

Written Communications  
Item # 8

May 13, 2019

**Subject: Bonita Glen Apartments**

Dear Chula Vista Mayor and City Councilmembers,

I am providing this letter to express my support of the Bonita Glen Apartments project proposed by Silvergate Development.

As a local stakeholder, I welcome the development of the vacant lot that is currently used for illegal dumping and vagrancy. Silvergate's proposal to bring a new, tax- revenue generating project to our community will enhance our neighborhood and provide critically needed workforce and affordable housing to Chula Vista. The community will benefit from having street improvements installed, access to a new park and more housing options. Lastly, the local businesses will have an added customer base.

I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,

Susana Villegas, Chair, Public Policy Committee, Chula Vista Chamber of Commerce

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

*Susana V.*

\_\_\_\_\_  
Signature

**Sheree Kansas**

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**Subject:** FW: Bonita Glen new apartments

**From:** bonitactm

**Sent:** Friday, May 31, 2019 3:48 PM

**To:** Stan Donn

**Subject:** Bonita Glen new apartments

**Warning:**  
**External**  
**Email**

I will attend again in support.

I support this construction of more apartments, which are so badly needed.

The more apartments the less rent prices are pushed up in our community.

I am an owner of some units, and I do not fear competition from more rentals.

From the previous meeting, the biggest concern was competing for street parking spaces by renters from across the street..

**Sheree Kansas**

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**Subject:** FW: Bonita Glen Project

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

From: Elva Mellor

Sent: Sunday, June 2, 2019 6:11 PM

To: Kerry Bigelow <[KBigelow@chulavistaca.gov](mailto:KBigelow@chulavistaca.gov)>; Stan Donn <[Sdonn@chulavistaca.gov](mailto:Sdonn@chulavistaca.gov)>; Jill Galvez <[jimgalvez@chulavistaca.gov](mailto:jimgalvez@chulavistaca.gov)>

Cc: Mary Salas <[MSalas@chulavistaca.gov](mailto:MSalas@chulavistaca.gov)>; John McCann <[jmccann@chulavistaca.gov](mailto:jmccann@chulavistaca.gov)>; Steve C. Padilla <[spadilla@chulavistaca.gov](mailto:spadilla@chulavistaca.gov)>; Mike Diaz <[mdiaz@chulavistaca.gov](mailto:mdiaz@chulavistaca.gov)>

Subject: Bonita Glen Project

Warning: External Email

It is time to stop overdeveloping the city with housing and focus on business ventures. This is just another project which will crowd our roadways and AGAIN the developers are getting their way! WHY do we have a city plan with guidelines for construction and then give exceptions to those approved guidelines every time a developer requests them? WHY is this?

More contributions from developers to individuals? You may as well give up on restrictions, guidelines, etc. and make it a Free for all!

The way the city is going and its finances the city may have to change its name from "Chula Vista" to Congested Vista!! Or Go for Broke Vista. Check on our budget and the future expenses! Balance the budget and get some reserves. We will need the money once the Bay View project kicks in and charges the city. Why is it a Gaylord dominated project? Where are the opportunities for local businesses there? Get serious and consider the overall picture and future for "Chula" Vista.

A tax payer,  
Elva Mellor

## Sheree Kansas

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**From:** Kerry Bigelow  
**Sent:** Monday, June 03, 2019 8:34 AM  
**To:** Sheree Kansas  
**Subject:** FW: Bonita Glenn Project

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

**From:** Frank Luzzaro <>  
**Sent:** Sunday, June 2, 2019 5:08 PM  
**To:** Kerry Bigelow <[KBigelow@chulavistaca.gov](mailto:KBigelow@chulavistaca.gov)>  
**Subject:** Bonita Glenn Project

Warning: External Email

We are 100% opposed to this project. Traffic is already horrendous, and this would take us to the absurd. Also, our streets are already dangerously narrowed by the on-street parking caused by all of the development in this area, and this would make matters even worse. Please vote it down.

The Luzzaro Family

**Sheree Kansas**

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**Subject:** FW: Bonita Glen Apartments

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**From:** Rita Beyers  
**Sent:** Monday, June 3, 2019 9:59 AM  
**To:** Kerry Bigelow <[KBigelow@chulavistaca.gov](mailto:KBigelow@chulavistaca.gov)>  
**Subject:** Bonita Glen Apartments

**Warning:  
External  
Email**

My husband and I are opposed to the Bonita Glen apartment project which is up for approval on June 4th. The traffic and height issues should be sufficient to turn down this project, especially since the council has rejected it twice already.

Thank you.

Rita Sierra Beyers  
Chula Vista 91910



# Urban Land Institute San Diego/Tijuana

June 2, 2019

City Council  
City of Chula Vista  
276 4th Avenue  
Chula Vista, CA 91901

Subject: Bonita Glen Apartments

Dear Esteemed Members of City Council,

On behalf of the Urban Land Institute (ULI) San Diego – Tijuana, I extend our support in favor of the construction of Bonita Glen Apartments which go before council for final approval on Tuesday, June 4, 2019. We applaud the efforts of City Council and staff to adopt progressive and forward thinking land use policies including the deferment of development impact fees to support more affordable housing production and ambitious climate action goals. The planning principals of the Bonita Glen project are aligned with both ULI best practices and the City's long-term vision for vibrancy.

By way of reminder, the mission of the Urban Land Institute is to provide leadership in the responsible use of land in creating and sustaining thriving communities. We deliver this mission primarily through education and outreach, research, and case studies. The ULI community is the most diverse and amongst the most-respected land use practitioners in the world. Housing is a key area of focus. According to ULI research, attainable housing for the middle class represents as much as 60% of the market demand while larger less affordable homes represent a growing share of the supply. The Bonita Glen Apartment Community will meet the need for this "missing middle".

In addition to providing essential housing, Bonita Glen is sited to support increased transit use, walkability, and help to fund ongoing infrastructure investments. Projects like Bonita Glen support more local retail, attract a younger and more diverse population, and catalyze hyper-local economic growth. The network of public parks and trails will benefit everyone in the community.

Again, we applaud the ambitious and progressive land use policies adopted within the City of Chula Vista. These were decisions made with a bold vision and outlined definitive steps to avoid pitfalls of the past and contribute to a more vibrant and dynamic Chula Vista. Elected officials and city staff have an awesome responsibility to the community to the greater good to support land use practices and projects that will contribute to long-term prosperity, high-quality of life, and environmentally responsible land use practices.

Respectfully,



Heather Foley  
Executive Director  
The Urban Land Institute

**Sheree Kansas**

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**Subject:** FW: Stop large housing complexes Now!

**From:** Pamela Sherman-Keel < >  
**Sent:** Monday, June 3, 2019 3:39 PM  
**To:** Kerry Bigelow <[KBigelow@chulavistaca.gov](mailto:KBigelow@chulavistaca.gov)>  
**Subject:** Stop large housing complexes Now!

**Warning:  
External  
Email**

These large condo and apartment complexes are like building “projects” in our community of CV. The Bonita Glen and Towne Center projects are only going to create many problems in our already overpopulated community. CV has no infrastructure for these large complexes. We don’t have the water, electricity, sewer capacity, police department and roadways for these complexes. Something is ‘rotten to the core’ about the pushing of sales of these extremely properties and zoning changes. Legal eyes are watching and the politics and backroom deals are going to stop! The City of CV, the county, the planning committee are liable for these building and zoning crimes and will adversely affect our community. Please considerate housing development in in order. Please comply with our communities wishes.

Thank you for your attention in these serious matters!

Sent from my iPhone

May 21, 2019

**Subject: Bonita Glen Apartments**

Dear Chula Vista Mayor and City Councilmembers,

I am providing this letter to express my support of the Bonita Glen Apartments project proposed by Silvergate Development.

As a local stakeholder, I welcome the development of the vacant lot that is currently used for illegal dumping and vagrancy. Silvergate's proposal to bring a new, tax-revenue generating project to our community will enhance our neighborhood and provide critically needed workforce and affordable housing to Chula Vista. The community will benefit from having street improvements installed, access to a new park and the local businesses will have an added customer base.

I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,

Tony Raso

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Print Name

[REDACTED]

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Address

Tony Raso (Digital Signature)

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Signature



**Sheree Kansas**

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**Subject:** FW: Vote No on Silvergate Bonita Glen Project

----- Forwarded message -----

From: "**Jill Galvez**" <jmgalvez@chulavistaca.gov>  
Date: Mon, Jun 3, 2019 at 9:14 PM -0700  
Subject: Re: Vote No on Silvergate Bonita Glen Project  
To: "Michelle Butler"  
Cc: "Kerry Bigelow" <KBigelow@chulavistaca.gov>

Thank you, Michelle, for sharing your concerns. I have copied our city clerk, Kerry Bigelow, for recording purposes.

Warm regards,

**Jill M. Galvez** | Councilmember | District 2, Northwest  
276 Fourth Avenue | Chula Vista, CA | 91910  
Phone: 619.691.5177 | Cell: 619.997.1016 | Email: jmgalvez@chulavistaca.gov



On Jun 3, 2019, at 4:22 PM, Michelle Butler wrote:

**Warning:**  
**External** Dear Members of the Chula Vista City Council and Hon. Mayor Mary Salas:  
**Email** I am writing to urge you to vote against the Silvergate, Bonita Glen Project.

I grew up in Chula Vista, attended Rosebank Elementary and Hilltop Middle and High Schools, and returned to live in Chula Vista after graduating from college in Massachusetts. I currently have a law practice based in Chula Vista representing indigent clients in appellate cases.

The project presents several safety concerns. The road abutting the proposed development often parked full. It is difficult to imagine where additional residents would park given the limited parking being provided by the development. Regardless of whether the proposed development meets the minimum parking requirements, these requirements are not an endpoint, but guidelines that should be considered within the context of the larger area. These parking minimums simply are not enough for this area. Further, the road itself is already heavily impacted by traffic. It empties onto a busy commercial intersection on Bonita Road and is less than a block from the 805 entrance/exit, both are which heavily impacted throughout the day. The road has at least two blind corners, creating pedestrian safety issues for those parking cars and walking to their residences on the opposite side of the road. Further, residents would enter and exit the facility by turning across this busy road, crossing a double yellow line across a blind corner.

The city planning commission recognized these potential dangers and design flaws in voting to disapprove the project after careful consideration of the plans, traffic studies, and information presented at the hearings. Please follow their expert and thoughtful lead.

# **APTS PROPOSED ON LITTLE FLOWER HAVEN CONVENT SITE SET FOR HEARINGS IN LA MESA: DEVELOPER TO ADD AFFORDABLE HOUSING AS SWAP FOR FEWER PARKING SPACES**



Plate 10: Little Flower Haven circa 1954.

By Miriam Raftery

*Photo: Little Flower Haven circa 1954, via Postcards.com on City of La Mesa's website.*

July 6, 2017 (La Mesa) – Two public meetings are set for Silvergate Development's proposal to redevelop the former Little Flower Haven convent and nonprofit home for the elderly at 8585 La Mesa Blvd. The Planning Commission will hold an informational-only meeting and environmental assessment on Wednesday, July 19 at 7 p.m. The City Council will hold a hearing on the project on August 8<sup>th</sup> at 6 p.m. Both meetings will be in Council Chambers at 8130 Alison Ave., La Mesa.

Plans submitted called for keeping the historic 1939 Spanish Mission style

front structure and bell tower, which is eligible for listing in the California Register of Historical Resources. The property, recently sold, was formerly home to the Carmelite Sisters of the Divine Heart of Jesus. The sisters have relocated to Texas, the Reader reported in March.

The original plans called for apartments that would rent for an estimated \$1,600 to \$2,150 and would also include amenities ranging from a dog park to a vegetable garden. Critics complained that those rents are far from affordable in a region where affordable housing is in short supply.

The developer canceled a recent hearing on the project and has since revamped plans.

The new proposal takes advantage of state density bonuses by providing 10 percent of the project, or 13 units, as "affordable" housing for the next 55 years, which would be priced to be deemed affordable for households earning 80 percent of the area's median income and rented starting at around \$1,100 for a studio unit. The project would also contain one and two units ranging from \$1,600 to around \$2,500 for other tenants.

In exchange for dedicating 10 percent of the project to fit the state's definition for the affordable housing units, the developer gets a key concession – a waiver of the normal parking requirement, meaning the developer would be able to provide 25 percent fewer parking spaces than the city of La Mesa normally requires, if the project is approved by Council, which will consider a mitigated negative declaration at its August 8<sup>th</sup> meeting, after finding no significant negative environmental impacts.

The revamped plan calls for adding 215 new trees to the project, covered and uncovered parking, and recreation areas including a swimming pool. The project would include seven studios, 67 one-bedroom and 56 two-bedroom units.

Some residents have voiced concerns about pedestrian safety crossing La

Mesa Blvd. as well as impacts on the community and merchants if residents wind up parking in the neighborhood. Others have said the rental rates in the units designated as affordable are still out of reach financially for many people.

The public can submit comments at the hearing or before, via written comments sent to City of La Mesa, Allyson Kinnard, 8130 Allison Ave., La Mesa, CA 91942. Documents are available at [www.cityoflamesa.com](http://www.cityoflamesa.com) , specifically, here: <http://www.cityoflamesa.com/Search/Results?searchPhrase=Little%20Flowers>

# SILVERGATE THREATENS LITIGATION AFTER LA MESA CITY COUNCIL DEADLOCKS ON LITTLE FLOWER HAVEN REDEVELOPMENT



By Jonathan Goetz

*Photo, left, Susan Wayne, La Mesa resident, speaks out*

August 17, 2017 (La Mesa) - Pathfinder Silvergate La Mesa, LLC is threatening litigation following a 2-2 deadlock of the La Mesa City Council in their development proposal at the Little Flower Haven former convent site at 8585 La Mesa Blvd.

"Now that the property is for sale, redevelopment is inevitable," said Susan Wayne last week on behalf of residents who were successful in scuttling the proposed development, at least temporarily. "We are not opposed to a

residential development, but to a parking variance that deviates from the La Mesa Municipal Code," she added.

At last week's Council Meeting, Mayor Mark Arapostathis and Bill Baber voted no, while Council members Kristine Alessio and Guy McWhirter voted to allow the development, and Colin Parent recused himself because of his proximity to Little Flower Haven.

State law, under a density bonus, allows a property owner to relax otherwise required development standards in exchange for setting aside 10% of the units designated as "affordable," or within reach of those earning 80% of the area's median income.

La Mesa Municipal Code requires two parking spots per unit, which, for the 130 units would come out to 260 parking spots. However, because of this density bonus, per state law Silvergate only has to provide one parking spot per bedroom, or 186 parking spaces. Silvergate's plan calls for 193 parking spaces.

It was a packed City Council meeting. Residents sited safety concerns including narrow streets in surrounding neighborhoods, many as narrow as 29 feet without sidewalks. Residents of the new development having to cross four lanes of traffic, 1 turning lane and two parking lanes without a crosswalk.

Many homes in the adjoining neighborhoods, built following WWII, have only a one-car garage and residents park a second vehicle in front of their house. This is already difficult with La Mesa Village employees and customers parking in the residential neighborhoods, claimed residents.

The developer commissioned three parking studies and disputed that there is a parking issue, to jeers from the crowd.

The developer offered to restrict parking in their leases to Porter Hill Road,

Randlett Drive and Rosehedge Drive to alleviate parking concerns. He also agreed to change the species of trees at the development to protect existing views of neighbors to the south, design site grading to mitigate existing drainage issues, add a privacy fence and beefed up trees to accommodate neighbors to the west.



*Photo: Ian Gill, Principal, Silvergate (La Mesa)*

Ian Gill, on behalf of the developer, stated that this project, behind a bus stop just half a mile from the La Mesa Boulevard trolley station, is a prime location for a transit oriented development.

"This could not be more in the mold of a transit oriented project and so we felt that the reduced parking allocation that would go with that designation was entirely appropriate for this project and given the constraint of retaining the existing building and trying to work with that on this site that it was entirely necessary to go with that reduction," he said.

The plan calls for retaining the central 1939 building exterior fronting La Mesa Blvd., the bell tower and chapel. Although the site is not designated as historical, Silvergate still wanted to preserve this portion of the building. They cited troubles associated with storm drains and other city

infrastructure that runs under the property as prohibiting a denser development with a parking garage. Their plan calls for seven two and three story buildings.

The infrastructure running under the site already prevented the sale of the property to a different developer who had planned a denser development for the site. Although the state density bonus would allow for 166 units on the site, Silvergate's plan calls for 130 units, while its current zoning under the La Mesa Municipal Code would allow for 138 units.

Silvergate said their development would provide new customers for local businesses, \$20,000 in impact and permit fees per unit to go to schools, parks and recreation, public facilities, traffic impact and police and fire, as well as \$400,000 a year in property taxes, 40% of which, or \$160,000 a year, would go to La Mesa schools.

Their plan includes site improvements such as grading, driveway access, drought resistant landscaping including 215 new trees, drip irrigation, recreational amenities including a swimming pool, trash enclosures, pedestrian circulation and retaining walls, enhancement of the bus stop in front of the property, solar panels, LED lighting, electric vehicle charging, bike lockers and a tenant bike sharing program.

The Development Advisory Board reviewed the project and issued a Certification of Action that was signed off by the Engineering Department, the Fire Department and the Building Department. The Design Review Board and the Historic Preservation Commission also issued Certifications of Action.

However, at the March 13, 2017 Design Review Board's 3/2 Certification of Action, La Mesa's Community Development Director Carol Dick and Senior City Planner Chris Jacobs cast yes votes, report [The Reader](#) and the [Union Tribune](#). This potential conflict of interest puts the Design Review Board's approval in question. The developer disputes that City Staff on the Design



Review Board represents a conflict of interest.

La Mesa's City Manager Yvonne Garrett defended City Staff on the Design Review Board (DRB), telling *East County Magazine* "Yes, there are two professional city employees on the DRB. But, no, the membership does not constitute a conflict. The DRB was constituted in 1987 with three outside professionals and two staff from Community Development on the board. Their mission is to review and approve development plans for compliance with the Urban Design Program, and make recommendations on development proposals and other design-related issues as directed by council. The intent of adding City staff to the board was to provide background on the culture of design within La Mesa's existing built environment. The design professionals on the board are often not residents of La Mesa and City staff provide another perspective for consideration in the deliberations."

Silvergate sent a letter to La Mesa following the deadlock in which they state "We request that the City Council immediately vote to reconsider your decision not to ratify the decision of the City's Design Review Board ('DRB'). If you do not, Pathfinder will immediately file a lawsuit. We believe such a suit would prove to be very costly for the City's voters and taxpayers."

The Council met in closed session Wednesday to discuss the pending litigation.

# SILVERGATE DEVELOPMENT AT LITTLE FLOWER HAVEN CONVENT SITE BACK UP FOR A REVOTE TUESDAY IN LA MESA; COUNCIL ALSO CONSIDERS ELIMINATING DESIGN REVIEW BOARD

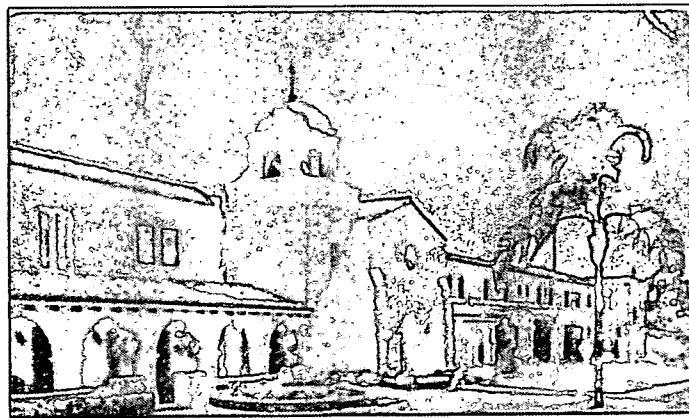


Plate 10: Little Flower Haven circa 1954.

By Jonathan Goetz

*Photo: Little Flower Haven circa 1954, via Postcards.com on City of La Mesa's website.*

September 10, 2017 (La Mesa) - The hotly disputed Silvergate apartment development proposed at the site of the former Little Flower Haven convent is back up for a vote this Tuesday in La Mesa. The decision to re-hear the item comes under threat of legal action.

The Council deadlocked 2-2 in front of a Council chamber packed with nearby residents opposed to the parking variance allowing Silvergate's 193 parking spaces for the 130 unit development instead of the 260 required by La Mesa municipal code.

Silvergate's attorney sent a letter to La Mesa following the deadlock stating, "We request that the City Council immediately vote to reconsider your decision not to ratify the decision of the City's Design Review Board ('DRB'). If you do not, Pathfinder will immediately file a lawsuit. We believe such a suit would prove to be very costly for the City's voters and taxpayers."

The developer contends that the measure should be approved since it fulfilled requirements of a state density bonus that allows a waiver from parking requirements in exchange for the developer devoting 10 percent of the units to affordable housing.

That's stirred up substantial controversy, with many neighbors contending there is not adequate parking already in this older neighborhood with single-car garages. Many residents spoke against the proposal at the last Council hearing and have voiced frustration in online forums against the state law that does not take into account the impact of parking waivers on surrounding neighborhoods.

Also up for discussion, in a subsequent motion, is the future of the Design Review Board, which recommended approval of this project on a 3 to 2 vote. If the Design Review Commission is eliminated, its duties would be shifted to the city's Planning Commission. The agenda item is proposed by Councilmember Kristine Alessio, who voted for the Silvergate project due to the legal concerns, and Councilman Baber who voted against it over concerns about what he viewed as a conflict with Design Review Commission members.

The Design Review Commission is comprised of two city staff from Community Development and three outside professionals. The two La Mesa City staff members on the Board, Development Director Carol Dick and Senior City Planner Chris Jacobs, both voted for the controversial development. The Silvergate development would provide \$20,000 in permit and impact fees per unit.

- But some La Mesa residents have voiced concerns over eliminating the added layer of review for development projects currently provided by the Design Review Commission. One suggestion to avoid conflicts is to replace city staffers with citizens not affiliated with development special interests.

# GROUP OPPOSED TO PARK STATION WEIGHS IN ON LITTLE FLOWER HAVEN CONTROVERSY; 2 COUNCILMEMBERS RESPOND



By Miriam Raftery

September 12, 2017 (La Mesa) – The La Mesa Village Voice, originally founded to halt the Park Station proposed highrise project, has published an editorial on its Facebook page criticizing a proposed apartment project on the site of the former Little Haven convent. The editorial also suggests that a proposal to eliminate the city's design review board would simply clear hurdles for developers in the future.



The La Mesa Village Voice editorial states in part, "Do you care about development in the Village? If so, you must read this. You may not be aware of the Little Flower Haven Apartment Complex Development that is being proposed at the old

covenant on La Mesa Blvd. It may not affect you, it may not interest you, but the way the council responds to the developers pushing it through should – because it's a window into the future of La Mesa."

Read the full editorial and discussion, including extensive comments by Council members Guy McWhirter and Kristine Alessio (photos, top left): <https://www.facebook.com/LaMesaVillageVoice/posts/1398618196853750> and see highlights below of the editorial and online responses below.

Council , which previously deadlocked 2-2, will reconsider the issue tonight after a lawyer for Pathfinder Silvergate La Mesa LLC, the developer, sent a letter threatening a lawsuit if approval is not granted. The developer contends that since it met a state requirement for a density bonus meant to help ease the state's affordable housing crisis. Silvergate agreed to devote 10% of the project to affordable housing, it's entitled to a waiver of the normal parking requirements, as ECM reported [here](#) . See article on the earlier vote [here](#).

The LMVV editorial faults Council for taking an "our hands are tied" approach and suggests the project might be rejected for reasons other than parking, such as not fitting a mixed use overlay for the site on La Mesa Blvd.

But Council members Alessio and Baber say that the overlay only allows mixed use, it doesn't require it, and other projects have been built within the overlay zone that were not mixed used.

McWhirter suggests he is likely to change his vote on the Little Flower Haven project, stating, "By voting against it, we broke the law and were informed about an upcoming lawsuit. Encinitas did the same thing and had to pay over \$350,000. Please see the attached article. I have lived in La Mesa for over 50 years. I care about its development and the residents. Would it have been nice to have some mixed use here. Yes, but it is not our call." He posted articles clarifying requirements of the state's density bonus and covering Encinitas' costly and losing battle over the issue:

<http://www.voiceofsandiego.org/.../years-of-defying.../>

<http://www.meyersnave.com/californias-density-bonus-law.../>

Alessio, an attorney, said legal fees would be "incredibly high" and that the city would lose a lawsuit if it were to refuse to approve the project. That's why she voted for it initially, she has stated. But neighbors contend will result in too many cars parking on streets where residents have only single-family garages and many already park a second car on the street.

The LMVV editorial further calls on Council to keep the Design Review Commission, which it calls a "a gatekeeper in the development process" and urged removal of city officials from its ranks, suggesting they be replaced with two more citizens. The Design Review Commission had recommended approval of the Little Flower Haven project. Councilman Bill Baber earlier raised conflict of interest questions over two city staffers casting votes for the project as well as an architect who previously worked for Silvergate serving on the Commission.

Alessio weighed in, stating of the proposal by her and Baber to eliminate the Design Review Board, "...it's not a scapegoat it's a case of wanting to streamline our processes so that we do not make developers duplicate their work, one of the reasons the State is slamming us with some much affordable housing regulation is because they believe that small cities are purposely trying to thwart development."

If eliminated, the Design Review Board's duties would be taken up by the Planning Commission. "The planning commissioners are your neighbors too," Alessio wrote, adding, "they aren't some weird entity from out of the area making decisions from a non-La Mesa standpoint. I think that no one wants Mission Valley East or El Cajon West in La Mesa, and I feel confident that to the best of my abilities I can prevent that," but did not clarify how.

The posts drew heated responses. "As a homeowner above the village, we DO NOT WANT ANYMORE APARTMENTS OR CONDOS! The traffic is bad enough now. This project is just bad for our city period. City Council needs to STAND UP FOR ITS CITIZENS AND DO WHAT THEY WERE ELECTED TO DO," wrote Stacey Jones-Walsh.

Cy Perkins posted, "This is an excellent overview of what many La Mesans feel about the need for our elected officials to stand up for the citizens when our best interests are threatened by developers. The primary role of the city attorney seems to be to regularly alarm City Council members with "possible lawsuit, possible lawsuit, possible lawsuit." I trust, therefore, he's

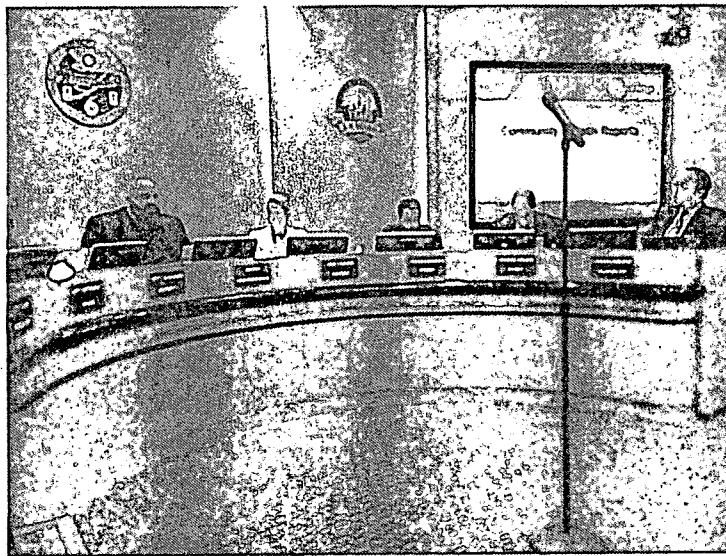
· warned them about a lawsuit following a traffic tragedy in the Porter Hill neighborhood, a direct result of the increased traffic caused by the Little Flower development."

The LMVV editorial concludes, "In short the Council must enforce its own standards set by the General Plan voted in by the community and not cower to outside developer demands. – and it is up to us, the residents of this community to make sure the City Council does just this."

Although the other three Council members have not joined in the online discussion, it would likely violate the state's Brown Act to do so, since no more than two members of an elected body are allowed to meet or discuss public business online. Councilman Colin Parent has recused himself from the vote on this project due to owning a residence nearby. Comments by Councilman Bill Baber have been posted on the La Mesa Next Door forum. Mayor Mark Arapostathis has made comments in public hearings, but not in these online forums.



# LA MESA GIVES GREEN LIGHT TO SILVERGATE'S LITTLE FLOWER HAVEN DEVELOPMENT, FATE OF DESIGN REVIEW BOARD IN QUESTION



By Jonathan Goetz

September 14, 2017 (La Mesa) – The La Mesa City Council gave the green light to Silvergate's 130-unit apartment development at the site of the former Little Flower Haven Convent on La Mesa Blvd., reversing their earlier 2-2 deadlock. The item passed 4-0 with Councilman Colin Parent recused because he lives near the site.

The development sparked mass opposition from neighbors, primarily due to a parking variance that allowed 193 parking spaces under a State "density bonus" law as opposed to 260 spaces under La Mesa municipal code, because 10% of the project will be affordable housing units.

Council insisted their hands were tied and that they risked jail time if they

didn't approve the development. The reversal comes after the developer's lawyer sent a letter threatening to sue the city if Council would not approve the project.

Mayor Mark Arapostathis, in switching his August no vote, said, "The law is flawed... I asked and I kept saying, what happens next? Then I was told we'll go to court and based on the other cases and our communication with the state, we'll lose. And what happens next? We'll pay attorney's fees, I said ok, well that's money and that will hurt, but then what happens? Then we'll be directed by the state to approve this. And then I said, and then when we refuse? Then you'll be held in contempt of court, each one of you."

Councilman Guy McWhirter said, "I wish I had the power that many of you in this room think that I have, as a City Councilman. I don't have it. I can't go against the state. I can't go against the law, none of us up here can, and we've been asked by numerous people to do that. The end result is going to jail. You know, I'll argue and I'll fight, but I'm not going to go to jail for this."

Public speakers called the developer a bully, but also received assurances from Silvergate representative Ian Gill that the tenant leases would include clauses that exclude parking in the Porter Hill neighborhood, which has lots of narrow streets and one car garages.

Councilman Bill Baber wanted this parking clause inserted into the agreement, but City Attorney Glenn Sabine said, "I think that's between the parties to rely on good faith."

Vice Mayor Kristine Alessio said, "I view this the same as I did before," and moved the item, seconded by McWhirter, who also had voted yes in August.

Baber said, "The issue that caused me to vote last time was I did not believe that the decision from the Design Review Board's was valid," and the Council discussed the future of the Design Review Board.

One disgruntled La Mesa resident told ECM she views the Council's approval to be "a total dereliction of leadership. If they feel they are really compelled by state law, they should take the lead to organize with other jurisdictions to get state laws changed."

The yes votes on the Design Review Board's 3-2 approval of Little Flower Haven came from two members of La Mesa City Staff and a third person whom had worked for the developer doing architectural work just 16 months prior to the vote.

Baber emphasized that there is a conflict of interest if a board member has been paid by a developer within the last 24 months, not just the last 12 months as dictated by State Law, but City Attorney Sabine insisted there was no way to strengthen the conflict of interest rules since state law is so comprehensive on the subject.

Based on the discussion, it appears that Council members Alessio, Baber and Parent are open to eliminating the Design Review Board and transferring its design review process to the Planning Commission. Mayor Arapostathis and Councilman McWhirter want to keep the Design Review Board but remove as voting members La Mesa city staff.

Staff will bring two proposals back to the Council, one to eliminate the Design Review Board and transfer its design review process to the Planning Commission, and another to eliminate as voting members of the Design Review Board La Mesa city staff.

Most public comment was in support of keeping the Design Review Board but removing as voting members city staff.

There was a split vote at Tuesday's meeting on how to vote on key measures at the League of California Cities.

Baber is the City's representative, and told Council, "Both of these are

about giving us local control. The first one is we would like to talk to the State about all of the local consequences of all these various laws and initiatives that have been passed, because I'm not sure the folks at the State realize how it feels on the street. The second one is dealing on the fire side, and the rules for who determines some of the allocation of assets were written in 1957."

Parent dissented, suggesting leaving fire and ambulance response times up to local governments could harm public safety. "The local control one suggests... that the League doesn't think that we should have state standards for minimum staffing and response times for fire and EMS services," he said. "I don't agree with that."

The consideration of the League of California Cities resolutions that will be voted on at the annual conference in Sacramento on September 13-15 passed 4-1, with Parent opposed.

Parent also insisted on the resolution authorizing the emergency purchase and installation of broadcast production system hardware, as well as a waiver of the competitive bidding process that Council meetings be livestreamed on social media platforms such as Facebook to accommodate people who don't have cable. It passed with mixed reassurances from Yvonne Garrett 5-0.

Parent also tried to build consensus around a climate action plan during the item with AECOM for professional services to prepare a climate action plan for La Mesa, saying "I want to make sure we're all on the same page, that we want an enforceable climate action plan."

The main consensus was that subcommittees should bring regular, staggered updates to the full Council.

At the meeting, the Council voted 5-0 to cut road maintenance by "less than 2%," and skipped the presentation explaining the cuts out of respect

for the people in the audience waiting for the Design Review Board discussion.

Council also voted 5-0 to take out \$7 million in a state revolving loan for a sewer project at Parkway Drive and Alvarado Road crossing Interstate 8 to be paid back at \$420,000 per year for 20 years. Loan payments begin in one year and will be calculated into next year's sewer rates. La Mesa was fined over \$800,000 when the sewer overflowed during a 2010 storm.

There was also a presentation by La Mesa Police Chief Walt Vasquez on crime. Crime is down through the second quarter of this year compared to 2016. However, towards the end of his presentation, Vasquez said, "We've seen some upticks in crime," which means the six-month downward crime rate trend may not be continuing into the third quarter. The full crime report can be found [here](#).

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# STATE DENSITY BONUS LAW - 3 COMPONENTS



## DENSITY BONUS

- Law specifies percentage bonus based on affordable units provided
- Maximum 35% density bonus

## INCENTIVES

- 1 to 3 that reduce the costs of development
- Can include: exposure, open space, etcetera
- City can DENY anything that would be a detriment to public health

## WAIVERS

### LOCAL LEVT STANDARDS

- Unlimited number if necessary to accommodate increased density
- Can include height, bulk, or open space
- City can DENY anything that would be a detriment to public health

# PROJECTS ELIGIBLE FOR DENSITY BONUSES

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- Affordable Housing:
  - Five percent of the units affordable to very-low income households (incomes 50% and less of median)
  - Ten percent of the units affordable to lower income households (incomes 80% or less of median)
  - Ten percent of the units affordable to moderate income households (120% of median income) but only if project is common interest for sale development
  - Ten percent of the units for transitional foster youth, disabled vets or homeless persons and restricted to very-low income rents
- Affordable unit requirements apply only to the project without the density bonus

# ADDITIONAL REQUIREMENTS (EFFECTIVE JANUARY 1, 2017)

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- All density calculations must be rounded up (base density, bonus units and affordable units)
- Cities must adopt application procedures and timelines
- Cities cannot require preparation of additional report or study not required by State law but can require reasonable documentation to establish eligibility for incentives or concessions, waivers or reductions, or increased parking ratios near major transit stops



# DENIAL OF INCENTIVES

- Do not meet the threshold requirements set in the statute
  - e.g., they do not result in “identifiable, and actual cost reductions to provide for affordable housing”

OR

- 1 of 3 specified findings:
  - Not required for affordability
  - Adverse impact on health/safety, physical environment or historic resources with no feasible mitigation
  - Contrary to federal or state law
- Cities bear burden of proof

# REDUCED PARKING STANDARDS

- Requires reduced parking requirements for projects that qualify for a density bonus even if developer does not request density bonus, incentives or waivers
- Developer can request even lower parking ratios as a concession or waiver under density bonus law
- City discretion is extremely limited

# BASIC REDUCED PARKING RATIOS



- Applicable if project qualifies for a DB because it is a senior project or provides affordable housing
- Reduced Ratios:
  - 0-1 bedroom unit: 1 on-site parking space
  - 2-3 bedroom unit: 2 on-site parking spaces
  - 4-more bedroom unit: 2½ on-site parking spaces
- Reduced ratios apply to market rate units as well as density bonus units

# TRANSIT STOP PARKING RATIOS

- Rental or ownership housing development with:
  - At least 11% very-low income or 20% low income units **and**
  - Within one-half mile of a major transit stop **and**
  - Unobstructed access to the major transit stop
- 0.5 parking space per bedroom

**Sheree Kansas**

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**Subject:** FW: Letters of support for Bonita Glen Apartments project  
**Attachments:** Bonita Glen Letters of Support May 24.pdf; ATT00001.htm

**From:** Tatiana Ambrosius <  
**Date:** May 24, 2019 at 11:48:50 AM PDT  
**To:** Jill Galvez <[jmgalvez@chulavistaca.gov](mailto:jmgalvez@chulavistaca.gov)>  
**Subject:** Letters of support for Bonita Glen Apartments project

**Warning:**  
**External**  
**Email**

Hi Councilmember Galvez,  
On behalf of Silvergate Development, we want to provide you with names of residents and businesses, primarily from Chula Vista, that are IN SUPPORT OF the Bonita Glen Apartments project ahead of the council hearing. Please see the attached PDF that contains letters of support and signatures. We anticipate sending you more soon as the date of the hearing approaches. Thank you very much.

Kind regards,  
  
**Tatiana Ambrosius**  
Account Executive  
Cook + Schmid

740 13<sup>th</sup> Street, Suite 502  
San Diego, CA 92101  
Office: 619.814.2370 x16

**YES! We  
support new  
housing in west  
Chula Vista!**

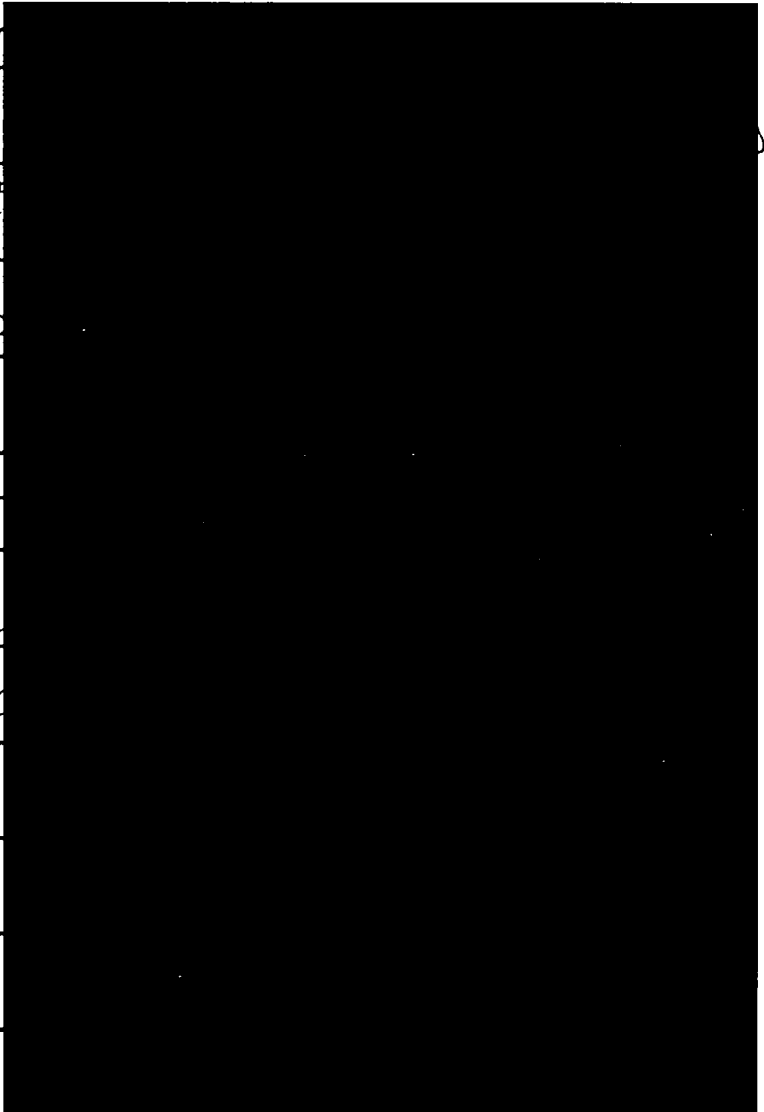


**YES to the Bonita Glen Apartments!**

**Name**

**Street Address**

|                            |   |
|----------------------------|---|
| Ramzi Hanna                | W |
| Ann Marie Vokonas          |   |
| Jill Pt                    | 2 |
| Don Fry                    | 5 |
| Kimberly                   |   |
| [Signature]                | 7 |
| Howard Gonyea              | 2 |
| April Crompton             | 4 |
| Tim Gray                   |   |
| <del>Meta Jim Foster</del> |   |
| MANDLO BARBA               |   |
| Ray                        |   |



**YES! We  
support new  
housing in west  
Chula Vista!**



**YES to the Bonita Glen Apartments!**

| Name             | Street Address |
|------------------|----------------|
| Joseph Gonzalez  | [REDACTED]     |
| JUAN VILLA       | [REDACTED]     |
| RUDY CRUZ        | [REDACTED]     |
| Kane Myers       | [REDACTED]     |
| CHARLES LOPEZ    | [REDACTED]     |
| FRED ARBOLERA    | [REDACTED]     |
| RIC McNALLY      | [REDACTED]     |
| SAYON LARI       | [REDACTED]     |
| MARCUS ROBERSON  | [REDACTED]     |
| Joseph Scaperote | [REDACTED]     |
| Miguel Cesena    | [REDACTED]     |
| Ray Lwin         | [REDACTED]     |

**YES! We  
support new  
housing in west  
Chula Vista!**

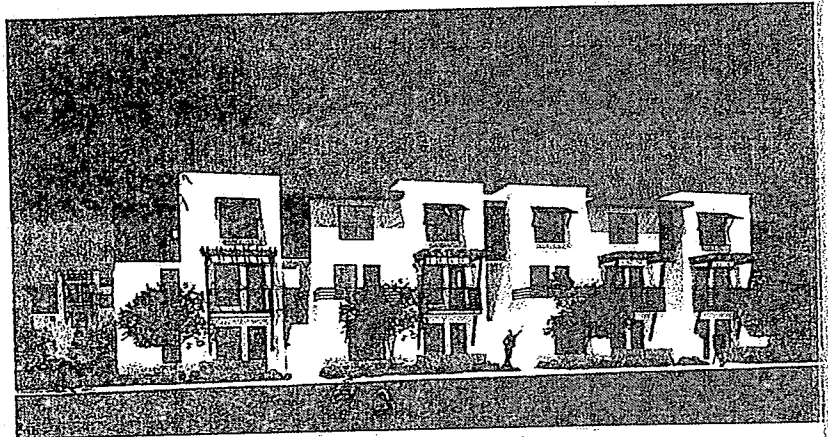


**YES to the Bonita Glen Apartments!**

| Name                | Street Address |
|---------------------|----------------|
| Blue Harland        | [REDACTED]     |
| Richard Angulo      | [REDACTED]     |
| L. M. Sully         | [REDACTED]     |
| Joe [unclear]       | [REDACTED]     |
| MONICA BRACIA       | [REDACTED]     |
| Carlos Alvarez      | [REDACTED]     |
| Juan Cruz           | [REDACTED]     |
| Nehemias Magallanes | [REDACTED]     |
| Tamra Mead          | [REDACTED]     |
| Veronica Burgess    | [REDACTED]     |
| Natalie Buscino     | [REDACTED]     |
| Hannah Moss         | [REDACTED]     |



**YES! We  
support new  
housing in west  
Chula Vista!**



**YES to the Bonita Glen Apartments!**

**Name**

**Street Address**

Alan

James

Carmel G

Veronica

Gerardo

T. Griggs

David Silver

Bonnie Smith

Mary

[Signature]

[Signature]

[Signature]



**YES! We  
support new  
housing in west  
Chula Vista!**



**YES to the Bonita Glen Apartments!**

**Name**

**Street Address**

MARCO DAVID

ROY MIKHA

Victor Barrientos

Larry white

Angel Davalos

Antonio morales

Carlos Flores

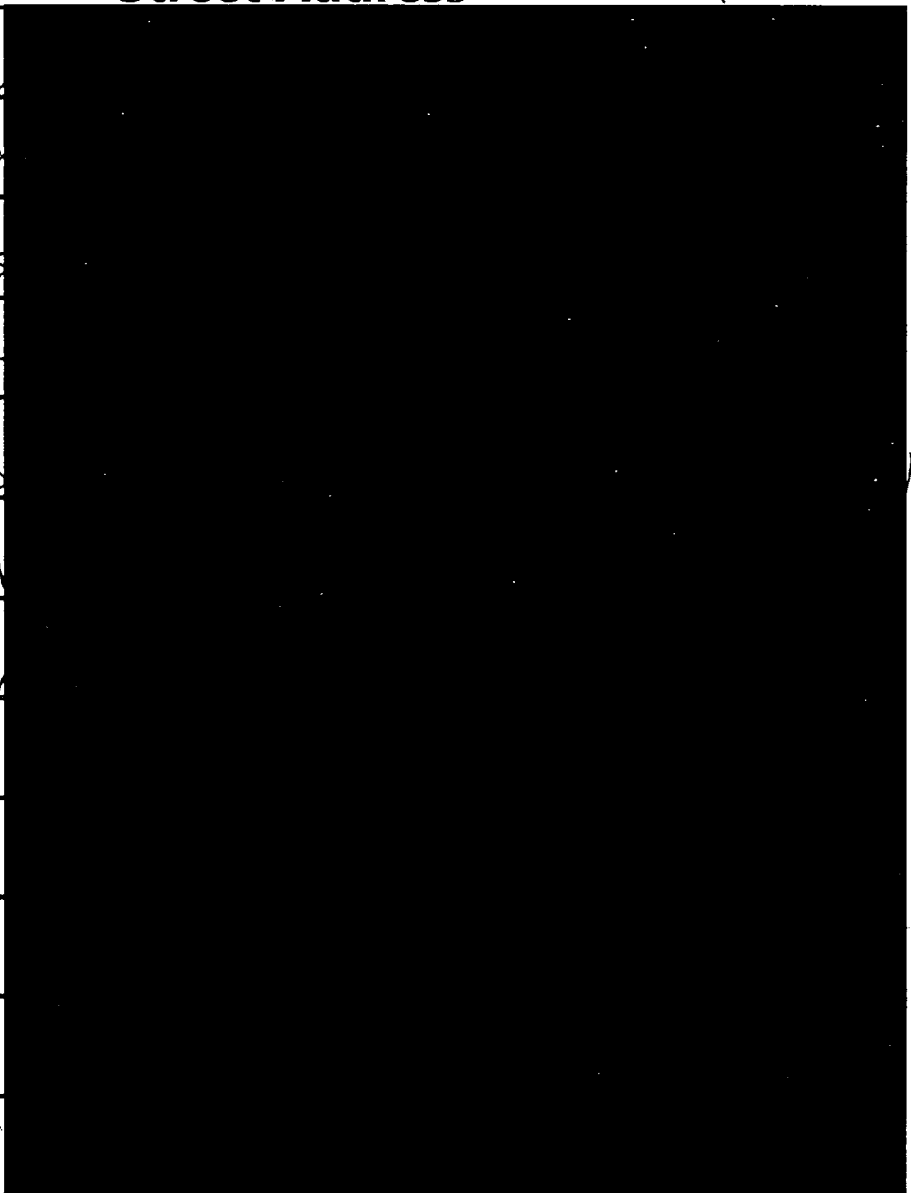
JONATHAN SHANK

Daniel Carrion

A Hernandez

Jaelle Cabrera

Gregory Cabrera



**YES! We  
support new  
housing in west  
Chula Vista!**



**YES to the Bonita Glen Apartments!**


**Name**

**Street Address**

Fred Lambala

Jan & J

Carolyn Lowe

 Nat  
Stevens

Gabe House



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May 22, 2019

**Subject: Bonita Glen Apartments**

Dear Chula Vista Mayor and City Councilmembers,

I am providing this letter to express my support of the Bonita Glen Apartments project proposed by Silvergate Development.

As a local stakeholder, I welcome the development of the vacant lot that is currently used for illegal dumping and vagrancy. Silvergate's proposal to bring a new, tax-revenue generating project to our community will enhance our neighborhood and provide critically needed workforce and affordable housing to Chula Vista. The community will benefit from having street improvements installed, access to a new park and more housing options. Lastly, the local businesses will have an added customer base.

I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,

Kenia G. Rodriguez

A large black rectangular redaction box covering the signature area.

Signature

May 22, 2019

**Subject: Bonita Glen Apartments**

Dear Chula Vista Mayor and City Councilmembers,

I am providing this letter to express my support of the Bonita Glen Apartments project proposed by Silvergate Development.

As a local stakeholder, I welcome the development of the vacant lot that is currently used for illegal dumping and vagrancy. Silvergate's proposal to bring a new, tax-revenue generating project to our community will enhance our neighborhood and provide critically needed workforce and affordable housing to Chula Vista. The community will benefit from having street improvements installed, access to a new park and more housing options. Lastly, the local businesses will have an added customer base.

I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,

*Susana Collins*



Signature

May 22, 2019

**Subject: Bonita Glen Apartments**

Dear Chula Vista Mayor and City Councilmembers,

I am providing this letter to express my support of the Bonita Glen Apartments project proposed by Silvergate Development.

As a local stakeholder, I welcome the development of the vacant lot that is currently used for illegal dumping and vagrancy. Silvergate's proposal to bring a new, tax-revenue generating project to our community will enhance our neighborhood and provide critically needed workforce and affordable housing to Chula Vista. The community will benefit from having street improvements installed, access to a new park and more housing options. Lastly, the local businesses will have an added customer base.

I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,

Deborah H. Remo



Signature

May 13, 2019

**Subject: Bonita Glen Apartments**

Dear Chula Vista Mayor and City Councilmembers,

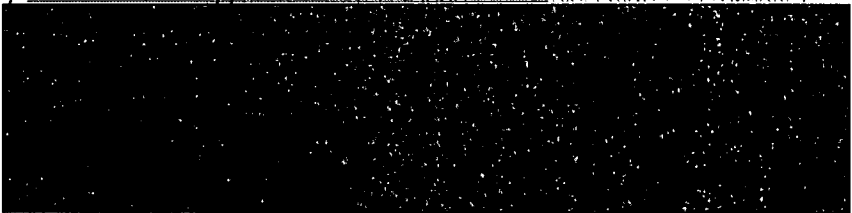
I am providing this letter to express my support of the Bonita Glen Apartments project proposed by Silvergate Development.

As a local stakeholder, I welcome the development of the vacant lot that is currently used for illegal dumping and vagrancy. Silvergate's proposal to bring a new, tax-revenue generating project to our community will enhance our neighborhood and provide critically needed workforce and affordable housing to Chula Vista. The community will benefit from having street improvements installed, access to a new park and more housing options. Lastly, the local businesses will have an added customer base.

I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,

*Ramzi Hanne*



May 22, 2019

**Subject: Bonita Glen Apartments**

Dear Chula Vista Mayor and City Councilmembers,

I am providing this letter to express my support of the Bonita Glen Apartments project proposed by Silvergate Development.

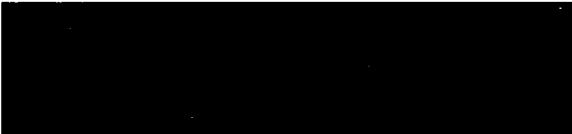
As a local stakeholder, I welcome the development of the vacant lot that is currently used for illegal dumping and vagrancy. Silvergate's proposal to bring a new, tax- revenue generating project to our community will enhance our neighborhood and provide critically needed workforce and affordable housing to Chula Vista. The community will benefit from having street improvements installed, access to a new park and more housing options. Lastly, the local businesses will have an added customer base.

I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,

Florencia Gomez

Print Name

A solid black rectangular box redacting the signature of the sender.

Signature



May 22, 2019

**Subject: Bonita Glen Apartments**

Dear Chula Vista Mayor and City Councilmembers,

I am providing this letter to express my support of the Bonita Glen Apartments project proposed by Silvergate Development.

As a local stakeholder, I welcome the development of the vacant lot that is currently used for illegal dumping and vagrancy. Silvergate's proposal to bring a new, tax-revenue-generating project to our community will enhance our neighborhood and provide critically needed workforce and affordable housing to Chula Vista. The community will benefit from having street improvements installed, access to a new park and more housing options. Lastly, the local businesses will have an added customer base.

I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,

San Diego Gasoline



Signature

**Sheree Kansas**

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**Subject:** FW: Bonita Glen Apartment Project

**From:** Scott Olsen <  
**Date:** May 24, 2019 at 10:16:42 PM PDT  
**To:** <jmgalvez@chulavistaca.gov>  
**Subject:** Bonita Glen Apartment Project

**Warning:**

**External**

**Email**

Dear Council Member Galvez,

I am writing to express my opposition to the Bonita Glen Apartment Project as it is currently proposed.

This development is simply too massive and out of scale for the neighborhood in which it's proposed. The enormous size of this project constitutes a grave safety concern which is being overlooked by the project's developer.

One entrance/exit is located on a blind curve. The other entrance/exit is located next to single family housing on a rural county 2-lane residential road with no shoulders or sidewalks.

Peppertree Road and Vista Drive are not "feeder" roads and cannot handle the influx of traffic such a large development would bring. Peppertree Road already has one section with a posted 15 MPH speed limit.

Bonita Glen Road is already dangerously packed with parked vehicles due to the inadequate parking situation at the nearby apartments.

The city Planning Commission already rejected the project, understanding that its construction would pose a severe safety issue. I believe the city council should heed the Planning Commission's recommendation and also disapprove the project as it is now proposed.

Sincerely,

Scott Olsen  
Chula Vista, CA 91910

**Sheree Kansas**

---

**Subject:** FW: Silvergate developer of Bonita Glen

**From:** "(null) (null)" <

**Date:** May 28, 2019 at 6:12:09 PM PDT

**To:** Jill Galvez <[jmgalvez@chulavistaca.gov](mailto:jmgalvez@chulavistaca.gov)>, <[MSalas@chulavistaca.gov](mailto:MSalas@chulavistaca.gov)>

**Subject:** Silvergate developer of Bonita Glen

Warning: External Email

The Peppertree Homeowners Association is against this development as it stands. We support less units and more parking. We all find it dangerous to drive down that street to Bonita Road/E street. We know it is going to Council for a vote. Thank you. Peter Rullan, Board Member

Sent from my iPhone

**Sheree Kansas**

---

**Subject:** FW: Silvergate project on Bonita Glen drive

**From:** David Butler <>  
**Date:** May 29, 2019 at 11:25:20 AM PDT  
**To:** <[greg.cox](mailto:greg.cox)>  
**Subject:** Silvergate project on Bonita Glen drive

Warning: External Email

Greg

I am writing you as a concerned citizen regarding this proposed project of 170 units. You and I have known each other for a long time. We are both longtime residents of Chula Vista and both of us have spent most of our careers serving the citizens of the city and county. My neighbors and I have been opposing this proposed project ever since we heard of it. It is far too dense for the site and will create a safety hazard despite what the environmental report says. You and Cheryl are both very familiar with the Peppertree area. Ours is a unique neighborhood where county residential and city commercial properties abut each other. A group of us met with four county employees representing planning, traffic, and two other departments. Tim Vertino was the lead person for the county. County staff stated "Vista drive and Peppertree Roads were originally built as residential streets to serve the county residents of that area back in the 1950-60 era. Due to building on city of Chula Vista properties throughout the years these roads have seen much increased traffic and have unfortunately become feeder roads. However the roadways have never been upgraded to accommodate this increased traffic. As such the roads are substandard for their current average daily trips. They are a safety hazard already." These were your employees' statements, not ours. Now they are refusing to put this in writing and are going so far as to supporting the City of Chula Vista planning staffs recommendations that these additional proposed 170 units will not impact our neighborhood. You know as well as I do that this proposed project is not the right project for this site and will only exasperate an already dangerous traffic and safety issue for both the county and city. You are in the unique position of having been our mayor and supervisor and Cheryl served many years as our mayor. I ask you to please confer with your staff regarding their conflicted position. I also ask for you and Cheryl to weigh in as citizens and former mayors, and to voice your opposition to this ill conceived project. It goes before the city council on June 4th.

Your friend  
David Butler  
Retired County Assessor Recorder/Clerk

Sent from my iPhone

**Sheree Kansas**

---

**Subject:** FW: Bonita Glen Apartments  
**Attachments:** Letter of Support Community\_Pedro Anaya Council Hearing.docx; ATT00001.htm; Letter of Support Community\_Pedro Anaya Council Hearing.pdf; ATT00002.htm

**From:** Pedro Anaya < >  
**Date:** May 30, 2019 at 12:27:07 AM PDT  
**To:** <[sdonn@chulavistaca.gov](mailto:sdonn@chulavistaca.gov)>  
**Subject:** Bonita Glen Apartments

**Warning:**

**External**

**Email**

Mayor and Councilmembers,

Please find me letter in support of the Bonita Glen Apartments development under consideration.

Thank you,

Pedro Anaya Jr.

May 30, 2019

**Subject: Public Hearing on Bonita Glen Apartments**

Dear City of Chula Vista Mayor and City Council,

I am providing this letter to express my support of the Bonita Glen Apartments project proposed by Silvergate Development. As an actively involved resident of Chula Vista's District 2, I believe there is a critical need for housing projects like what is being proposed.

Based on the expressed concerns of those in opposition to the project - any development would be limited to a park or vacant land, which I don't believe is the best use for this asset in a time when affordable and diverse workforce housing is currently needed. Based on my knowledge of the project and experience as a former planning commissioner I believe the concerns are exaggerated and motivated by a nimbyist position that has limited the opportunity to find a solution or to acknowledge potential concessions on the project for the betterment of the entire community. In fact, the claims of "dangerous roads without sidewalk" and "congestions of dangerous windy road," are talking points created by the opposition meant to create fear and are not based on fact.

As has been discussed in almost every project that came before the planning commission while I served, parking concerns are always brought up as a potential issue. "What if residents had more cars," and "what if their guest came over." I think the applicant has done a great job in both ensuring to meet the City required standards but also has taken into account that the nature of transportation is changing with ride sharing and the improvement of public transportation.

The Bonita Glen project not only will provide much need housing in our district but will bring the necessary foot traffic to help nearby businesses like El Pollo Grill, Karina's, Whispering Tree Market and Denny's. It will take a vacant lot that currently is a public nuisance and enhance the area. The overall public benefit of a public park and future street improvements will elevate the local community and benefit all. In fact, it will improve the safety of the current road.

Silvergate Development over the last few years has made a commitment and investment in our community and they are continuing to do so with this project. They have evaluated the site and met parking requirements, while providing much needed housing. Just like they have done this for several of their infill projects, including the planning commission approved projects on Broadway between E and F and Church Street near Third Avenue. In all instances they have brought forth a responsible project that maximizes the land asset to help move our community forward. They are not just a developer but part of our community.

I stand with those who may not know about this project and the future generations who will benefit from new housing. This is the housing we need in Chula Vista to make sure our kids have the option to continue to live in our City. I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,



Pedro Anaya Jr.



Chula Vista CA 91910



**Sheree Kansas**

---

**Subject:** FW: Silvergate, Bonita Glen Apartment project

**From:** Suellen Butler <

**Date:** May 30, 2019 at 12:32:45 AM PDT

**To:** <[msalas@chulavistaca.gov](mailto:msalas@chulavistaca.gov)>, <[jmccann@chulavista.gov](mailto:jmccann@chulavista.gov)>, <[spadilla@chulavistaca.gov](mailto:spadilla@chulavistaca.gov)>, <[mdiaz@chulavista.gov](mailto:mdiaz@chulavista.gov)>, <[ggoogins@chulavistaca.gov](mailto:ggoogins@chulavistaca.gov)>, <[greg.cox](mailto:greg.cox)>, <[jmgalvez@chulavistaca.gov](mailto:jmgalvez@chulavistaca.gov)>

**Subject:** Silvergate, Bonita Glen Apartment project

**Warning:**  
**External**  
**Email**

Dear Supervisor Cox, Mayor Salas and members of the Chula Vista City Council,

I am a life-long resident of the city. My parents bought the first and only home they would ever own in 1947 on the 400 block of Minot Ave, when my father retired after serving 20 years in the military they continued to stay in the home that we all loved until my mothers passing in that same home at the age of 91 in 2014. My family has deep roots here, we all went to Chula Vista or Hilltop High school, as have our children, nieces and nephews.

I am writing to urge every one of you to vote against the Silvergate, Bonita Glen project. The project would create an extremely dangerous safety hazard for the citizens of Chula Vista, and visitors to our city.

This property is unique in that city land abuts county land. The roads are already impacted and are already carrying more traffic that they were ever intended to.

The traffic on Bonita Glen is already dangerous. This project is proposing entrances and exits onto Bonita Glen Road in what is a BLIND CORNER. The street is parked full everyday, all day. For a car to exit the complex the drivers will have to come out into the street, across the double yellow line to look south, up the hill for oncoming traffic, which will be almost impossible. At the same time the driver will have to be looking north towards the intersection of Bonita Glen and Bonita Road for cars turning into the two gas stations that are on the two corners, all while cars coming out the center across the street where drivers coming out of the the third gas station, Karina's Restaurant and the Comfort Inn are located. If this project continues, I guarantee you it is a disaster waiting to happen.

I'm sure you are well aware of the major traffic and safety issues that have recently been created at the Soapy Joe's Car Wash less than a mile away from this project. If you approve the Bonita Glen project, the traffic situation you will have created will be much worse that the situation at Soapy Joe's. Accidents at this intersection and on this road will increase dramatically, property will be damaged, and injuries will occur. This

will burden our already understaffed first responders, and will take them away from other emergencies in the city.

The traffic and parking information presented by Silvergate is false and misleading. I urge you to drive down Bonita Glen Road, get out of your cars, look at the fully parked street, and imagine the impact adding an estimated additional 486 residents, few parking spaces , and these poorly placed exits and entrances will have on this already impacted street.

The city planning commission recognized these potential dangers in voting to disapprove the project after careful consideration of the plans, traffic studies, and information presented at the hearings. They listened to the citizens who live here and deal with these already overburdened streets everyday. Please follow their expert and thoughtful lead and vote no to the Bonita Glen project.

Respectfully,  
Suellen Butler

Sent from my iPad



**Sheree Kansas**

---

**Subject:** FW: Bonita Glen Apartment Project

**From:** Judith Pidgeon <  
**Date:** May 30, 2019 at 12:17:38 PM PDT  
**To:** <[msalas@chulavista.gov](mailto:msalas@chulavista.gov)>, <[jmccann@chulavistaca.gov](mailto:jmccann@chulavistaca.gov)>, <[spadilla@chulavistaca.gov](mailto:spadilla@chulavistaca.gov)>, <[mdiaz@chulavistaca.gov](mailto:mdiaz@chulavistaca.gov)>, <[jmgalvez@chulavistaca.gov](mailto:jmgalvez@chulavistaca.gov)>  
**Subject:** Bonita Glen Apartment Project

Warning: External Email

My name is Judith Pidgeon and I live at [REDACTED] in Chula Vista. I have lived here for 36 yrs. I oppose the Bonita Glen Apt. Project because the roads surrounding this project are substandard and dangerous. The area is congested and this project will increase the danger and the congestion. You know the roadways are dangerous because the city has put up several speed limit signs. But according to the Chula Vista Department of Engineering and Capital Projects “before and after studies have shown that there are no significant changes in average vehicle speeds following the posting of new or revised speed limits. Furthermore research has found no direct relationship between posted speed limits and accident frequency.” This project will add several hundred vehicles to this dangerous and congested area. There have been multiple accidents on these roads. If you have any concern about the safety of the citizens you represent you will oppose this project.

Sent from my iPad

## Sheree Kansas

---

**Subject:** FW: Bonita Glen Apartments  
**Attachments:** SIGNATURE\_JCF\_131016.png

**From:** "Attorney J. Carlos Fox (  
**Date:** May 31, 2019 at 12:27:24 PM PDT  
**To:** <msalas@chulavistaca.gov>, <jmccann@chulavistaca.gov>, <jimgalvez@chulavistaca.gov>, <spadilla@chulavistaca.gov>, <mdiaz@chulavistaca.gov>, <greg.cox>  
**Subject:** Bonita Glen Apartments  
**Reply-To:** "Attorney J. Carlos Fox (>

**Warning:**

**External**

**Email**

Respected Mayor Salas, members of the City Council, and Supervisor Cox:

I have learned that new construction has been proposed and is approaching approval at the Bonita Glen Apartment proposed cite.

Given the lack of sidewalks, the lack of any adequate parking in the area as it presently exists, the general deteriorated nature of the road as it presently exists, I am amazed the City of Chula Vista would consider a project that would create additional congestion, and exacerbate the already dangerous conditions for both drivers and pedestrians.

The proposal includes 231 parking spaces for 170 units. The average American family has 3 cars. Where will the remaining 279 cars park? On Bonita Glen? There is no parking on Bonita Glen as it is. Will they have to spill into the neighborhood and walk down dangerous Bonita Glen Drive?

Will it be dangerous? It is ALREADY dangerous. There is no sidewalk. The road is narrow. Parking is dangerous and leaving a parking place is dangerous.

The road is constantly in disrepair. I have already lost two tires to that road. It is a cycle. It's repaired, it rains, it is damaged....repeat.

So, am I correct that serious consideration is being given to exacerbating an already dangerous roadway by adding over 200 cars who will be looking for parking, and over 500 new residents who will be entering and exiting the property on a daily basis.

This is a misguided project, and I am amazed it has progressed this far. Perhaps the City should look at the potential civil liability created by approving the exacerbation of an already dangerous situation.

Thank you,

Carlos Fox



**Subject:** FW: Bonita Glen Project

**From:** ELVA MELLOR <[elva.mellor@chulavistaca.gov](mailto:elva.mellor@chulavistaca.gov)>  
**Date:** June 2, 2019 at 6:11:22 PM PDT  
**To:** <[kbigelow@chulavistaca.gov](mailto:kbigelow@chulavistaca.gov)>, <[sdonn@chulavistaca.gov](mailto:sdonn@chulavistaca.gov)>, <[jmgalvez@chulavistaca.gov](mailto:jmgalvez@chulavistaca.gov)>  
**Cc:** Mary Salas <[msalas@chulavistaca.gov](mailto:msalas@chulavistaca.gov)>, John McCann <[jmccann@chulavistaca.gov](mailto:jmccann@chulavistaca.gov)>, <[spadilla@chulavistaca.gov](mailto:spadilla@chulavistaca.gov)>, <[mdiaz@chulavistaca.gov](mailto:mdiaz@chulavistaca.gov)>  
**Subject:** **Bonita Glen Project**

Warning: External Email

It is time to stop overdeveloping the city with housing and focus on business ventures. This is just another project which will crowd our roadways and AGAIN the developers are getting their way! WHY do we have a city plan with guidelines for construction and then give exceptions to those approved guidelines every time a developer requests them? WHY is this? More contributions from developers to individuals? You may as well give up on restrictions, guidelines, etc. and make it a Free for all! The way the city is going and its finances the city may have to change its name from "Chula Vista" to Congested Vista!! Or Go for Broke Vista. Check on our budget and the future expenses! Balance the budget and get some reserves. We will need the money once the Bay View project kicks in and charges the city. Why is it a Gaylord dominated project? Where are the opportunities for local businesses there? Get serious and consider the overall picture and future for "Chula" Vista.

A tax payer,  
Elva Mellor

**Sheree Kansas**

---

**Subject:**

FW: proposed Bonita Glen Apartments

**From:** Chris Baker <

**Date:** June 3, 2019 at 9:44:47 AM PDT

**To:** "jmgalvez@chulavistaca.gov" <jmgalvez@chulavistaca.gov>

**Subject:** re: proposed Bonita Glen Apartments



Good morning Councilwoman Galvez,

My name is Christopher Baker. I live in the Chula Vista at [REDACTED] 91910. Recently it has come to me and my neighbors attention that there is a proposed development called Bonita Glen Apartments which would be constructed near the intersection of E Street and Bonita Glen Drive behind the Denny's Restaurant.

We, the residents are very concerned with the fact that the proposed development will contain 170 units and only 231 parking places. As you may or may not know this development would border a small enclave of homes that were built in the 1950's and 60's. When these homes were built they were considered "out in the country" and the only connecting road, Pepper Tree Rd, is a two lane twisting road with many blind corners. It is the only road that several of us residents have to enter and exit our driveways. It has no sidewalks. It has already proven to be a dangerous road.

I moved into this Pepper Tree Area in the early 2000's and have already witnessed 3 serious accidents :

1. A Toyota pickup truck lost control going through the intersection of Pepper Tree Rd and Vista and slammed into my mailbox. Had it not been for a retaining wall this truck would have done much more serious damage to my property and automobile.
2. A small Japanese car lost control going through the intersection of Pepper Tree Rd and Vista and hit the nearest telephone pole with such force that it literally broke the telephone pole off at its base. This same car actually ended up in my backyard. The damage to the car was so severe that if there had been a passenger sitting next to the driver he or she would have suffered serious, if not fatal injuries.
3. A small Japanese car lost control coming around the corner at Pepper Tree Rd and Vista Dr, and hit a (at that time) low retaining wall, slammed into the back of a parked van and ended up upside down leaning against a tree in the neighbors yard. Since this incident the homeowner has replaced that same low retaining wall with a much larger structure which was recently hit again with substantial force and has had to remove the tree involved in the initial incident due to the damage it sustained.

Obviously, this 2 lane country road was never intended to be a major thoroughfare and the additional of several hundred daily car trips, which this Bonita Glen Apartments would generate, pose a severe safety

hazard to the current residents. These apartments would also, no doubt, bring many young children to the area - adding further to the safety risk.

Of course the current residents recognize the need for more affordable housing in the Chula Vista area but this location is certainly not the place to build it.

Further, there are 3 other apartment complexes in the area that currently have vacancies which clearly demonstrates that this complex is not needed in this area.

We, the residents have already expressed these concerns at a meeting of the Chula Vista Planning Commission and gained their vote of no support for this project.

It is my understanding that a meeting is to be held regarding this same project on June 4, 2019. We urge you and the other members of the City Council to also vote no on this proposed dangerous and unnecessary Bonita Glen Apartments Project.

Thank you for your time and consideration in this matter.

## Sheree Kansas

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**Subject:** FW: Bonita Glen Safety & Injury Report - Add to Record

On Jun 3, 2019, at 3:27 PM, Webmaster <[Webmaster@chulavistaca.gov](mailto:Webmaster@chulavistaca.gov)> wrote:

A new entry to a form/survey has been submitted.

**Form Name:** Council Member Galvez

**Date & Time:** 06/03/2019 3:27 PM

**Response #:** 35

**Submitter ID:** 63410

**IP address:** 172.24.96.110

**Time to complete:** 1 min. , 56 sec.

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### Survey Details

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#### Page 1

Please feel free to contact us with any comments or questions by filling out the form below.

**First Name** Christine

**Last Name** Malone

**Email Address**

**Comments**

Dear Councilmember Galvez,

I am a resident of the Peppertree area.

I have attended the public meetings regarding the proposed Bonita Glen Apartments project and have researched the Density Bonus Law, neighborhood roads and traffic reports.

According to Section 65589.5(d)(2) the California Density Bonus Law, this project "would have a specific adverse impact upo

the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-and-moderate-income households”

This project is directly connected to Vista Drive and Peppertree Drive for ingress and egress. Both are windy, hilly passages originally built in the 1950/1960's to service a rural community of houses. There is no sidewalk and some places, no shoulder along the road, which results in dangerous travel for pedestrians, bikers and drivers. Embankments prohibit installing sidewalk or widening the lanes. Adding more vehicles to the area will heighten an already unacceptable situation.

At the Planning Commission Meeting, I was interested in the developer's expert presentation regarding the safety of the roads, so I contacted the CHP for the SWITRS report she referenced. I reviewed the past five (5) years of reported accidents on Bonita Glen Drive and Vista Drive that she referenced, and added reports for Peppertree Road.

My findings did not match hers.

The biggest discrepancy is she never reported injuries, only property damage, and emphasized that most accidents were "hitting parked cars". She referenced "there were 2 accidents at property frontage" and I found two, one Bonita Road to Bonita Glen Drive and the other Vista Dr. to Bonita Glen Drive; she was correct, both hit parked cars. However, one reported injury.

Her next reference is "7 total accidents, 3 were DUI and 5 were hitting objects". She did not reference what stretch of the road this data was pulled. I do find 7 accidents in the Bonita Road to Vista roadway, however only 1 is DUI, none are reported as "hit objects" (CHP has a reporting distinction between "hit objects" and "parked motor vehicle"), 2 were hit parked car (also mentioned at property frontage), and remaining 5 were two-driver accidents. 5 reported injuries. Again, she completely omits reporting injuries.

She left the word injury out of her entire presentation, which I find misleading coming from a discussion of Safety!

In addition, my CHP report also includes Peppertree to Hilltop. There were 4 accidents and two were DUI, which gives her the 3 DUI result; but including these accidents would change her count of 7 to 11, so that does not match her presentation. Of note, the remaining 2 accidents on my report are unique, one is a lone bicycle that was speeding and the other is an unclear report with cause listed as "other". None-the-less, all 4 of these Peppertree to Hilltop accidents reported injuries! (this portion of data also demonstrates how dangerous windy Peppertree is!)

Please consider the entire purpose of the Density Bonus Law. It is to create affordable housing, but not if it “would have a specific adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid that specific adverse impact without rendering the development unaffordable to low-and-moderate-income households”

Thank you for your time.

Christine Malone

Thank you,  
**City of Chula Vista**

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**This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.**





**SCRHA**  
Southern California  
Rental Housing Association

May 20, 2019

Mayor Mary Casillas-Salas  
& Councilmembers  
City of Chula Vista  
276 4<sup>th</sup> Avenue  
Chula Vista, CA 91910

RE: Support for the Bonita Glen Apartment Project

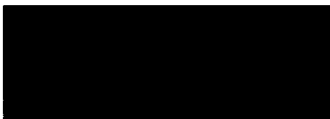
Dear Mayor & Members of the City Council:

The Southern California Rental Housing Association strongly supports the addition of new housing units in our region.

Studies and reports have shown that our region has not kept pace with housing demand, leading to increased costs for buyers and renters. Providing new housing to the local workforce and embracing density is precisely what is needed to begin to address the housing crisis. Utilizing vacant lots for housing is one way to increase supply while also addressing blight in communities.

The Southern California Rental Housing Association respectfully urges the council to approve new housing developments such as Bonita Glen, so much-needed additional housing supply is brought to market.

Sincerely,



Alan Pentico, CAE  
Executive Director



May 29, 2019

City of Chula Vista – Office of the Mayor and City Council  
276 Fourth Avenue  
Chula Vista, CA 91910

Regarding: **Bonita Glen Apartments**

Dear City of Chula Vista Mayor and City Council:

On Friday, December 7, 2018, members of the American Institute of Architects, San Diego's Urban Design Committee hosted a presentation and subsequent discussion about the proposed Bonita Glen Apartments project in Chula Vista, designed by Studio E Architects, whose principals are AIA San Diego architect-members, and developed by Silvergate Development LLC.

Meeting attendees expressed strong support for the project based on its promise to create critically-needed workforce housing and its conformity with the specific plan for the area. The project is consistent with the local planning guidelines as well as being aligned with existing commercial and residential uses in the surrounding neighborhood.

The Bonita Glen Apartments development offers the type and style of housing needed to help address the region's housing shortfall while also enhancing the quality of the City of Chula Vista's built environment.

At the recommendation of the Urban Design Committee, the AIA San Diego Board of Directors formally endorsed the proposed Bonita Glen Apartments project on February 28, 2019. Please contact the Chapter offices if you'd like more information about what informed the Board's endorsement.

Sincerely,



Katherine Lord, AIA  
2019 President  
AIA San Diego Board of Directors

The American Institute of Architects | San Diego  
233 A Street  
Suite 200  
San Diego, CA 92101  
T (619) 232 0109  
[AIASanDiego.org](http://AIASanDiego.org)

**LAW OFFICE OF ERIC JOHNSON**  
ATTORNEY AT LAW  
2580 CATAMARAN WAY  
CHULA VISTA, CALIFORNIA 91914

Eric W. Johnson

619-651-7600

---

May 29, 2019

Chula Vista Mayor  
Chula Vista Councilmembers  
276 Forth Avenue  
Chula Vista, CA 91910

***Re: Bonita Glen Apartments project***

Dear Chula Vista Mayor and City Councilmembers,

I am providing this letter to express my support of the Bonita Glen Apartment project proposed by Silvergate Development.

I am a small business owner, and own both residential and commercial property in Chula Vista. I am an active member of the Chula Vista Chamber of Commerce. As a local stakeholder, I welcome this development.

I own a home on Peppertree Road with my wife, Lisa Johnson. Over the 30 years that Lisa and I have owned our Peppertree property, we have seen the weed field (vacant lot where this project is proposed) used for vagrancy and illegal dumping.

Silvergate's proposal to bring a new, tax- revenue generating project to our community will enhance our neighborhood and provide critically needed workforce and affordable housing to Chula Vista. The community will benefit from having street improvements installed, access to a new park and more housing options. Lastly, the local businesses will have an added customer base.

I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,



---

Eric W. Johnson

May 22, 2019

**Subject: Bonita Glen Apartments**

Dear Chula Vista Mayor and City Councilmembers,

I am providing this letter to express my support of the Bonita Glen Apartments project proposed by Silvergate Development.

As a local stakeholder, I welcome the development of the vacant lot that is currently used for illegal dumping and vagrancy. Silvergate's proposal to bring a new, tax-revenue generating project to our community will enhance our neighborhood and provide critically needed workforce and affordable housing to Chula Vista. The community will benefit from having street improvements installed, access to a new park and more housing options. Lastly, the local businesses will have an added customer base.

I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,

Kristhal Manada

Print Name

A large black rectangular redaction box covering the signature area.

Signature

May 13, 2019

**Subject: Bonita Glen Apartments**

Dear Chula Vista Mayor and City Councilmembers,

I am providing this letter to express my support of the Bonita Glen Apartments project proposed by Silvergate Development.

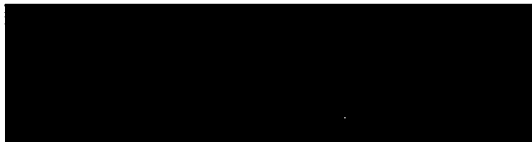
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I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,

Amelia Victoria Director of Sales

Print Name

A large black rectangular redaction box covering the signature area.

Signature

May 22, 2019

**Subject: Bonita Glen Apartments**

Dear Chula Vista Mayor and City Councilmembers,

I am providing this letter to express my support of the Bonita Glen Apartments project proposed by Silvergate Development.

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I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,

Vanda D'Noss

Print Name

Signature

AREA DIRECTOR OF SALES SOUTHERN CALIFORNIA  
INCLUDING COMFORT INN @ 91 E. BONITA

May 22, 2019

**Subject: Bonita Glen Apartments**

Dear Chula Vista Mayor and City Councilmembers,

I am providing this letter to express my support of the Bonita Glen Apartments project proposed by Silvergate Development.

As a local stakeholder, I welcome the development of the vacant lot that is currently used for illegal dumping and vagrancy. Silvergate's proposal to bring a new, tax-revenue generating project to our community will enhance our neighborhood and provide critically needed workforce and affordable housing to Chula Vista. The community will benefit from having street improvements installed, access to a new park and more housing options. Lastly, the local businesses will have an added customer base.

I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,

Rosa Sanchez  
Print Name



Signature

GENERAL MANAGER FOR COMFORT INN CHULA VISTA

May 22, 2019

**Subject: Bonita Glen Apartments**

Dear Chula Vista Mayor and City Councilmembers,

I am providing this letter to express my support of the Bonita Glen Apartments project proposed by Silvergate Development.

As a local stakeholder, I welcome the development of the vacant lot that is currently used for illegal dumping and vagrancy. Silvergate's proposal to bring a new, tax-revenue generating project to our community will enhance our neighborhood and provide critically needed workforce and affordable housing to Chula Vista. The community will benefit from having street improvements installed, access to a new park and more housing options. Lastly, the local businesses will have an added customer base.

I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,

*Manu Patel*

Print Name

  
Signature

EXECUTIVE AREA DIRECTOR FOR COMFORT INN CHULA VISTA



May 13, 2019

**Subject: Bonita Glen Apartments**

Dear Chula Vista Mayor and City Councilmembers,

I am providing this letter to express my support of the Bonita Glen Apartments project proposed by Silvergate Development.

As a local stakeholder, I welcome the development of the vacant lot that is currently used for illegal dumping and vagrancy. Silvergate's proposal to bring a new, tax-revenue generating project to our community will enhance our neighborhood and provide critically needed workforce and affordable housing to Chula Vista. The community will benefit from having street improvements installed, access to a new park and more housing options. Lastly, the local businesses will have an added customer base.

I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,

Julia Sabornie  
Print Name

[Redacted Signature]

Signature

May 22, 2019

**Subject: Bonita Glen Apartments**

Dear Chula Vista Mayor and City Councilmembers,

I am providing this letter to express my support of the Bonita Glen Apartments project proposed by Silvergate Development.

As a local stakeholder, I welcome the development of the vacant lot that is currently used for illegal dumping and vagrancy. Silvergate's proposal to bring a new, tax-revenue generating project to our community will enhance our neighborhood and provide critically needed workforce and affordable housing to Chula Vista. The community will benefit from having street improvements installed, access to a new park and more housing options. Lastly, the local businesses will have an added customer base.

I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,

Josefin Rodriguez



Signature

A handwritten flourish or scribble extending from the signature line.

FRONT OFFICE MANAGER AT COMFORT INN

May 13, 2019

**Subject: Bonita Glen Apartments**

Dear Chula Vista Mayor and City Councilmembers,

I am providing this letter to express my support of the Bonita Glen Apartments project proposed by Silvergate Development.

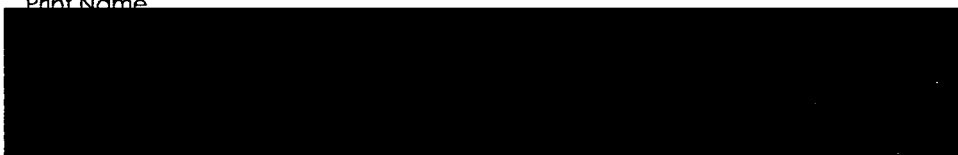
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I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,

Kristian Herrera

Print Name



Signature

A handwritten signature in blue ink, appearing to be 'Kristian Herrera', written over the signature line.

May 13, 2019

**Subject: Bonita Glen Apartments**

Dear Chula Vista Mayor and City Councilmembers,

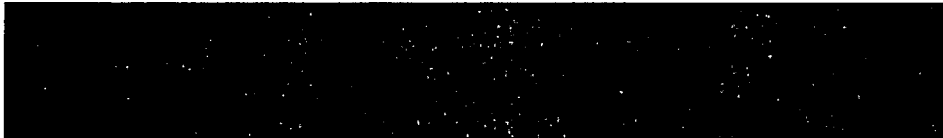
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I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,

Yanixas Texido  
Print Name



Signature

Harina's Manager

May 13, 2019

**Subject: Bonita Glen Apartments**

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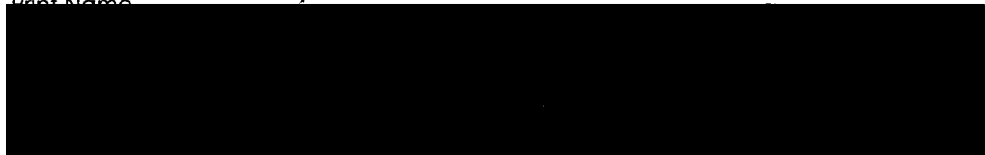
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I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,

Richard Lopez  
Print Name



Signature

COMFORT INN HOUSEKEEPING MANAGER

May 13, 2019

**Subject: Bonita Glen Apartments**

Dear Chula Vista Mayor and City Councilmembers,

I am providing this letter to express my support of the Bonita Glen Apartments project proposed by Silvergate Development.

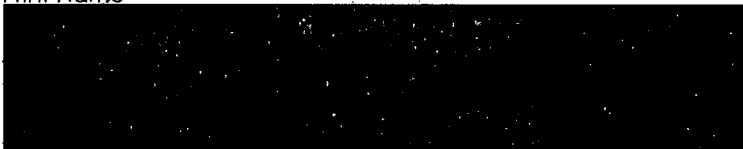
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I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,

Alexandra Medina

Print Name



Signature

HOUSEKEEPER

May 13, 2019

**Subject: Bonita Glen Apartments**

Dear Chula Vista Mayor and City Councilmembers,

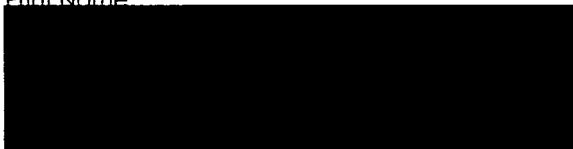
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I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,

Adriana Gamboa.  
Print Name

A large black rectangular redaction box covering the signature area.

Signature

HOUSEKEEPER

May 13, 2019

**Subject: Bonita Glen Apartments**

Dear Chula Vista Mayor and City Councilmembers,

I am providing this letter to express my support of the Bonita Glen Apartments project proposed by Silvergate Development.

As a local stakeholder, I welcome the development of the vacant lot that is currently used for illegal dumping and vagrancy. Silvergate's proposal to bring a new, tax-revenue generating project to our community will enhance our neighborhood and provide critically needed workforce and affordable housing to Chula Vista. The community will benefit from having street improvements installed, access to a new park and more housing options. Lastly, the local businesses will have an added customer base.

I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,

SADIANA RODRIGUEZ  
Print Name

A black rectangular redaction box covering the signature area.

Signature

HOUSEKEEPER.



May 22, 2019

**Subject: Bonita Glen Apartments**

Dear Chula Vista Mayor and City Councilmembers,

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As a local stakeholder, I welcome the development of the vacant lot that is currently used for illegal dumping and vagrancy. Silvergate's proposal to bring a new, tax-revenue generating project to our community will enhance our neighborhood and provide critically needed workforce and affordable housing to Chula Vista. The community will benefit from having street improvements installed, access to a new park and more housing options. Lastly, the local businesses will have an added customer base.

I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,

Leonardo Hernandez

Print Name

Signature

A large black rectangular redaction box covers the signature area, obscuring the handwritten name of the sender.

May 21, 2019

**Subject: Bonita Glen Apartments**

Dear Chula Vista Mayor and City Councilmembers,

I am providing this letter to express my support of the Bonita Glen Apartments project proposed by Silvergate Development.

As a local stakeholder, I welcome the development of the vacant lot that is currently used for illegal dumping and vagrancy. Silvergate's proposal to bring a new, tax-revenue generating project to our community will enhance our neighborhood and provide critically needed workforce and affordable housing to Chula Vista. The community will benefit from having street improvements installed, access to a new park and the local businesses will have an added customer base.

I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,

Victor Lopez

---

Print Name



Signature

**YES! We  
support new  
housing in west  
Chula Vista!**



**YES to the Bonita Glen Apartments!**

**Name**

**Street Address**

ROBERT LAMBERT

BENNIE SMITH

DAVID CHAVEZ

LOGAN RODGERS

JOE REYES II

RANDY BRESITT

JAMES FORER

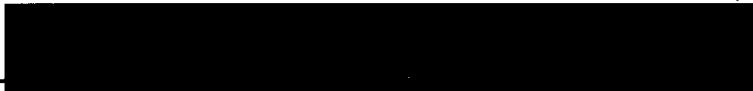
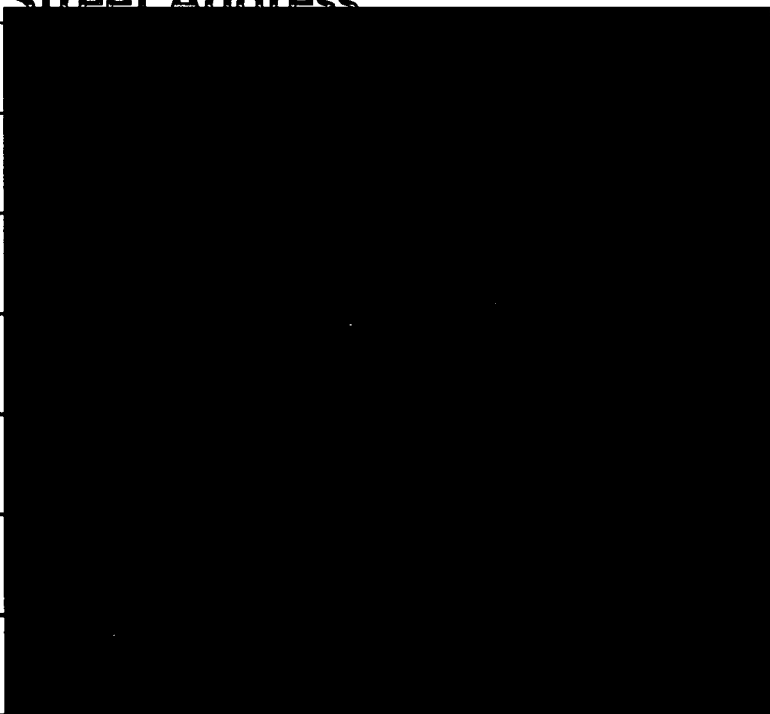
~~STEVE~~ STEVE MARGANSKI

SKYLAR JENNINGS

PAUL MCGINNIS

ERIC MCCANN

DAN IGNACIO



**YES! We  
support new  
housing in west  
Chula Vista!**



**YES to the Bonita Glen Apartments!**

**Name**

**Street Address**

Hector B  
Vyacheslav Tonyants  
Ra Daw  
Calvin G  
Valentino P  
Marta Chanco  
Gebe House  
Mario Romero  
Francis



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**YES! We  
support new  
housing in west  
Chula Vista!**



**YES to the Bonita Glen Apartments!**

| Name              | Street Address |
|-------------------|----------------|
| Joseph Gonzalez   | [REDACTED]     |
| Al [unclear]      | [REDACTED]     |
| Caitlin [unclear] | [REDACTED]     |
| [unclear]         | [REDACTED]     |
| Mentel [unclear]  | [REDACTED]     |
| [unclear]         | [REDACTED]     |
| Kenny Gonzalez    | [REDACTED]     |
| Joseph [unclear]  | [REDACTED]     |
| Kevin Samuels     | [REDACTED]     |
| Brianna Aguilar   | [REDACTED]     |
| Bandu Bell        | [REDACTED]     |

**YES! We  
support new  
housing in west  
Chula Vista!**



**YES to the Bonita Glen Apartments!**

**Name** Street Address

CHRISTINA PEREZ

RUDY CRUZ

LOGAN ROGERS

SCOTT GUNDERSON

EVA COBIAN

JUAN ALAMILLA

ALANA SPRUE

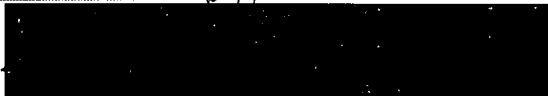
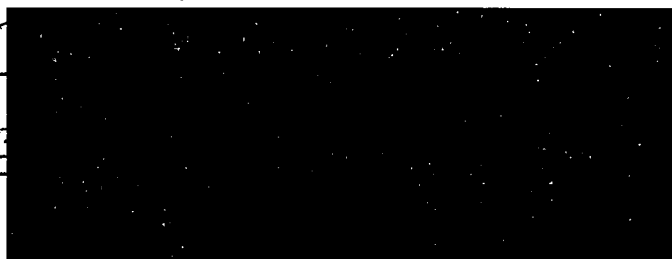
ANDREW G

BRIAN DONCE

ALEXANDER

CARLOS LERMA



FIDEL BELMQUEZ



**YES! We  
support new  
housing in west  
Chula Vista!**



**YES to the Bonita Glen Apartments!**

| Name  | Street Address |
|---|----------------|
|    | [REDACTED]     |
| FORWARD FURNEY  | [REDACTED]     |
| RAMON ROMERO VEGA   | [REDACTED]     |
| Dawn Dacy Mefford   | [REDACTED]     |
| Olivia Juliana  | [REDACTED]     |
|  | [REDACTED]     |
| Leni  | [REDACTED]     |
| Demeteriz Davis   | [REDACTED]     |
| Winston Gomez   | [REDACTED]     |
| Ann Perry   | [REDACTED]     |
|   | [REDACTED]     |

**YES! We  
support new  
housing in west  
Chula Vista!**



**YES to the Bonita Glen Apartments!**

| Name              | Street Address |
|-------------------|----------------|
| Jose Torres       | [REDACTED]     |
| David Robles      | [REDACTED]     |
| ANITA CARRONTO    | [REDACTED]     |
| MATHIEZ JR        | [REDACTED]     |
| Carmen Hernandez  | [REDACTED]     |
| Mario Lopez Lopez | [REDACTED]     |
| Miguel Cruz       | [REDACTED]     |
| Sheepi Cook       | [REDACTED]     |
| Maxine Singer     | [REDACTED]     |
| Aurora Molina     | [REDACTED]     |
| Alexander Gdon    | [REDACTED]     |
| Pat Alvarado      | [REDACTED]     |



**YES! We  
support new  
housing in west  
Chula Vista!**



**YES to the Bonita Glen Apartments!**

**Name**

**Street Address**

Jesus DOMINOVIZ

Luis Castañeda

Ray Michael Macig

Kevin Howard

Steve Rugama

JOSE CABRERA

Josh Hilland

Ben Dor

TONY SANCHEZ

Hector Garcia

Sergio Terence

Dail Goddard C.

May 13, 2019

**Subject: Bonita Glen Apartments**

Dear Chula Vista Mayor and City Councilmembers,

I am providing this letter to express my support of the Bonita Glen Apartments project proposed by Silvergate Development.

As a local stakeholder, I welcome the development of the vacant lot that is currently used for illegal dumping and vagrancy. Silvergate's proposal to bring a new, tax-revenue generating project to our community will enhance our neighborhood and provide critically needed workforce and affordable housing to Chula Vista. The community will benefit from having street improvements installed, access to a new park and more housing options. Lastly, the local businesses will have an added customer base.

I support the Bonita Glen Apartments project and recommend it for approval.

Sincerely,

Susana Villegas, Chair, Public Policy Committee, Chula Vista Chamber of Commerce

Print Name

A large black rectangular redaction box covering the signature area.

Signature

**Sheree Kansas**

---

**Subject:**

FW: Concerns about the Silvergate/Bonita Glen Project

**Warning:  
External  
Email**

Hello Councilmember Galvez! I am one of your constituents living on Lion Circle in Chula Vista.

I would like to express my concerns about the proposed Bonita Glen Project of of Bonita Glen Drive and Vista Drive. Bonita Glen Drive is already a very busy, congested road near and around the existing Point Bonita complex. I have phoned the Chula Vista police on occasion due to apartment parking spilling up to the crown of Bonita Glen Drive, thereby bottlenecking the road to where oncoming traffic would collide. It is further complicated by the elevation change at that point. I drive my children to school, often using Peppertree Lane that turns into Bonita Glen Drive, and need to drive below the speed limit to assure driving safety due to the congested nature of the road and the lines of parked cars that shorten the driving lanes in both directions.

I am concerned that the addition of 170 units at the Bonita Glen Project, which will house a minimum of 212 persons, will only further complicate the safety issues on Bonita Glen Drive. I am aware they plan to have 231 parking spaces within the project, and that is a start to solving the issue.

What will they do with overflow parking from units with multiple tenants: 1 bedroom units with 2 people and 2 bedroom units with 3-4 tenants? What is proposed on paper is not what may match with the reality of tenant occupation. Overflow parking is not available for several blocks.

In addition, peppertree lane was not meant to be a thoroughfare to link commuters from the 805/Bonita/Bonita Rd to Hilltop. It is already an often used connector for those of us whose homes are off of, or blocks from Peppertree. With the addition of 212+ tenants, peppertree will increase in danger.

Is Silvergate working with the city to address the added wear and tear on Peppertree? ... to build pedestrian walkways that are safe? .... to manage vehicles that use the residential road as a fairway or racetrack .....to mitigate increased sound pollution for the families that have paid a premium to live in such a quite, unique, wildlife-filled, and safe transit neighborhood of Chula Vista?

I am in favor of the site in question being developed, but I have not read anything beyond the 231 parking spaces (which is likely inadequate for actual tenant numbers, let alone vehicles of visitors to the tenants) that adequately addresses the safety, congestion, and residential issues that the Bonita Glen Project creates.

I am asking you to vote "NO" on the approval of the Bonita Glen Project during the upcoming City Counsel Meeting, June 4th, and beyond.

Sincerely,

Jeff Williams

## Sheree Kansas

---

**Subject:** FW: Bonita Glenn

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

From: David Dolan [  
Sent: Tuesday, June 04, 2019 11:38 AM  
To: Stan Donn  
Subject: Bonita Glenn

Warning: External Email

From: David H Dolan,

To: CHULA VISTA Elder's noted above.

I am writing about the quality of life I intend to afford for my family. I left San Diego in the 70s and joined our Navy and went overseas for 22 of 25 years and have worked and lived in many Third World countries, CHULA VISTA has become less.

1. The rush to develop every square foot in this region. Infrastructure within 10 miles of the Pacific ocean is deteriorated beyond repair , overcrowded, less water, less electrical, fire restrictions, Density of neighborhoods air and radiation pollution from the 805 Are Common Place.

Safety and Security is another answer comes to quality of life. Here in Chula Vista.

It's the Lynnwood Hill community that wishes for a better life and already crowded region I had to stop building any major structures on land that is overstressed at this point.

Sent from Captain David H. Dolan Ship Pilot, CNRSW

## Sheree Kansas

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**Subject:** FW: Support Bonita Glen Appartment Project

---

**From:** Jill Galvez  
**Sent:** Tuesday, June 4, 2019 3:30 PM  
**To:** 'Neighborhood Market Association'  
**Cc:** Kerry Bigelow <[KBigelow@chulavistaca.gov](mailto:KBigelow@chulavistaca.gov)>  
**Subject:** RE: Support Bonita Glen Appartment Project

Thank you, Mr. Somo. I look forward to meeting you tonight! I've attended three long community meetings (the last being the Planning Commission meeting) and have been listening to concerns on both sides of this project.

Warm regards,

Jill M. Galvez | Councilmember | District 2, Northwest  
276 Fourth Avenue | Chula Vista, CA | 91910  
Phone: 619.691.5177 | Cell: 619.997.1016 | Email: [jmgalvez@chulavistaca.gov](mailto:jmgalvez@chulavistaca.gov)



---

**From:** Neighborhood Market Association  
**Sent:** Tuesday, June 04, 2019 2:16 PM  
**To:** Jill Galvez  
**Cc:** Kerry Bigelow  
**Subject:** Re: Support Bonita Glen Appartment Project

**Warning:**  
**External**  
**Email**

Thanks Mrs. Galvez for forwarding my email to Kerry.

I understand you have some reservations with the project. I hope you can find a way to support it tonight.

Best regards,  
Arkan Somo  
NMA President



On Tue, Jun 4, 2019 at 2:05 PM Jill Galvez <[jmgalvez@chulavistaca.gov](mailto:jmgalvez@chulavistaca.gov)> wrote:

Dear Mr. Somo,

Thank you for sharing your thoughts on the Bonita Glen project. I am copying our City Clerk, Kerry Bigelow, so that she can include them in the record.

Jill Galvez  
Councilmember, District 2  
City of Chula Vista  
(619) 997-1016 cell

On Jun 4, 2019, at 1:50 PM, Neighborhood Market Association wrote:

**Warning:**  
**External**  
**Email**

Good afternoon Honorable Mayor and Council-members,

On behalf of the Neighborhood Market Association's members we like to express our support of the Bonita Glen Apartments project proposed by Silvergate Development. NMA members are family-owned businesses who have been serving the residents of Chula Vista for over three decades.

Our members welcome the development of the vacant lot that is currently used for illegal dumping and vagrancy. Silvergate's proposal to bring a new, tax- revenue generating project to this great community in Chula Vista that will enhance the neighborhood and provide critically needed workforce and affordable housing. The community will benefit from having street improvements installed, access to a new park and the local businesses, which many of them are members of the Neighborhood Market Association, which will have an added customer base.

We ask for your support of the Bonita Glen Apartments project and for your approval.

Best regards,  
Arkan Somo  
NMA President



<Chula Vista\_Support Bonita G App\_6-4-2019.pdf>

Sheree Kansas

**Subject:** FW: STOP - the proposed Bonita Glen Apartment Project!

---

**From:** Jim Pochodowicz  
**Sent:** Monday, June 03, 2019 2:51 PM  
**To:** Mary Salas; John McCann; Jill Galvez; Steve C. Padilla; Mike Diaz; greg.cox; Jim Pochodowicz  
**Subject:** STOP - the proposed Bonita Glen Apartment Project!



Chula Vista Mayor, District Councilpersons, and County Supervisor,

Please put a stop to the proposed Bonita Glen Apartment Project on Bonita Glen Drive in Chula Vista, Ca. This project will cause big problems for the current tax paying residents in the area.

Here are my concerns:

1. There will be a major increase in traffic on the roads leading to and from the project. Traffic will increase dramatically on Bonita Glen Dr., Vista Drive, Pepper Tree Rd., Hilltop Drive, and Bonita Rd.. The winding Vista Drive and Pepper Tree Rd is narrow and is already very dangerous for pedestrians and bicyclists. These roads will be used by children heading to the local schools.
  2. There is not enough parking spaces designed for the project. There should be a minimum of two per apartment plus 10% more for visitors. Already daily very available parking spots along Bonita Glen Drive is taken up by tenants and visitors of the Whispering Tree Apartments. Where will all the tenants park their second cars that will be living in the proposed Bonita Glen Apartment project?
  3. There are way to many apartments proposed to be built for this project. This is a high density complex which will bring with it more crime. Already the area along Bonita Rd and Bonita Glen Drive has a high rate of crime on a weekly basis and the more people added to the area will on make it worse.
  4. Adding this apartment complex to the area will end up driving down the property values of the existing homes in the Pepper Tree area and Lion area.
- Don't you have to consider what the effect that this project will have on the existing neighbors in the area?
5. Save our neighborhood from this project. Build single family homes, or make a city park instead.

Sincerely,

Jim Pochodowicz  
Chula Vista, Ca. 91910

**Sheree Kansas**

---

**Subject:** FW: Vote No on Silvergate Bonita Glen Project

---

**From:** Michelle Butler  
**Sent:** Monday, June 03, 2019 4:21 PM  
**To:** Mary Salas; Jill Galvez; Steve C. Padilla; Mike Diaz; John McCann  
**Cc:** [ggoogins@chulavista.ca.gov](mailto:ggoogins@chulavista.ca.gov); [greg.ca.gov](mailto:greg.ca.gov)  
**Subject:** Vote No on Silvergate Bonita Glen Project



Dear Members of the Chula Vista City Council and Hon. Mayor Mary Salas:

I am writing to urge you to vote against the Silvergate, Bonita Glen Project.

I grew up in Chula Vista, attended Rosebank Elementary and Hilltop Middle and High Schools, and returned to live in Chula Vista after graduating from college in Massachusetts. I currently have a law practice based in Chula Vista representing indigent clients in appellate cases.

The project presents several safety concerns. The road abutting the proposed development often parked full. It is difficult to imagine where additional residents would park given the limited parking being provided by the development. Regardless of whether the proposed development meets the minimum parking requirements, these requirements are not an endpoint, but guidelines that should be considered within the context of the larger area. These parking minimums simply are not enough for this area. Further, the road itself is already heavily impacted by traffic. It empties onto a busy commercial intersection on Bonita Road and is less than a block from the 805 entrance/exit, both are which heavily impacted throughout the day. The road has at least two blind corners, creating pedestrian safety issues for those parking cars and walking to their residences on the opposite side of the road. Further, residents would enter and exit the facility by turning across this busy road, crossing a double yellow line across a blind corner.

The city planning commission recognized these potential dangers and design flaws in voting to disapprove the project after careful consideration of the plans, traffic studies, and information presented at the hearings. Please follow their expert and thoughtful lead.

Sincerely,

Michelle Butler-Hellewell



## Sheree Kansas

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**Subject:** FW: City of Chula Vista: Contact Us - Web Notification for Councilmember Diaz

---

**From:** Webmaster  
**Sent:** Monday, June 03, 2019 3:50 PM  
**To:** Mike Diaz; Christopher Ramirez  
**Subject:** City of Chula Vista: Contact Us - Web Notification for Councilmember Diaz

A new entry to a form/survey has been submitted.

**Form Name:** Councilmember Diaz  
**Date & Time:** 06/03/2019 3:49 PM  
**Response #:** 116  
**Submitter ID:** 63417  
**IP address:** 172.24.96.110  
**Time to complete:** 1 min. , 26 sec.

---

### Survey Details

Page 1

Please feel free to contact us with any comments or questions by filling out the form below.

**First Name** Pam  
**Last Name** Keel  
**Email Address**  
**Comments**

These large condo and apartment complexes are like building "projects" in our community of CV. The Bonita Glen and Towne Center projects are only going to create many problems in our already over populated community. CV has no infrastructure for these large complexes. We don't have the water, electricity, sewer capacity, police department and roadways for these complexes. Something is 'rotten to the core' about the pushing of sales of these extremely properties and zoning changes. Legal eyes are watching and the politics and backroom deals are going to stop! The City of CV, the county, the planning committee are liable for these building and zoning crimes and will adversely affect our community. Please considerate housing development in in order. Please comply with our communities wishes. Thank you for your attention in these serious matters!

Thank you,  
City of Chula Vista

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This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

□

## Sheree Kansas

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**Subject:** FW: City of Chula Vista: Contact Us - Web Notification for Councilmember Diaz

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**From:** Webmaster  
**Sent:** Monday, June 03, 2019 3:22 PM  
**To:** Mike Diaz; Christopher Ramirez  
**Subject:** City of Chula Vista: Contact Us - Web Notification for Councilmember Diaz

A new entry to a form/survey has been submitted.

**Form Name:** Councilmember Diaz  
**Date & Time:** 06/03/2019 3:22 PM  
**Response #:** 115  
**Submitter ID:** 63409  
**IP address:** 172.24.96.110  
**Time to complete:** 0 min. , 49 sec.

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### Survey Details

Page 1

Please feel free to contact us with any comments or questions by filling out the form below.

**First Name** Christine  
**Last Name** Malone  
**Email Address**  
**Comments**  
Dear Councilman Diaz,

I am a resident of the Peppertree area.

I have attended the public meetings regarding the proposed Bonita Glen Apartments project and have researched the Density Bonus Law, neighborhood roads and traffic reports.

According to Section 65589.5(d)(2) the California Density Bonus Law, this project "would have a specific adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-and-moderate-income households"

This project is directly connected to Vista Drive and Peppertree Drive for ingress and egress. Both are windy, hilly passages originally built in the 1950/1960's to service a rural community of houses. There is no sidewalk and some places, no shoulder along the road, which results in dangerous travel for pedestrians, bikers and drivers. Embankments prohibit installing sidewalk or widening the lanes. Adding more vehicles to the area will heighten an already unacceptable situation.

At the Planning Commission Meeting, I was interested in the developer's expert presentation regarding the safety of the roads, so I contacted the CHP for the SWITRS report she referenced. I reviewed the past five (5) years of reported accidents on Bonita Glen Drive and Vista Drive that she referenced, and added reports for Peppertree Road.

My findings did not match hers.

The biggest discrepancy is she never reported injuries, only property damage, and emphasized that most accidents were "hitting parked cars". She referenced "there were 2 accidents at property frontage" and I found two, one Bonita Road to Bonita Glen Drive and the other Vista Dr. to Bonita Glen Drive; she was correct, both hit parked cars. However, one reported injury.

Her next reference is "7 total accidents, 3 were DUI and 5 were hitting objects". She did not reference what stretch of the road this data was pulled. I do find 7 accidents in the Bonita Road to Vista roadway, however only 1 is DUI, none are reported as "hit objects" (CHP has a reporting distinction between "hit objects" and "parked motor vehicle"), 2 were hit parked car (above mentioned at property frontage), and remaining 5 were two-driver accidents. 5 reported injuries. Again, she completely omits reporting injuries.

She left the word injury out of her entire presentation, which I find misleading coming from a discussion of Safety!

In addition, my CHP report also includes Peppertree to Hilltop. There were 4 accidents and two were DUI, which gives her the 3 DUI result; but including these accidents would change her count of 7 to 11, so that does not match her presentation. Of note, the remaining 2 accidents on my report are unique, one is a lone bicycle that was speeding and the other is an unclear report with cause listed as "other". None-the-less, all 4 of these Peppertree to Hilltop accidents reported injuries! (this portion of data also demonstrates how dangerous windy Peppertree is!)

Please consider the entire purpose of the Density Bonus Law. It is to create affordable housing, but not if it "would have a specific adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-and-moderate-income households"

Thank you for your time.

Christine Malone

Thank you,  
City of Chula Vista

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□

**Sheree Kansas**

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**Subject:** FW: STOP - the proposed Bonita Glen Apartment Project!

---

**From:** Jim Pochodowicz

**Sent:** Monday, June 03, 2019 2:51 PM

**To:** Mary Salas; John McCann; Jill Galvez; Steve C. Padilla; Mike Diaz; [greg.cox@sdcounty.ca.gov](mailto:greg.cox@sdcounty.ca.gov); Jim Pochodowicz

**Subject:** STOP - the proposed Bonita Glen Apartment Project!



Chula Vista Mayor, District Councilpersons, and County Supervisor,

Please put a stop to the proposed Bonita Glen Apartment Project on Bonita Glen Drive in Chula Vista, Ca. This project will cause big problems for the current tax paying residents in the area.

Here are my concerns:

1. There will be a major increase in traffic on the roads leading to and from the project. Traffic will increase dramatically on Bonita Glen Dr., Vista Drive, Pepper Tree Rd., Hilltop Drive, and Bonita Rd.. The winding Vista Drive and Pepper Tree Rd is narrow and is already very dangerous for pedestrians and bicyclists. These roads will be used by children heading to the local schools.
  2. There is not enough parking spaces designed for the project. There should be a minimum of two per apartment plus 10% more for visitors. Already daily very available parking spots along Bonita Glen Drive is taken up by tenants and visitors of the Whispering Tree Apartments. Where will all the tenants park their second cars that will be living in the proposed Bonita Glen Apartment project?
  3. There are way to many apartments proposed to be built for this project. This is a high density complex which will bring with it more crime. Already the area along Bonita Rd and Bonita Glen Drive has a high rate of crime on a weekly basis and the more people added to the area will on make it worse.
  4. Adding this apartment complex to the area will end up driving down the property values of the existing homes in the Pepper Tree area and Lion area.
- Don't you have to consider what the effect that this project will have on the existing neighbors in the area?
5. Save our neighborhood from this project. Build single family homes, or make a city park instead.

Sincerely,

Jim Pochodowicz  
Chula Vista, Ca. 91910

**Sheree Kansas**

---

**Subject:** FW: proposed Bonita Glen Apartments

---

**From:** Chris Baker  
**Sent:** Monday, June 03, 2019 9:50 AM  
**To:** Mike Diaz  
**Subject:** re: proposed Bonita Glen Apartments



Good morning Councilman Diaz

My name is Christopher Baker. I live in the Chula Vista at , 91910. Recently it has come to me and my neighbors attention that there is a proposed development called Bonita Glen Apartments which would be constructed near the intersection of E Street and Bonita Glen Drive behind the Denny's Restaurant.

We, the residents are very concerned with the fact that the proposed development will contain 170 units and only 231 parking places. As you may or may not know this development would border a small enclave of homes that were built in the 1950's and 60's. When these homes were built they were considered "out in the country" and the only connecting road, Pepper Tree Rd, is a two lane twisting road with many blind corners. It is the only road that several of us residents have to enter and exit our driveways. It has no sidewalks. It has already proven to be a dangerous road.

I moved into this Pepper Tree Area in the early 2000's and have already witnessed 3 serious accidents :

1. A Toyota pickup truck lost control going through the intersection of Pepper Tree Rd and Vista and slammed into my mailbox. Had it not been for a retaining wall this truck would have done much more serious damage to my property and automobile.
2. A small Japanese car lost control going through the intersection of Pepper Tree Rd and Vista and hit the nearest telephone pole with such force that is literally broke the telephone pole off at it's base. This same car actually ended up in my backyard. The damage to the car was so severe that if there had been a passenger sitting next to the driver he or she would have suffered serious, if not fatal injuries.
3. A small Japanese car lost control coming around the corner at Pepper Tree Rd and Vista Dr, and hit a (at that time) low retaining wall, slammed into the back of a parked van and ended up upside down leaning against a tree in the neighbors yard. Since this incident the homeowner has replaced that same low retaining wall with a much larger structure which was recently hit again with substantial force and has had to remove the tree involved in the initial incident due to the damage it sustained.

Obviously, this 2 lane country road was never intended to be a major thoroughfare and the additional of several hundred daily car trips, which this Bonita Glen Apartments would generate, pose a severe safety hazard to the current residents. These apartments would also, no doubt, bring many young children to the area - adding further to the safety risk.

Of course the current residents recognize the need for more affordable housing in the Chula Vista area but this location is certainly not the place to build it.

Further, there are 3 other apartment complexes in the area that currently have vacancies which clearly demonstrates that this complex is not needed in this area.

We, the residents have already expressed these concerns at a meeting of the Chula Vista Planning Commission and gained their vote of no support for this project.

It is my understanding that a meeting is to be held regarding this same project on June 4, 2019. We urge you and the other members of the City Council to also vote no on this proposed dangerous and unnecessary Bonita Glen Apartments Project.

Thank you for your time and consideration in this matter.

**Sheree Kansas**

---

**Subject:** FW: Bonita Glen Apartment project discussion follow up

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

From: Norma Cazares  
Sent: Sunday, May 26, 2019 12:45 PM  
To: Claire Marie  
Cc: Mike Diaz  
Subject: Re: Bonita Glen Apartment project discussion follow up

Warning: External Email

Thank you, Claire.

Councilmember Diaz, please note that this LOS report is dated 8 years ago (2011) so I'm confident that we can all agree the conditions have worsened today. Thank you for your time and serious consideration of this matter.  
Norma Cazares

Sent from my iPhone

> On May 26, 2019, at 10:57 AM, Claire Marie <[claire.wachowiak@gmail.com](mailto:claire.wachowiak@gmail.com)> wrote:  
>  
> Dear Mike,  
>  
> Thank you again for meeting with Norma and I on Friday. We appreciate you taking time to discuss this important matter.  
>  
> Attached you will find my letter and a scanned copy of the intersection report. Please let me know if you have any questions.  
>  
> Thank you again.  
>  
> Claire Wachowiak  
>  
>  
> <bonita\_intersection.pdf>  
> <bonita\_glen\_wachowiak.pdf>

**Table 1-1 (cont.)  
EXISTING AND FUTURE LOS ON I-805 SOUTH**

| Freeway Segment   | Existing Conditions |    | Future Conditions (2030 No Build) |    |
|---|---------------------|----|-----------------------------------|----|
|   | AM                  | PM | AM                                | PM |
| <b>I-805 Southbound (cont.)</b>                                 |                     |    |                                   |    |
| SR 54 EB on-ramp to SR 54 WB on-ramp                            | B                   | E  | C                                 | F  |
| SR 54 WB on-ramp to Bonita Road off-ramp                        | C                   | F  | C                                 | F  |
| Bonita Road off-ramp to Bonita Road on-ramp                     | C                   | F  | C                                 | F  |
| Bonita Road on-ramp to East H Street WB off-ramp                | B                   | D  | C                                 | F  |
| East H Street WB off-ramp to East H Street EB off-ramp          | B                   | E  | C                                 | F  |
| East H Street EB off-ramp to East H Street on-ramp              | B                   | C  | D                                 | D  |
| East H Street on-ramp to Telegraph Canyon Road off-ramp         | C                   | D  | C                                 | F  |
| Telegraph Canyon Road off-ramp to Telegraph Canyon Road on-ramp | B                   | C  | D                                 | D  |
| Telegraph Canyon Road on-ramp to Orange Avenue off-ramp         | B                   | C  | C                                 | F  |
| Orange Avenue off-ramp to Orange Avenue on-ramp                 | B                   | B  | C                                 | D  |
| Orange Avenue on-ramp to Main Street off-ramp                   | B                   | B  | C                                 | D  |
| Main Street off-ramp to Main Street on-ramp                     | B                   | B  | C                                 | C  |

Shaded cells denote freeway segments currently or forecasted at LOS E or F.

Projected population and employment growth in the region would result in additional travel demand on I-805 south. Between 2004 and 2030, the population of the San Diego region is projected to increase by 32 percent, with an increase of approximately one million people. Employment growth within the San Diego region is also projected to increase by 32 percent between 2004 and 2030, with an estimated increase of 465,000 jobs.

These population and employment increases and their resultant demand for additional housing, employment, and public facilities would drive a continuously increasing traffic demand on the already over-capacity existing transportation system. Without improvements, more segments of I-805 south are projected to operate at LOS E or F in 2030. By 2030, 26 NB freeway segments are projected to operate at LOS E or F in the AM peak period, 11 NB segments are projected to operate at LOS E or F in the PM peak period, and 27 SB segments are projected to operate at LOS E or F in the PM peak period. These segments are identified in Table 1-1.

### Travel Demand and Goods Movement

I-805 is a principal north-south interregional freeway for movement of people and goods in the San Diego region, connecting the San Diego metropolitan area with Mexico with connection to I-5 to Orange and Los Angeles Counties. Sustaining effective goods movement is essential for economic vitality of the region and the state. The I-805 corridor faces the challenge of accommodating future increases in goods movement and travel as a result of continued implementation of the North American Free Trade Agreement (NAFTA) and anticipated growth in interregional travel between the San Diego region and Mexico. The Goods Movement Action Plan in the 2030 RTP identifies the Project as a priority project necessary to improve the existing regional goods movement system.

I-805 provides the primary goods movement between the Otay Mesa Port of Entry (POE) and the San Diego region, as well as intrastate and national destinations. The Otay Mesa POE is the third busiest commercial port between the U.S. and Mexico (in terms of dollar value of goods), and the busiest along the California-Mexico segment of the border. This POE handles 96 percent of all the commercial truck traffic in the region, as well as passenger vehicle, bus,



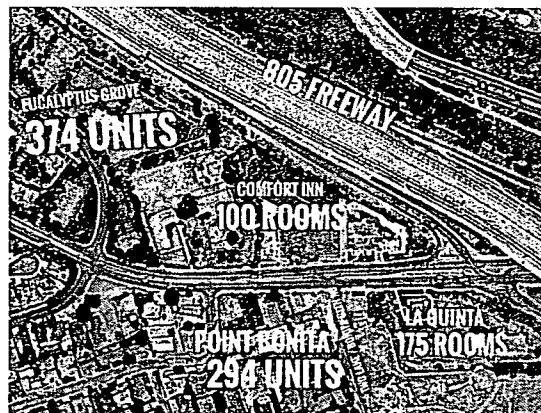
May 24, 2019

Councilmember Mike Diaz  
District 4  
276 Fourth Avenue  
Chula Vista, CA 91910

Mr. Diaz,

My family and I have lived for over forty years in the neighborhood where the proposed Bonita Glen Apartment (BGA) project is to be built. When I first heard about this project, my biggest concern was and still is the **safety** of current and future residents. Below I have outlined my concerns regarding density, parking, land locked intersection, and increased traffic and congestion.

**DENSITY:** Already there are over 930 units (apartment complexes and hotel rooms) within the area of the proposed BGA project. With the BGA project of 170 additional units, that would bring the total to **over 1,000 units within an area that is less than one-square mile in size.** Bonita Glen Road is a small, two-lane road already overburdened with cars, parking, traffic and congestion from the Point Bonita Apartments and surrounding businesses (two gas stations, Whispering Pines ((with 7 independent establishments)) restaurants and fast food restaurants). Also, due to the surrounding businesses, **these roads cannot be widened.** The proposed project would bring an additional 340 to 510 vehicles. According to Ramon Martinez, a representative at CalTrans, CalTrans calculates that each household makes an average of 10 trips per day which would be 1,700 daily trips with the new development.



**PARKING & CONGESTION:** Currently, there are not enough parking spaces on our already overburdened streets. The BGA project will provide **only 231 parking spaces for residents and guests.** They estimate one car per bedroom. According to statistics from the Chula Vista Mayor's office and three additional online sources (see below), the average number of cars in Chula Vista is per household is 2. That means with a minimum of 2 cars, the total number of parking spaces needed just for the residents is 340. With 3 cars, the total is 510. This does not include visitor parking. **231 parking spaces is simply not enough spaces.** I realize the developers can get away with less parking spaces because they have 9 affordable units out of 170, but realistically, where will the inevitable overflow of vehicles park?

At the existing Point Bonita Apartments on the west side of Bonita Glen Drive residents get one free parking space but must pay for additional spaces. **There is no guarantee that even if parking was entirely free that residents at the Point Bonita Apartments would not park on the street.** This fact was brought up by a City Planner at the City Planning Commission meeting held on March 13, 2019 as he said, "People will park where it is convenient for them". Silvergate is not providing enough parking spaces and the street parking (97 spaces) SHOULD NOT count as additional parking because it is simply not available. And frankly, it's not a safe place to park and drive because of the small size of the road. Realistically, where will the inevitable overflow of vehicles park?

Furthermore, the current parking on Bonita Glen Drive is already causing **unsafe and hazardous driving conditions**. On a regular basis people who park on this street make illegal u-turns, park too far from the curb (creating a smaller road) or park too far north on the road and the curves in the street create blind spots for drivers going both ways. When someone parks too far up the hill for instance (which happens frequently), it causes **an extremely dangerous situation** for vehicles driving on this road. Vehicles are forced to veer across the center divide into the oncoming lane of traffic in order to move around these parked vehicles. Again, the street is not wide enough for vehicles to be parked in this section of the street. I have photos below to demonstrate my point. **Adding more vehicles to this road will only increase the unsafe and hazardous driving conditions for the public using this road.**

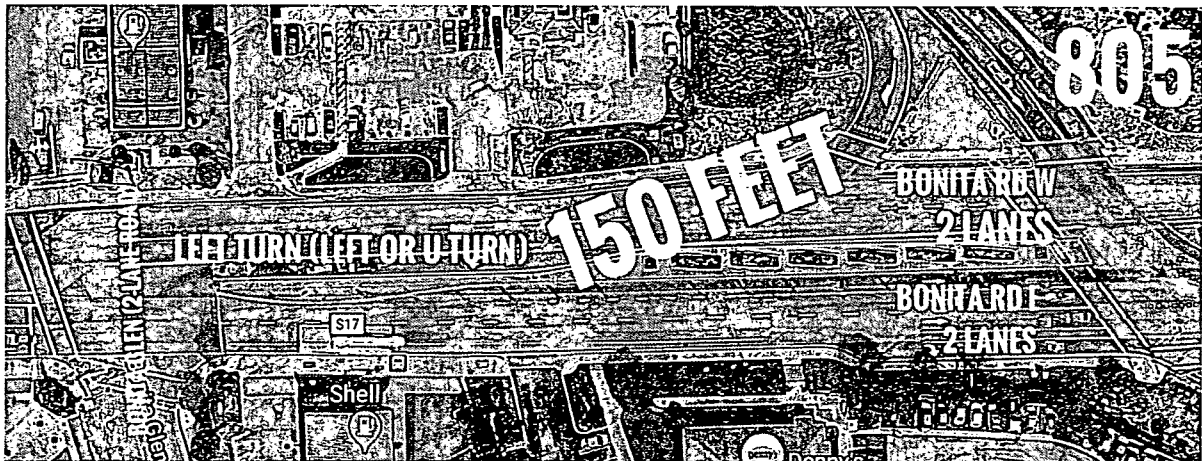


**LAND LOCKED INTERSECTION:** Adding 170 units to an already landlocked roadway/intersection makes no sense and will only serve to **increase a crowded and dangerous driving experience**. There is no feasible way to widen the established streets from either direction. With the addition of 340 to 510 cars/households making an average 10 trips per day, this area will become one of Chula Vista's most impacted intersections. Not only will the addition of the project impact current and future residents, but it will also affect CalTrans and the freeways.

Exiting from southbound 805 to E Street/Bonita Road will create a backlog of vehicles. Negotiating the pedestrians, the oncoming traffic and worrying about the cars slamming into you from behind while trying to enter onto Bonita Road is at best, tricky. Turning right from the 805 off-ramp onto the local road (Bonita Road) to get to Bonita Glen Drive, there is a distance of only 150 ft from off-ramp to the left hand turn lane.

Serious conflicts arise when the right turning/merging vehicles must weave across the lanes quickly to be able to access Bonita Glen Drive. Additionally, because the turn lane only holds 7 economy sized cars, it is inevitable that this will make Bonita Rd heading west a 'one-lane' road due to the backlog of vehicles wanting to turn left. This also creates sight distance issues for pedestrians crossing the local road.

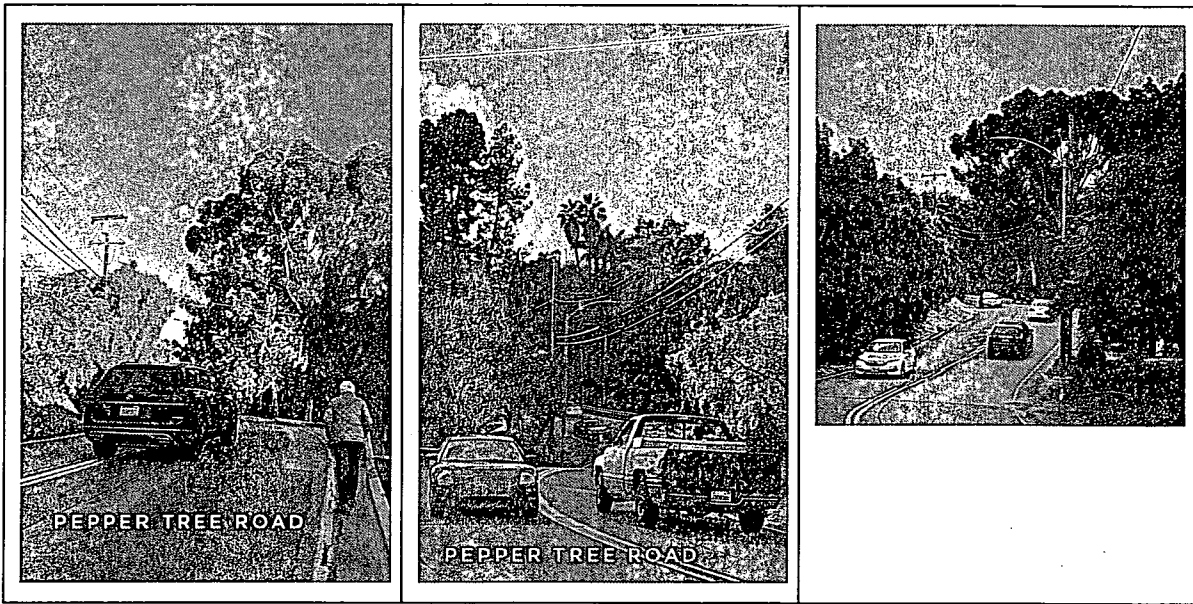
According to CalTrans, **this intersection is already considered dangerous**, operating at a D-F level of service. The increased amount traffic and pedestrians using this intersection **will only create a more dangerous and unsafe situation to drive and walk** should this proposal pass. Please see the photo below that illustrates my point:



### Increased Traffic and Congestion:

The roads surrounding this proposed project are too small and already overburdened to handle the current traffic and congestion, let alone an additional 320 to 510 vehicles/1,700 daily household trips. With this impacted intersection, vehicles will then move to try to avoid this congestion by finding alternative routes to the freeway. This will in turn lead them through the residential area of Pepper Tree where the already substandard, small country roads will create an even more dangerous driving/pedestrian situation. These roads were not built this kind of traffic and will only **increase the opportunity for accidents and injuries to pedestrians**. The largest population of pedestrians along this route is school aged children walking to and from school. They walk on the side of the road due to no sidewalks and this becomes an ever increasing risk of injury and fatalities.

A consultant who spoke at the City Planning Commission meeting on March 13, 2019 representing Silvergate said only 10% of the traffic will divert to alternative routes. *How would anyone know this?* Everyone who lives in this part of the city knows this to be incorrect. Even a representative from Silvergate noted at an earlier meeting that she also takes alternative routes to avoid congestion and traffic. Please see photos below to see for yourself how Pepper Tree Rd is not built to handle 4,500 daily trips that the City says it is capable of handling. County officials said it themselves. This road was not built for a large amount of traffic.



Several times throughout this process, we have heard about regulations. Because the developer has 5% marked as affordable (9 units out of 170 - the rest being at market value), this somehow allows them to put forward this proposal which will create an unsafe and dangerous environment - not only for the current residents but the residents who would live there should this be approved. The affordable housing regulations fail to take into account **the dangerous and unsafe environment this project will inevitably create which has NO FEASIBLE MITIGATION.** As our guardian, I implore you to keep citizens safe and regulate growth in a safe and responsible manner. Thank you.

Claire Wachowiak  
Chula Vista, 91910

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Below are some sources and statistics to support the number of cars per household and that most people do not take public transportation but rather drive alone to work.

- The average car ownership in Chula Vista, CA is 2 cars per household in 2017.  
Source: DATAUSA ([link](#))
- The average car ownership in San Diego County is 2 cars per household in 2017  
Source DATAUSA ([link](#))
- The average car ownership in Chula Vista, CA is 2.01 cars per household in 2016  
Source: Governing.com ([link](#))

Additionally, the percentage of people who drive to work alone in a car is close to 85%.

According to SANDAG, 84.4% of commuters within San Diego County 'drive alone in car, truck, SUV or Van'

Source: sandag.org ([link](#))

Additional sources support this percentage: Commute to work, alone in car (2016): 75% Take public transportation to work (2016): 5.8%; Carpool to work (2016): 10.9%

Source: 2016 Demographic Profiles of San Diego (published 2018 ([link](#)))

**Sheree Kansas**

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**Subject:** FW: Bonita Glen Apartment Project

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**From:** Scott Olsen  
**Sent:** Friday, May 24, 2019 10:20 PM  
**To:** Mike Diaz  
**Subject:** Bonita Glen Apartment Project



Dear Council Member Diaz,

I am writing to express my opposition to the Bonita Glen Apartment Project as it is currently proposed.

This development is simply too massive and out of scale for the neighborhood in which it's proposed. The enormous size of this project constitutes a grave safety concern which is being overlooked by the project's developer.

One entrance/exit is located on a blind curve. The other entrance/exit is located next to single family housing on a rural county 2-lane residential road with no shoulders or sidewalks.

Peppertree Road and Vista Drive are not "feeder" roads and cannot handle the influx of traffic such a large development would bring. Peppertree Road already has one section with a posted 15 MPH speed limit.

Bonita Glen Road is already dangerously packed with parked vehicles due to the inadequate parking situation at the nearby apartments.

The city Planning Commission already rejected the project, understanding that its construction would pose a severe safety issue. I believe the city council should heed the Planning Commission's recommendation and also disapprove the project as it is now proposed.

Sincerely,

Scott Olsen



June 4, 2019

Honorable Mayor and City Councilmembers

City of Chula Vista

276 Fourth Avenue  
Chula Vista, CA 91910

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**PRESIDENT**  
Arkan Somo

**GENERAL COUNSEL**  
David C. Jarvis

**Subject: Bonita Glen Apartments**

Dear Honorable Mayor and City Councilmembers,

On behalf of the Neighborhood Market Association's members we like to express our support of the Bonita Glen Apartments project proposed by Silvergate Development. NMA members are family-owned businesses who have been serving the residents of Chula Vista for over three decades.

Our members welcome the development of the vacant lot that is currently used for illegal dumping and vagrancy. Silvergate's proposal to bring a new, tax-revenue generating project to this great community in Chula Vista that will enhance the neighborhood and provide critically needed workforce and affordable housing. The community will benefit from having street improvements installed, access to a new park and the local businesses, which many of them are members of the Neighborhood Market Association, which will have an added customer base.

We ask for your support of the Bonita Glen Apartments project and for your approval.

Sincerely,

Arkan Somo  
*President*

**EMPOWERING FAMILY-OWNED BUSINESSES TO SUCCEED**

**Sheree Kansas**

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**Subject:** FW: Bonita Glen Apartments parking information

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**From:** Thomas L. Edmunds Jr  
**Sent:** Monday, May 06, 2019 4:55 PM  
**To:** Mike Diaz  
**Cc:** Ian M. Gill  
**Subject:** Bonita Glen Apartments parking information



Councilmember Diaz,

Thanks for taking the time to meet with us this afternoon. I have aggregated our Planning Commission presentation and the parking studies on a Sharefile link since the files are too large to attach. Please see the link below and let me know if you have any questions. To summarize, the studies conclude a projected parking demand of 0.84 – 1.04 spaces per bedroom. We are providing 1.09 parking spaces per bedroom.

<https://silvergatedevelopment.sharefile.com/d-se2b24d806114586a>

I've also included a link to the City of San Diego parking study that I referenced in our meeting. The study looks at actual parking demand for multifamily projects in transit priority areas. The Bonita Glen Apartments site is not in what would be considered a TPA but it is located directly adjacent to a bus line that provides convenient access to the E Street Trolley Station. The site is also close to the BRT line, which will have a future stop at H street and the 805. The average demand for TPA projects in the City of San Diego is 1.04 spaces per unit. We are providing 1.36 spaces per unit.

<https://www.sandiego.gov/planning/programs/transportation/mobility/tpa>

Last but not least I've include a link to a very interesting article from Bloomberg Businessweek from earlier this year about the future of car ownership. We are already seeing many of the trends discussed in this article play out amongst the residents of our apartment developments.

<https://www.bloomberg.com/news/features/2019-02-28/this-is-what-peak-car-looks-like>

Thanks,

Tommy



**Thomas L. Edmunds Jr.**

Development Director

P 619-625-1260 ext. 103 M 703-598-1448

E [TLE@SilvergateDevelopment.com](mailto:TLE@SilvergateDevelopment.com) W [silvergatedevelopment.com](http://silvergatedevelopment.com)



MEMORANDUM

TO: Ian M. Gill, Silvergate Development
FROM: Stephen Cook, PE, Chen Ryan Associates
DATE: March 13, 2019
RE: Bonita Glen Drive Parking Study – Chula Vista, CA

The purpose of this technical memorandum is to document the current parking demand for multi-family developments within the study area of the proposed Bonita Glen development, as well as similar projects previously developed by the project applicant. The parking demand results from these studies will be compared to the Proposed Bonita Glen Multi-Family Development (Proposed Project) to determine whether the Proposed Project will provide sufficient parking to accommodate its future residents.

Project Description

The Proposed Project would develop 170 multi-family dwelling units (6 studio units, 122 1-bedroom units, and 42 2-bedroom units), with 231 parking spaces (101 covered parking spaces and 130 uncovered parking spaces) on approximately 5.3-acres. The main site access is proposed via a private road at the terminus of Vista Drive, with two smaller access points along Bonita Glen Road. Figure 1 displays the location of the Proposed Project.

Parking Requirements

The Proposed Project will apply the State’s Planning and Zoning: Affordable Housing Density Bonus (Government Code 65951 (p),(1),(4),(7)), which allows reduced minimum parking requirements within affordable housing projects. Table 1 displays the number of on-site parking spaces in which the Proposed Project is required to supply based on state law.

Table 1 Proposed Project Parking Requirements

Table with 5 columns: Project, Land Use, Units/Quantity, Parking Rate, Total Parking Spaces Required. Rows include Bonita Glen Development Project with Residential Multi-family units (6 studio, 122 one-bedroom, 42 two-bedroom) and a Total row showing 212 spaces required.

Source: Assembly Bill 744 Planning and Zoning: Density Bonuses, October 2015. Chen Ryan Associates, April 2018.

As shown, the project would be required to provide a total of 212 parking spaces. Based on this assessment there would be a parking demand of 1.25 spaces per unit. However, as mentioned earlier in this memorandum, the Proposed Project would provide a total of 231 parking spaces which would allow for a demand of 1.36 spaces per unit or 1.09 spaces per bedroom.



Figure 1 – Project Location



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## Parking Demand/Supply Analysis

While the Proposed Project is only required to provide 212 parking spaces by state law, a parking demand analysis was also performed at several other properties within the area, as well as at similar multi-family locations that were previously developed by the project applicant. This analysis was conducted to understand if the number of spaces provided on-site by the Proposed Project would be sufficient to accommodate its future residents. Therefore, parking demand studies were conducted at the following locations:

### Similar Multi-Family Properties Developed by the Project Applicant

**The Quarry** – is located at 330-4350 Palm Ave, La Mesa, CA. The Quarry has a mix of 1-bedroom and 2-bedroom units with a total 60 multi-family dwelling units and 79 total bedrooms. The Quarry currently provides 90 on-site parking spaces for their tenants. To be conservative it was assumed that the cars parked on Palm Avenue in front of the site acts as surplus parking for the Quarry complex.

**FiftyOne at Baltimore Crossroads** – is located at 5150 Baltimore Dr, La Mesa, CA. The site has a mix of 1-bedroom and 2-bedroom units with a total 66 multi-family dwelling units and 99 total bedrooms. FiftyOne at Baltimore Crossroads currently provides 124 on-site parking spaces for their tenants.

### Similar Multi-Family Properties Adjacent to the Proposed Project Site

**Point Bonita** - is located across the street from the Proposed Project site at 250-260 Bonita Glen Drive. Point Bonita has a mix of 1-bedroom and 2-bedroom units with a total 294 multi-family dwelling units and 363 total bedrooms. Point Bonita provides 386 on-site parking spaces including 26 personal garages. As a conservative approach, it was assumed that all of the spaces in the garages were full. Additionally, the Point Bonita property charges a rate of \$45 per month for 65 of their carport spaces and between \$75 and \$150 per month for their personal garages. Due to these additional costs, and the ample free parking available along Bonita Glen Drive (approximately 97 spaces), it is conservatively assumed that all of the on-street parking demand observed along Bonita Glen Drive, south of Bonita Road, is attributable to the Point Bonita complex and was accounted for that way in the parking demand analysis.

**Bonita Court** – is located directly adjacent to the Proposed Project site at 3136 Bonita Road. Point Bonita has a mix of 1 bedroom and 2-bedroom units with a total 130 multi-family dwelling units. Bonita Court currently provides 260 on-site parking spaces for their tenants. The number of bedrooms within the Bonita Court project was not able to be determined for this study.

To determine the parking demand at the locations outlined above, a series of parking occupancy counts were performed at each site during two weekdays and two weekend days, during evening and night time hours (6:00 PM and 10:00PM), which is the peak time for residential parking demand. **Table 2** displays the results from the parking demand counts.

**Table 2 Parking Demand of Similar Developments**

| Property                               | Lot                  | Thursday<br>4/19/2018 |             | Friday<br>4/20/2018 |             | Saturday<br>4/21/2018 |             | Sunday<br>4/22/2018  |             | Average<br>Demand |             | Max<br>Demand |             |
|--|----------------------|-----------------------|-------------|---------------------|-------------|-----------------------|-------------|----------------------|-------------|-------------------|-------------|---------------|-------------|
|  |                      | 6:00<br>PM            | 10:00<br>PM | 6:00<br>PM          | 10:00<br>PM | 6:00<br>PM            | 10:00<br>PM | 6:00<br>PM           | 10:00<br>PM | 6:00<br>PM        | 10:00<br>PM | 6:00<br>PM    | 10:00<br>PM |
| The Quarry                             | Lot                  | 27                    | 52          | 43                  | 50          | 41                    | 45          | 49                   | 55          | 40                | 51          | 45            | 55          |
|  | On-Street            | 13                    | 21          | 17                  | 26          | 21                    | 30          | 26                   | 27          | 19                | 26          | 30            | 27          |
|  | <b>Total</b>         | <b>40</b>             | <b>73</b>   | <b>60</b>           | <b>76</b>   | <b>62</b>             | <b>75</b>   | <b>75</b>            | <b>82</b>   | <b>59</b>         | <b>77</b>   | <b>75</b>     | <b>82</b>   |
| FiftyOne at<br>Baltimore<br>Crossroads | North                | 25                    | 37          | 31                  | 28          | 24                    | 30          | 30                   | 36          | 28                | 33          | 30            | 37          |
|  | East                 | 7                     | 10          | 9                   | 12          | 7                     | 10          | 7                    | 11          | 8                 | 11          | 7             | 10          |
|  | South                | 22                    | 26          | 16                  | 20          | 17                    | 19          | 20                   | 23          | 19                | 22          | 20            | 26          |
|  | Garages              | 19                    | 19          | 19                  | 19          | 19                    | 19          | 19                   | 19          | 19                | 19          | 19            | 19          |
|  | <b>Total</b>         | <b>73</b>             | <b>92</b>   | <b>75</b>           | <b>79</b>   | <b>67</b>             | <b>78</b>   | <b>76</b>            | <b>89</b>   | <b>73</b>         | <b>85</b>   | <b>76</b>     | <b>92</b>   |
| Dates                                  | Lot                  | Saturday<br>4/14/2018 |             | Sunday<br>4/15/2018 |             | Monday<br>4/17/2018   |             | Tuesday<br>4/18/2018 |             | Average<br>Demand |             | Max<br>Demand |             |
| Point Bonita                           | Lot 1                | 25                    | 25          | 27                  | 30          | 22                    | 30          | 27                   | 28          | 25                | 28          | 27            | 30          |
|  | Lot 2                | 27                    | 39          | 26                  | 45          | 36                    | 42          | 32                   | 45          | 30                | 43          | 26            | 45          |
|  | Lot 3                | 33                    | 43          | 33                  | 49          | 35                    | 57          | 41                   | 59          | 36                | 52          | 31            | 49          |
|  | Lot 4                | 25                    | 29          | 31                  | 44          | 21                    | 35          | 24                   | 34          | 25                | 36          | 31            | 44          |
|  | Lot 5                | 49                    | 64          | 50                  | 75          | 46                    | 63          | 28                   | 62          | 43                | 66          | 50            | 75          |
|  | Garages              | 30                    | 30          | 30                  | 30          | 30                    | 30          | 30                   | 30          | 30                | 30          | 30            | 30          |
|  | Bonita Glen<br>Drive | 62                    | 68          | 62                  | 66          | 64                    | 75          | 71                   | 72          | 65                | 70          | 62            | 66          |
|  | <b>Total</b>         | <b>251</b>            | <b>298</b>  | <b>257</b>          | <b>339</b>  | <b>254</b>            | <b>332</b>  | <b>253</b>           | <b>330</b>  | <b>253</b>        | <b>325</b>  | <b>257</b>    | <b>339</b>  |
| Bonita Court                           | North                | 47                    | 56          | 47                  | 59          | 48                    | 56          | 37                   | 54          | 45                | 56          | 47            | 59          |
|  | South                | 70                    | 90          | 72                  | 97          | 70                    | 84          | 65                   | 87          | 69                | 90          | 72            | 97          |
|  | East                 | 23                    | 25          | 23                  | 30          | 24                    | 29          | 22                   | 28          | 23                | 28          | 23            | 30          |
|  | West                 | 3                     | 5           | 5                   | 4           | 2                     | 4           | 3                    | 4           | 3                 | 4           | 5             | 4           |
|  | <b>Total</b>         | <b>143</b>            | <b>176</b>  | <b>147</b>          | <b>190</b>  | <b>144</b>            | <b>173</b>  | <b>127</b>           | <b>173</b>  | <b>140</b>        | <b>178</b>  | <b>147</b>    | <b>190</b>  |

Source: Chen Ryan Associates, April 2018

As shown in the table above, the Point Bonita property is parked well below the 386 spaces that are provided on-site. However, even with this excess capacity available there was still some observed spill over parking along Bonita Glen Drive. This could be due to the complex charging for the use of specific spaces within their lot and resulting in residents using the free parking along Bonita Glen Drive instead. Additionally, the parking along Bonita Glen Drive is actually closer to some units within the complex and would therefore be more convenient for residents to access instead of the centralized parking within the complex. This may also explain the spill over parking along Bonita Glen Drive when there is plenty of excess capacity located on-site.

Table 3 displays both the average and maximum parking demand for each property that was observed, based on both the number of units and the number of bedrooms within the property.

**Table 3 Parking Demand Ratios at Similar Developments**

| Property                         | Units | Bedrooms | Average Demand | Average / Unit | Average / Bedroom | Max Demand | Max / Unit | Max / Bedroom |
|----------------------------------|-------|----------|----------------|----------------|-------------------|------------|------------|---------------|
| The Quarry                       | 60    | 79       | 77             | 1.28           | 0.97              | 82         | 1.37       | 1.04          |
| FiftyOne at Baltimore Crossroads | 66    | 99       | 85             | 1.29           | 0.86              | 92         | 1.39       | 0.93          |
| Point Bonita                     | 295   | 363      | 325            | 1.10           | 0.90              | 339        | 1.15       | 0.99          |
| Bonita Court                     | 130   | 225      | 178            | 1.37           | 0.79              | 190        | 1.46       | 0.84          |

*Source: Chen Ryan Associates, April 2018*

The highest parking demand per bedroom was at 1.04 spaces, observed at the Quarry project on Sunday April 22, 2018 at 10:00 PM.

### **Findings and Conclusions**

As shown in Table 3, the maximum observed parking demand at the example properties (1.04 spaces per bedroom) is lower than the number of spaces in which the Proposed Project will provide (1.09 spaces per bedroom). Based on these observations, the 231 spaces provided by the Proposed Project would be sufficient to accommodate its parking demand on-site with little to no spill over onto Bonita Glen Drive. Given the topography of the Proposed Project site, buildings 1-6 are not conveniently accessible from Bonita Glen Drive. Building 7 can be accessed from the street-side parking along Bonita Glen Drive but it comprises just 66 of the 170 total units. Therefore, based on the observed parking demand at the similar properties and the lack of convenient access to the Proposed Project site from Bonita Glen Drive, the residents from the Proposed Project are not anticipated to materially add to the parking demand along Bonita Glen Drive. Parking is conveniently distributed throughout the site and the developer's professional management team will assign spaces based on unit location.



MEMORANDUM

TO: Ian M. Gill, Silvergate Development
FROM: Stephen Cook, PE, Chen Ryan Associates
DATE: September 20, 2018
RE: Bonita Glen Drive Parking Study – Chula Vista, CA

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Project Description

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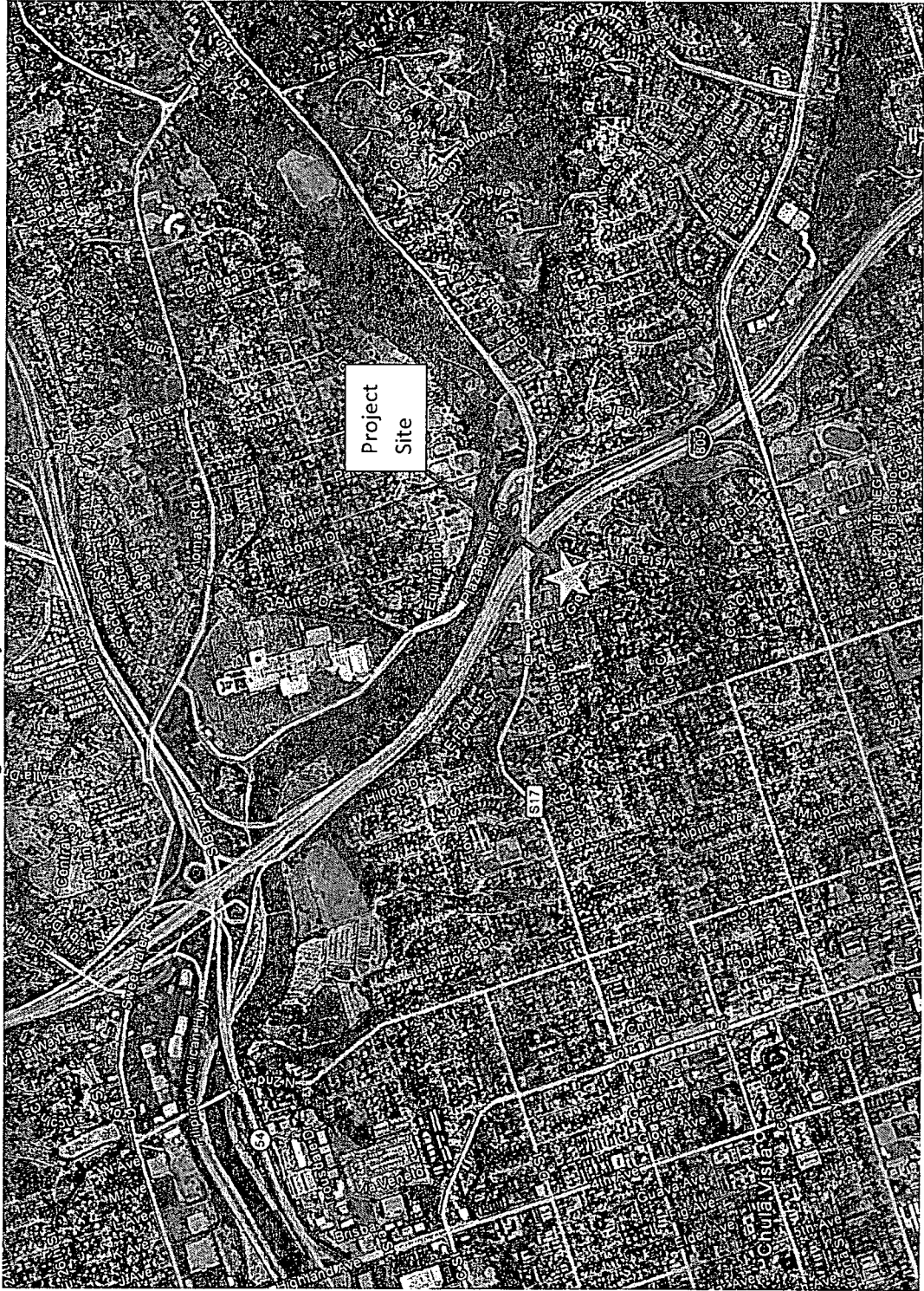
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Table with 5 columns: Project, Land Use, Units/Quantity, Parking Rate, Total Parking Spaces Required. Rows include Bonita Glen Development Project with Residential Multi-family units (6 studio, 122 one-bedroom, 42 two-bedroom) and a Total row.

Source: Assembly Bill 744 Planning and Zoning: Density Bonuses, October 2015. Chen Ryan Associates, April 2018.

As shown, the project would be required to provide a total of 212 parking spaces. Based on this assessment there would be a parking demand of 1.25 spaces per unit. However, as mentioned earlier in this memorandum, the Proposed Project would provide a total of 231 parking spaces which would allow for a demand of 1.36 spaces per unit or 1.09 spaces per bedroom.

Figure 1 – Project Location



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## Parking Demand/Supply Analysis

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**Bonita Court** – is located directly adjacent to the Proposed Project site at 3136 Bonita Road. Point Bonita has a mix of 1 bedroom and 2-bedroom units with a total 130 multi-family dwelling units. Bonita Court currently provides 260 on-site parking spaces for their tenants. The number of bedrooms within the Bonita Court project was not able to be determined for this study.

To determine the parking demand at the locations outlined above, a series of parking occupancy counts were performed at each site during two weekdays and two weekend days, during evening and night time hours (6:00 PM and 10:00PM), which is the peak time for residential parking demand. Table 2 displays the results from the parking demand counts.

**Table 2 Parking Demand of Similar Developments**

| Property                               | Lot                  | Thursday<br>4/19/2018 |             | Friday<br>4/20/2018 |             | Saturday<br>4/21/2018 |             | Sunday<br>4/22/2018  |             | Average<br>Demand |             | Max<br>Demand |             |
|--|----------------------|-----------------------|-------------|---------------------|-------------|-----------------------|-------------|----------------------|-------------|-------------------|-------------|---------------|-------------|
|  |                      | 6:00<br>PM            | 10:00<br>PM | 6:00<br>PM          | 10:00<br>PM | 6:00<br>PM            | 10:00<br>PM | 6:00<br>PM           | 10:00<br>PM | 6:00<br>PM        | 10:00<br>PM | 6:00<br>PM    | 10:00<br>PM |
|  |                      | The Quarry            | Lot         | 27                  | 52          | 43                    | 50          | 41                   | 45          | 49                | 55          | 40            | 51          |
|  | On-Street            | 13                    | 21          | 17                  | 26          | 21                    | 30          | 26                   | 27          | 19                | 26          | 30            | 27          |
|  | <b>Total</b>         | <b>40</b>             | <b>73</b>   | <b>60</b>           | <b>76</b>   | <b>62</b>             | <b>75</b>   | <b>75</b>            | <b>82</b>   | <b>59</b>         | <b>77</b>   | <b>75</b>     | <b>82</b>   |
| FiftyOne at<br>Baltimore<br>Crossroads | North                | 25                    | 37          | 31                  | 28          | 24                    | 30          | 30                   | 36          | 28                | 33          | 30            | 37          |
|  | East                 | 7                     | 10          | 9                   | 12          | 7                     | 10          | 7                    | 11          | 8                 | 11          | 7             | 10          |
|  | South                | 22                    | 26          | 16                  | 20          | 17                    | 19          | 20                   | 23          | 19                | 22          | 20            | 26          |
|  | Garages              | 19                    | 19          | 19                  | 19          | 19                    | 19          | 19                   | 19          | 19                | 19          | 19            | 19          |
|  | <b>Total</b>         | <b>73</b>             | <b>92</b>   | <b>75</b>           | <b>79</b>   | <b>67</b>             | <b>78</b>   | <b>76</b>            | <b>89</b>   | <b>73</b>         | <b>85</b>   | <b>76</b>     | <b>92</b>   |
| Dates                                  | Lot                  | Saturday<br>4/14/2018 |             | Sunday<br>4/15/2018 |             | Monday<br>4/17/2018   |             | Tuesday<br>4/18/2018 |             | Average<br>Demand |             | Max<br>Demand |             |
| Point Bonita                           | Lot 1                | 25                    | 25          | 27                  | 30          | 22                    | 30          | 27                   | 28          | 25                | 28          | 27            | 30          |
|  | Lot 2                | 27                    | 39          | 26                  | 45          | 36                    | 42          | 32                   | 45          | 30                | 43          | 26            | 45          |
|  | Lot 3                | 33                    | 43          | 33                  | 49          | 35                    | 57          | 41                   | 59          | 36                | 52          | 31            | 49          |
|  | Lot 4                | 25                    | 29          | 31                  | 44          | 21                    | 35          | 24                   | 34          | 25                | 36          | 31            | 44          |
|  | Lot 5                | 49                    | 64          | 50                  | 75          | 46                    | 63          | 28                   | 62          | 43                | 66          | 50            | 75          |
|  | Garages              | 30                    | 30          | 30                  | 30          | 30                    | 30          | 30                   | 30          | 30                | 30          | 30            | 30          |
|  | Bonita Glen<br>Drive | 62                    | 68          | 62                  | 66          | 64                    | 75          | 71                   | 72          | 65                | 70          | 62            | 66          |
|  | <b>Total</b>         | <b>251</b>            | <b>298</b>  | <b>257</b>          | <b>339</b>  | <b>254</b>            | <b>332</b>  | <b>253</b>           | <b>330</b>  | <b>253</b>        | <b>325</b>  | <b>257</b>    | <b>339</b>  |
| Bonita Court                           | North                | 47                    | 56          | 47                  | 59          | 48                    | 56          | 37                   | 54          | 45                | 56          | 47            | 59          |
|  | South                | 70                    | 90          | 72                  | 97          | 70                    | 84          | 65                   | 87          | 69                | 90          | 72            | 97          |
|  | East                 | 23                    | 25          | 23                  | 30          | 24                    | 29          | 22                   | 28          | 23                | 28          | 23            | 30          |
|  | West                 | 3                     | 5           | 5                   | 4           | 2                     | 4           | 3                    | 4           | 3                 | 4           | 5             | 4           |
|  | <b>Total</b>         | <b>143</b>            | <b>176</b>  | <b>147</b>          | <b>190</b>  | <b>144</b>            | <b>173</b>  | <b>127</b>           | <b>173</b>  | <b>140</b>        | <b>178</b>  | <b>147</b>    | <b>190</b>  |

Source: Chen Ryan Associates, April 2018

As shown in the table above, the Point Bonita property is parked well below the 386 spaces that are provided on-site. However, even with this excess capacity available there was still some observed spill over parking along Bonita Glen Drive. This could be due to the complex charging for the use of specific spaces within their lot and resulting in residents using the free parking along Bonita Glen Drive instead. Additionally, the parking along Bonita Glen Drive is actually closer to some units within the complex and would therefore be more convenient for residents to access instead of the centralized parking within the complex. This may also explain the spill over parking along Bonita Glen Drive when there is plenty of excess capacity located on-site.

Table 3 displays both the average and maximum parking demand for each property that was observed, based on both the number of units and the number of bedrooms within the property.



**Table 3 Parking Demand Ratios at Similar Developments**

| Property                         | Units | Bedrooms | Average Demand | Average / Unit | Average / Bedroom | Max Demand | Max / Unit | Max / Bedroom |
|----------------------------------|-------|----------|----------------|----------------|-------------------|------------|------------|---------------|
| The Quarry                       | 60    | 79       | 77             | 1.28           | 0.97              | 82         | 1.37       | 1.04          |
| FiftyOne at Baltimore Crossroads | 66    | 99       | 85             | 1.29           | 0.86              | 92         | 1.39       | 0.93          |
| Point Bonita                     | 295   | 363      | 325            | 1.10           | 0.90              | 339        | 1.15       | 0.99          |
| Bonita Court                     | 130   | N/A      | 178            | 1.37           | N/A               | 190        | 1.46       | N/A           |

*Source: Chen Ryan Associates, April 2018*

As shown, the maximum parking demand per unit that was observed was 1.46 spaces; this was observed at the Bonita Court property on Sunday April 15<sup>th</sup> at 10:00 PM. The highest parking demand per bedroom was at 1.04 spaces, observed at the Quarry project on Sunday April 22, 2018 at 10:00 PM.

### **Findings and Conclusions**

As shown in Table 3, the maximum observed demand at The Quarry, FiftyOne at Baltimore Crossroads, and Point Bonita complexes (1.39 spaces per unit and 1.04 spaces per bedroom), is directly in line with the number of spaces that the Proposed Project will provide (1.36 spaces per unit or 1.09 spaces per bedroom). Based on these observations, the 231 spaces provided by the Proposed Project would be sufficient to accommodate its parking demand on-site with little to no spill over onto Bonita Glen Drive. Given the topography of the Proposed Project site, buildings 1-6 are not conveniently accessible from Bonita Glen Drive. Building 7 can be accessed from the street-side parking along Bonita Glen Drive but it comprises just 66 of the 170 total units. Therefore, based on the observed parking demand at the similar properties and the lack of convenient access to the Proposed Project site from Bonita Glen Drive, the residents from the Proposed Project are not anticipated to materially add to the parking demand along Bonita Glen Drive. Parking is conveniently distributed throughout the site and the developer's professional management team will assign spaces based on unit location.

The Bonita Court property was observed to have a slightly higher maximum demand per unit than the other properties, at 1.46 spaces per unit. As a worst-case scenario, if this parking demand ratio was applied to the Proposed Project it would have a total parking demand of 248 spaces (170 units x 1.46 spaces per unit). This would result in a spill over demand of 17 spaces onto Bonita Glen Drive. There are approximately 97 on-street spaces located on Bonita Glen Drive South of Bonita Road (assuming 20' per space). As shown previously in Table 2, the average occupancy at 10:00 PM on Bonita Glen Drive is 70 vehicles. This leaves approximately 27 available spaces on Bonita Glen Drive to accommodate overflow parking from the Proposed Project. Therefore, even under the most impacted condition of similar multi-family complexes, the parking provided on-site by the Proposed Project, as well as the excess parking on Bonita Glen Drive, will be sufficient to accommodate the Proposed Project's parking demand.

**Sheree Kansas**

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**Subject:** FW: budget

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**From:** staged  
**Sent:** Tuesday, June 04, 2019 7:29 AM  
**To:** Mike Diaz  
**Cc:** Christopher Ramirez  
**Subject:** Re: budget



If you read my email it was concerning the large condo/apartment construction not the cultural arts program. Please read my concerns below. Thank you. Pam Keel

These large condo and apartment complexes are like building “projects” in our community of CV. The Bonita Glen and Towne Center projects are only going to create many problems in our already over

populated community. CV has no infrastructure for these large complexes. We don’t have the water, electricity, sewer capacity, police department and roadways for these complexes. Something is ‘rotten to the core’ about the pushing of sales of these extremely properties and zoning changes. Legal eyes are watching and the politics and backroom deals are going to stop! The City of CV, the county, the planning committee are liable for these building and zoning crimes and will adversely affect our community. Please considerate housing development in in order. Please comply with our communities wishes.

Thank you for your attention in these serious matters!

On June 4, 2019 at 12:49 AM Mike Diaz <[mdiaz@chulavistaca.gov](mailto:mdiaz@chulavistaca.gov)> wrote:

Mrs. Keel,,

Thank you for contacting my office. I understand your concern of future funding for our cultural arts program. As you may know, the city is expecting multi-million dollar deficits in the coming years. There was some discussion on specific cuts in one of our May council meetings, but the council agreed that any cuts should come through the city manager’s proposed budget. So, there is no planned agenda item that I know of to make cuts to our cultural arts program. As city staff and the council work to balance future budgets, we will be looking at creating saving in all departments. With 10+ million dollar deficits looming in future budget years, I’m sure that very department will be hit with budget cuts that is a reality that we must all accept. There is no doubt that the city council will have to make some very tough decisions in the next few years. I will work to balance our budgets in a manner that keeps our employees working and with as little effects to service levels.

Again, thank you for contacting my office.

God Bless

Councilmember Mike Diaz

Chula Vista District Four



276 Fourth Ave

Chula Vista, CA 91910

**Sheree Kansas**

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**Subject:** FW: Letter for Item 19-249 Council Meeting 06/04/2019  
**Attachments:** Letter in Support of Ms. Tessitore.pdf

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**From:** Venus Molina  
**Sent:** Tuesday, June 04, 2019 4:52 PM  
**To:** Sheree Kansas  
**Subject:** Letter for Item 19-249 Council Meeting 06/04/2019



I have attached a letter in reference to Item #9 in today's council agenda.

Thank you,

Venus Molina  
Chula Vista, CA 91910

My name is John Lyon

I live in Ola Court which is 200 yards from the proposed development. I have lived there since 1967.

Ola Court is a cul-de-sac, with four homes, that connects with **Vista Drive**. The development we are considering would also be a cul-de-sac connecting with Vista Drive; a much larger cul-de-sac, with far larger impact than Ola Court!

Traffic on Vista Drive, and from the proposed development, will travel in two directions: Bonita Glen Road to the North and Pepper Tree Lane to the South.

I respectfully claim that the developer is misrepresenting Vista Drive and its associated problems.

I remember when Vista Drive and its continuation, Pepper Tree Lane, had sharp bends, steep grades and dips. It resembled a horse trail. **Today, it has sharp bends, steep grades and dips and resembles horse trail.**

Traffic has increased, along with traffic incidents. At one sharp bend in Pepper Tree Lane a home owner positioned enormous stone boulders to keep vehicles from driving onto his property. The County, or the City has subsequently installed a steel barrier to protect the home.

There is a sharp bend 80 yards South of my home; a vehicle taking that bend too fast can lose control and land up in the gardens along Vista Drive. I had a car break through my chain link fence and fall ten feet into my garden.

Bonita Glen Drive, the primary outlet for the proposed development, is invariably congested. Even at times of minimal through traffic, it would be difficult getting a fire truck or an ambulance through there. The development being proposed has a single inlet and outlet. A single inlet and outlet for a 170 unit development served by an already heavily congested access road. One can imagine the chaos, in the event of an emergency. Consider a fire, or someone having a heart attack during rush hour?

## **What does the County of San Diego think of the proposed development?**

I contacted the County on this issue and was provided correspondence between the County, the City of Chula Vista and the developer. I would like to quote from a letter written, by the County, on December 17, 2018. The letter is addressed to Mr. Steve Power, and refers to 104 units. Presumably the number of units increased to 170 after the letter was written.

I quote: **“The segment of Vista Drive currently generates only 30 daily trips. The proposed 104 units would generate 624 daily trips. This demonstrates that the project would contribute over 95% of the vehicle traffic on Vista Drive in the future.”** I’ll repeat that “over 95% of the vehicle traffic on Vista Drive in the future”.

The County letter goes on to describe how Vista Drive should be widened and have footpaths to County standards. Furthermore, it states a position that the road should be annexed to Chula Vista or maintained as a private road by the developer. In a subsequent sentence the County states **“ We understand at this time the City is considering moving forward without annexing this segment of Vista Drive.”**

I measured the section of Vista Drive referred to in the County’s correspondence. It is narrow, only 25 ft wide. **In measuring the road, I learned something of significance:** It took perhaps ten minutes to measure the width of Vista Drive and during that time a dozen or more cars passed by me; cars that were entering or leaving the alternate access to Denny’s and the La Quinta Inn.

I realized then, that the County, in its assessment, had overlooked the Denny’s and La Quinta Inn traffic. If one allows for the oversight and increases the number of units from 104 to 170 There could be well over 1,000 daily trips along the Northern segment of Vista Drive - and those vehicles would add to the existing congestion along Bonita Glen Drive and the Southern link of Vista Drive. Incidentally, In its September 7 letter the County did calculate for 170 units and approximated an additional 1,020 average daily vehicle trips. Ironically, when suggesting the creation of a private road, the County, seemingly, overlooked the need to provide traffic

access to Dennys and the La Quinta Inn - which further complicates road annexation or privatization.

Of personal concern to the residents of Ola Court is the existing shape of Vista Drive. Its contours are such that vehicles leaving Ola Court can not be seen by through traffic until the through traffic is within 80 yards either side of Ola Court. The traffic, from the North by this time, has escaped the Bonita Glen bottle neck and, despite the posted 20 mph limit, has started to speed. **Getting out of Ola Court often requires risking ones life.**

It seems apparent that the County of San Diego, primarily for maintenance, cost and liability reasons, wishes to divest itself of the Vista Drive headache. It is also apparent that the City of Chula Vista, and the developer, wish to avoid problems associated with annexation or a private road. I suggest some of these issues have been inadequately researched, rushed or glossed over.

Currently, Vista Drive and Bonita Glen Drive have big problems. A further development, of the type proposed, would add to the nightmare.

If the development proceeds - with or without annexation - the City of Chula Vista and the County of San Diego will eventually butt heads as a result of the outcome. Traffic along Bonita Vista Drive, Pepper Tree Lane and the full length of Vista Drive (not just a portion of it) will regularly generate traffic jams; there will be law suits, negative publicity, and traffic accidents; **people could die.**

Thank you for your attention.

# Good Neighbor Project



Business and community working together for a brighter future....

One neighbor at a time!

Written Communications

Item # 8 Name JOHN

**As seen on:**





# Our Mission

**The Good Neighbor Project** offers youth and their families an opportunity to participate in local events and educational programs that place special emphasis on activities that encourage character and life skills development, through mentoring and education.

**The Good Neighbor Project** provides opportunities such as educational fishing trips, equestrian outings, summer camps, and information and referral services that support expanded education and employment opportunities around the San Diego and Mission Bays.

Services are designed to improve confidence, support the development of trusting relationships and improve connections with the community. Participants are given the skills that they need to make better choices and the opportunity to choose healthier paths.

**“Drones Coming Soon!”**



“Changing Our World One Neighbor at a Time”

## Programs

- ✓ **Fishing and Conservation Events.**
- ✓ **Educational and Employment.**
- ✓ **Equestrian Education.**
- ✓ **Life Skills Development.**
- ✓ **Community, Health & Cultural Events.**
- ✓ **Opportunity for students to receive community service hours.**

## Partnerships

**The Good Neighbor Project** maintains collaborative partnerships to provide services to as many youth as possible.

Some of our Partners:

- ✓ **Hope Horse Ranch**
- ✓ **San Diego County Probation**
- ✓ **San Diego Unified School District**
- ✓ **California Department of Fish and Wildlife.**
- ✓ **San Diego Bay National Wildlife Refuge**

There are lots of non-profits in the community and we're asking you to support those that reflect and support the core values of our community. We believe **The Good Neighbor Project** is just that!

Visit us today at [www.gnpsd.org](http://www.gnpsd.org)

Email us at: [info@gnpsd.org](mailto:info@gnpsd.org)

“Education through Recreation”



## Freshwater Fishing



## Equestrian Education



## Saltwater Fishing



## Conservation Education

## Annual Christmas Party

The Good Neighbor Project held its 6th Annual Christmas Party at Perkins Elementary school. Children and their families from eight different schools were invited to attend a free luncheon and to receive a gift from Santa. Once again we thank the San Diego Ship Repair Association and the Unified Port of San Diego and its tenants for making the holiday season so special for these kids.



2018 San Diego Bay Parade of Lights

“Changing Our World One Neighbor at a Time”

## San Diego Bay Parade of Lights 47th Anniversary



### The Good Neighbor Project “The Dolphin”

**Winners: Best of Parade and  
Star of India Cup 2018**

Sponsored by:



**Unified Port of San Diego  
The San Diego Ship Repair Association**

**Friends of Rollo**

**Continental Maritime**

**Cal Marine**

**Bae Systems**

**Captain Jason Coz and  
the crew of the Dolphin**

“Education through Recreation”