to address the "housing crisis."

- With regard to the process for COGs to file an objection to HCD's determination, State law provides that "*The objection shall be based on and substantiate either of the following:*

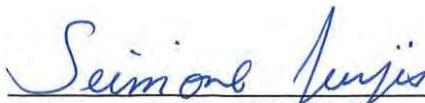
*(A) The department failed to base its determination on the population projection for the region established pursuant to subdivision (a), and shall identify the population projection which the council of governments believes should instead be used for the determination and explain the basis for its rationale.*

*(B) The regional housing need determined by the department is not a reasonable application of the methodology and assumptions determined pursuant to subdivision (b). The objection shall include a proposed alternative determination of its regional housing need based upon the determinations made in subdivision (b), including analysis of why the proposed alternative would be a more reasonable application of the methodology and assumptions determined pursuant to subdivision (b)."*

It is noted that these criteria for objections mention population projections but not existing need. Again, the lack of specific reference by the Legislature to existing need in the objection criteria begs the question of whether a RHNA allocation that is inflated by 580,000 units represents a "reasonable application of the methodology."

The City of Newport Beach appreciates the efforts of SCAG to address local concerns and remains committed to doing its part in addressing the housing crisis in compliance with Housing Element law.

Sincerely,



Seimone Jurjis, PE/CBO  
Community Development Director

cc: City Council  
Grace Leung, City Manager  
Jaime Murillo, Principal Planner  
Marnie Primmer, Orange County Council of Governments Executive Director

At approximately 3.4 square miles -- Solana Beach is the second smallest city in San Diego County. Our **population falls well below** the State's definition of a "small city" **and** our entire city falls within the Coastal Zone.

Solana Beach **already** has the highest population density of all North County Coastal cities.

We are a **built-out --- park-space-deficient** city --- without **any** large tracts of **freely develop-able** land.

Geographically, the next largest North County city is **5.3 times larger than Solana Beach**. However, the draft RHNA allocation for that city is less than 2X the allocation earmarked for Solana Beach.

Let's take a moment to compare the density among North County Coastal Cities if the Draft RHNA Methodology is adopted...

- Carlsbad's would be 100 Units per square mile
- Del Mar 93
- Encinitas 81
- Oceanside 130
- Solana Beach --- 260 units per square mile**

Percentage increase if those units were built today:

- Carlsbad 8.5%
- Del Mar 6.5%
- Encinitas 6%
- Oceanside 8%
- Solana Beach --- 13.5%**

*Solana Beach does care about providing housing but we ask that we be given a realistic, attainable goal*

~~I respectfully ask that the draft RHNA methodology be revisited --- to more fairly and equitably distribute units to meet the objective of allocating housing in an equitable manner...~~

Thank you

*Kristi Becker*  
*Solana Beach*  
*Resident & Council member*

---

**From:** frances carrigan <[francescarrigan2@gmail.com](mailto:francescarrigan2@gmail.com)>

**Sent:** Friday, September 6, 2019 10:17 AM

**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>

**Subject:** housing in Coronado

I am from the old school where you live where you can afford. This low income housing has become ridiculous. Why would you think we have room for a 1000 low income housing in Coronado when there is no land. I worked all my life to live in a nice place. Let people earn their way. There is no room here unless you want to take land away from the navy. On the other hand you could condemn a lot of properties and dislocate people who have earned the right to live here. This is happening all over California and should be stopped. It changes the dynamics of neighborhoods, schools, transportation etc.

Frances Carrigan  
Coronado, Ca.

---

**From:** Daron Case <[daroncase@aol.com](mailto:daroncase@aol.com)>  
**Sent:** Thursday, September 5, 2019 4:34 PM  
**To:** Clerk of the Board <[ClerkoftheBoard@sandag.org](mailto:ClerkoftheBoard@sandag.org)>  
**Subject:** Objections to RHNA process for Coronado

To SANDAG Board,

Please see link to petition below objecting to 1,000+ new housing units in Coronado. Please read comments left on petition.

<https://www.ipetitions.com/petition/no-to-1000-new-housing-units-in-coronado>

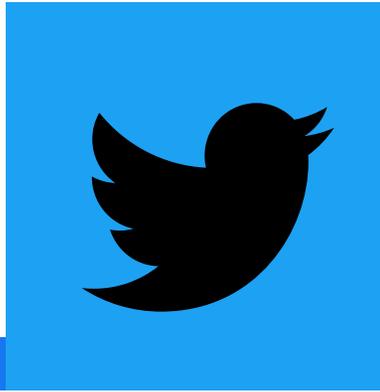
Thank you in advance.

Best,

Daron Case

Daron A. Case, Esq.  
Cays Realty Group  
RE/MAX Commercial & Investment Realty  
505-B Grand Caribe Causeway  
Coronado, CA 92118  
Tel: (619) 575-CAYS (2297)  
Fax: (866) 400-3109  
Cell: (619) 727-8772  
E-mail: [dcase@remaxcir.com](mailto:dcase@remaxcir.com)  
CA BRE # 01702754

# NO to 1000 New Housing Units in Coronado



Coronado Citizens Coalition

16 Comments

58 Signatures

Goal: 100



#### Objection to Proposed 1000+ Units for Coronado

Dear Honorable Board Members:

The community of Coronado appreciates the opportunity to share our comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. The community recognizes development of the RHNA is a challenging endeavor and we sincerely appreciate the hard work and active engagement of SANDAG staff throughout the process.

We have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

Coronado is constrained unlike any other city in San Diego County.

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified

Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.

- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.
- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

The inclusion of military jobs in the RHNA formula unreasonably escalates Coronado's housing share.

- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
- Active military jobs should not be included in the RHNA formula. Active duty military jobs are unique because military personnel are assigned to a base and have no choice where to live and work. Moreover, local governments have no control over military base population, jobs, or housing provisions.
- While the proposed RHNA formula includes all active military jobs at NASNI, it does not account for housing already provided for the vast majority of service men and women who reside on base, aboard ships, or in federally subsidized military housing in San Diego County. Moreover, it is illogical to include thousands of Navy jobs assigned to aircraft carriers whose sailors must live aboard the ship.
- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG

region while the City of Coronado disproportionately endures its traffic, noise, and other impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.

- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, we respectfully request the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado.



Share on Facebook

## 16 COMMENTS

**Julie Anna Pace**

Sep 05, 2019

upvote reply show Sep 05, 2019

This would hurt the infrastructure and surrounding beauty of an already congested town. NO DEVELOPMENT!!

**nanette Saad**

Sep 01, 2019

upvote reply show

Sep 01, 2019

Already crowded.

**Michael Giorgino**

Sep 01, 2019

upvote reply show Sep 01, 2019

Support Mayor Richard Bailey in this effort. Mandating 1,000 more housing units in Coronado will change the small town culture of our village forever. High handed bureaucratic overreach. We must oppose and stop it!

**Daron Case**

Aug 31, 2019

upvote reply show Aug 31, 2019

Coronado's "share" of the regional housing need for the period 2010-2020 was allocated at 50 units, which Coronado exceeded by almost 400 units, or around 900%. That SANDAG did not give us a credit for the ~400 units we exceeded for 2010-2020, but instead is proposing to raise our allocated share to 1,000+ units for the 2021-2029 period, is unconscionable, as we have already EXCEEDED CAPACITY in town with respect to traffic, parking, sewer, and density. Bottom line — we will not comply with SANDAG's RHNA process. Let them withhold our share of the state gas tax, which is a negligible pittance.

**Aleene Queen**

Aug 31, 2019

upvote reply show Aug 31, 2019

Where could more homes be built?!? No more room!

**Aleene Queen**

Aug 31, 2019

upvote reply show Aug 31, 2019

Where will Coronado put more homes?

**Kathy MacDonald**

Aug 31, 2019

upvote reply show Aug 31, 2019

If The Port wants to bring in more people and traffic they MUST find a way to manage it!! Getting cars off the island safely without impacting residents has to be considered and the only solution is a ramp onto the bridge from Tidelands. Direct exit off island!

**Catharine Brown**

Aug 31, 2019

upvote reply show Aug 31, 2019

I want to know how did Marin and Santa Barbara counties get exempt!!!!!!

**Anonymous**

Aug 31, 2019

upvote reply show Aug 31, 2019

Keep Coronado a small town. Thanks.

**Ann E Smith**

Aug 31, 2019

upvote reply show Aug 31, 2019

There is no room, think. No place to park. You are ruining our island. Go Home

**Anonymous**

Aug 31, 2019

upvote reply show Aug

31, 2019

no more development

**Susan Shirey**

Aug 31, 2019

upvote reply show Aug 31, 2019

Please bring back common sense.

**Mary Taylor**

Aug 30, 2019

upvote reply showAug  
30, 2019

Just how and WHERE?

**Richard C Willson**  
Aug 30, 2019  
upvote reply showAug 30, 2019

SANDAG should not have the right to impose housing requirements on the City of Coronado.

**Gary Pitts**  
Aug 30, 2019  
upvote reply showAug 30, 2019

Coronado is already over crowded. No more high density housing.

**Andre-Andrzej Babinicz**  
Aug 30, 2019  
upvote reply showAug  
30, 2019

This is ridiculous idea

[Sign in](#) to comment

## 58 SIGNATURES

- 10 hours ago  
Amie Buck United States
- 10 hours ago  
10 hours ago  
Gary Carter United States
- 10 hours ago  
10 hours ago  
Lisa McChesney Carter United States
- 10 hours ago  
11 hours ago  
Julie Anna Pace United States
- 11 hours ago  
12 hours ago  
Teri Alexander United States
- 12 hours ago  
2 days ago  
Carroll Gerbel United States
- 2 days ago  
3 days ago  
Kari Daily United States
- 3 days ago  
4 days ago  
Gabriela Corriere United States
- 4 days ago  
5 days ago  
Francisco Cevallos United States
- 5 days ago

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nanette Saad United States  
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Julianne hutcherson United States  
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Michael Giorgino United States  
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Angela Griffith United States  
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Daron Case United States  
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Aleene Queen United States  
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Angela Feres United States  
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Kathy MacDonald United States  
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Catharine Brown United States  
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Kate Harvey United States  
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Cathy Mcjannet United States  
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David Adams United States  
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Victoria Orr United States  
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Joy Molenaar United States  
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Katherine Kijanka United States  
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Erin Taylor United States  
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Ann E Smith United States  
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Kevin Corcoran United States  
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Kelly Purvis United States  
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Susan Shirey United States  
6 days ago  
6 days ago  
Casey Tanaka United States  
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6 days ago  
Tiffani United States  
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6 days ago  
Mary Taylor United States  
6 days ago  
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Harold Myers United States  
6 days ago  
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Richard C Willson United States  
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Erik McGrath United States  
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Luan Troxel United States  
6 days ago  
6 days ago  
Gary Pitts United States  
6 days ago  
6 days ago  
Andre-Andrzej Babinicz United States  
6 days ago  
6 days ago  
Deborah Stall United States  
6 days ago  
6 days ago  
Mark Blore United States  
6 days ago  
6 days ago  
Lorrie Blore United States

September 6, 2019  
SANDAG Agenda Item #7 – Comments

Dear Fellow Honorables,

When I stood before you on July 26<sup>th</sup>, I called on you to do more, to fairly and equitably rationalize and allocate Cycle 6 RHNA housing units. At that time, I pointed out flaws in the draft RHNA Methodology...

- That the impact of the recommendations vary inequitably from city-to-city, with small cities by far bearing the brunt of that inequity.
- I shared evidence regarding existing and proposed density, along with the draft allocation numbers that substantiated these flaws.
- I <sup>described</sup> explained how differences in <sup>practical</sup> commute opportunities <sup>fluctuate</sup> vary dramatically from mode-to-mode and questioned how they could possibly be weighted equally.

I urged...

- That the draft RHNA methodology be revisited.
- That allocations to small cities be reevaluated
- And that a truly fair, equitable and efficient process **MUST** include some mechanism to normalize the RHNA allocations to account for meaningful differences from city-to-city, based not only on size and population -- but also on each city's ability to absorb additional housing units.

The approximate RHNA Cycle-6 percentage increase to our region is 6%, yet Solana Beach's increase is 13.5%. Del Mar, Coronado, Imperial Beach, Lemon Grove, National City and my city, Solana Beach are all small cities – and all are burdened unfairly by the flawed Draft RHNA Methodology.

If the Board votes today to approve and submit the Draft RHNA Methodology, you will have failed to satisfy the "Objectives" and "Direction" as shown on slides 4 and 5. Honesty may not win me a popularity contest but my conscience and my constituents require me to fight for what is fair, and to ask **you** to do what is right.

Sincerely,  
**Jewel Edson**  
Deputy Mayor  
City of Solana Beach

---

**From:** Minal Jackson <[jacksonminasteve@gmail.com](mailto:jacksonminasteve@gmail.com)>  
**Sent:** Friday, September 6, 2019 8:49 AM  
**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>  
**Subject:** Objection to Proposed 1000+ Units for Coronado

## **Objection to Proposed 1000+ Units for Coronado**

SANDAG Board Members:

I appreciate the opportunity to share my comments and concerns with the proposed 2021-2029 Regional Housing Needs Assessment (RHNA) plan. I recognize development of the RHNA is a challenging endeavor and I appreciate the hard work and active engagement of SANDAG staff throughout the process. However, the approach being used with the existing one-size fits all formula is extremely flawed and should not be used in areas that are constrained by numerous external factors. Trying to fit a square peg in a round hole will not work - case in point, Coronado.

I have grave concerns about the plan's disproportionate impact on Coronado. Under the proposed RHNA plan, Coronado would be assigned 1,001 new housing units, up from 50 and 64 units during the prior two housing cycles. While we are committed to doing its fair share to address the region's housing shortage, the proposed 2000% RHNA increase is both unreasonable and impractical for the reasons outlined below.

Coronado is constrained unlike any other city in San Diego County.

- Although the City of Coronado occupies 7.7 square miles of land within its boundaries, approximately 5.5 square miles, or 71% of the City, are owned by the U.S. Navy, the Unified Port District of San Diego, and the California Department of Parks and Recreation, none of which may be used to accommodate future housing. Consequently, the City only has land use authority over a 2.2 square mile area.
- The 2.2 square miles under the City's jurisdiction are densely developed with a high concentration of multi-family housing which provides limited geographic capacity to accommodate significant new growth.
- 95% of the parcels in Coronado are already zoned for residential use and there are very few vacant properties, severely limiting the City's ability to meet the proposed RHNA by rezoning commercial properties or developing vacant land.

- The entire City of Coronado is within the coastal zone. Residential uses are not coastal dependent uses and new high-density, multi-family housing would require Coastal Commission approval and meet attendant off-street parking requirements.
- Coronado is within the Airport Influence Area and Accident Potential Zone of NAS North Island which will prevent any increased density or height.
- Coronado has a high concentration of designated historic homes which cannot reasonably be redeveloped with higher density multi-family units and the loss of historic properties would irreparably damage Coronado's unique community character.
- Coronado's only links to mainland San Diego are via the San Diego-Coronado Bridge and State Route 75 along the Silver Strand. Commuter trips generated by new housing would exacerbate already congested conditions on the Bridge and State Route 75 and there are no practical alternatives to increase traffic capacity.

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- Naval Air Station North Island (NASNI) comprises almost 70% of Coronado's total land area, approximately 25% of its population, and 45% of its total jobs. No other city in San Diego County would be as significantly impacted by the presence of a military base in their jurisdiction.
- Active military jobs should not be included in the RHNA formula. Active duty military jobs are unique because military personnel are assigned to a base and have no choice where to live and work. Moreover, local governments have no control over military base population, jobs, or housing provisions.
- While the proposed RHNA formula includes all active military jobs at NASNI, it does not account for housing already provided for the vast majority of service men and women who reside on base, aboard ships, or in federally subsidized military housing in San Diego County. Moreover, it is illogical to include thousands of Navy jobs assigned to aircraft carriers whose sailors must live aboard the ship.
- NASNI provides regional economic benefits which are enjoyed throughout the SANDAG region while the City of Coronado disproportionately endures its traffic, noise, and other

impacts. Providing additional housing for military personnel should be a shared burden between the entire San Diego region and the U.S. Navy, not just the City of Coronado. Coronado's high land values makes it economically challenging to develop high-density affordable housing.

- Like many coastal California cities, Coronado is a highly desirable place to live and consequently has very high land costs which makes it economically challenging to develop high-density affordable housing. While the City of Coronado may ultimately endure a painstaking process to rezone its community to accommodate the desired high density affordable housing, it is unlikely that developers will construct.

For the reasons outlined above, I demand that the SANDAG Board of Directors revise the draft RHNA plan to account for the unique circumstances and challenges in Coronado. Failure to do so equates to a failure of the collective SANDAG board to adequately and fairly do your jobs!!!

Thank you,  
Steve Jackson

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**From:** Sara Nese <[snese22@gmail.com](mailto:snese22@gmail.com)>

**Sent:** Thursday, September 5, 2019 4:26 PM

**To:** Litchney, Seth <[Seth.Litchney@sandag.org](mailto:Seth.Litchney@sandag.org)>

**Subject:** RHNA - Public Comment - Concern regarding methodology for Coronado's Allocation

To Seth Litchney and the Board of Directors -

I would like to reiterate my concerns regarding the methodology used to determine Coronado's allocation of increased housing units as it relates to the recommendations of the Regional Housing Needs Assessment Subcommittee. I have already provided detailed comments and questions regarding this issue. Listed below is a summary of those concerns, which I hope the committee is considering in their assessment.

- Impact to the Coronado School District, specifically increase in student body and class size.
  - Where the district is currently one of the lowest funded in the county and has been managing a potential teacher strike
  - Current class sizes are large, upwards of 40 students in some classes
- Impact to the city's parks and green space.
  - The city is already one of the most dense in the area due to the volume of multi-family units.
  - The limited amount of parks and open space (under the City's control) are used by many families and young children who do not have backyards at their homes
  - Residents only have these parks for outdoor space when the beaches are closed due to bacteria levels resulting from the Tijuana River sewage issues
- Impact of including the job pool located on Coronado's Naval base in the calculation but excluding the subsidized housing units provided on the naval base
  - The portion of the land that is owned by the Navy is 2 - 3x larger than the land mass available to the city.
  - The Navy provides housing for many of the personnel who work on the base. These housing units should be included in the calculation for Coronado's assessment
- Impact of changing the assumptions to include the Naval base job pool as solely Coronado's housing responsibility, even though the base has existed prior to WWII
  - Changing the methodology should be grandfathered in over a longer period of time rather than a huge catch up during one assessment period
  - The Naval base is one of the largest in the country and is a source of jobs for the greater San Diego County, not just Coronado
- Impact to traffic with potentially 2000+ more residents entering and exiting the city
  - Only two routes to access the city
  - One of the routes is the deadliest bridge in America resulting from numerous suicides and suicide attempts
    - Caltrans has been slow to address safety and prevention measures
    - Coronado residents are routinely dealing with bridge closures and nightmare traffic from the suicide activity
- Managing the increased housing density with the height restrictions imposed by the Navy
  - Buildings are restricted by the Navy to ensure a safe environment for the community and numerous aircraft, helicopters, fighter jets, massive transport C130s, that take off and land from the base
- Impact to Coronado's first responders, including Sharp hospital, with increased population and lack of space to expand current facilities
- Allocation of building cost to state government, specifically how to incentivize builders to build units given current land and cost to build
  - These housing units have to be subsidized from somewhere. Who will take on this expense?
- Impact to housing density in relation to climate change and rising sea levels

- Flooding is already an issue where the Spanish Bight was filled in the 1940s, which is expected to get worse with rising sea levels

I'm asking the Board to consider these concerns as the methodology is finalized. The allocation of 1,000+ units to Coronado appears extreme given the unique circumstances the city faces. I understand that affordable housing is a huge concern for our state, and I believe Coronado should participate in helping to alleviate the situation. However, I believe the calculation does not consider key factors, and this current assessment is unreasonable. Exemptions were made for counties in Northern California, Marin, Napa/Sonoma, Santa Cruz, and Santa Barbara, due to the unique circumstances in those areas. Please consider the environment in Coronado in your evaluations.

Thank you,

Sara Nese

Begin forwarded message:

**From:** "Porcella, Audrey" <[Audrey.Porcella@sandag.org](mailto:Audrey.Porcella@sandag.org)>  
**Subject:** RE: RHNA - Additional Information  
**Date:** September 3, 2019 at 5:08:05 PM PDT  
**To:** "Porcella, Audrey" <[Audrey.Porcella@sandag.org](mailto:Audrey.Porcella@sandag.org)>

Good evening,

The agenda for the September 6, 2019, Board of Directors meeting has been posted [online](#). The draft RHNA methodology will be discussed as Item 7. Since the email below (dated August 23, 2019), additional public comments have been received and posted online on the [RHNA webpage](#).

- [View public comments received between August 23, 2019, at 5:01 p.m. and August 28, 2019, at 5 p.m.](#)

Additionally, SANDAG has provided a response to public comments received between July 26 and August 28, 2019.

- [View response to public comments received between July 26 and August 28, 2019, at 5 p.m.](#)

As included in the previous email, the following documents are also available on the [RHNA webpage](#).

- [View requested supplemental information](#)
- [View FAQs](#)
- [View public comments received by August 23, 2019 at 5 p.m.](#)

SANDAG is still taking public comments via email to Seth Litchney at [seth.litchney@sandag.org](mailto:seth.litchney@sandag.org) or via phone at (619) 699-1982. Public comments received at or prior to September 4, 2019, at 5 p.m. will be included in the materials given to the Board of Directors for its September 6, 2019. The public comment period will close on September 6, 2019, when the Board of Directors will hold a public hearing.

Thanks,

Audrey Porcella  
Associate Regional Planner

SANDAG

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401 B Street, Suite 800, San Diego, CA 92101



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**From:** Porcella, Audrey  
**Sent:** Friday, August 23, 2019 7:49 PM  
**To:** Porcella, Audrey <[Audrey.Porcella@sandag.org](mailto:Audrey.Porcella@sandag.org)>  
**Subject:** RHNA - Additional Information

Good evening,

On July 26, 2019, the Board of Directors released for public comment the [draft RHNA methodology](#), which included a discussion of how the methodology was developed, how the proposed methodology furthers the objectives in state law, and how the RHNA factors in state law were incorporated.

At the July 26 meeting, several Board members requested additional information related to development of the methodology. SANDAG has compiled the requested information in the document linked below for consideration during the public comment period. SANDAG also has prepared a list of Frequently Asked Questions (FAQs), based on questions and comments received so far during the public comment period.

- [View requested supplemental information](#)
- [View FAQs](#)
- [View public comments received by August 23, 2019 at 5 p.m.](#)

SANDAG is still taking public comments via email to Seth Litchney at [seth.litchney@sandag.org](mailto:seth.litchney@sandag.org) or via phone at (619) 699-1982. The public comment period will close on September 6, 2019, when the Board of Directors will hold a public hearing.

For more information on the RHNA process, visit [sandag.org/rhna](http://sandag.org/rhna)

Thanks,

Audrey Porcella  
Associate Regional Planner

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City	Current	2010 RHNA	% Diff	Decrease	55% reduction	Adjustment	New Allocation
Carlsbad	3873	4999	-22.5%	1126		113	3986
Chula Vista	11105	12861	-13.7%	1756		176	11281
Coronado	1001	50	1902.0%		551	-551	450
Del Mar	163	61	167.2%		90	-90	73
El Cajon	3280	5805	-43.5%	2525		253	3533
Encinitas	1554	2353	-34.0%	799		80	1634
Escondido	9607	4175	130.1%			0	9607
Imperial Beach	1375	254	441.3%		756	-756	619
La Mesa	3797	1722	120.5%			0	3797
Lemon Grove	1359	309	339.8%		747	-747	612
National City	5437	1863	191.8%			0	5437
Oceanside	5443	6210	-12.4%	767		77	5520
Poway	1319	1253	5.3%			0	1319
San Diego	107901	88096	22.5%			0	107901
San Marcos	3116	4183	-25.5%	1067		107	3223
Santee	1219	3660	-66.7%	2441		245	1464
Solana Beach	875	340	157.4%		481	-481	394
Vista	2561	1374	86.4%			0	2561
County	6700	22412	-70.1%	15712		1575	8275
<b>Total</b>	<b>171685</b>	<b>161980</b>	<b>6.0%</b>	<b>26193</b>	<b>2625</b>	<b>0</b>	<b>171685</b>