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From: Cynthia Fuller Quinonez [REDACTED]
Sent: Monday, June 3, 2024 1:57 PM
To: Planning Commission
Subject: Rezoning: Today's Agenda Item #3

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My name is Cynthia Fuller Quinonez, a National City resident on E 4th Street, near D Avenue, and a longtime advocate for more healthy foods and overall health improvement in San Diego, especially its South Region.

I know from working with our region's homeless population and more, HEALTH REQUIRES HOUSING. Our region's homeless population clearly demonstrates the full range of health issues of being unhoused, or housing insecure. Other struggling residents include:

Senior homeowners who cannot afford to scale down or reconfigure their housing to meet changing needs as they age, at risk of becoming renters subject to future rent unaffordability and, thus, future homelessness

Starter homeowners who cannot afford to scale up or reconfigure their housing to meet changing needs as their families grow, being stuck where they are limiting starter home availability to the next generation, as well as their own upward mobility

Renters subject to ever increasing rents for ever smaller units with too little prospect for ownership here, denied the equity building opportunity ownership can provide, and related increased generational wealth prospects, unless they move somewhere else

Knowing that more housing is needed for many reasons, including City compliance with State and County directives, I commend all involved in the Focused General Plan Update for their important efforts to increase housing development possibilities through carefully thought-out rezoning here in National City. Sensibly allowing more housing is an incredible step in the right direction here, with two caveats:

- 1) Residents' additional health requirements are kept in mind throughout the planning and development processes
- 2) Residents are supported by National City as needed to gain economic advantage rather than suffer economic harm relative to new development opportunities

Specifically, as I understand it, the plan is to most significantly increase the density of housing along the E 4th Street and D Avenue corridors, currently served by the 967 bus line, connecting the 24th Street Transit Center with Paradise Valley Hospital. On E 4th, lots with single family homes like mine are planned to be rezoned RM-1 Medium Density Multi-Unit Residential, allowing 4-story, 45 foot high multi-unit buildings to be built from A to Palm Avenues. This certainly has the potential to be a great thing. And while I would like to be fully supportive, unfortunately too few of my neighbors - the current residents and owners to be directly impacted - are aware; and the city lacks their important input and participation.

The city's future promise for its residents cannot be fully realized without additional engagement. This is particularly true in areas to be rezoned for much higher density, such rezoning arguably necessary but definitely risking current community members' health, unless development is planned to best address their needs - which are yet too little quantified based upon their direct input. What also seems to be missing is planning for a range of support options vital for those of limited means who might want to redevelop their own properties for personal, family and community benefit.

I strongly urge the Planning Commission, together with the Mayor and City Council to, first, condition approval on City Planners' nearterm expansion of its education and support of current residents - both renters and owners - along the E 4th Street and D Avenue corridors through engagement with trusted community based organizations (CBOs), including but not limited to the National City Healthy Culturas Coalition, the Southbay Response Team (SRT) member organizations, and the Environmental Health Coalition (EHC).

Secondly, I ask that this engagement by City Planners include querying current owners on the resources they need to redevelop their own properties, independently or together with third parties of their choosing, and reporting back on these needs to the Planning Commission, Mayor and City Council. For example:

Do National City owners need access to resources like those of the Barrio Logan, Shelltown and Southcrest Holistic Healthy Homes Program and Transformative Climate Communities Pilot (collaborative efforts of the County and City of San Diego with the EHC, GridSolar and more)?

What about CalHFA ADU grants, Earthquake Brace and Bolt grants, and/or other resources along these lines for technical assistance and funding?

Do they need navigational help from trusted organizations or individuals qualified to support their research of property development options and connection with essential technical and financial resources?

And what additional Planning changes are needed, such as opt-in to AB1033 allowing ADUs to be sold, possible setback updates essential for achievement of higher density by current homeowners, and other code changes to resolve legacy limitations that can keep current homeowners from developing additional housing on their lots, especially when they don't have an adjoining alley allowing rear access?

Lastly, given Paradise Valley Hospital's location on E 4th Street at Euclid, and the importance of a surviving local hospital to the health of National City, I ask that you consider directing City Planners to engage with hospital staff and residents in a forum addressing how, with the planned rezoning, the hospital's provision of essential health services to residents might be extended or otherwise improved. Hospital failures are an all too common occurrence these days. PVH is integral to National City's past, present and future. Going forward without its engagement, together with residents, to improve support for its future as the city rezones E 4th Street and more, is a mistake I strongly believe we best avoid.

I respectfully request that you consider conditioning approval on City Planners' nearterm expansion of its education and support of current residents, and a formal assessment of homeowners needs to successfully redevelop their properties for personal, family and community advantage. We need more resident homeownership, not less. We already have one of the lowest rates in the San Diego region, something like 27% here compared to 52% countywide. Resident ownership is incredibly important for improved health in our neighborhoods which have too long born the brunt of past harmful development decisions.

Thank you for your consideration.

Cynthia Fuller Quinonez

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