

Martin Reeder

From: Delphine Zolezzi
Sent: Sunday, July 16, 2023 9:39 PM
To: Planning Commission
Subject: 2121 Grove St. National City, Case File 2018-33 S, APN 561-380-24

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I am writing on behalf of my 94 year old mother, in reference to a Tentative Subdivision from one lot into nine, three story single family homes, on less than an acre at 2121 Grove St. National City.

We are opposed to the height, 3 story high single family homes, and density, nine homes on less than an acre, for the following reasons:

1. The height variance if allowed, would cause invasion of privacy issues, light and sound amplification into the master bedroom, 2 other bedrooms, backyard and patio. Shadows from the tall buildings would her kill fruit trees, plants and vegetable garden. Shadows from a 3 story building would negatively impact solar panels from working efficiently. The height would also interfere with the view and the breeze that my mom has enjoyed for decades.

There are no other 3 story single family homes or apartment complexes in this neighborhood.

2. The density variance if allowed, would cause traffic congestion, noise and light pollution. The lot sizes indicated, are not adequate for the square footage of the homes Mr. Schmidt wants to build. There are potential environmental issues from tearing down the existing home built in 1930, containing high probability of asbestos, and possible mold. Contaminants, dust and debris can cause increased health problems for my mom and neighbors from demolition of the existing property, and construction of nine 3 story homes.

I'm confused about the potential exemption of the California Environmental Quality Act. How can this proposed project be exempt?

The proposed subdivision would be an absolute nuisance and adversely impact my mom's quality of life. Also, real estate agents explained that the value of my mom's home would be much less with the density and height of the 3 story homes, if they are allowed to be built behind her home and next to her home. One person's gain, shouldn't be another persons loss.

If Mr. Schmidt is allowed to proceed with his proposed project, her remaining days will be filled with dread, stress, and severe anxiety. It could also worsen her poor physical health.

Mr. Schmidt's proposal will negatively impact my mom, and her neighbors. Nine 3 story homes on less than an acre when the ordinance states that the properties should be no taller than 2 stories, and on an acre, which he doesn't have, is not acceptable. Thank you for considering my points and perspective. This issue is causing me undue stress too. .

Our family has resided in National City since February 1959. My parents bought their forever home, at xxxx, after a lifetime of service to the US Navy.

My 94 year old mom is a Haiku and Tea Ceremony teacher who has contributed to the Cultural Arts in National City. She was honored with a key to the city by Mayor Morgan.

Thank you very much for your time and consideration, it is greatly appreciated.

Very Respectfully,

Delphine Zolezzi

RE: TENTATIVE SUBDIVISION MAP FOR THE DIVISION OF ONE LOT INTO NINE ON
PROPERTY LOCATED AT 2121 GROVE STREET.
CASE FILE NO.: 2018-33 S
APN: 561-380-24

To Whom It May Concern,

My family and I moved to xxxx in June of 2018. There were many factors in this decision but most importantly was the fact that this section of Grove Street was quiet, and the neighboring houses were owned by people who have been in the community for a very long time. For this reason alone, my family and I strongly oppose the lot next door to us being turned into a nine-unit lot, but also have the following concerns:

Property Value – we will lose value on our house if we choose to sell due to the number of houses next door, especially if these are marketed as low-income housing.

Street Parking – with nine houses, there will no longer be any available street parking for our family and friends.

Construction Woes – with demolition of the existing properties and new houses being built, this will cause harmful dust and debris. My mother, Elizabeth Brungardt, the co-owner of our house, is seriously immunocompromised and this will force her to remain inside with our windows closed. One of the best parts of our home is the constant breeze we have in our neighborhood, and we enjoy keeping our windows open.

Loss of privacy – the current house sits on the back portion of the lot and therefore we have privacy when we sit outside. It is stated that these housing units are going to be three stories and my bedroom is on the second floor of our home. Given the proximity, I will lose my privacy upstairs as well. Due to the lot size, I assume these buildings will be very close to our property and all we have between our two properties are a chain link fence.

My daughter – I have an 8-year-old daughter and I am concerned that with the increase in population with people and cars on our street, she or any other children will no longer be able to ride her bike up and down the street.

Traffic – Grove Street is mostly used by the residents, but we have seen some increases in speeding and therefore, would be concerned with the amount of traffic this will generate.

We have spoken to some of our neighbors, and they have expressed the same concerns. I hope you consider all of the above reasons to reject the proposal.

Thank you,

Christina Lanners
Co-owner, xxxxx National City, CA 91950