



The City of Coronado Housing Element (2021-2029)



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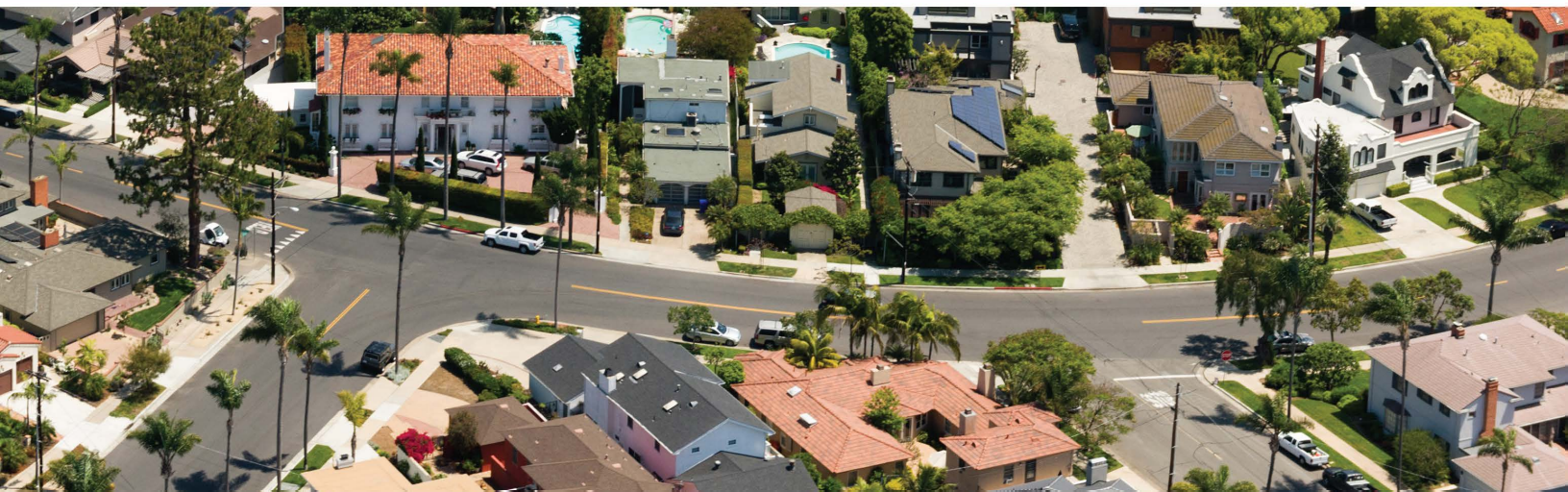
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Section 1: Introduction



Section 1: Introduction

A. Role of the Housing Element

The Housing Element is one of the seven state-mandated Elements included in the City of Coronado's General Plan. The purpose of the Housing Element is to identify and plan for the City's existing and projected housing needs; it contains a detailed outline and implementation plan of the City's goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing for a sustainable future. Each eight-year planning cycle, the San Diego Association of Governments (SANDAG) allocates the City a number of housing units called the Regional Housing Needs Allocation (RHNA). The RHNA quantifies current and future housing growth within a City. Through research and analysis, the Housing Element identifies available candidate housing sites and establishes the City's official housing policies and programs to accommodate the RHNA goals. Simply put, the Housing Element identifies ways in which housing needs of current and future residents can be met in the City over the eight year Housing Element cycle.

B. State Policy and Authorization

1. Background

As a mandated Element of the Coronado General Plan, the Housing Element must meet all requirements of existing state law. Goals, programs and policies, and quantified objectives within the Housing Element are consistent with state law and are implemented within a designated timeline to ensure the City accomplishes the identified actions as well as maintains compliance with state law. The California Department of Housing and Community Development (HCD) reviews each Housing Element for substantial compliance with state law, HCD's review and certification is required before a local government can adopt its housing element as part of its overall General Plan. However, the City can adopt the Housing Element with the contingency that HCD will certify it.

2. State Requirements

California State Housing Element Law (California Government Code Article 10.6 and Section 65588) establishes the requirements for the Housing Element. Each local government in the state must adopt a Housing Element and update it no less than once every eight years.

The California Legislature identifies overall housing goals for the state to ensure every resident has access to housing and a suitable living environment; section 65588 of the California Government Code states the following Housing Element goals:

- a. *The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.*
- b. *The early attainment of this goal requires cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians in all economic levels.*
- c. *The provisions of housing affordable to low- and moderate-income households requires the cooperation of all levels of the government.*
- d. *Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.*

Table 1-1 summarizes State Housing Element requirements and identifies the location in this document where these requirements are addressed.

Table 1-1: Housing Element Requirements		
Housing Element Requirement(s)	Gov. Code Section	Reference in Housing Element
Analysis of employment trends.	Section 65583.a	Section 2.B.1
Projection and quantification of existing and projected housing needs for all income groups.	Section 65583.a	Section 3.E
Analysis and documentation of the City's housing characteristics, including cost for housing compared to ability to pay, overcrowding, and housing condition.	Section 65583.a	Section 2.C, D, and F
An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential.	Section 65583.a	Section 3.E.2 and 3
Analysis of existing and potential governmental constraints upon the maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 3.B
Analysis of existing and potential nongovernmental (private sector) constraints upon maintenance, improvement or development of housing for all income levels.	Section 65583.a	Section 3.A
Analysis concerning the needs of the homeless.	Section 65583.a	Section 2.E.8
Analysis of special housing needs: handicapped, elderly, large families, farm workers, and female-headed households.	Section 65583.a	Section 2.E
Analysis of opportunities for energy conservation with respect to residential development.	Section 65583.a	Section 3.H
Identification of Publicly-Assisted Housing Developments.	Section 65583.a	Section 3.J
Identification of Units at Risk of Conversion to Market Rate Housing.	Section 65583.a	Section 3.J.5
Identification of the City's goal relative to the maintenance, improvement, and development of housing.	Section 65583.a	Section 4
Analysis of quantified objectives and policies relative to the maintenance, improvement, and development of housing.	Section 65583.b	Section 4
Identification of adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Section 65583.c(1)	Appendix B
Identification of strategies to assist in the development of adequate housing to meet the needs of low and moderate-income households.	Section 65583.c(2)	Section 3.E.1, 2 and 3
Description of the Public Participation Program in the formulation of Housing Element Goals, Policies, and Programs.	Section 65583.d	Appendix C
Description of the Regional Housing Needs Assessment (RHNA) prepared by the San Diego Association of Governments.	Section 65583.e	Section 3.E.1
Analysis of Fair Housing, including Affirmatively Furthering Fair Housing.	Section 8899.50	Section 3.J
Review of the effectiveness of the past Element, including the City's accomplishments during the previous planning period.	Section 65583.f	Appendix A
<i>Source: State of California, Department of Housing and Community Development.</i>		

The City of Coronado’s current Housing Element was adopted in February 2013 for the 5th Cycle 2014-2021 planning period; the 6th Cycle Housing Element will plan for the 2021-2029 planning period. Multiple amendments have been made to State Housing Element law since the adoption of the current Housing Element. These amendments change the required analysis, reporting and type of policies that must be contained in the City’s 2021-2029 Housing Element. The contents of this Housing Element comply with these amendments to state housing law and all other federal, state and local requirements.

3. Regional Housing Needs Allocation (RHNA)

California’s RHNA is a methodology for determining future housing need within the state, by income category, and is based on growth in population, households, and employment. The statewide RHNA is determined under the administration of HCD. The quantified housing need is then allocated among the State’s 18 Metropolitan Planning Organizations (MPOs). In the City of Coronado’s case this agency is SANDAG.

In accordance with Section 65583 of the California Government Code, SANDAG then delegates a “fair share” of housing need to its member jurisdictions. The RHNA allocation is then divided amongst four income categories, which are benchmarked on the County of San Diego’s median income for a family of four. **Table 1-2** below identifies the four income categories by which the City’s RHNA allocation is divided.

Table 1-2: San Diego County Income Categories	
Income Category	Percent of Median Family Income (MFI)
Very Low Income	0-50% MFI
Low Income	51-80% MFI
Moderate Income	81-120% MFI
Above Moderate Income	>120% MFI

For the 2021-2029 planning period the City of Coronado is allocated a total of 912 units, including:

- 312 units affordable to very low-income households
- 169 units affordable to low-income
- 159 units affordable to moderate-income
- 272 units affordable to above-moderate income

Due to the City’s lawsuit challenging the weighted vote used by SANDAG on the City’s RHNA appeal, which has not yet been resolved, the City does not believe it is logical to plan for 912 units. It is presumed that 912 is not a figure that can realistically be achieved or that accurately reflects the City’s housing needs. As such, this Housing Element is aligned with the information presented in the City’s appeal and petition against SANDAG and demonstrates a number of units can realistically be accommodated within the City during the planning period.

4. Relationship to Other General Plan Elements

The Housing Element is one of many Elements of the City’s General Plan. The goals, policies, actions, and programs within the Housing Element relate directly to, and are consistent with, all other Elements in the City’s General Plan. The City’s Housing Element identifies programs and resources required for the preservation, improvement, and development of housing to meet the existing and projected needs of its population.

The Housing Element works in tandem with development policies contained in the Land Use Element, most recently amended in 2003. The Land Use Element establishes the location, type, intensity and distribution of land uses throughout the City, and defines the land use build-out potential. By designating residential development, the Land Use Element places an upper limit on the densities and types of housing units constructed in the City. The Land Use Element also identifies lands designated for a range of other uses, including employment-creating uses, open space, and public uses. The presence and potential for jobs affects the current and future demand for housing at the various income levels in the City.

The City's Circulation Element also affects the implementation of the Housing Element. The Circulation Element establishes policies for a balanced circulation system in the City. The Circulation Element aims to reduce the impacts of transportation on the region's environment and provide a variety of options so individuals can choose to travel by car, bicycle, foot, or public transportation. Consequently, the Housing Element must include policies and incentives that consider the types of infrastructure essential for residential housing units in addition to mitigating the effects of growth in the City.

The Housing Element has been reviewed for consistency with the City's other General Plan Elements, and the policies and programs in this Element are consistent with the policy direction contained in other parts of the General Plan. As portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

5. Public Participation

Public participation is a vital component to the Housing Element update process. Public engagement creates opportunities for community members to provide their input and feedback, information which then directs the Housing Element's goals, policies and programs. Section 65583 of the Government Code requires local governments to make diligent and continued efforts to achieve public participation of all economic segments of the community. Meaningful community participation ensures that a variety of stakeholders and community members are offered a platform to engage in the City's planning process.

As part of the 6th Cycle Housing Element Update process, the City has conducted public outreach activities beginning in 2020. These recent outreach efforts included, City Council study sessions, community workshops, digital media, online surveys and continued flyers and information posted for the general public. Project materials, including summaries from community workshops and public meetings, notices, and draft public review documents are available on the City's website:

Outreach for the 6th Cycle Housing Element to the community, includes the following actions:

- Housing Element Update webpage with all housing materials, located at commentcoronado.org/housing-element-update
- Virtual Workshop #1 Presentation posted to the City's website
- Online Community Survey available from October 22, 2020 to November 22, 2020
- Housing Element Fact Sheet and Q&A Flyer
- A Draft of the Housing Element made available for Public Review and Comment for 30 days
- A City Council Meeting on June 15, 2021 which included a public noticed and was available to the public
- A June 30 Special Planning Commission Meeting to make recommendation of the Housing Element to the City Council
- A City Council Meeting to adopt the Housing Element on July 20, 2021

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council. Appendix C contains a summary of all public comments regarding the Housing Element received by the City during the update process.

6. Data Sources

The data used for the completion of this Housing Element comes from a variety of sources. These include, but are not limited to:

- United States Census
- American Community Survey

- Regional Analysis of Impediments to Fair Housing (AI)
- Point-in-Time Homeless Census by the Regional Task Force on the Homeless, 2020
- Home Mortgage Disclosure Act (HMDA) lending data
- California Department of Economic Development
- California Employment Development Division Occupational Wage data, 2020
- Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS), 2013-2017
- U.S. Department of Housing and Urban Development, Office of Public and Indian Housing
- SANDAG Regional Growth Forecast
- SANDAG 6th Cycle Regional Housing Needs Assessment Plan
- Zillow Housing Data
- United States Department of Defense, Profile of the Military Community

The data sources represent the best data available at the time this Housing Element was prepared. The original source documents contain the assumptions and methods used to compile the data.

7. Housing Element Organization

This Housing Element represents the City's policy program for the 2021-2029 6th Planning Period. The Housing Element is comprised of the following Chapters:

Chapter 1: Introduction contains a summary of the content, organization and statutory considerations of the Housing Element;

Chapter 2: Community Profile contains an analysis of the City's population, household and employment base, and the characteristics of the housing stock;

Chapter 3: Housing Constraints, Resources, and Fair Housing examines governmental and non-governmental constraints on production, maintenance, and affordability of housing and provides a summary of housing resources, including sites identification and funding and financial considerations;

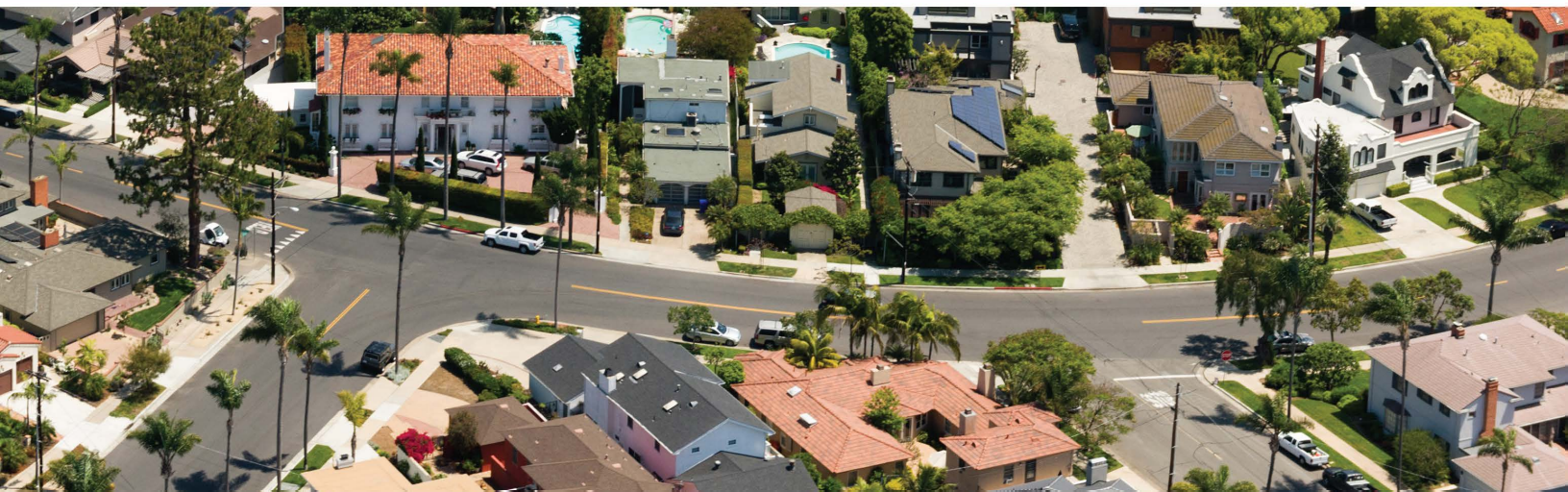
Chapter 4: Policy Plan addresses Coronado's identified housing needs, including housing goals, policies and programs.

Appendices provides various appendices with supplementary background resources including:

- Appendix A – Review of Past Performance of 5th Cycle Programs
- Appendix B – Summary of Adequate Sites Analysis
- Appendix C – Summary of Outreach
- Appendix D – Glossary of Housing Terms



Section 2: Community Profile



Section 2: Community Profile

The Community Profile (Profile) for the City of Coronado provides an assessment of the City’s demographic and housing characteristics to understand the housing needs in the community. The Profile serves as the foundation for the Housing Element’s policies by describing and assessing factors and characteristics that contribute to the housing supply and demand in Coronado. Specifically, the Profile describes community population, employment, economics, household, special needs groups, and housing stock characteristics for Coronado. Information on these various data points is also provided for San Diego County and other nearby cities to provide regional context for the Coronado community. The data presented in the Profile serves as the foundation for identifying the appropriate goals, programs, and policies outlined in the 2021-2029 Housing Element.

The Profile uses the most current available data from SANDAG, 2010 U.S. Census, 2010-2018 American Community Survey, the California Department of Housing and Urban Development, the California Employment Development Department, the San Diego Regional Task Force on the Homeless, Zillow, Military One Source, and San Diego County Utility.

A. Population Characteristics

Population growth, age composition, race and ethnicity, and employment trends may influence the type and extent of housing needs, as well as the ability of the local population to afford housing costs. The following section describes and analyzes the various population characteristics and trends that may affect housing need.

1. Population Growth

Table 2-1 displays actual and projected population for Coronado, other nearby cities, and San Diego County from 2010 to 2050. According to the 2010 U.S. Census and SANDAG’s Regional Growth Forecast, Coronado’s population is projected to increase by one percent from 2010 to 2050 and increase by two percent from 2016 to 2050. This increase is lower in comparison to other coastal cities and San Diego County. The County population is projected to increase from 2010 to 2050 by 30 percent and increase from 2016 to 2050 by 21 percent. Coronado’s population increase from 2010 to 2050 and from 2016 to 2050 is lower than the nearby cities of Imperial Beach and San Diego city, which both saw a population increase of over 20%.

It should be noted that a systematic error involving the geocoding of a few military vessels in Coronado occurred during the 2010 Census. The Census Bureau unknowingly selected and tabulated vessels that were located in Coronado to the City of San Diego, when they should have been tabulated to Coronado. This error resulted in a misrepresentation of the population for the City of Coronado, which has since been corrected. This correction was noted in the 2010 U.S. Census Summary File 1 and as a cell note with the 2010 population of Coronado but is not reflected in all Census or American Community Survey data at the “place” geography level but has been corrected at the census tract level.

Table 2-1: Population Growth and Projections (2010-2050)

Jurisdictions	Population					Percent Change	
	2010 Actual	2016 Baseline*	2025 Projected*	2035 Projected*	2050 Projected*	2010-2050	2016-2050
Carlsbad	105,328	113,725	119,798	119,798	124,001	18%	9%
Del Mar	4,161	4,297	4,320	4,320	4,415	6%	3%
Encinitas	59,518	62,288	62,963	62,963	65,357	10%	5%
Solana Beach	12,867	13,527	13,710	13,710	13,980	9%	3%
San Diego City	1,301,617 ¹	1,406,318	1,533,992	1,652,833	1,742,652	34%	24%
Imperial Beach	26,324	27,510	30,406	33,284	34,129	30%	24%
Coronado	24,697²	24,543	24,634	24,634	24,945	1%	2%
San Diego County	3,095,313	3,316,187	3,545,073	3,753,630	4,011,145	30%	21%

*Represents an estimate from SANDAG's San Diego Forward: The 2019 Federal Regional Transportation Plan.
Sources: Bureau of the Census (2010) and SANDAG Series 14 Regional Growth Forecast Update (2019).

The population of Coronado is greatly influenced by the military population due to the military installations within and adjacent to Coronado. There are several military installations located in Coronado that contribute to the population of the City (i.e., Naval Air Station North Island (NASNI), Naval Amphibious Base (NAB), Silver Strand Training Complex (SSTC), and up to three aircraft carriers). These military installations primarily occupy the following census tracts and block groups: Census tract 113 block group 1, Census tract 216 block group 1, and Census tract 106.01 block group 2.

Tract 113 block group 1 is entirely occupied by NASNI. Tract 216 block group 1 is primarily occupied by NAB and the Lincoln Military Silver Strand Housing. The southern portion of tract 106.01 block group 2 contains SSTC and the Coronado Cays. Unlike NASNI and NAB, SSTC serves as a military training facility and does not have uses such as housing facilities. Detailed Census data is not available to separate the military and non-military for most demographic variables. Demographic data for tract 113 block group 1 and tract 216 block group 1 are identified whenever possible to estimate the characteristics of the City's military population.

Table 2-2 shows the estimated military population in Coronado based on tract 113 block group 1 and tract 216 block group 1. In 2010, approximately 37 percent of Coronado's population lived within these block groups. However, the population living in these block groups decreased by about 45 percent between 2010 and 2018. This could be due a number of factors, including, number of military personnel assigned to NAB and NASNI decreasing, decrease in housing options on military installations, and a decrease in the number of aircraft carriers docked at the military installations when counts were taken.

¹ Accounts for a revised population count from 5,785 to 0 for Block 1029 Census Tract 113 in Coronado City and due to a systematic error involving the geocoding of a few military vessels in Coronado city, California. (2010 U.S. Census Summary File 1, Data Note 3)

² Accounts for a revised population count from 0 to 5,785 for Block 1000 Census Tract 113 in Coronado City and due to a systematic error involving the geocoding of a few military vessels in Coronado city, California. (2010 U.S. Census Summary File 1, Data Note 3)

Table 2-2: Estimated Military Population (2010-2018)			
Census Tract Block Group	2010	2015	2018
Census tract 113 block group 1	6,520	3,476	2,775
Census tract 216 block group 1	2,673	2,676	2,286
Estimated Military Population Total	9,193	6,152	5,061
Total Population	24,697	24,447	23,620
Percent of Total Population	37.2%	25.2%	21.4%
<i>Sources: United States Census Bureau, 2010 and American Community Survey, 5-Year Estimates, 2015 and 2018.</i>			

Table 2-3 shows the sum of sponsors (i.e., active duty military personnel) with a duty location of NASNI and NAB. There are military personnel assigned to SSTC but because it is a new base, the demographic profiles developed by Military One Source does not yet include it. As shown in Table 2-3, active military personnel assigned to NAB and NASNI fluctuated between 2010 and 2018, making the City's demographics sensitive to changes in military population, but some of those personnel may have shifted to the SSTC and are not captured in this data.

Table 2-3: Military Sponsors (2010-2018)			
Military Installation (Duty Location) *	2010	2015	2018
Naval Air Station North Island (NASNI)	7,980	7,223	8,310
Naval Amphibious Base (NAB)	10,515	5,218	5,854
<i>* Includes active military personnel with duty locations of NASNI and NAB</i>			
<i>Sources: Military One Source, Military Demographic Profile (2010-2018).</i>			

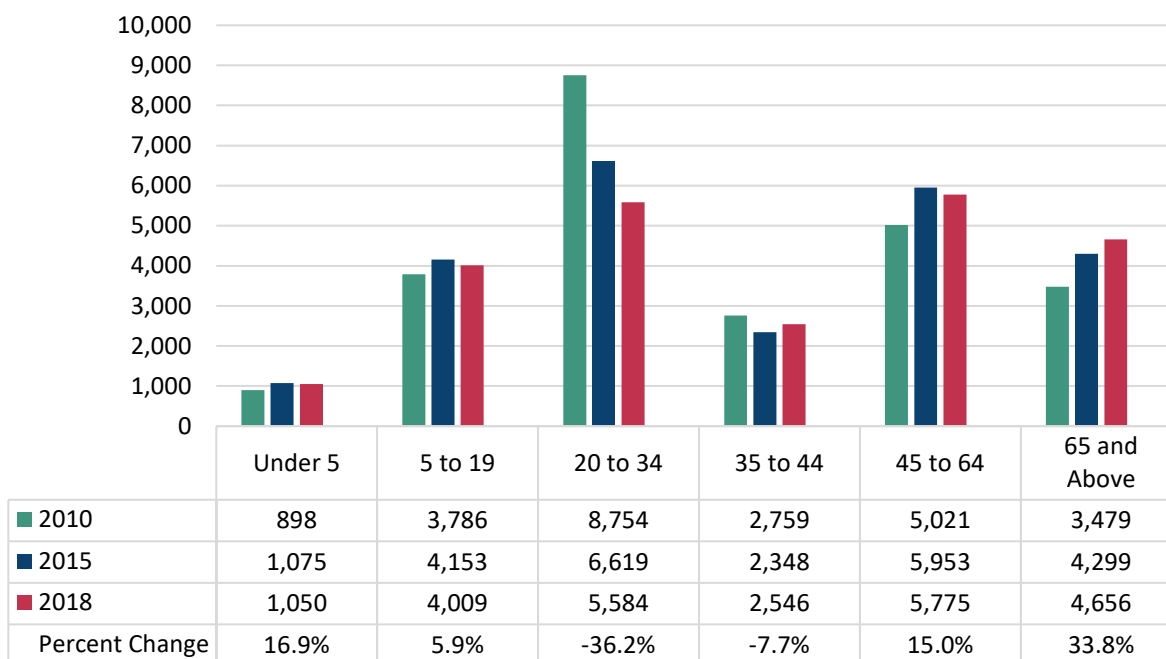
2. Age Characteristics

The age characteristics of a population is a consideration when evaluating housing needs. Each age group may have differing lifestyles, family structures and sizes, and ability to earn income. These may affect housing needs and preferences. The traditional assumption is that young adults (ages 18 to 35) may favor apartments, low- to moderate-cost condominiums, and smaller or more affordable single-family units, while mature adults (ages 36 to 64) can make up much of the first time homebuyer population and may look for moderate to high-end condominiums and single-family homes. To create a balanced and sustainable community, housing options must suit the needs of the various age groups in the City and plan ahead as these age cohorts move through different stages of life.

The data displayed in **Figure 2-1** shows the age composition and percent change of Coronado from 2010 to 2018. Persons aged 65 and above experienced the largest amount of growth at 33.8 percent. Persons aged 45 to 64 saw a 15 percent increase during the same time period. The population of persons aged 20 to 34 (young adult population) experienced a decrease of 36.2 percent from 2010 to 2018, and persons aged 35 to 44 experienced a decrease of 7.7 percent. Additionally, the population under 5 experienced a growth of about 16.9 percent. The decrease in persons aged 20 to 34 and increase in persons aged 45 to 64 represents a switch between the largest and second largest age groups in 2018. Persons aged 45 to 64 represents the largest age group in the City, while persons aged 20 to 34 is the second largest age group.

Overall, the data shows that the population in the City of Coronado is getting older, with steady increases in population of persons over the age of 45 and decreasing for persons aged 20 to 44. While the population of people age 65 and over is not the largest group, it shows the most growth with a 33.8 percent increase from 2010 to 2018. This increasing aging population is important because it could require a change in needs for different housing types, amenities, and accessibility to such resources that are available within the City.

Figure 2-1: Age Distribution in Coronado (2010-2018)



Sources: United States Census Bureau, 2010 and American Community Survey, 5-Year Estimates, 2015 and 2018.

Table 2-4 displays the percent of the population under 18 years and above 65 years for 2010, 2015, and 2018 for Coronado, the County of San Diego, nearby cities, and other coastal cities in the County. According to the 2018 ACS estimates, the median age in Coronado is 40.2 years, which is older than the median age in neighboring cities and the County. In 2018, Coronado's median age was approximately five years older than San Diego County's median age and about eight years older than Imperial Beach. The higher median age is attributed to the larger percentage of seniors (about 19.7 percent of the population in 2018). This is in contrast to trends seen in neighboring cities where the proportion of senior residents in neighboring cities was noticeably lower – about 7.5 percent lower in the City of San Diego and 9.1 percent lower in Imperial Beach.

Table 2-4: Age Characteristics (2010-2018)							
Jurisdiction	Under 18 years			Above 65 years			Median Age
	2010	2015	2018	2010	2015	2018	2018
Carlsbad	24.1%	23.2%	23.4%	14.0%	15.6%	16.8%	42.4
Del Mar	13.6%	14.3%	14.2%	20.8%	24.4%	26.7%	50.1
Encinitas	20.6%	20.9%	20.7%	12.8%	15.3%	17.7%	43.1
Solana Beach	18.5%	17.0%	17.5%	18.7%	20.6%	23.3%	45.7
San Diego City	21.4%	21.0%	20.1%	10.7%	11.5%	12.3%	34.7
Imperial Beach	25.4%	25.3%	25.0%	9.0%	9.8%	10.6%	32.4
Coronado	15.6%	17.7%	18.1%	14.1%	17.6%	19.7%	40.2
San Diego County	23.4%	22.6%	22.0%	11.4%	12.3%	13.3%	35.6

Sources: United States Census Bureau, 2010 and American Community Survey, 5-Year Estimates, 2015 and 2018.

Table 2-5 displays age distribution data for Coronado, the County of San Diego, nearby cities, and other coastal cities in the County. According to 2018 ACS estimates, Coronado's largest population is above the age of 45 years (44.2

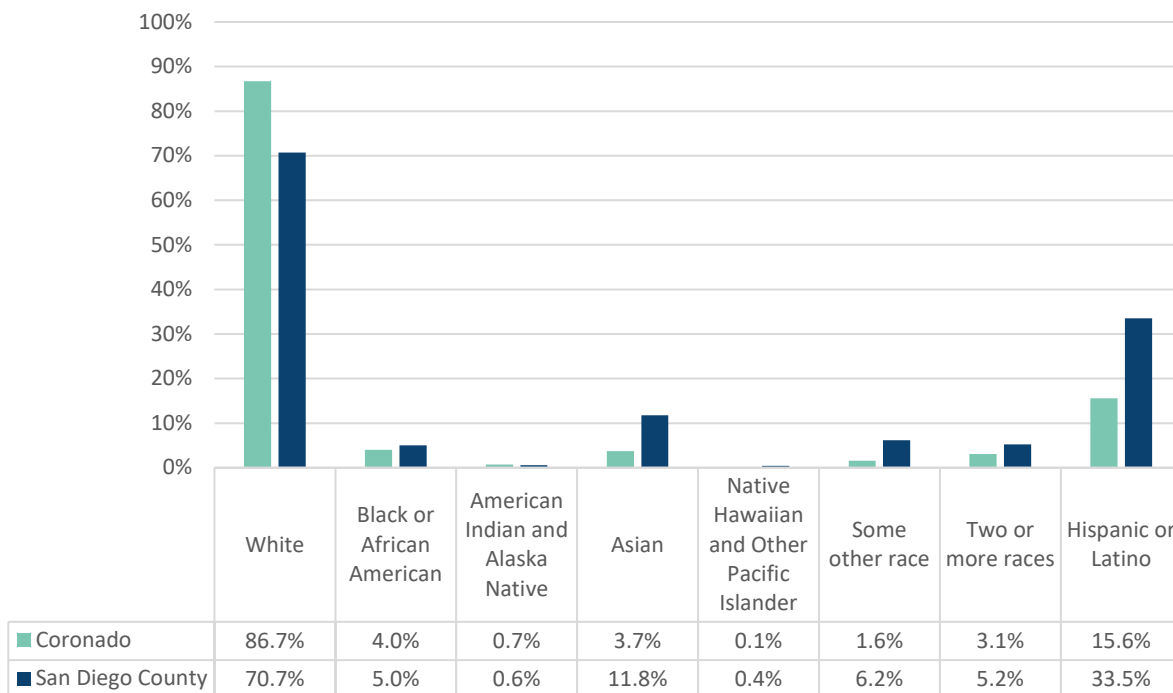
percent), and 19.7 percent are over 65 years of age. The population between 18 to 44 years of age represents 37.7 percent of the City's population, and about 17.7% of this age group is estimated to live in a military census block group.

Table 2-5: Age Distribution (2018)				
Jurisdiction	Under 18	18 to 44	45 to 64	65 years +
Carlsbad	23.4%	30.6%	29.2%	16.8%
Del Mar	14.2%	25.3%	33.9%	26.7%
Encinitas	20.7%	31.8%	29.8%	17.7%
Solana Beach	17.5%	32.0%	27.2%	23.3%
San Diego City	20.1%	44.2%	23.5%	12.3%
Imperial Beach	25.0%	42.7%	21.6%	10.6%
Coronado	18.1%	37.7%	24.4%	19.7%
Military Census Block Groups (% Of Total Coronado Population) *	3.0%	17.7%	0.7%	0.0%
Military Census Block Groups (% Of Total Military Population) *	14.0%	82.5%	3.5%	0.0%
San Diego County	22.0%	40.3%	24.4%	13.3%
*Military census block groups are tract 113 block group 1 and tract 216 block group 1. Source: American Community Survey, 5-Year Estimates, 2018.				

3. Race/Ethnicity Characteristics

Different racial and ethnic groups possess a variety of household characteristics, income levels, and cultural backgrounds which may influence housing need, housing choice, and housing type. Various cultural considerations may sometimes influence preferences for specific types of housing. **Figure 2-2** displays the racial and ethnic composition data for both the City of Coronado and San Diego County. The chart compares the ACS data from 2018, showing that in both the City and the County, the majority of the population was White; however, the White population was about 16 percent higher in Coronado than the County. The next largest population in Coronado was Black or African American with 4.0 percent of the population. About 3.7 percent of the population reported Asian and 3.1 percent reported to be of two or more races in Coronado. Both the Native Hawaiian and other Pacific Islander and American Indian and Alaska Native populations were under one percent combined. Overall, about 15.6 percent of all races reported to be Hispanic or Latino in Coronado, which is significantly lower than the 33.5 percent who reported to be Hispanic or Latino in the County.

Figure 2-2: Racial and Ethnic Composition of Coronado and San Diego County (2018)



Note: The Hispanic or Latino data includes persons of any race.

Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-6 displays comparative racial and ethnic data for Coronado, the County of San Diego, nearby cities, and other coastal cities in the County. In all nearby cities and coastal cities, the largest population was White, and the second largest race was Asian. The Black population in City of San Diego, Imperial Beach, and San Diego County, ranging between 5 to 6.5 percent, was slightly higher than Coronado. The population of all races who reported to be Hispanic or Latino is smaller in Coronado (15.6 percent) than City of San Diego and Imperial Beach communities (30.1 and 52.3 percent respectively) but comparative to the other coastal cities in San Diego such as Carlsbad and Solana Beach (14.3 and 16.7 percent respectively).

Similar to the overall Coronado community, the largest group for the population in the military census block groups is also White at about 69.1 percent. In addition, the percent of the population in the military census block groups is higher than the City for Black, American Indian/Alaska Native, Asian, Native Hawaiian or Other Pacific Islander, Some Other Race, and Two or More Races. The Black population represents 14.9 percent of the population in military census tracts; however, this population group represents four percent in Coronado. In addition, the military tracts have a higher percentage of all races who reported to be Hispanic or Latino (23.2 percent) than the City (15.6 percent).

Table 2-6: Racial and Ethnic Composition (2018)

Jurisdiction	White	Black	American Indian and Alaska Native	Asian	Native Hawaiian or Other Pacific Islander	Some Other Race	Two or More Races	Hispanic or Latino**
Carlsbad	84.4%	0.9%	0.2%	8.3%	0.2%	1.7%	4.3%	14.3%
Del Mar	96.3%	0.5%	0.0%	2.3%	0.0%	0.0%	0.9%	7.3%
Encinitas	88.7%	0.8%	0.3%	3.8%	0.1%	3.0%	3.4%	13.1%
Solana Beach	79.0%	1.0%	1.0%	5.8%	0.0%	8.2%	5.0%	16.7%
San Diego City	64.8%	6.5%	0.4%	16.7%	0.4%	6.0%	5.2%	30.1%
Imperial Beach	70.0%	5.0%	1.7%	7.5%	0.0%	6.4%	9.4%	52.3%
Coronado	86.7%	4.0%	0.7%	3.7%	0.1%	1.6%	3.1%	15.6%
Military Census Block Groups (% Of Total Coronado Population) *	14.8%	3.2%	0.4%	1.1%	0.1%	1.1%	0.8%	5.0%
Military Census Block Groups (% Of Total Military Population) *	69.1%	14.9%	1.8%	4.9%	0.4%	5.2%	3.7%	23.2%
San Diego County	70.7%	5.0%	0.6%	11.8%	0.4%	6.2%	5.2%	33.5%
*Military census block groups are tract 113 block group 1 and tract 216 block group 1.								
**The Hispanic or Latino data includes persons of any race.								
Source: American Community Survey, 5-Year Estimates, 2018.								

The Census 2010 and the ACS 2018 show significant changes in Coronado's racial and ethnic demographics displayed below in **Table 2-7**. From 2010 to 2018, Coronado's population saw an increase in the White population by 5.4 percent. The Black population experienced the greatest decrease with a drop of 2.8 percent between 2010 and 2018. Between 2010 and 2018, the Asian population experienced the least amount of change with no changes. During the same time, persons identifying as Some Other Race decreased by 1.5 percent. Persons identifying as Hispanic or Latino, of any race, increased by 2 percent between 2010 and 2018.

Table 2-7: Changes in Racial and Ethnic Composition of Coronado (2010-2018)

Race/Ethnicity	2010	2015	2018	Percent Increase/Decrease 2010 to 2015	Percent Increase/Decrease 2015 to 2018
White	81.3%	88.5%	86.7%	7.2%	-1.8%
Black	6.8%	3.7%	4.0%	-3.1%	0.3%
American Indian and Alaska Native	0.8%	0.3%	0.7%	-0.5%	0.4%
Asian	3.7%	3.0%	3.7%	-0.7%	0.7%
Native Hawaiian or Other Pacific Islander	0.4%	0.2%	0.1%	-0.2%	-0.1%
Some Other Race	3.1%	1.1%	1.6%	-2%	0.5%
Two or More Races	3.9%	3.1%	3.1%	-0.8%	0%
Hispanic or Latino	13.6%	14.5%	15.6%	0.9%	1.1%

Source: United States Census Bureau, 2010 and American Community Survey, 5-Year Estimates, 2015 and 2018.

B. Economic Characteristics

Reporting and analyzing economic characteristics of a community is an important component of the Housing Element. Economic data provides valuable insight of the community's ability to access the housing market; it also provides insight on the financial constraints the population may have when it comes to housing needs and accommodations. Incomes associated with different types of employment and the number of workers in a household affect housing affordability and choice. Therefore, to consider a healthy balance between jobs and housing, it is important to consider the employment characteristics of a community.

1. Employment and Wage Scale

The SANDAG Regional Growth Forecast estimates a slight increase in employment growth for the City of Coronado and a significant increase for adjacent cities. From 2016 to 2050, Coronado is expected to gain about 1,814 jobs, a seven percent increase. Coastal cities such as Solana Beach and Encinitas see a similar projected growth (9 percent and 10 percent, respectively). The San Diego County is expected to gain about 407,616 jobs, a 25 percent increase. Cities such as San Diego City and Imperial Beach are projected to see higher employment growth than Coronado (23 percent and 18 percent respectively).

The data in **Table 2-1** projects a 402-person population growth from 2016 to 2050, which is nearly one-fifth of the projected 1,814 employment growth in the City. The availability of local jobs is important to study for residents who prefer to live and work in the same city as well as for understanding availability of economic resources to support housing.

Table 2-8: Employment Growth (2016-2050)						
Jurisdiction	2016	2025	2035	2050	% Change 2016-2050	Numeric Change 2016-2050
Carlsbad	75,840	81,663	88,142	94,479	25%	18,639
Del Mar	4,473	4,751	5,051	5,284	18%	811
Encinitas	27,810	28,237	29,276	30,494	10%	2,684
Solana Beach	9,120	9,230	9,593	9,970	9%	850
San Diego City	915,295	957,496	1,036,088	1,125,661	23%	210,366
Imperial Beach	4,916	5,045	5,357	5,777	18%	861
Coronado	27,548	27,822	28,514	29,362	7%	1,814
San Diego County	1,643,741	1,723,744	1,870,403	2,051,357	25%	407,616

Source: SANDAG Series 14 Regional Growth Forecast Population by Jurisdiction (2019)

Analyzing the employment in a city by sector is important in understanding types of income and wages available in a city and the different types of housing, as well as what housing needs may be in the future. The City of Coronado is an above-moderate income community with a significantly higher median income than the County of San Diego (see Figure 2-4). The above-moderate median income level for Coronado could be due to the higher percentage of persons employed in the following industries: finance, insurance and real estate, professional services, education, health and social services, and public administration (**Table 2-9**).

Table 2-9 displays the ACS 2010 and 2018 data for employment by sector in the City of Coronado and the County of San Diego. In 2010, the majority of Coronado's working population was employed in education services, health care, and social assistance industries (25.6%), which remained the largest employment sector in 2018 with 22.7 percent. According to the ACS 2010 data, professional services and finance, insurance and real estate industries are the next largest employment sectors in Coronado. In 2018, education, health and social services jobs remained the largest employers in the City, reaching 22.7 percent; however, this industry saw a 2.9 percent decrease from 2010, representing the industry that experienced the largest decrease. The City also saw a decrease of about 2.4 percent in the finance, insurance and real estate industry. Professional services remained the second largest employment sector, however, this industry saw an increase of 2.5 percent, representing the industry that experienced the largest growth.

Table 2-9: Employment Characteristics in Coronado (2010-2018)				
Industry	2010		2018	
	% of City Employment	% of Countywide Employment	% of City Employment	% of Countywide Employment
Agriculture, Mining	0.4%	0.7%	0.4%	0.9%
Construction	3.6%	7.2%	3.5%	5.9%
Manufacturing	3.6%	9.2%	4.8%	9.2%
Transportation, Communication, Utilities	4.4%	3.8%	4.0%	4.1%
Wholesale Trade	1.3%	2.9%	1.4%	2.4%
Retail Trade	6.7%	10.8%	5.8%	10.5%
Finance, Insurance and Real Estate	13.0%	7.4%	10.7%	6.2%
Professional Services	15.4%	14.2%	17.9%	15.1%
Education, Health, and Social Services	25.6%	19.9%	22.7%	21.3%
Arts, Entertainment, and Recreation	10.7%	10.6%	11.9%	11.9%
Other Services	5.6%	7.8%	6.3%	7.6%
Public Administration	9.7%	5.4%	10.6%	5.0%
Total	100.0%	100.0%	100.0%	100.0%
Sources: American Community Survey, 5-Year Estimates, 2010 and 2018.				

In addition to reporting and analyzing employment sector trends, analyzing the unemployment rate is essential to understanding current and projected housing affordability and needs. According to the ACS 2018 survey data, (Table 2-10) Coronado experienced a five percent unemployment rate, which is slightly lower than the County's by 1.4 percent. Coronado's unemployment rate is also lower than the nearby communities of City of San Diego and Imperial Beach who experienced an unemployment rate of 6.3 percent and 9.0 percent, respectively. However, other coastal cities in the County had a lower unemployment rate than Coronado. Carlsbad, Del Mar, Encinitas, and Solana Beach saw an unemployment rate between 3.5 percent and 4.7 percent.

Table 2-10: Unemployment Rate (2018)	
Jurisdiction	Unemployment rate*
Carlsbad	4.3%
Del Mar	4.7%
Encinitas	4.5%
Solana Beach	3.5%
San Diego City	6.3%
Imperial Beach	9.0%
Coronado	5.0%
San Diego County	6.4%
*Population 16 years and over	
Source: American Community Survey, 5-Year Estimates, 2018.	

Table 2-11 displays the mean salary for occupations compiled by the California Employment Development Department (EDD) for San Diego County in 2020. Management, legal, data scientists and mathematical science, computer and mathematical, and healthcare practitioners and technical occupations were among the highest paying professions in the San Diego region. Additionally, occupations in architecture, engineering, computer, life, physical, and social science, and business and financial operations offer a salary that is above the County's median income of \$74,855 (2018 ACS). Educational occupations offer just below median income pay. Referring to **Table 2-9** and **Table 2-11**, employment in education, health, social, and professional services are the most common occupations in the City of Coronado and have a higher salary than the County's median income, with the exception of occupations in education, which are right below the County's median income.

Table 2-11: Mean Salary by Occupation of San Diego County (2020)	
Occupation Type	Salary
Management	\$136,531
Legal	\$120,265
Data Scientists and Mathematical Science, All Other	\$117,528
Computer and Mathematical	\$104,627
Healthcare Practitioners and Technical	\$102,053
Architecture and Engineering	\$99,949
Computer, All Other	\$95,924
Life, Physical, and Social Science	\$87,579
Business and Financial Operations	\$80,850
Education, Training, and Library	\$66,690
Arts, Design, Entertainment, Sports, and Media	\$61,614
Construction and Extraction	\$60,047
Protective Service	\$58,837
Community and Social Services	\$56,793
Installation, Maintenance, and Repair	\$54,945
Sales and Related	\$45,974
Office and Administrative Support	\$45,385
Production	\$43,823
Transportation and Material Moving	\$39,362
Building and Grounds Cleaning and Maintenance	\$36,248
Healthcare Support	\$35,609
Personal Care and Service	\$34,806
Farming, Fishing, and Forestry	\$33,243
Food Preparation and Serving-Related	\$31,942
San Diego County Median Income	\$74,855
<i>Source: California Employment Development Division, Occupational Wage data, 2020.</i>	

C. Household Characteristics

The Census defines a household as all persons who occupy a housing unit; this may include single persons living alone, families related through marriage, blood or adoption, domestic partnerships and unrelated individuals living together. Not all housing types are considered a housing unit such as, nursing facilities, residential care facilities, dormitories, and other group living (i.e., military barracks), as well as, the persons living with them are not considered a household.

Information on household characteristics such as household type and size, income levels, and presence of special needs populations assist in determining the housing needs of a community. Income and affordability are best measured at the household level, as well as the special needs of certain groups, such as large families, single parent households, or low and extremely low-income households. For example, if a city has a prominent aging population, senior services and housing may be required to address the needs of the population. As community members move through different stages of life, their housing and personal needs change and develop.

1. Household Type and Size

Table 2-12 displays ACS 2018 data for household characteristics in Coronado, the County of San Diego, nearby cities, and other coastal cities in the County. These characteristics are studied as different household types may generally be associated with different housing needs and incomes. Married couple family households may favor single-family housing types. Nonfamily households may include persons living with roommates, which may represent housing availability and cost.

The ACS reported 8,396 households in the City of Coronado in 2018. Of the 8,396 households, 57.1 percent were married-couple family households, a percentage that is about 6.9 percent higher than the County's. The percent of married-couple family households in Coronado is also higher than San Diego City and Imperial Beach with married-couple family households being 44.7 percent 36.8 percent, respectively. Female headed households with no spouse present is 6.8 percent of the households in Coronado. City of San Diego and Imperial Beach both have higher percentages of female headed households with no spouse present than Coronado (11.2 percent and 18.7 percent, respectively). The percent of female headed households in Coronado was also smaller than the County's percentage by 5.2 percent. Non-family households made up 34.1 percent of all households in Coronado, which is about 1.5 percent higher than the County's. In City of San Diego, non-family households make up 39.5 percent of households, and in Imperial Beach, non-family households make up 34.6 percent of households, both of which are higher percentages than Coronado.

Table 2-12: Household Characteristics (2018)

Jurisdiction	Married-Couple Family HH*	% of Total HH	Female HH, No Spouse Present	% of Total HH	Non-Family HH	% of Total HH	Total HHs
Carlsbad	24,569	56.8%	4,646	10.7%	12,552	29.0%	43,293
Del Mar	985	46.0%	63	2.9%	967	45.2%	2,140
Encinitas	13,052	54.4%	1,619	6.7%	8,307	34.6%	23,996
Solana Beach	2,690	48.0%	405	7.2%	2,233	39.8%	5,604
San Diego City	224,861	44.7%	56,610	11.2%	198,654	39.5%	503,463
Imperial Beach	3,375	36.8%	1,718	18.7%	3,170	34.6%	9,175
Coronado	4,794	57.1%	568	6.8%	2,865	34.1%	8,396
San Diego County	561,609	50.2%	133,874	12.0%	365,219	32.6%	1,118,980

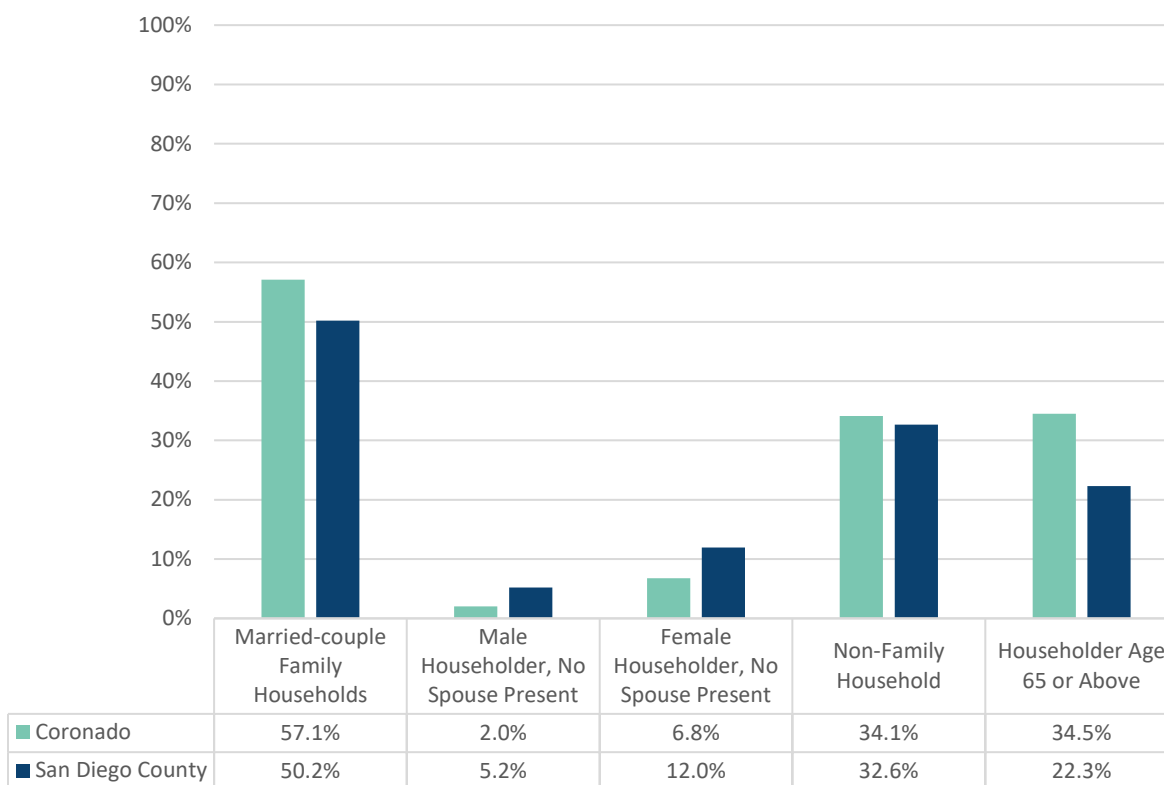
*HH = Households

Source: American Community Survey, 5-Year Estimates, 2018.

Figure 2-3 displays the household composition of the City of Coronado and San Diego County, including data for households with the householder age 65 or above. Senior households (age 65 or above) may have differing housing needs than other housing characteristics due to physical ability and needs for services. Senior households may also be included in each of the household characteristics included in Figure 2-3. Coronado has a relatively low percentage of female householders with no spouse present (6.8 percent) and an even lower percentage of male householders with no spouse present (2.0 percent). The majority of the households are a married couple family (57.1 percent). Households that have a householder of 65 years or above is 34.5 percent of all households, which is 12.2 percent higher than the County's 22.3 percent.

Table 2-13 shows estimated ACS and Census data for household types from 2010 to 2018 for the City of Coronado, displaying estimated changes over time. Of the households in 2010, about 53 percent were married-couple family households, which increased to about 57 percent (4,794 Households) in 2018. The percent of households with a householder 65 years or above increased by about 3.1 percent from 2,326 households in 2010 to 2,898 households in 2018. Additionally, the number of female-headed households with no spouse present decreased from 660 in 2010 to 568 in 2018).

Figure 2-3: Coronado and San Diego County Household Characteristics (2018)



Note: Householders age 65 or above may be included in each of the above household characteristics.

Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-13: Changes in Household Types in Coronado (2010-2018)						
Household Type	2010	Percent	2015	Percent	2018	Percent
Married-Couple Family Households	3,900	52.6%	4,573	53.8%	4,794	57.1%
Female Household, No Spouse Present	660	8.9%	672	7.9%	568	6.8%
Non-Family Household	2,637	35.6%	2,967	34.9%	2,865	34.1%
Householder 65 Years or Above	2,326	31.4%	2,703	31.8%	2,898	34.5%
Total Households	7,409	100.0%	8,500	100.0%	8,396	100.0%
<i>Source: United States Census Bureau, 2010 and American Community Survey, 5-Year Estimates, 2015 and 2018.</i>						

Table 2-14 displays the estimated housing unit growth from SANDAG Regional Growth Forecast for Coronado, San Diego County, adjacent cities, and coastal cities in the County between 2016 to 2050. From 2016 to 2050, Coronado is projected to experience steady growth, totaling four percent across the 34 years. Among surrounding cities, City of San Diego and Imperial Beach can expect the largest percent of growth, 42 percent and 38 percent, respectively. Carlsbad and Encinitas are expected to experience a 12 percent and 16 percent growth, respectively, while Del Mar and Solana Beach are expected to experience a five percent and nine percent growth. Overall, the County of San Diego can expect a 35 percent increase in total households, from 1,192,645 in 2016 to 1,611,971 in 2050. These figures are important to ensure an adequate number and variety of housing types.

Table 2-14: Housing Unit Growth Forecast (2016-2050)					
Jurisdiction	2016	2025	2035	2050	% Change 2016-2050
Carlsbad	46,356	49,515	51,294	53,999	16%
Del Mar	2,611	2,619	2,651	2,739	5%
Encinitas	26,053	26,761	27,450	29,147	12%
Solana Beach	6,497	6,629	6,823	7,097	9%
San Diego City	532,195	594,110	698,741	755,616	42%
Imperial Beach	9,756	11,160	12,934	13,426	38%
Coronado	9,577	9,624	9,669	9,977	4%
San Diego County	1,192,645	1,304,202	1,475,912	1,611,971	35%
<i>Source: SANDAG Series 14 Regional Growth Forecast Population by Jurisdiction (2019)</i>					

Table 2-15 below displays average household size data from the ACS 2018 for Coronado, San Diego County, adjacent cities, and coastal cities in the County. Household sizes may represent housing needs within a community and resulting services and facilities that are required. Coronado has an average household size of 2.38, slightly smaller than the County's average household size of 2.87. City of San Diego and Imperial Beach have the largest average household sizes of 2.71 and 2.91, respectively. Coronado's average household size is lower than average household sizes of surrounding cities.

Table 2-15: Average Persons per Household (2018)	
Jurisdiction	Household Size
Carlsbad	2.61
Del Mar	2.03
Encinitas	2.6
Solana Beach	2.39
San Diego City	2.71
Imperial Beach	2.91
Coronado	2.38
San Diego County	2.87
<i>Source: American Community Survey, 5-Year Estimates, 2018.</i>	

2. Household Income

Assessing household income is a major component of evaluating housing affordability. As household income increases, it is more likely that the household can afford market rate housing units, larger units, and/or pursue ownership opportunities; however, as household income decreases, households tend to pay a disproportionate amount of their income for housing. This may influence increased incidences of overcrowding and substandard living conditions.

HCD has identified the following income categories based on the Area Median Income (AMI) of San Diego County;

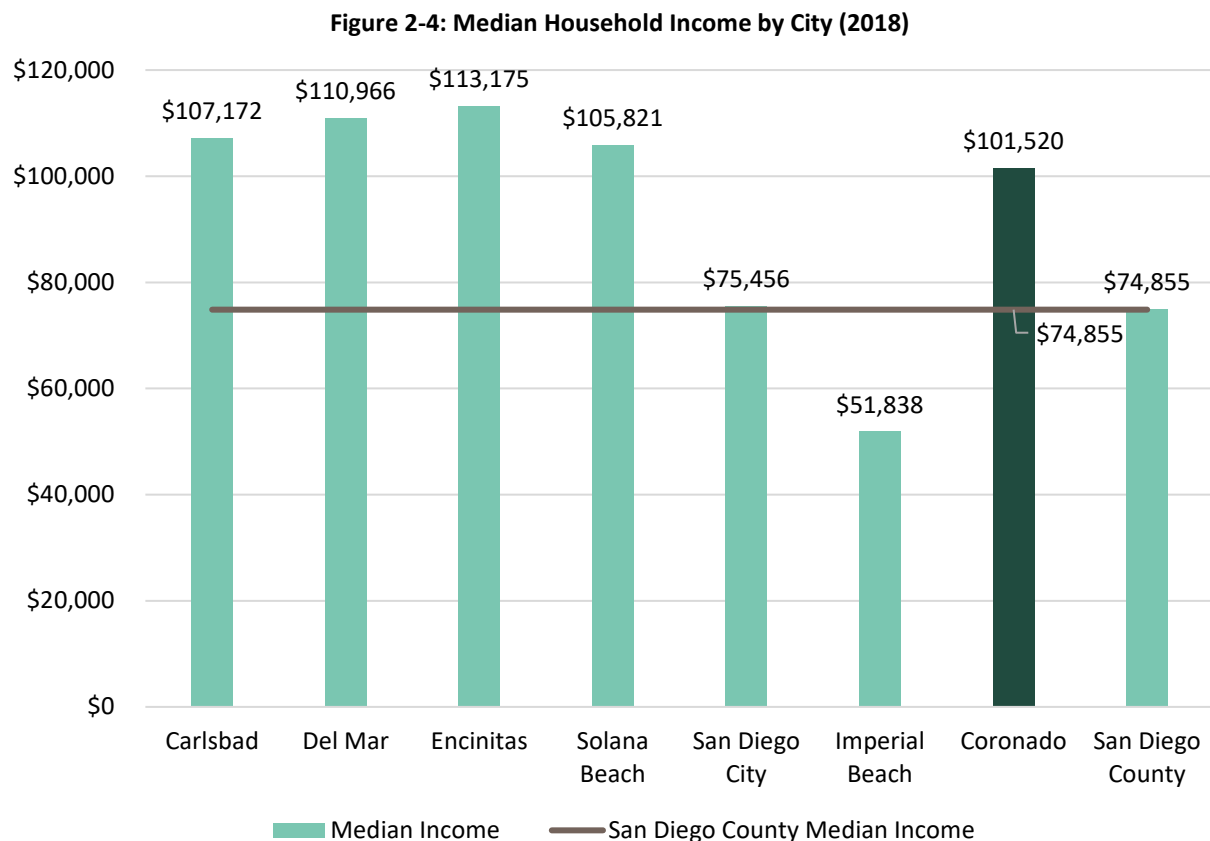
- Extremely Low-income: households earning up to 30 percent of the AMI
- Very Low-income: households earning between 31 and 50 percent of the AMI
- Low-income: households earning between 51 percent and 80 percent of the AMI
- Moderate Income: households earning between 81 percent and 120 percent of the AMI
- Above Moderate Income: households earning over 120 percent of the AMI
- Combined, the extremely low, very low, and low-income groups are referred to as lower income.³

Table 2-16 shows Comprehensive Housing Affordability Strategy (CHAS) data for Coronado. The CHAS data helps demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data is based on custom tabulations of 2013-2017 ACS survey data. **Table 2-16** shows that there is a near even split between renters and owners in Coronado, with a slight increase in renters from 2013 to 2017. There are about 2.9 percent of owners and 5.4 percent of renters in the extremely low-income category. There is about 2.9 percent of owners and 5.9 percent of renters in the very low-income category. In addition, there is about 3.4 percent of owners and 8.0 percent of renters in the low-income category. Overall, about 28.5 percent of owners and renters in Coronado are considered to be lower income, while there is about 71.4 percent of owners and renters that are in the moderate or above moderate-income categories.

³ Federal housing and community development programs typically assist households with incomes up to 80 percent of the AMI and use different terminology. For example, the Federal Community Development Block Grant (CDBG) program refers households with incomes between 51 and 80 percent AMI as moderate income (compared to low-income based on State definition).

Table 2-16: Coronado Households by Income Category (2013-2017)						
Income Category (% of County AMI)	Owner	% of Total	Renter	% of Total	Total	Percent
Extremely Low (30% AMI or less)	250	2.9%	455	5.4%	705	8.3%
Very Low (31 to 50% AMI)	250	2.9%	500	5.9%	750	8.8%
Low (51 to 80% AMI)	290	3.4%	680	8.0%	970	11.4%
Moderate or Above Moderate (over 80% AMI)	3,385	39.9%	2,670	31.5%	6,055	71.4%
Total	4,180	49.3%	4,305	50.7%	8,485	100.0%
Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.						

The ACS 2018 data shown in **Figure 2-4** shows the median household income for select cities in San Diego County. The median household income for the County was \$74,855 in 2018, the City of Coronado had a higher median income of \$101,520.



Source: American Community Survey, 5-Year Estimates, 2018.

Figure 2-5 displays ACS 2018 data for income in Coronado broken into various income categories. Those who made over \$200,000 composed the largest income category at 21 percent. Overall, majority of employed households in Coronado, fall into the moderate to above moderate-income categories, specifically, with higher percentages making over \$100,000 per year.

Figure 2-5: Household Income in Coronado (2018)



Source: American Community Survey, 5-Year Estimates, 2018.

D. Housing Problems

The CHAS data developed by the Census Bureau for HUD provides detailed information on housing needs by income level for different types of households in Coronado. The most recent available CHAS data for Coronado was published in August 2020 and was based on 2013-2017 ACS data. Housing problems considered by CHAS included:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burdens, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burdens, including utilities, exceeding 50 percent of gross income.

Table 2-17 displays housing problems in Coronado for lower income households by owner and renter. In general, owner-households had a slightly lower level of at least one housing problem (18.6 percent) than renter-households (26.9 percent). About nine percent of owner households reported having at least one severe housing problem and about 14 percent of renter households reported having at least one severe housing problem.

Table 2-17: Housing Assistance Needs of Lower Income Households					
Housing Problem Overview*	Owner		Renter		Total
	Count	Percent	Count	Percent	Count
Household has at least 1 of 4 Housing Problems	1,580	18.6%	2,280	26.9%	3,860
Household has none of 4 Housing Problems	2,565	30.2%	1,910	22.5%	4,475
Cost Burden not available, no other problems***	35	0.4%	120	1.4%	155
Total	4,180	49.3%	4,305	50.7%	8,485
Severe Housing Problem Overview**	Owner		Renter		Total
	Count	Percent	Count	Percent	Count
Household has at least 1 of 4 Severe Housing Problems	785	9.3%	1,195	14.1%	1,980
Household has none of 4 Severe Housing Problems	3,360	39.6%	2,995	35.3%	6,355
Cost Burden not available, no other problems	35	0.4%	120	1.4%	155
Total	4,180	49.3%	4,305	50.7%	8,485
<p>* The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30%.</p> <p>** The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.</p> <p>***Cost Burden not available no other problems is a category provided by CHAS data to accounted for estimated missing data.</p> <p>Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.</p>					

1. Overcrowding

“Overcrowding” is generally defined as a housing unit occupied by more than one person per room in the housing unit (including living room and dining rooms, but excluding hallways, kitchen, and bathrooms). Severely overcrowded households are households with greater than 1.5 persons per room. An overcrowded household results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size. Overcrowding can indicate that a community does not have an adequate supply of affordable housing, especially for large families.

Overcrowded and severely overcrowded households can lead to neighborhood deterioration due to the intensive use of individual housing units leading to excessive wear and tear, and the potential cumulative overburdening of community infrastructure and service capacity. Furthermore, overcrowding in a community can also lead to an overall decline in social cohesion and environmental quality. Such a decline can often spread geographically and impact the quality of life and the economic value of property as well as the vitality of commerce within a city. The combination of lower incomes and high housing costs can sometimes result in many households living in overcrowded housing conditions.

Table 2-18 displays the overcrowding by tenure ACS 2018 data for Coronado. In general, there is a low percent of overcrowded units and severely overcrowded units in Coronado (0.4 percent and 0.6 percent, respectively). The percent of overcrowded units is relatively the same between owner occupied- and renter-occupied units at 0.2 percent each while severely overcrowded units only affected renter-occupied units at 0.6 percent.

Table 2-18: Overcrowding Housing Units by Tenure						
Tenure	Overcrowded Housing Units (1.0 to 1.50 persons/room)		Severely Overcrowded Housing Units (>1.51 persons/room)		Total Overcrowded Occupied Housing Units	
	Count	% Overcrowded Units	Count	% Overcrowded Units	Count	% Overcrowded Units
Owner Occupied	18	0.2%	0	0.0%	18	0.2%
Renter Occupied	17	0.2%	53	0.6%	70	0.8%
Total	35	0.4%	53	0.6%	88	1.0%

Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-19 displays the overcrowded housing units by tenure ACS 2018 data for Coronado, nearby cities, San Diego County, and other coastal cities in the County. The percent of overcrowded units, for both owners and renters, is lower in Coronado than in San Diego County. In 2018, the County experienced 6.8 percent of overcrowded units with 1.6 percent being owners and 5.2 percent being renters; this is about a 1.4 percent difference in overcrowded owner-occupied units and a 4.4 percent difference in overcrowded renter occupied units between San Diego County and Coronado. Renters were also the primary group affected by overcrowding in the City of San Diego and Imperial Beach, where about 5.1 percent and 10.2 percent, respectively, had renter occupied units that were considered overcrowded. In the region, Coronado had one of the lowest percentages of overcrowded units for both renter and owner-occupied units, showing that overcrowded units do not seem to be a housing problem for Coronado.

Table 2-19: Overcrowded Housing Units by Tenure (2018)				
Jurisdiction	Owner Occupied Overcrowded Units (>1.0 persons/room)		Renter Occupied Overcrowded Units (>1.0 persons/room)	
	Count	% Total Occupied Units	Count	% Total Occupied Units
Carlsbad	304	0.7%	661	1.5%
Del Mar	0	0.0%	22	1.0%
Encinitas	228	1.0%	610	2.5%
Solana Beach	22	0.4%	111	2.0%
San Diego City	6,709	1.3%	25,785	5.1%
Imperial Beach	58	0.6%	933	10.2%
Coronado	18	0.2%	70	0.8%
San Diego County	17,379	1.6%	57,636	5.2%

Source: American Community Survey, 5-Year Estimates, 2018.

2. Overpayment (Cost Burden) In Relation to Income

Overpayment is an important factor in understanding housing needs and affordability. State and federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying. Overpayment for housing can cause an imbalance on the remainder of a household's budget. Understanding and measuring overpayment for housing in a community is also an indicator of the dynamics of supply and demand.

Per the Housing and Urban Development Comprehensive Housing Affordability Strategy report (2013-2017), shown below in **Table 2-20**, over half of households in Coronado experience some type of cost burden or housing overpayment. Approximately, 39 percent of lower-income households (extremely low, very low, and low income) in Coronado overpaid for housing while 26.9 percent of moderate- and above moderate-income overpaid for housing. Overpayment was more severe on renters than owners in Coronado where about 26 percent of renters had a cost burden above 30% and about 12.8 percent of renters had a cost burden above 50%.

Table 2-20: Summary of Housing Overpayment

Income Category	Household Income*	Owner				Renter				Total
		Cost Burden > 30%	% of Tot. HH**	Cost Burden > 50%	% of Tot. HH	Cost Burden > 30%	% of Tot. HH	Cost Burden > 50%	% of Tot. HH	
Extremely Low Income	Household Income is less-than or = 30% AMI***	180	2.1%	155	1.8%	300	3.5%	285	3.4%	10.8%
Very Low Income	Household Income >30% to less-than or = 50% AMI	200	2.4%	140	1.6%	490	5.8%	400	4.7%	14.5%
Low Income	Household Income >50% to less-than or = 80% AMI	215	2.5%	175	2.1%	495	5.8%	260	3.1%	13.5%
Moderate Income	Household Income >80% to less-than or = 100% AMI	130	1.5%	65	0.8%	275	3.2%	90	1.1%	6.6%
Above Moderate Income	Household Income >100% AMI	825	9.7%	220	2.6%	630	7.4%	55	0.6%	20.3%
Total		1,550	18.3%	755	8.9%	2,190	25.8%	1,090	12.8%	65.8%

* Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

**% of tot. HH = Percent of Total Households in Coronado

*** AMI = Area Median Income, this is the median income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. AMI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

E. Special Needs Groups

State law recognizes that certain households may have more difficulty in finding adequate and affordable housing due to special circumstances. Special needs populations include seniors, persons with disabilities, female-headed households, large households, and farm workers. In addition, many often have lower incomes because of their conditions.

Special circumstances may be related to one's employment and income, family characteristics, disability and household characteristics, or other factors. Consequently, certain residents in Coronado may experience higher incidences of housing overpayment (cost burden), or other housing problems. The special needs groups analyzed in the Housing Element include the elderly, persons with disabilities (including persons with developmental disabilities), homeless people, single parents, large households, and farmworkers (**Table 2-21**). Many of these groups overlap, for example many farmworkers are homeless migrant workers, and many elderly people have a disability of some type. The majority of these special needs groups could be assisted by an increase in affordable housing. The following sections provide a detailed discussion of the housing needs facing each group in Coronado, as well as programs and services available to address their housing needs.

Table 2-21: Special Needs Groups in Coronado		
Special Needs Groups	# of People or Households	Percent of Total Population/ Households
Senior Headed Households	2,898	34.5%
Households with Seniors (65 years and over)	3,102	36.9%
Seniors Living Alone	1,123	13.4%
Persons with Disabilities	1,642	8.7%
Persons with Developmental Disabilities		
Large Households (5 or more persons per household)	460	5.5%
Single-Parent Households	737	13.3%
Single-Parent, Female Headed Households with Children (under 18 years)	330	6.0%
People Living in Poverty	1,143	5.7%
Farmworkers*	3	0.0%
Homeless**	16	0.2%
*Farmworker data is taken of the population 16 years and over, not total population. **Homeless data is taken off the WeAllCount totals for sheltered and unsheltered homeless. Source: American Community Survey, 5-Year Estimates, 2018 and Regional Task Force on the Homeless, WeAllCount 2020.		

1. Seniors

The senior population, generally defined as those 65 years of age or above, can experience several concerns such as limited and fixed incomes, high health care costs, higher incidence of mobility and self-care limitations, transit dependency, and living alone. Specific housing needs for the senior population include affordable housing, supportive housing (such as intermediate care facilities), group homes, and other housing that include a planned service component.

The limited income of many senior persons may make it difficult for them to find affordable housing. In addition, senior persons may also require medical facilities and support. **Table 2-22** shows that 4,656 persons were aged 65 and above in Coronado in 2018, which is 19.7 percent of the total population in the City. This is a higher percentage than the percentage found in most neighboring cities (City of San Diego and Imperial Beach) and the County.

Table 2-22: Persons Age 65 and Over by City (2018)		
Jurisdiction	Age 65+	Percent Age 65+
Carlsbad	19,151	16.8%
Del Mar	1,157	26.7%
Encinitas	11,124	17.7%
Solana Beach	3,115	23.3%
San Diego City	171,804	12.3%
Imperial Beach	2,902	10.6%
Coronado	4,656	19.7%
San Diego County	439,595	13.3%
<i>Source: American Community Survey, 5-Year Estimates, 2018</i>		

Seniors may also be faced with various disabilities. In 2018, ACS reported 2,328 seniors with disabilities in Coronado. Among these disabilities, the most common were ambulatory disabilities, independent living disabilities, and hearing disabilities.

Senior Aged Households by Tenure (2018)		
Household Type	Age 65+	Percent of Total Household Population
Owner Occupied	2,552	54.5% of owners
Renter Occupied	510	13.8% of renters
Total	3,062	100% of Households
<i>Source: American Community Survey, 5-Year Estimates, 2018</i>		

2. Persons with Physical and Developmental Disabilities

Physical and developmental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. Physical, mental, and/or developmental disabilities may deprive a person from earning income, restrict one's mobility, or make self-care difficult. Thus, persons with disabilities often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents suffer from disabilities that require living in a supportive or institutional setting.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of persons with disabilities would have annual incomes within Federal and State income limits, especially those households not in the labor force. Furthermore, many lower income persons with disabilities are likely to require housing assistance and services. Housing needs for disabled persons are further compounded by design issues and location factors, which can often be costly. For example, special needs

of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

Housing opportunities for persons with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward renters and homeowners with disabilities for unit modification to improve accessibility. The City also offers reasonable accommodation applications, which are addressed in the Housing Element's **Section 3: Housing Constraints, Resources and AFFH**.

The 2018 ACS identified six disability types: hearing disability, vision disability, cognitive disability, ambulatory disability, self-care disability and independent living disability. The Census and the ACS provide clarifying questions to determine persons with disabilities and differentiate disabilities within the population. The ACS defines a disability as a report of one of the six disabilities identified by the following questions:

- Hearing Disability: Is this person deaf or does he/she have serious difficulty hearing?
- Visual Disability: Is this person blind or do they have serious difficulty seeing even when wearing glasses?
- Cognitive Difficulty: Because of a physical, mental, or emotional condition, does this person have serious difficulty concentrating, remembering, or making decisions?
- Ambulatory Difficulty⁴: Does this person have serious difficulty walking or climbing stairs?
- Self-care Difficulty⁴: Does this person have difficulty dressing or bathing?
- Independent Living Difficulty⁵: Because of a physical, mental, or emotional condition, does this person have difficulty doing errands alone such as visiting a doctor's office or shopping?

Table 2-23 show the population under 18, 18 to 64, and 65 years and above for the six disability types in Coronado. About nine percent of the Coronado population reported a disability. Of that nine percent, ambulatory difficulty tallied the highest at 24.6 percent of persons with a disability. Independent living difficulty had the second highest percent with 21.5 percent of persons with a disability. Hearing difficulty and cognitive difficulty made up about 16.2 percent and 16.6 percent, respectively, of persons with a disability. **Table 2-23** also shows that persons age 65 or over had the highest percentage of disabilities.

⁴ Asked of person 5 years of age and over.

⁵ Asked of persons 15 years of age and over.

Table 2-23: Disability Status (2018)						
Disability Type	Under 18	18 to 64	65 years and Over	Total	% of Population with a Disability	% of Total Population**
Population with a Hearing Difficulty	10	63	484	557	16.2%	3.0%
Population with a Vision Difficulty	12	156	163	331	9.6%	1.8%
Population with a Cognitive Difficulty	57	219	296	572	16.6%	3.0%
Population with an Ambulatory Difficulty	0	245	603	848	24.6%	4.5%
Population with a Self-care Difficulty	6	103	286	395	11.5%	2.1%
Population with an Independent Living Difficulty	--	246	496	742	21.5%	3.9%
Total*	85	1,032	2,328	3,445	100.0%	--
<p>*This number may double count as some persons report having one or more disabilities, therefore this total number differs from the total number of persons with a disability in Table 2-18.</p> <p>**Total population is the total civilian noninstitutionalized population for the city.</p> <p>Source: American Community Survey, 5-Year Estimates, 2018.</p>						

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census and ACS do not collect or report statistics for developmental disabilities and no other source is known to have this data for Coronado. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to about 354 persons in Coronado with developmental disabilities, based on the total population of Coronado from the 2018 ACS.

Per Section 4512 of the Welfare and Institutions Code a "developmental disability" constitutes a substantial disability for that individual which includes intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disability or to require treatment like that required for individuals with intellectual disability but shall not include other handicapping conditions that are solely physical in nature. Many people with developmental disabilities can live and work independently within a conventional

housing environment. Individuals with more severe developmental disabilities may require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for persons with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

As of June 2020, the State DDS provides community-based services to approximately 304,044 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. According to DDS, as of June 2020, the San Diego Regional Center (SDRC) served 26,471 persons with developmental disabilities. Thirty-three percent of the persons served by SDRC were female while sixty-seven percent of the persons served by SDRC were male. Persons from 0-2 years of age comprised 21 percent of SDRC's clients, 45 percent of persons served were 3-21 years (the largest age group served), and 34 percent of persons served were 22-99 years. Of those served, 31 percent reported White, about 39 percent reported Hispanic, 17 percent reported Other, six percent reported Black or African American, and persons who reported Asian, Filipino, Native American or Polynesian each totaled under five percent.

For Coronado, March 2021 data from the DDS indicates there are 79 clients or residents utilizing DDS services with 41 clients or residents utilizing DDS services aged 17 and under and 38 clients or residents utilizing DDS services aged 18 and older. Approximately 74 of these consumers live in the home of a parent, family or guardian. No consumers are known to reside in supportive housing or community care facilities.

There are several housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 (veterans) homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving the needs of this group. Incorporating 'barrier-free' design in all, new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

3. Large Households

Large households are defined as those consisting of five or more members. These households comprise a special need group because many communities have a limited supply of adequately sized and affordable housing units for large households. To save for other basic necessities such as food, clothing and medical care, it is common for lower income large households to reside in smaller units with inadequate number of bedrooms, which frequently results in overcrowding and can contribute to faster rates of deterioration.

Securing housing large enough to accommodate all members of a household is more challenging for renters, because multi-family rental units are typically physically smaller than single-family ownership units. While apartment complexes offering two and three bedrooms are common, apartments with four or more bedrooms are rare. It is more likely that large households will experience overcrowding in comparison to smaller households. Additionally, throughout the region, single-family homes with higher bedroom counts, whether rental or ownership units, are rarely affordable to lower income households.

Table 2-24 displays the ACS 2018 data for large households broken down by tenure in the City of Coronado. Large households made up 5.5 percent of all households in the City. Among the large households, five-person households were most common (five percent) and six-person households was 0.5 percent. There were no seven-or-more person households in Coronado reported in ACS 2018 data. When divided up by tenure, the data shows that renter-occupied

large households are 3.3 percent of households in Coronado while owner-occupied large households are 2.1 percent of households.

Table 2-24: Large Households in Coronado by Tenure (2018)						
Household Size	Owner		Renter		Total	
	Count	% Total Households	Count	% Total Households	Count	% Total Households
5-Person Household	150	1.8%	272	3.2%	422	5.0%
6-person Household	29	0.3%	9	0.1%	38	0.5%
7-or-more person Households	0	0.0%	0	0.0%	0	0.0%
Total	179	2.1%	281	3.3%	460	5.5%
Source: American Community Survey, 5-Year Estimates, 2018.						

4. Single-Parent Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. Single parent-headed households with children are susceptible to having lower incomes than similar two-parent households. Single, female mothers may face social marginalization pressures that can limit their occupational choices and income earning potential, housing options and access to supportive services.

Table 2-25 displays data breakdown of single parent households in Coronado. In total, single parent households make up 4.9 percent of total households, which is 3.4 percent lower than the County's percentage of total households. Of the single parent households in Coronado, 85 were male headed with no female present (1.0 percent) and the remaining 3.9 percent were female headed with no male present. Overall, 1.3 percent of single parent households (106 single parent households) in Coronado live in poverty.

Table 2-25: Single Parent Households					
Jurisdiction	Single Parent-Male, No Spouse Present	Single Parent-Female, No Spouse Present	Single Parent Households Living in Poverty	Single Parent Households	% Total Households
Coronado	85	330	106	415	4.9%
San Diego County	25,988	66,423	29,058	92,411	8.3%
Source: American Community Survey, 5-Year Estimates, 2018.					

5. Farmworkers

Farm workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural work. Permanent farm laborers work in the fields, process plants, or support agricultural-related activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor. Farm workers have special housing needs because they earn lower incomes than many other workers and/or move throughout the year from one harvest location to the next.

According to ACS 2018 data for Coronado, there were 251 persons employed in natural resources, construction, and maintenances occupations; of those, 3 persons were employed in the farming, fishing, and forestry industries. Given

that the City does not have any agricultural land and is relatively isolated from land in agricultural production, residents employed in these occupations are likely owners or managers and not laborers. The City also does not experience any seasonal fluctuation of farm work jobs, as there are not year-round or seasonal farm-related industries in the City. Because of the extremely low percentage of persons employed in the agriculture and farming industries and no potential for expansion within this occupation category during the planning period, the City of Coronado does not provide specific housing programs or policies for this population and believes the needs of this segment of the population are met through currently available resources.

6. Military Households

The military population influences housing demand and needs due to existing military households trying to find housing, former military households trying to remain in the community, and potential increasing amount of military personnel being assigned to the military installation within and adjacent to Coronado. Often, the housing needs of military personnel are affected by lower incomes and an uncertain length in residency.

The military provides housing options for military personnel with a mixture of on-base and privatized off-base housing. Some of the military sponsored off-base housing are within the limits of Coronado. On-base housing is available aboard ships, in military barracks for lower-ranking personnel, and housing allowances are permitted for higher-ranking personnel and their families to live in local communities. The SANDAG MMAS Project reports that higher-ranking personnel often look for housing in communities located further from base due to higher housing costs in nearby communities. The Navy also provides off-base housing in 20 affiliated housing areas, such as Lincoln Military Housing on Silver Strand, on Naval Amphibious Base (NAB) and on Naval Air Station North Island (NASNI).

For military personnel that are not accommodated in base housing, the federal Servicemembers Civil Relief Act (SCRA), signed into law in 2003, offers protections and benefits for military personnel. This act provides military personnel and their families an early lease termination option, eviction protection, mortgage relief, interest rate caps, and the ability to reopen default judgments under certain circumstances. In addition, military personnel that are not accommodated in base housing also receive a monthly tax-free housing allowance from the military in addition to their regular pay.

7. Extremely Low-income Households and Poverty Status

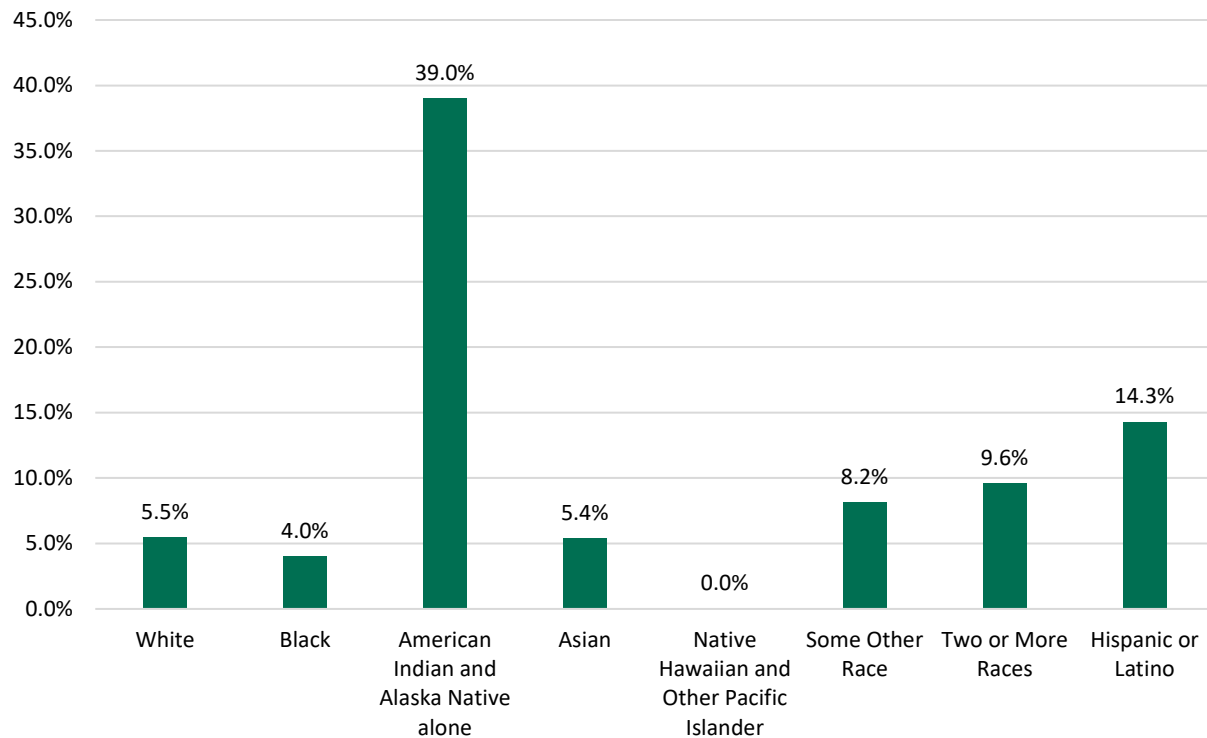
2013-2017 CHAS data for Coronado indicates that there were approximately 970 low-income households, 750 very low-income households, and 705 extremely low-income households; totaling about 2,425 households (renters and owners) earning an income equal to or less than 80% of the Area Median Income (AMI) (see **Table 2-16**). **Table 2-26** below, includes data characterizing affordability and cost burden for various income groups.

Table 2-26: Housing Problems for All Households by Tenure (2013-2017)				
Income Category	Income by Housing Problem*	Owner		
		Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available, no other Housing Problem
Extremely Low-Income	Household Income is less-than or = 30%	180	40	35
Very Low-Income	Household Income >30% to less-than or = 50% AMI	200	50	0

Table 2-26: Housing Problems for All Households by Tenure (2013-2017)				
Low-Income	Household Income >50% to less-than or = 80% AMI	215	75	0
Moderate-Income	Household Income >80% to less-than or = 100% AMI	140	80	0
Above Moderate-Income	Household Income >100% AMI	850	2,320	0
Total		1,580	2,565	35
Income Category	Income by Housing Problem	Renter		
		Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available, no other Housing Problem
Extremely Low-Income	Household Income is less-than or = 30%	310	30	120
Very Low-Income	Household Income >30% to less-than or = 50% AMI	490	10	0
Low-Income	Household Income >50% to less-than or = 80% AMI	525	155	0
Moderate-Income	Household Income >80% to less-than or = 100% AMI	275	45	0
Above Moderate-Income	Household Income >100% AMI	680	1,670	0
Total		2,280	1,910	120
Total Households (Owner and Renter)		3,860	4,475	155
<p>* The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.</p> <p>Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.</p>				

Figure 2-6 displays the percent of the population below poverty level by race and Hispanic or Latino origin in 2018 for Coronado. According to ACS, 1,143 persons were reported to be living in poverty, about 5.7 percent of the population for whom poverty status is determined. An estimated 39 percent of American Indian and Alaska Natives live in poverty in the City; this represents the highest percent below the poverty line, however, they make up less than 1.0% of the total population. About 9.6 percent of those identifying as some other race live below the poverty line. Of those identifying as Hispanic or Latino, 14.3 percent live below the poverty line. About five percent of person who reported White also reported living in poverty, and both the Asian and Black population reported under six percent of persons living in poverty.

Figure 2-6: Percent Coronado Population Below Poverty Level, by Race and Ethnicity (2018)



Note: The chart reports percentage of own population who are reported to have incomes below poverty level.

Source: American Community Survey, 5-Year Estimates, 2018.

8. Persons Experiencing Homelessness

Throughout the country and San Diego region, homelessness has become an increasingly important issue. Factors contributing to the rise in homelessness include, increased unemployment and underemployment, a lack of housing affordable to lower and moderate-income persons (especially extremely low-income households), reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

State law mandates that cities address the special needs of homeless persons within their jurisdictional boundaries. “Homelessness” as defined by the U.S. Department of Housing and Urban Development (HUD) has recently been updated in 2019, the following lists the updated descriptions for homeless and the changes in the definition from HUD:

- People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided. The only significant change from existing practice is that people will be considered homeless if they are exiting an institution where they resided for up to 90 days (it was previously 30 days) and were in shelter or a place not meant for human habitation immediately prior to entering that institution.
- People who are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support networks to remain in housing. HUD had previously allowed people who were being displaced within 7 days to be considered homeless.
- Families with children or unaccompanied youth who are unstably housed and likely to continue in that state. This is a new category of homelessness, and it applies to families with children or unaccompanied

youth who have not had a lease or ownership interest in a housing unit in the last 60 or more days, have had two or more moves in the last 60 days, and who are likely to continue to be unstably housed because of disability or multiple barriers to employment.

- People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing. This category is similar to the current practice regarding people who are fleeing domestic violence.

This definition does not include persons living in substandard housing (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others), persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends).

The Regional Task Force on the Homeless (RTFH) is San Diego County’s leading resource for information on issues of homelessness. The RTFH promotes a regional approach as the best solution to ending homelessness in San Diego County. RTFH compiles data from a physical Point-In-Time (PIT) count of sheltered (emergency and transitional) and street homeless persons. The 2020 Count was conducted on January 23, 2020 and the results are shown in **Table 2-27**. Coronado had a relatively low percentage of counted homelessness for the County in comparison to San Diego City and other coastal cities such as Carlsbad, Del Mar, Encinitas, and Solana Beach.

Table 2-27: Homelessness in Coronado and Surrounding Cities (2020)				
Jurisdiction	Unsheltered	Sheltered	Total	% of County
Carlsbad	94	53	147	1.9%
Del Mar*	47	33	80	1.1%
Encinitas*	47	33	80	1.1%
Solana Beach*	47	33	80	1.1%
San Diego City	2,283	2,604	4,887	64.1%
Imperial Beach	16	0	16	0.2%
Coronado	16	0	16	0.2%
San Diego County	3,971	3,648	7,619	--
*Counts for unsheltered and sheltered include Del Mar, Encinitas, San Dieguito, and Solana Beach area. Source: Regional Task Force on the Homeless, WeAllCount 2020.				

According to RTFH, the San Diego region’s homeless population can be divided into two general groups: (1) urban homeless, and (2) rural homeless, including farm workers and day laborers who primarily occupy the hillsides, canyons and fields of the northern regions of the County. It is important to recognize that homeless individuals may fall into more than one category, making it difficult to accurately quantify and categorize the homeless. RTFH reports the San Diego Region has seen an increase in the average length of time people reside in emergency shelters.

9. Students

The college student population in the area is another factor affecting housing demand. There are several colleges and universities located near Coronado and in the San Diego region, including San Diego Community College, Point Loma Nazarene University, University of San Diego, San Diego State University, and the University of California, San Diego. According to ACS 2018 5-year estimates, 1,521 persons, about 28.8 percent of the population enrolled in school, were enrolled in college or graduate school. Of the total persons enrolled in college or graduate school, 674 were females (44.3 percent) and 847 were males (55.7 percent). While college and university students often reside with their parents, some students may reside in Coronado in their own independent housing. Students living

independently have varied needs and may live on fluctuating incomes. A report by the California Community College Chancellor's Office identified a recent study of 70 community colleges found that 56 percent of students were food insecure, and nearly half were either experiencing housing insecurity (35 percent) or homelessness (14 percent).⁶ Student's often require affordable rental housing, and although no policies and programs are needed to address the limited housing needs of students living in Coronado, the City recognizes that affordability and availability of housing may provide a burden on students. Coronado also recognizes that a lack of affordable housing may be a factor in a student's decision to move elsewhere after graduation.

F. Housing Stock Characteristics

The characteristics of the housing stock, including growth, type, availability and tenure, age and condition, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Coronado to identify how well the current housing stock meets the needs of its current and future residents.

1. Housing Growth

Table 2-28 shows the number of housing units between 2010 and 2018 for Coronado, San Diego County, nearby cities, and other coastal cities in the County. In 2018 the ACS estimated a total of 10,883 housing units. Between 2015 and 2018, Coronado's housing stock remained stagnant. In comparison to Coronado, the County of San Diego, grew by 1.4 percent from 2010 and 2015 and another 2.0 percent from 2015 to 2018. The housing stock growth from 2010 to 2015 in Coronado is higher than surrounding cities. City of San Diego saw 1.2 percent increase in housing units, and Imperial Beach saw a decrease of 0.6 percent in housing units. However, there was no housing stock growth from 2015 to 2018 in Coronado and thus, is lower to that of City of San Diego and Imperial Beach, which saw an increase of 3.1 percent and 6.8 percent, respectively, in housing units.

⁶ California Community Colleges, Chancellor's Office, Basic Needs Survey report, 2018.

Table 2-28: Housing Unit Growth (2010 – 2018)

Jurisdiction	2010	2015	2018	Percent Change	
				2010-2015	2015-2018
Carlsbad	44,673	46,296	47,117	3.6%	1.8%
Del Mar	2,596	2,814	2,695	8.4%	-4.2%
Encinitas	25,740	25,429	26,142	-1.2%	2.8%
Solana Beach	6,540	6,433	6,631	-1.6%	3.1%
San Diego City	516,033	522,410	540,644	1.2%	3.5%
Imperial Beach	9,882	9,823	10,488	-0.6%	6.8%
Coronado	9,634	10,883	10,884	13.0%	0.0%
San Diego County	1,164,786	1,180,806	1,204,884	1.4%	2.0%

Source: United States Census Bureau, 2010 and American Community Survey, 5-Year Estimates, 2015 and 2018.

2. Housing Type

Table 2-29 provides the number of housing units by type for Coronado and San Diego County. Per the 2018 ACS, single-family detached housing units are the most common type of housing in both Coronado and the County (46.9 percent and 51.2 percent, respectively). Multi-family housing units made up 40.4 percent of units in the City and just over 35 percent in the County. Additionally, no mobile homes were reported for the City while this housing type made up about four percent of housing units in the County. A wide array of housing types, as offered by Coronado, is crucial in providing for the diverse needs of the City's population. **Table 2-30** displays the number of housing units through military housing. The military provides about 710 housing units for military personnel.

Table 2-29: Total Housing Units by Type

Jurisdiction	Single- Family Detached	Single-Family Attached	Multi-Family	Mobile Homes	Total Units*
Coronado	46.9%	12.7%	40.4%	0.0%	100%
San Diego County	51.2%	9.6%	35.6%	3.6%	100%

* The data shows the percent of total units in structure.

Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-30: Military Housing

Military Housing Location	Units	Year Built
Naval Air Station North Island	64	1918
Naval Amphibious Base Coronado	43	2007
Holly Square*	13	1993
Lofgreen Terrace*	200	1988
Silver Stand (I & II) *	390	1969/1990

*Naval Base Coronado Off-Station

Source: Navy Region Southwest (NRSW) Inventory (August 2015)

3. Housing Availability and Tenure

Housing tenure and vacancy rates generally influence the supply and cost of housing. Housing tenure defines if a unit is owner-occupied or renter occupied. Tenure is an important market characteristic as it relates to the availability of housing product types and length of tenure. The tenure characteristics in a community can indicate several aspects of the housing market, such as affordability, household stability, and availability of unit types, among others. In many communities, tenure distribution generally correlates with household income, composition and age of the householder.

Table 2-31 shows the owner- and renter-occupied housing units in 2018 for Coronado. Of the occupied housing units, there was a near even split between renters and owners, with a slightly higher percentage of owner-occupied housing units (51 percent). A majority of owners resided in a single-family detached housing unit (33.9 percent) while a majority of renters resided in a multi-family housing unit (24.7 percent). Eighteen percent of renters resided in a single-family detached housing unit, while 11.5 percent of owners resided in a multi-family housing unit.

Table 2-31: Occupied Housing Units by Type and Tenure in Coronado (2018)					
Tenure	Single-Family Detached	Single-Family Attached	Multi-Family	Mobile Homes	Total Occupied Units*
Owner Occupied	33.9%	5.6%	11.5%	0.0%	51.0%
Renter Occupied	18.0%	6.3%	24.7%	0.0%	49.0%
Total	51.9%	11.9%	36.2%	0.0%	100.0%
*The data shows the percent of total occupied units. Source: American Community Survey, 5-Year Estimates, 2018.					

As shown in **Table 2-32**, owner-occupied households had an average household size of 2.24 while renter-occupied households had an average household size of 2.52. The owner-occupied and renter-occupied household size is lower in Coronado in comparison to the County, San Diego City, and Imperial Beach.

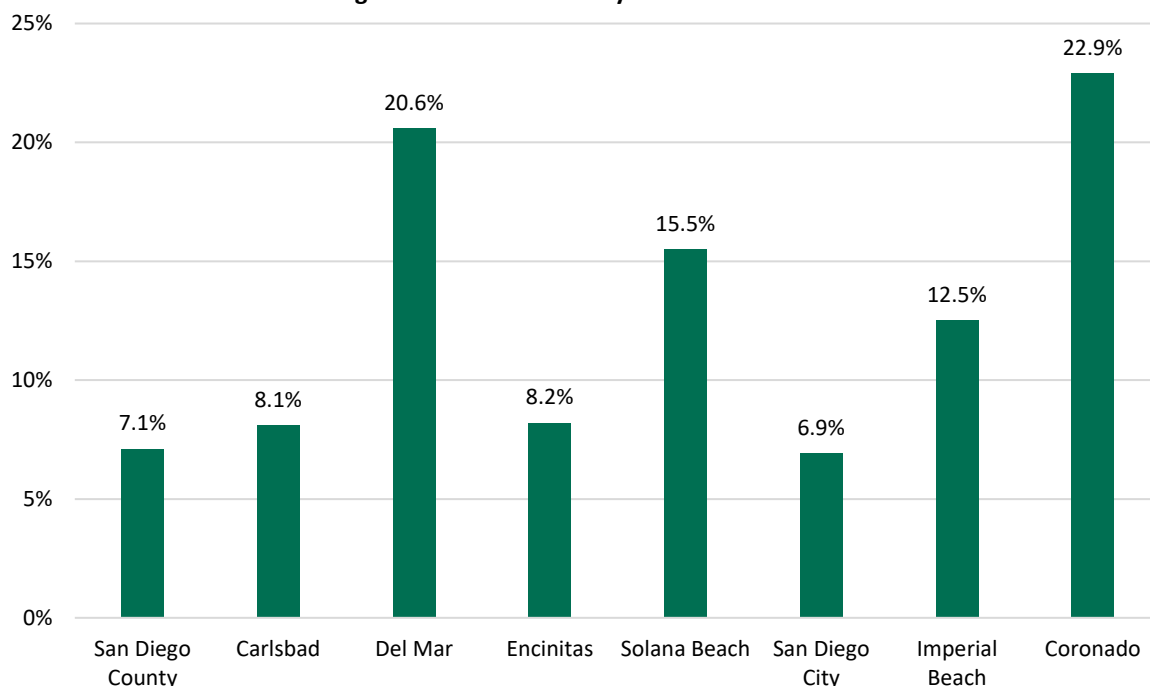
Table 2-32: Average Household Size by Tenure			
Jurisdiction	Owner Occupied Household Size	Renter Occupied Household Size	Average Household Size
Carlsbad	2.67	2.52	2.61
Del Mar	2.32	1.72	2.03
Encinitas	2.74	2.36	2.6
Solana Beach	2.46	2.28	2.39
San Diego City	2.79	2.64	2.71
Imperial Beach	2.79	2.96	2.91
Coronado	2.24	2.52	2.38
San Diego County	2.9	2.83	2.87
Source: American Community Survey, 5-Year Estimates, 2018.			

Vacancy rates require analysis because they indicate the degree of housing choice available to a community. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or

low supply conditions in the housing market. Too low of a vacancy rate can force prices up making it more difficult for lower and moderate-income households to find housing. Vacancy rates of between two to three percent are usually considered healthy for single-family or ownership housing, and rates of five to six percent are usually considered healthy for multi-family or rental housing. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market.

The data displayed in **Figure 2-7** shows that Coronado has a vacancy rate of 22.9 percent, a higher rate than many jurisdictions in the region and significantly higher than the County's rate of 7.1 percent. **Table 2-33** displays the breakdown of type of vacant units in Coronado in 2018. Seasonal, recreational or occasional use housing types have the highest number of vacant units at 1,857 units. About eight percent of vacant units are for rent while about four percent are rented but not occupied. There were 104 rented but unoccupied units in 2017 and 90 sold but unoccupied units. In addition, there were zero units vacant for migrant workers and only 46 units available for sale in 2018. About 10 percent of housing units were categorized as other vacant housing units.

Figure 2-7: Vacant Rate by Jurisdiction



Source: American Community Survey, 5-Year Estimates, 2018.

Table 2-33: Vacant Housing Units by Type in Coronado (2018)		
Type of Housing	Estimate	Percent
For rent	199	8.0%
Rented, not occupied	93	3.7%
For sale only	46	1.8%
Sold, not occupied	41	1.6%
For seasonal, recreational or occasional use	1,857	74.6%
For migrant workers	0	0.0%
Other vacant	252	10.1%
Total	2,488	100%

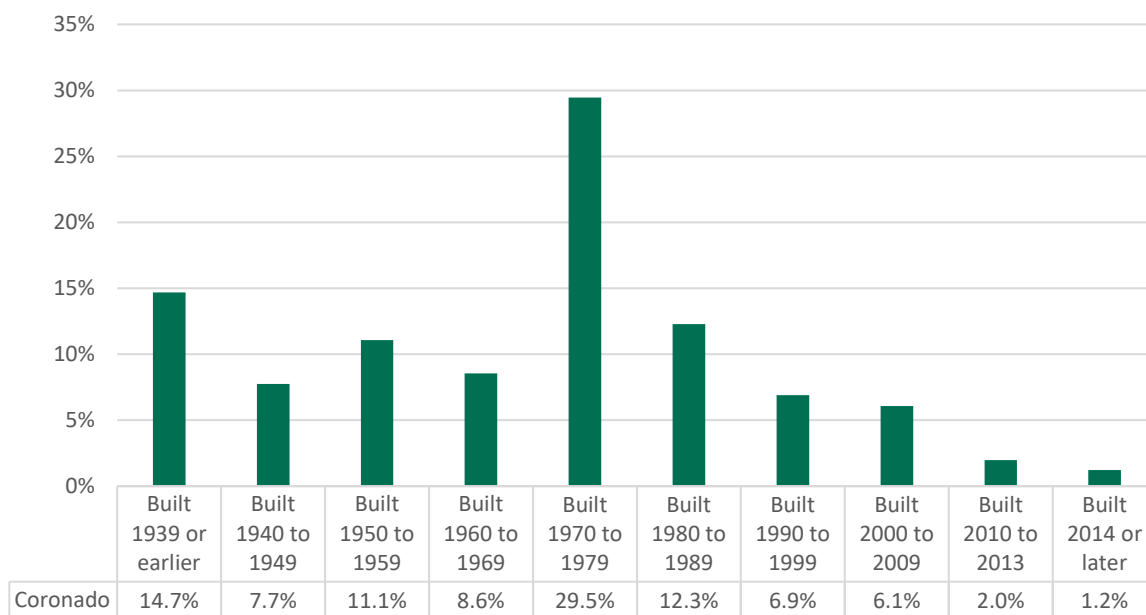
Source: American Community Survey, 5-Year Estimates, 2018.

4. Housing Age and Conditions

Housing age can be an important indicator of housing condition within a community. For example, housing that is over 30 years old is typically in need of some major rehabilitation, such as a new roof, foundation, plumbing, etc. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs.

According to the data displayed in **Figure 2-8**, there was a housing stock boom from 1970 to 1979, with 29.5 percent of all housing built during this time. About 42 percent of the housing stock in Coronado was built in 1969 or earlier, with 14.7 percent being built in 1939 or earlier and 11.1 percent being built between 1950 and 1959. About nine percent of housing units in Coronado were built after 2000, and a little over one percent in 2014 or later. Typically, a large proportion of older housing may indicate that the City's housing stock could require rehabilitation. When paired with an aging population and high vacancy percentage, the homeowner's ability to address potential issues may become limited. Due the City's larger percentage of high-income earning households, the ability and affordability of maintaining a house may not be a financial burden.

Figure 2-8: Housing Stock Age



Source: American Community Survey, 5-Year Estimates, 2018.

Housing Stock in Need of Rehabilitation or Replacement

The City of Coronado has historically been well-maintained and not subject to a proliferation of deferred maintenance issues. Because of the high quality of neighborhoods and the higher than average property values, housing units are almost universally well-maintained and exhibit no significant rehabilitation or replacement need with the exception of a handful of properties throughout the City.

The City of Coronado and its residents have historically placed a high value on design and aesthetics and there is limited deferred maintenance or structures in a state of disrepair. The City has a complaint-based code enforcement program where the City has responded to a handful of properties each year for site conditions/weed abatement

complaints. Historically these properties have been cleaned up and found to be in compliance once the property owners have been contacted.

G. Housing Costs and Affordability

Housing costs reflect the supply and demand of housing in a community. This section summarizes the cost and affordability of the housing stock to Coronado's residents.

1. Home Ownership Market

Table 2-34 shows the median home value in Coronado was \$1,537,000 in 2018. Homes in Coronado are significantly more expensive than other homes in County (\$526,300), San Diego City (\$569,100), and Imperial Beach (\$488,800). However, compared to other coastal cities, such as Carlsbad, Encinitas, and Solana Beach, homes in Coronado were valued slightly higher; this could be due in part to cost of land, geographic location or other housing cost factors.

Table 2-34: Median Home Value by City	
Jurisdiction	Median Home Value
Carlsbad	\$770,100.00
Del Mar	\$2,000,000.00
Encinitas	\$913,700.00
Solana Beach	\$1,137,100.00
San Diego City	\$569,100.00
Imperial Beach	\$488,800.00
Coronado	\$1,537,000.00
San Diego County	\$526,300.00
Source: American Community Survey, 5-Year Estimates, 2018.	

2. Rental Market

Table 2-35 shows the average cost of rental housing units in Coronado based on a December 21, 2020, Zillow search for units available for rent. A total of 20 units ranging from 1-bedroom to 3-bedrooms returned the following rental cost and price per square foot.

Table 2-35: Average Cost of Rental Units (2020)		
Unit Type	Rental Cost	Price per Square Foot
1-Bedroom	\$2,658	\$4.22
2-Bedroom	\$3,857	\$5.21
3-Bedroom	\$6,335	\$3.31
Source: Zillow Rental Listings (December 2020 and March 2021)		

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

HUD conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, HCD developed income limits, based on the Area Median Income (AMI),

which can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. The maximum affordable home and rental prices for residents in San Diego County are shown in **Table 2-36** and **Table 2-37**.

The data shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This amount can be compared to current housing asking prices (**Table 2-34**) and market rental rates (**Table 2-35**) to determine what types of housing opportunities a household can afford.

Extremely Low-Income Households

Extremely low-income households earn less than 30 percent of the County AMI – up to \$24,300 for a one-person household and up to \$37,450 for a five-person household in 2020. Extremely low-income households may not be able to afford market-rate rental or ownership housing in Coronado without assuming a substantial cost burden.

Very Low-Income Households

Very low-income households earn between 31 percent and 50 percent of the County AMI – up to \$40,450 for a one-person household and up to \$62,400 for a five-person household in 2020. A very low-income household can generally afford homes priced between \$141,500 and \$198,000, adjusting for household size. A very low-income household at the maximum income limit can afford to pay approximately \$1,011 to \$1,560 in monthly rent, depending on household size. Given the high cost of housing in Coronado, persons or households of very low-income may not be able to afford to rent or purchase a home in the City.

Low-Income Households

Low-income households earn between 51 percent and 80 percent of the County's AMI - up to \$64,700 for a one-person household and up to \$99,800 for a five-person household in 2020. The affordable home price for a low-income household at the maximum income limit ranges from \$254,500 to \$372,000. Based on the median home value in 2018 (**Table 2-34**), ownership housing in Coronado would not be affordable to low-income households. A one-person low-income household could afford to pay up to \$1,618 in rent per month and a five-person low-income household could afford to pay as much as \$2,495. Low-income households in Coronado may not be able to find adequately sized affordable apartment units (**Table 2-35**).

Moderate Income Households

Persons and households of moderate income earn between 81 percent and 120 percent of the County's AMI – up to \$120,150, depending on household size in 2020. The maximum affordable home price for a moderate-income household is \$315,700 for a one-person household and \$467,000 for a five-person family. Moderate income households in Coronado would not be able to purchase a home in the City. The maximum affordable rent payment for moderate income households is between \$1,948 and \$3,004 per month. Moderate income households may be able to afford 1-bedroom units but not larger rental units.

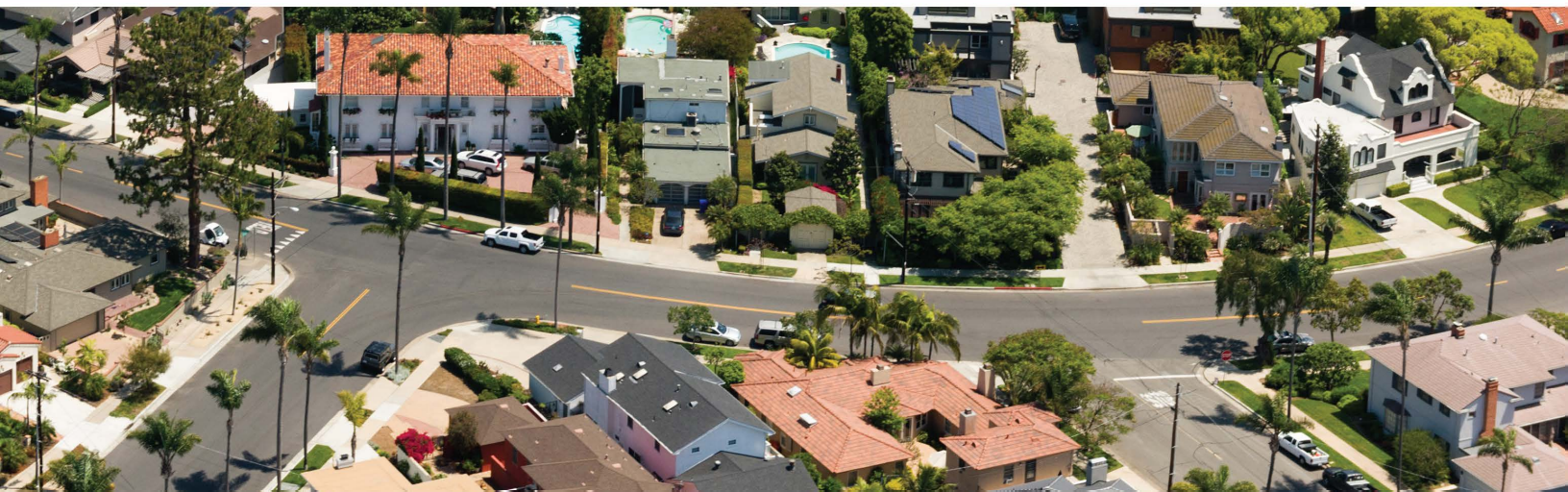
Table 2-35: Affordable Monthly Housing Cost for Renters in San Diego County (2020)				
Annual Income		Rent	Utilities	Total Affordable Monthly Housing Cost
Extremely Low-income (30% of AMI)				
1-Person	\$24,300	\$393	\$215	\$608
2-Person	\$27,750	\$433	\$261	\$694
3-Person	\$31,200	\$473	\$307	\$780
4-Person	\$34,650	\$488	\$378	\$866
5-Person	\$37,450	\$512	\$424	\$936
Very Low-income (50% of AMI)				
1-Person	\$40,450	\$796	\$215	\$1,011
2-Person	\$46,200	\$894	\$261	\$1,155
3-Person	\$52,000	\$993	\$307	\$1,300
4-Person	\$57,750	\$1,066	\$378	\$1,444
5-Person	\$62,400	\$1,136	\$424	\$1,560
Low-income (80% AMI)				
1-Person	\$64,700	\$1,403	\$215	\$1,618
2-Person	\$73,950	\$1,588	\$261	\$1,849
3-Person	\$83,200	\$1,773	\$307	\$2,080
4-Person	\$92,400	\$1,932	\$378	\$2,310
5-Person	\$99,800	\$2,071	\$424	\$2,495
Moderate Income (120% AMI)				
1-Person	\$77,900	\$1,733	\$215	\$1,948
2-Person	\$89,000	\$1,964	\$261	\$2,225
3-Person	\$100,150	\$2,197	\$307	\$2,504
4-Person	\$111,250	\$2,403	\$378	\$2,781
5-Person	\$120,150	\$2,580	\$424	\$3,004
Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on San Diego County Utility Allowance.				
Source: San Diego County Utility Allowance, April 2020; California Department of Housing and Community Development, 2020 Income limits; and Kimley Horn and Associates.				

Table 2-36: Affordable Monthly Housing Cost for Homeowners in San Diego County (2020)						
Annual Income		Mortgage	Utilities	Tax and Insurance	Total Affordable Monthly Housing Cost	Affordable Purchase Price
Extremely Low-income (30% of AMI)						
1-Person	\$24,300	\$315	\$215	\$94	\$624	\$69,000
2-Person	\$27,750	\$329	\$261	\$104	\$694	\$72,000
3-Person	\$31,200	\$356	\$307	\$117	\$780	\$78,000
4-Person	\$34,650	\$358	\$378	\$130	\$866	\$78,500
5-Person	\$37,450	\$372	\$424	\$140	\$936	\$81,500
Very Low-income (50% of AMI)						
1-Person	\$40,450	\$645	\$215	\$152	\$1,011	\$141,500
2-Person	\$46,200	\$721	\$261	\$173	\$1,155	\$158,000
3-Person	\$52,000	\$798	\$307	\$195	\$1,300	\$175,000
4-Person	\$57,750	\$849	\$378	\$217	\$1,444	\$186,000
5-Person	\$62,400	\$902	\$424	\$234	\$1,560	\$198,000
Low-income (80% AMI)						
1-Person	\$64,700	\$1,160	\$215	\$243	\$1,618	\$254,500
2-Person	\$73,950	\$1,310	\$261	\$277	\$1,849	\$287,000
3-Person	\$83,200	\$1,461	\$307	\$312	\$2,080	\$320,500
4-Person	\$92,400	\$1,586	\$378	\$347	\$2,310	\$348,000
5-Person	\$99,800	\$1,697	\$424	\$374	\$2,495	\$372,000
Moderate Income (120% AMI)						
1-Person	\$77,900	\$1,440	\$215	\$292	\$1,948	\$315,700
2-Person	\$89,000	\$1,630	\$261	\$334	\$2,225	\$357,500
3-Person	\$100,150	\$1,821	\$307	\$376	\$2,504	\$399,500
4-Person	\$111,250	\$1,986	\$378	\$417	\$2,781	\$435,500
5-Person	\$120,150	\$2,129	\$424	\$451	\$3,004	\$467,000
Assumptions: 2020 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on San Diego County Utility Allowance.						
Source: San Diego County Utility Allowance, April 2020; California Department of Housing and Community Development, 2020 Income limits; and Kimley Horn and Associates.						

The Community Profile section of the Housing Element provides an overview of the community and housing to set a baseline for the analysis and identified housing needs throughout the following sections. The following section, Housing Constraints and Resources, provide further details and data on what may hinder or assist in the development of housing throughout the City.



Section 3: Housing Constraints, Resources, and Affirmatively Furthering Fair Housing (AFFH)



Section 3: Housing Constraints

A variety of constraints affects the provisions and opportunities for adequate housing in Coronado. Housing constraints consist of governmental constraints, including but not limited to development standards and building codes, land use controls, and permitting processes; and nongovernmental or market constraints, including but not limited to land costs, construction costs, and availability of finances. Combined, these factors create barriers to availability and affordability of new housing, especially for lower and moderate-income households.

A. Nongovernmental Constraints

Nongovernmental constraints largely affect the cost of housing in Coronado and can produce barriers to housing production and affordability. These constraints include the availability and cost of land for residential development, the demand for housing, financing and lending, construction costs, and the availability of labor, which can make it expensive for developers to build any housing, and especially affordable housing. The following highlights the primary market factors that affect the production of housing in Coronado.

1. Land Costs and Construction Costs

Construction costs may vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-unit homes. However, there is variation within each construction type, depending on the size of the unit and the number and quality of amenities provided. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The International Code Council was established in 1994 with the goal of developing a single set of national model construction codes, known as the International Codes, or I-Codes. The ICC updates the estimated cost of construction at six-month intervals and provides estimates for the average cost of labor and materials for typical Type VA wood-frame housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes. In August 2020, the ICC estimated that the average per square-foot cost for good-quality housing was approximately \$118.57 for multi-unit housing, \$131.24 for single-unit homes, and \$148.44 for residential care/assisted living facilities. Construction costs for custom homes and units with extra amenities run even higher. Construction costs are also dependent upon materials used and building height, as well as regulations set by the City’s adopted Building Code. For example, according to the ICC, an accessory dwelling unit (ADU) or converting a garage using a Type VB wood framed unit would cost about \$123.68 per square foot. Although construction costs are a significant portion of the overall development cost, they are consistent throughout the region and, especially when considering land costs, are not considered a major constraint to housing production in Coronado.

Land costs can also pose a significant constraint to the development of affordable and middle-income housing and represents a significant cost component in residential development. Land costs may vary depending on whether the site is vacant or has an existing use that must be removed. A September 2020 Redfin and Zillow search of lots for sale in the City returned five vacant lots sold over the last four years; there are no vacant lots currently on the market. Of the lots listed, the costs ranged from \$1,595,000 for 0.13 acres (about \$285 per square foot) to \$6,150,000 for 0.25 acres (about \$603 per square foot). In addition, a local construction company assumes about a \$900,000 valuation for a 3,500 square foot property in the Village, which generally sell for about \$1,000,000. For a 7,000 square foot lot with no ocean or bay view, a value of \$1,500,000 to about \$2,400,000 is assumed, with a general sales price of about \$1,800,000. Additionally, the estimated sale price for an oceanfront lot is about \$5,000,000. The limited supply and high cost of vacant land poses the largest constraint to the construction of affordable housing, especially affordable housing in Coronado.

2. Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in a community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to such loans. Additionally, availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to residents of a community. The data presented in this section includes the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinancing in Coronado.

Table 3-1 below displays the disposition of loan applications for the San Diego-Chula Vista- Carlsbad area, per the 2016 HMDA report. Within the San Diego region, the lowest levels of loan approval were among households within the low and very low-income groups, particularly among applicants who identified as Native Hawaiian, Pacific Islander, American Indian and Alaska Native. Applicants who identified as Asian or White were among those with a higher percentage of approval in the low and very low-income categories. Applicants in the moderate and above moderate-income categories had higher rates of loan approval, over 50% for persons of all race and ethnicity. Overall, a higher number of persons who identified as White applied for home loans and had some of the highest rates of approval in all income categories which can be expected given the City's demographics. Given the relatively high rates of approval for home purchase, improvement, and refinance loans, home financing is generally available and not considered to be a significant constraint to the provision and maintenance of housing in Coronado.

Table 3-1: Disposition of Loan Applications by Race/Ethnicity– San Diego-Chula Vista-Carlsbad MSA/MD, 2019				
Applications by Race/Ethnicity	Percent Approved	Percent Denied	Percent Other	Total (Count)
LESS THAN 50% OF MSA/MD MEDIAN				
American Indian and Alaska Native	37.5%	43.8%	21.3%	80
Asian	41.6%	33.2%	26.2%	975
Black or African American	49.5%	23.6%	28.5%	529
Native Hawaiian or other Pacific Islander	32.5%	42.3%	26.0%	123
White	47.3%	28.2%	26.4%	7669
Hispanic or Latino	40.8%	33.9%	27.1%	2221
50-79% OF MSA/MD MEDIAN				
American Indian and Alaska Native	43.3%	34.0%	24.8%	141
Asian	45.4%	29.5%	27.6%	1549
Black or African American	46.4%	29.4%	27.9%	595
Native Hawaiian or other Pacific Islander	40.0%	36.7%	25.3%	150
White	53.8%	22.8%	28.3%	10650
Hispanic or Latino	48.8%	26.2%	29.4%	3986
80-99% OF MSA/MD MEDIAN				
American Indian and Alaska Native	62.5%	20.8%	20.8%	48
Asian	54.7%	19.1%	29.9%	695
Black or African American	51.8%	23.9%	26.5%	272
Native Hawaiian or other Pacific Islander	50.0%	22.7%	33.3%	66
White	58.4%	18.6%	27.2%	4735
Hispanic or Latino	54.4%	20.9%	29.2%	1676
100-119% OF MSA/MD MEDIAN				
American Indian and Alaska Native	53.8%	20.5%	27.7%	195

Table 3-1: Disposition of Loan Applications by Race/Ethnicity– San Diego-Chula Vista-Carlsbad MSA/MD, 2019				
Applications by Race/Ethnicity	Percent Approved	Percent Denied	Percent Other	Total (Count)
Asian	58.2%	18.0%	27.4%	2684
Black or African American	55.3%	19.3%	28.5%	888
Native Hawaiian or other Pacific Islander	57.7%	20.2%	25.8%	213
White	64.5%	14.1%	26.2%	17111
Hispanic or Latino	59.2%	16.8%	28.4%	5307
120% OR MORE OF MSA/MD MEDIAN				
American Indian and Alaska Native	55.0%	20.8%	27.5%	360
Asian	63.0%	12.3%	28.0%	10863
Black or African American	57.1%	16.1%	30.4%	1744
Native Hawaiian or other Pacific Islander	57.3%	16.9%	29.4%	415
White	67.7%	11.0%	25.7%	60252
Hispanic or Latino	61.4%	14.5%	27.6%	9176
Source: Consumer Financial Protection Bureau, Disposition of loan applications, by Ethnicity/Race of applicant, 2019.				

3. Economic Constraints

Market forces on the economy and the construction industry can act as a barrier to housing construction and especially to affordable housing construction. It is estimated that housing price growth will continue in the city and the region for the foreseeable future. Moving into 2020, the economy was growing, California was seeing a 1.6 percent growth in jobs from 2019 and experiencing all-time lows for unemployment rates. However, with the unexpected and rapid spread of the COVID-19 virus, the California economy and prior growth came to a pause. The lasting effects of the COVID-19 pandemic on housing will remain unknown for some time, however, it created additional economic burden to many people who became unemployed in 2020.

A 2020 California Association of Realtors (CAR) report found that homes on the market in San Diego County cost an average of \$670,000 in February 2020, a seven percent increase year to year change. According to the CAR First Time Buyer Housing Affordability Index, from 2018 to 2019 the median value of a home in San Diego County was \$556,750 with monthly payments (including taxes and insurance) of \$2,880, requiring an average qualifying income of \$86,400. In the City of Coronado, homes and cost of living were significantly higher. According to November 2019 CoreLogic California Home Sale Activity, the median cost of a home in Coronado was \$1,095,000.

Coronado's median home price outpaced nearby coastal cities such as Solana Beach (\$1,020,000), Encinitas (\$992,000) and Carlsbad (\$859,000). The high cost of land and increasing home prices in Coronado present a constraint to the development of and access to housing, particularly at rental and for sale prices available to lower income renters and buyers.

4. Local Efforts to Address Non-Governmental Constraints

While the City has limited control of non-governmental constraints, the City has participated and will continue participate in local and regional efforts toward fair housing, which includes accessibility to funding and financing to Coronado residents. Through participation in the regional Analysis of Impediments to Fair Housing and the regular updates to the County's Consolidated Plan, the City will continue to make efforts to identify non-governmental constraints and methods and strategies to address them.

B. Governmental Constraints

In addition to market constraints, local policies and regulations also affect the price and availability of housing and the provision of affordable housing. For example, State and Federal regulations, which the City has no control over, also affect the availability of land for housing and the cost of housing production. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing cost and availability.

While the City of Coronado has no control over State and Federal Laws that affect housing, local laws including land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing.

1. Land Use Controls

In the State of California, cities are required to prepare a comprehensive, long term General Plan to guide future development. The Land Use Element of the General Plan establishes land uses for developments within the City of Coronado. The Land Use Element sets policies and regulations for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. The Land Use Element of the General Plan identifies the following residential categories:

- **Very Low Density Residential:** Up to 8 dwelling units per acre
- **Low Density Residential:** Up to 12 dwelling units per acre
- **Medium Density Residential:** Up to 28 dwelling units per acre
- **High Density Residential:** Up to 40 dwelling units per acre
- **Very High Density Residential:** Up to 47 dwelling units per acre
- **Residential-Planned Community Development**
- **Residential-Special Care Development**
- **Planned Community Development**

These categories accommodate development of a wide range of housing types in Coronado. Furthermore, maintaining the existing residential categories is important for ensuring compatibility between the new and existing housing.

Overlay Zones

Overlay Zones are regulatory tools that create a special zoning district, placed over an existing base zone(s), which identifies special provisions in addition to those in the underlying base zone. The overlay district can share common boundaries with the base zone or cut across base zone boundaries. Regulations or incentives are attached to the overlay district to protect a specific resource or guide development within a special area.¹

Local Coastal Program

The Local Coastal Program (LCP) is a coastal management plan which contains land use, development, public access, and resource protection policies and regulations to implement the California Coastal Act (Coastal Act). As the whole City is within the Coastal zone, as defined by the Coastal Act, all projects must meet the LCP requirements and may be appealed to the Coastal Commission if located within their appeal jurisdiction. This additional level of review and approval process may extend the review period of development projects and increase the application and discretionary review costs.

¹ Center for Land Use Education, *Planning Implementation Tools Overlay Zoning*, University of Wisconsin, 2005.

Development in the Coastal Zone

Coronado is required to review coastal-zone affordable-housing obligations as part of the Housing Element update, including the preservation of existing occupied units affordable to low- or moderate-income households. The City is entirely within the Coastal Zone and therefore all construction activity in the City is applicable. According to the City's recent APR data provided to the State for the last cycle, the following data is summarized:

- New units approved in Coastal Zone: 295 units (2013-2020)
- Low and Mod Income Units Provided: 18 units (2013-2020)
- Demolition and Converted Units: 0 units
- Low Mod Income Units Required to be Replaced: 0 units

The City of Coronado does not have any known low and moderate-income units that were replaced, demolished or converted in the coastal zone since January 1, 1982.

The City has supplemented the policy program to focus on opportunities for low- and moderate-income developments through a variety of methods, including liveaboards, ADUs and Carriage Home conversions

2. Residential Development Standards

The City of Coronado establishes eight residential zoning districts in its Municipal Code to provide a range of housing types and provisions to establish use regulations and development standards. These standards and regulations are intended to create the highest quality residential development, minimize land use conflicts, encourage the maintenance of residential neighborhoods and implement the goals of the City's General Plan. The established residential zones are described below:

- **Single Family Residential (R1-A)**: The R-1A Zone is intended to provide for communities consisting of single-family dwelling buildings with a minimum gross lot size of 7,500, 6,600, 6,000 or 5,500 square feet of lot area per dwelling unit (six to eight dwelling units per acre), except that single-family dwelling buildings or duplexes may be placed on a minimum lot size of 5,250 square feet of lot area per dwelling unit.
- **Single Family Residential Bay Front SubZone (R-1A(BF))**: The R-1A(BF) Subzone is a subzone of the R-1A Zone with unique development standards due to the subzone's unusual location relative to the San Diego Bay and public rights-of-way; topography; lot configurations; and unbuildable portions of the lots. The R-1A(BF) Subzone is intended to provide for neighborhoods consisting of single-family dwelling buildings with a minimum gross lot size of 7,500 square feet of lot area per dwelling unit
- **Single Family Residential (R-1B)**: The R-1B Zone is intended to provide for communities consisting of single-family dwelling buildings and duplexes with a minimum gross lot size of 3,500 square feet per dwelling such as townhouses, patio houses, and cluster houses.
- **Multiple Family Residential (R-3)**: The R-3 Zone provides an area for the development of multiple-family dwellings.
- **Multiple Family Residential (R-4)**: The R-4 Zone applies to the Orange Avenue Corridor Specific Plan to provide for high quality, multiple family dwelling unit structures in an intensely developed residential environment with a minimum gross lot size of one thousand ninety (1,090) square feet per dwelling unit or a minimum three thousand and five hundred (3,500) square foot lot or building site.
- **Multiple Family Residential (R-5)**: The purpose of the R-5 Multiple Family Residential Zone is to provide regulations for residential land development at an overall maximum density of 47 dwelling units per acre consisting of high quality multiple-family dwelling structures and supporting facilities consisting of noncommercial recreation facilities and maintenance and operational facilities essential to the development.
- **Residential Special Care Development (R-SCD)**: The Special care development zone is intended to provide the ambulatory elderly a care and housing opportunity within the community that addresses their unique needs and facilitates their continued participation in community activities.
- **Residential Planned Community Development (R-PCD)**: The purpose and intent of the R-PCD Zone is to provide for orderly, comprehensively planned residential development, including related open space and

accessory community services consisting of desirable recreational and commercial facilities, as well as maintenance and operational facilities essential to the development. Such residential land development normally requires deviation from the normal zoning regulations and standards regarding lot size, yard requirements, bulk and structural coverage to maximize the benefits accruing to the citizens of the City especially for the preservation of site, view and physical access.

As mentioned above, Coronado establishes development standards to regulate development throughout the City through its Zoning Code. The development standards include minimum requirements for lot size, width, building setbacks, and open space. **Table 3-2** provides the development standards applicable to each zoning district in Coronado that allows for residential development. The table below is meant as a reference, the City's complete development standards can be found in the Coronado Municipal code Title 86 Zoning. Additional narrative and project examples are outline below.

The R-3 zoning district allows 28 dwelling units per acre with structures limited to two-stories (30-feet) with a FAR of 90% and a site coverage limitation of 60%. The typical 3,500 square foot lot in Coronado can accommodate the maximum allowed two dwelling units and most new construction on 3,500 square foot R-3 zoned lots include two dwelling units.

The R-4 zoning district allows 40 dwelling units per acre with structures limited to three stories (35-feet), with a FAR of 160% and a site coverage limitation of 60%. Three-stories has been achieved in new residential construction projects during the last planning period. With ceiling heights of nine feet and approximately 1'-4" of space between each floor, a three-story structure is achievable within the 35-foot height limit. Additionally, CMC 86.56.048.B. affords height exceptions for multi-family development R-4 zoned parcels to ensure they can achieve the maximum three-stories.

The existing R-5 zoning district language was drafted to match the then existing Coronado Shores development, which is why you see language such as a height limit "shall be no more and no less than 150 feet in height." New parcels identified as being rezoned to R-4 in this Housing Element Update will have new development standards crafted when those properties go before the City Council for rezoning. R-4 was referenced more in terms of the allowable density of 47 dwelling units per acre.

Table 3-2: Development Standards							
Zone	Min. Lot Area Per DU (Sq. Ft.)	Minimum Setbacks					
		Front	Side	Rear	Height	Structural Coverage	Density
R-1 A/B	R-1A: 5,000 R-1A(E): 5,250 R-1A(CC-1): 7,500 R-1A(CC-2): 6,600 R-1A(CC-3): 6,000 R-1A(BF): 7,500 R-1B: 3,500	25 feet ⁽¹⁾	10% of lot width / 3 feet / Cannot exceed 5 feet ⁽²⁾	20% of lot depth / Cannot exceed 15 feet ⁽³⁾	23 feet ⁽⁴⁾ / 27 feet 6 inches ⁽⁵⁾ / 15 feet 7 inches ⁽⁶⁾	50%	6-12 DU/Acre
R-3	3,500	25 feet / 25% of lot depth	10% of lot width / 3 feet /	10% of lot depth /	<u>2-Story/</u> <u>Multifamily:</u>	<u>Multi-family:</u> 60%	28 DU/Acre or 1

Table 3-2: Development Standards							
Zone	Min. Lot Area Per DU (Sq. Ft.)	Minimum Setbacks					
		Front	Side	Rear	Height	Structural Coverage	Density
			Cannot exceed 5 feet ⁽⁷⁾	Cannot exceed 10 feet	30 feet with 15% of Roof area allowed up to 33 feet <u>Single family/ duplex</u> : 23 feet ⁽⁴⁾ / 27 feet 6 inches ⁽⁵⁾ / 30 feet ⁽⁶⁾	<u>Single-family</u> : 50%	DU/1,556 sq. ft.
R-4	1,090 on a min. 3,500 sq. ft. lot	25 feet	10% of lot width / 3 feet / Cannot exceed 5 feet ⁽⁷⁾	<u>Multi-family</u> : 5, 10, 15 feet for 1 st , 2 nd , 3 rd stories <u>Single-family/Duplex</u> : 10% of lot dept / cannot exceed 10 feet	<u>3-Stories/Multi-family</u> : 33 feet ⁽⁹⁾ / 35 feet ⁽¹⁰⁾ <u>2-Stories/Single-family</u> : 22 feet ⁽⁴⁾ / 27 feet 6 inches / 30 feet ⁽⁶⁾	<u>Multi-family</u> : 60% <u>Single-family/duplex</u> : 50%	40 DU/Acre or 1 DU/1,090 sq. ft.
R-5	N/A	25 feet/ 25% of lot depth	10% of lot/building width / 5 feet ⁽⁸⁾	25% of lot depth / Max. 25 feet	No more and no less than 150 feet ⁽¹¹⁾	33%	47 DU/Acre
<p>Notes: DU – Dwelling Unit (1) For lots with depth of 60 feet or less - 15% of the depth. (2) For adjacent single units or duplex development one side yard can be reduced to zero. The remaining side yard – minimum 20% of lot width or 6 feet. R-1B and R-1A(BF) Zones have unique standards. (3) 10 feet in the R-1B Zone. (4) For a building with a flat, mansard, or sloped roof with a pitch of less than 4:12. (5) For a building with a sloped roof of 4:12 and greater, but less than 6:12. (6) For a building with a sloped roof of 6:12 and greater, 15% of the roof area is allowed up to 33 feet.” (7) For adjacent single units or duplex development one side yard can be reduced to zero. The remaining side yard – minimum 20% of lot width or 6 feet and need not exceed 10 feet. (8) For buildings more than two stories, an additional one foot for each story above the second. (9) For a building with a flat, mansard, or sloped roof with a pitch of less than 2:12. (10) For a building with a flat, mansard, or sloped roof with a pitch greater than 2:12. (11) The existing R-5 zoning district language was drafted to accommodate the Coronado Shores development, which is the reason that the height limit “shall be no more and no less than 150 feet in height.” *The development standards provided in this table are used as a tool to analyze potential constraints to the development of housing in Coronado. Housing developers should refer to the City’s Zoning Code for project specific development standards. Source: City of Coronado Municipal Code</p>							

Setbacks

Setbacks are defined by the Zoning Code as that area back from and parallel to the property line on which no building, structure or portion thereof is permitted, erected, constructed or placed unless specifically permitted. Setbacks to the front, sides, and rear of a property allow for light and air, pedestrian and vehicular circulation, emergency access, and aesthetic improvements.

Structural Coverage

Structural coverage refers to the ratio of the grade level coverage of a lot by “structures” including architectural features projecting outward from the building facade whether they extend to grade level or not to the gross lot area. Lot coverage requirements are established by the City to regulate bulk, mass, and intensity of use.

Maximum Building Height

The maximum building height is the vertical distance above “grade” to different points on a building depending on the zoning district.

- **For all buildings in the R-1A, R-1A(BF), R-1B, R-3 and R-4 Zones:** the highest point of the roof, top of parapet wall, guardrail, mechanical equipment or similar feature of a building with a flat, false mansard or sloped roof with a pitch of less than 3:12 and the highest point of a roof’s ridge for roofs with a pitch equal to or greater than 3:12.
- **For all buildings located in zones other than R 1A, R-1A(BF), R-1B, R-3 and R-4 Zones:** the average midpoint between the ridge and eave of a sloped roof with a pitch equal to or greater than 3:12 and to the highest point of the roof, top of parapet wall, guardrail, mechanical equipment or similar feature of a building with a flat, false mansard or sloped roof with a pitch less than 3:12.

Parking Standards

Parking standards are established by the Municipal Code in order to ensure adequate parking is provided for the property and visitors. Parking requirements also keep from overcrowding public parking or creating on-/off-site traffic hazards. Coronado parking requirements for residential developments are provided in **Table 3-3**. The table identifies a total of 2 parking spaces per unit for multi-family development.

The City’s parking requirements fluctuate depending on land use and intensity. The minimum parking requirements for a 40-unit project on one acre, in the R-4 zoning district, is a total of 80 parking spaces. Assuming a standard 9-foot by 18-foot parking spaces, parking requirements total about 12,960 square feet. Based on the market analysis done above, uncovered lot parking for a 1-acre development, at maximum density in the R4 zone can cost about \$3.6 million for the land. Construction costs for covered parking, parking structures, and/or below ground parking can run even higher. The cost of parking based on the City’s requirements for multifamily housing can be considered a constraint to the development of housing, however, the developers may request concessions or incentives in the form of parking reduction for the development of housing affordable to low and very low income households.

Table 3-3: Residential Parking Requirements		
Dwelling Type and Lot Size		Required Parking per DU
New Single-Family or Duplexes	4,000 sq. ft. or less	2 - one covered and enclosed space + one unenclosed space
	4,001 – 5,599 sq. ft.	2 - one covered and enclosed space + one open or enclosed space
	5,600 sq. ft. and greater	3 - two covered and enclosed space + one open or enclosed
	Less than 50 feet in width and either has no secondary street or alley access or fronts solely on an alley	2 - one covered and enclosed space + one open and unenclosed space
Existing Single-Family or Duplexes ⁽¹⁾		2 – one must be covered and enclosed
Multiple-Family		No less than 2 parking spaces per dwelling unit ⁽²⁾
Multiple-Family in the R-5 Zone		1.5 spaces
Senior Housing Projects		1 space per senior dwelling unit
Affordable Housing Projects		1.5 spaces
Limited Residential Special Care Facilities in the Residential-Special Care Development Zone		1 space per 2 habitable units
Nursing and Convalescent Homes		1 space per 3 patient beds
Mixed Use Developments		2 spaces

Table 3-3: Residential Parking Requirements

Dwelling Type and Lot Size	Required Parking per DU
Notes: (1) Existing construction built prior to 1973. (2) A minimum of 50 percent of the required parking spaces is required to be open and unenclosed. Additional requirements are outlined in the City of Coronado Municipal Code, Title 86 Chapter 86.58. <i>Source: Coronado Municipal Code</i>	

On and off-Site Improvements

The City is a built-out community, so off-site improvements are only required for damaged sidewalks, alleyways, and other related facilities. Because the City is built-out, subdivisions and other large-scale development are almost non-existing in the City and, therefore, required improvements are only related to the site in which the development occurs.

3. Provisions for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of types of housing for all income levels. **Table 3-4** below summarizes the City's zoning provisions for various types of housing.

Table 3-4: Housing Types Permitted in Coronado

Housing Type	Zoning Districts								
	R-1A	R-1A (BF)	R-1B	R-3	R-4	R-5	R-SCD	H-M	C
Single-Family Dwelling	X	X	X	X	-	-	-	-	--
Manufactured Housing	X	X	X	X	-	-	-	-	--
Duplex	X	-	X	X	-	-	-	-	--
Multiple-Family Dwelling	-	-	-	X	-	X	-	-	--
Residential Care Facility (6 or less)	X	X	X	X	M	X	X	-	--
Residential Care Facility (7 or more)	-	-	-	-	M	-	X	-	--
Special Care Housing	-	-	-	-	-	-	X	-	--
Skilled Nursing Facility	-	-	-	-	-	-	X	M	--
Supportive Housing	X	X	X	X	X	X	-	-	--
Transitional Housing	X	X	X	X	X	X	-	-	--
Emergency Shelters ¹	--	--	--	--	--	--	--	--	X
Low Barrier Navigation Centers	NL	NL	NL	NL	NL	NL	NL	NL	NL
Condominium	-	-	-	-	-	-	-	-	--
Stock Cooperative	-	-	-	-	-	-	-	-	--
Common Interest Subdivision	-	-	-	-	-	-	-	-	--
Boarding House	-	-	-	M	M	-	-	M	--
Single-Room Occupancy	-	-	-	-	M	-	-	-	--

Table 3-4: Housing Types Permitted in Coronado									
Housing Type	Zoning Districts								
	R-1A	R-1A (BF)	R-1B	R-3	R-4	R-5	R-SCD	H-M	C
Lodging House	-	-	-	M	-	-	-	-	--
Convalescent Home	-	-	-	-	-	-	-	M	--
Farmworker Housing	NL	NL	NL	NL	NL	NL	NL	NL	NL
Accessory Dwelling Units	X	X	X	X	X	X	X	X	--
Notes: (X): Permitted (M): Major Special Use Permit (-): Prohibited (NL): Not Listed 1. Location restricted from Orange Avenue in the Commercial Zone <i>Source: Coronado Municipal Code</i>									

Single-Family Dwelling

The Zoning Code defines a single-family dwelling as any building designed for use exclusively as a dwelling unit for one family, except for accessory dwelling units.

Accessory Dwelling Units (ADUs)

An ADU is an attached or detached dwelling unit that provides complete, independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An ADU must include a living and sleeping space, kitchen space, full bathroom, and utilities. An ADU is considered a second unit and may be located detached or attached to a single-family residence. ADUs are permitted by-right with a building permit application only and no other approvals are necessary.

Duplexes

The Zoning Code defined a duplex as any development with two dwelling units on one lot.

Multi-Family Dwelling

A multi-family dwelling refers to an “apartment complex” or a “residential condominium complex” containing three or more dwelling units, or a dwelling unit in one of these types of housing complexes or a development of three or more dwelling units on one lot.

Manufactured Housing

Manufactured housing refers to a type of housing unit that is largely assembled in factories and then transported to sites of use and installed on a foundation system, pursuant to Section 18551 of the Health and Safety Code, and certified under the National Manufactured Housing Construction and Safety Standards Act of 1974

Residential Care Facilities

A residential care facility refers to a State-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children where care is provided on a 24-hour-a-day basis. Residential care facilities to accommodate 7 persons or more are permitted with a Major Special Use Permit in the R-4 zone, and are permitted by-right in the R-SCD zone.

Emergency Shelters

The City of Coronado’s Municipal Code defines emergency shelters as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. The City Permits Emergency Shelters in the commercial (C) zone, and has since February 2014 but no development has occurred over

the past 7 plus years. The zone provides adequate land to accommodate emergency shelters. In compliance with state law, the Municipal Code also provides the following standards for Emergency Shelters:

- Development standards applicable to the Commercial Zone in which the emergency shelter is located.
- Parking requirements based upon Chapter 86.58 of the Coronado Municipal Code.
- All waiting and intake areas shall be located completely within the building.
- The emergency shelter shall provide on-site management during all hours of operation.
- Exterior lighting and security shall be provided during hours that the emergency shelter is in operation to ensure that the use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.

The City provides all requested development standards pursuant to state law, ensuring that emergency shelters have the ability to develop facilities consistent with City adopted development standards. Additionally, the City has contracted with St. Vincent de Paul Village Shelter to provide two shelter beds each day should they be needed. Of the total development capacity of the C zone, the City conducted a general analysis of site capacity compared to the City's recent WeAllCount survey for sheltered and unsheltered persons. The WeAllCount survey found that the City had a census of 16 persons identified as sheltered or unsheltered homeless. When evaluating the capacity in the C zone for the development of facilities to support the need of these 16 persons, the City can demonstrate the capacity to meet this current need based on zoning capacity, development standards and a cursory visual survey of appropriate sites to accommodate this need.

Low Barrier Navigation Centers

AB 101 states that "The Legislature finds and declares that Low Barrier Navigation Center developments are essential tools for alleviating the homelessness crisis -." Low Barrier Navigation Centers are defined as a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low Barrier Navigation Centers are required as a use by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. The City of Coronado's Municipal Code does not address Low Barrier Navigations Centers by definition, however a program will be adopted to ensure the City's development standards allow Low Barrier Navigation Centers By Right in all zones that permit mixed-uses and non-residential uses.

Transitional Housing

Transitional housing refers to temporary housing, generally provided for a few months to two years, with supportive services that prepare individuals or families to transition from emergency or homeless shelters to permanent housing. Such housing may be configured for specialized needs groups such as people with substance abuse problems, mental illness, domestic violence victims, veterans, or people with illnesses such as AIDS/HIV. Such housing could be provided in apartment complexes, boarding house complexes, or in single-family homes.

Supportive Housing

Supportive housing is defined as housing with no limit on length of stay, that is occupied by low income adults with disabilities, and that is linked to on-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Farmworker Housing

California Health and Safety Code Sections 17021.5 and 17021.6 require agricultural employee housing to be permitted by-right, without a conditional use permit (CUP), in single-family zones for six or fewer persons and in agricultural zones with no more than 12 units or 36 beds. The City of Coronado's Municipal Code does not define

Farmworker Housing but they would be treated the same as any other residential unit in the City.

4. State Density Bonus Law

Density bonuses are another way to increase the number of dwelling units otherwise allowed in a residentially zoned area. The City's Zoning Ordinance identifies the purpose of the Density Bonus Ordinance to increase the production of housing for a wide range of residential needs in the community, including housing for very-low, low- and moderate-income households and for seniors; as well as, accommodate a wide range of housing consistent with the goals, objectives, and policies expressed by the City in the Coronado General Plan.

The Planning Commission may grant a density bonus of at least 20 percent, but not more than 35 percent. Incentives or concessions may apply when the applicant for the housing development agrees or proposes to construct at least any one of the following:

- Ten percent of the total units of a housing development for lower income households;
- Five percent of the total units of a housing development for very low-income households;
- A senior citizen housing development; or
- Ten percent of the total dwelling units in a condominium project or planned development for persons and families of moderate income.

The following tables provide the density bonuses to be calculated for very low-income, low-income, and moderate-income households:

Table 3-5: Density Bonus for Very Low-Income Households	
Percent Very Low-Income Units	Percent Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35

Table 3-6: Density Bonus for Low-Income Households	
Percent Low-Income Units	Percent Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5
17	30.5
18	32
19	33.5
20	35

Table 3-7: Density Bonus for Moderate-Income Households	
Percent Moderate-Income Units	Percent Density Bonus
10	5
11	6
12	7
13	8

Table 3-7: Density Bonus for Moderate-Income Households	
Percent Moderate-Income Units	Percent Density Bonus
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35

In addition, the Government Code states that when an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to a city, county, or city and county in accordance with this subdivision, the applicant shall be entitled to a 15 percent increased above the otherwise maximum allowable residential density for the entire development, as shown in **Table 3-8**. This increase may be added to the density bonuses listed above but may not exceed 35 percent.

Table 3-8: Density Bonus for Land Donation	
Percent Very Low-Income	Percent Density Bonus
10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26

Table 3-8: Density Bonus for Land Donation	
Percent Very Low-Income	Percent Density Bonus
22	27
23	28
24	29
25	30
26	31
27	32
28	33
29	34
30	35

Until 2021, under Government Code Section 65915, known as the Density Bonus Law, the maximum bonus was 35%. California state law AB 2345 states that all jurisdictions in California are required to process projects proposing up to 50% additional density as long as those projects provide the additional Below Market Rate units (BMR) in the “base” portion of the project, unless the locality already allows a bonus above 35%. The bill also lowered the BMR thresholds for concessions and incentives for projects with low income BMRs. As of 2021, Government Code Section 65915, authorizes an applicant to receive 2 incentives or concessions for projects that include at least 17% of the total units for lower income households, at least 10% of the total units for very low income households, or at least 20% for persons or families of moderate income in a common interest development. It also allows an applicant to receive 3 incentives or concessions for projects that include at least 24% of the total units for lower income households, at least 15% of the total units for very low income households, or at least 30% for persons or families of moderate income in a common interest development.

The City’s Density Bonus program allows a maximum of 35 percent density increase; however, AB 2345 requires an allowance of up to 50 percent density bonus when the base BMR is proposed. The City of Coronado has included a program in **Section 4: Housing Plan** to update the City’s Municipal Code in compliance with state legislation.

Concessions and Incentives

According to the State Government Code section 65915, an applicant for a density bonus may submit a proposal for a specific concession or incentive; a waiver or reduction of development standards may not affect the number of incentives or concessions to which the applicant is entitled. The following concessions and incentives must be provided to eligible applicants:

- One incentive or concession for projects that include 10 percent of the total units for lower income households, at least 5 percent for very low-income households, or at least 10 percent for persons and families of moderate income in a common interest development.
- Two incentives or concessions for projects that include at least 20 percent of the total units for lower income households, at least 10 percent for very low-income households, or at least 20 percent for persons and families of moderate income in a common interest development.
- Three incentives or concessions for projects that include at least 30 percent of the total units for lower income households, at least 15 percent for very low-income households, or at least 30 percent for persons and families with moderate income in a common interest development.

5. Growth Management Measures

Growth management measures are techniques used by a government to regulate the rate, amount and type of development. The City does not have any growth management measures in place that would impede the development of housing.

6. Inclusionary Housing Policy

The City of Coronado has an Inclusionary Housing Program. Residential developers of projects with two or more units must incorporate affordable housing into their projects or pay an in-lieu fee. The development must set aside 20 percent of the units in each project as affordable or pay an in-lieu fee of \$7,000 per market-rate dwelling unit. Revenues from this in-lieu fee, plus interest earned on these funds, are placed into an Affordable Housing Special Revenue Fund. The Affordable Housing Fund could be leveraged with other funding sources.

With limited development capacity and the focus of any new construction activity on redevelopment and improvement of existing properties, the City has found limited capacity to generate significant units due to the relatively limited growth opportunities in the City. The City does not believe the inclusionary policy is a hinderance to new development activity.

7. Specific Plans

Orange Avenue Corridor Specific Plan

The Orange Avenue Corridor Specific Plan is primarily comprised of the Orange Avenue corridor between First Street and Adella Avenue. This area includes the Downtown and Uptown commercial areas, as well as multi-family residential, civic center, and open space. The intent of the specific plan is to guide and regulate development in order to maintain Coronado's "village" character.

Residential development is regulated by the specific plan to provide for high quality, multiple family dwelling unit structures in an intensely developed residential environment with a minimum 1,090 square feet of land area per dwelling unit and a 3,500 square foot lot or building site. Development is restricted to 40 dwelling units per acre. Housing within the specific plan area primarily includes for-sale condominiums and rental properties in multi-family configurations; existing single-family detached units also exist. The following residential uses are permitted:

- Multiple dwelling structures on a minimum 3,500 sq.ft. lot or building site
- Single-family dwelling buildings or duplexes of a permanent character, permanently located on a minimum 3,500 sq.ft. lot or building site
- Uses permitted with a Minor or Major Special Use Permit
- Residential care facility, supportive housing, and transitional housing.
- Mixed-use developments with residential above commercial uses are prohibited.

Coronado Cays Specific Plan

The Coronado Cays is a planned residential community on the Silver Strand in the Southerly portion of Coronado and surround by bay and State beach. The Specific Plan was adopted in 2001 and details land uses and regulations. The Specific Plan permits multiple family, townhouse, and detached single-family residential construction. Residential development is restricted to an average density for the total project of 10.89 dwelling units per acre. Municipal Code Title 90 provides the provisions, zoning districts, and standards for the Specific Plan area.

8. Housing for Persons with Disabilities and other Special Needs

Both the Federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act require governments to make reasonable accommodations (that is, modifications or exceptions) in their zoning laws and other land use regulations to afford disabled persons an equal opportunity to housing. State law also requires cities to analyze potential and actual constraints to the development, maintenance, and improvement of housing for persons with disabilities.

The Housing Element Update must also include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. The analysis of constraints must touch upon each of three general categories: 1) zoning/land use; 2) permit and processing procedures; and 3) building codes and other factors, including design, location and discrimination, which could limit the availability of housing for disabled persons.

Reasonable Accommodation

Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use, zoning and building regulations, policies, practices and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Code to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances. The Building Official or decision-making body may grant the requested accommodation or grant it with modifications if all of the following findings can be made:

- The housing which is the subject of the request will be used by an individual or a group of individuals considered disabled under the Acts;
- The accommodation requested is reasonable and necessary to make specific housing available to the individual or group of individuals with disability or disabilities under the Acts;
- The requested reasonable accommodation would not impose an undue financial or administrative burden on the City; and
- The requested reasonable accommodation would not require a fundamental alteration in the nature of a City program or law including, but not limited to, land use and zoning.

The following criteria, among other factors, may be considered by the decision-making body or Building Official regarding the reasonableness of the requested accommodation:

- Whether there are alternative reasonable accommodations available that would provide an equivalent level of benefit; and
- Whether the requested reasonable accommodation substantially affects the physical attributes of the property or has impacts on surrounding properties that would fundamentally alter a City program or law.

Based on these policies, the City has not denied any reasonable accommodation requests made by the public. The City has evaluated various special needs programs for effectiveness and the cumulative impact of these programs and policies. Because much of the City's involvement and support of these programs is mainly through local regulatory support and referral to a variety of County programs, the City generally feels the cumulative impact of the implementation of various programs and policies meet the need of its current population. The City has also augmented the policy program to provide various programs that support and further address the needs of a variety of special needs populations.

9. Development Application Fees

Residential developers are subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by State law. In general, these development fees can be a constraint to the maintenance, improvement, and development of housing because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees (as provided in **Table 3-9**) are necessary to maintain adequate planning services and other public services and facilities in the City. These fees have not been found to act as a constraint to the development of housing in Coronado.

Table 3-9: Planning Applications and Fees		
	Permits	Fee
CEQA	Categorical Exemption	\$179
	Initial Study	\$3,225
	Negative Declaration	\$1,744
	Mitigated Negative Declaration	\$3,000
	Environmental Impact Report (EIR)	\$10,000
	EIR Addendum/Supplements/Recertification	\$10,000
	Environmental Mitigation Monitoring	\$3,000

Table 3-9: Planning Applications and Fees		
	Permits	Fee
	Technical Review of Consultant Reports	\$5,000
California Coastal Act Related	Local Coastal Program Amendment	\$14,657
	Coastal Permit	\$3,617
	Coastal Permit w/other Permit	\$1,245
	Coastal Permit Amendment	\$3,012
	Emergency Coastal Permit Waiver	\$878
	Coastal Permit Exemption	\$737
	Coastal Permit Appeal	\$594
	Low Cost Visitor Accommodation Inn-Lieu Fee (per room)	\$30,000
General Plan/Zoning	Determination of Use	\$1,424
	Determination of Development	\$1,305
	Planning Commission Interpretation	\$1,424
	Development Agreement	\$5,000
	Zoning Map Amendment ⁽¹⁾	\$5,000
	Zoning Ordinance Amendment ⁽¹⁾	\$5,000
	General Plan Amendment ⁽¹⁾	\$5,000
	Planning Commission Variance	\$3,569
	Zoning Administrative Variance	\$2,656
	Major Special Use Permit	\$5,526
	Major Special Use Permit Amendment	\$4,517
	Minor Special Use Permit	\$3,439
	Minor Special Use Permit Amendment	\$3,439
	Parking Plan	\$4,718
	Parking Plan with Other Permit	\$2,360
	Tentative parcel map planning fees	\$5,099
	Tentative Parcel Map Engineering Fees	\$3,000
	Final Parcel Map	\$1,744
	Parcel Map Amendments	\$4,411
	Parcel Map Extension	\$689
	Major Subdivision Tentative Map Planning Fee	\$5,204
	Major Subdivision Tentative Map Engineering Fees	\$3,000
	Major Subdivision Final Map	\$2,040
	Subdivision Map Amendment	\$4,718
	Subdivision Map Extension	\$689
	Lot Line/Boundary Line Adjustment	\$760
	Lot Consolidation	\$760
Administrative Permits	Application for Business Occupancy	\$239
	Home Occupation Permit	\$37
	Large Family Daycare	\$559
	Noise Permit	\$85
	Temporary/Movable Sign Permit	\$85
	Wireless Admin. Special Use Permit	\$2,475
Design Review	Minor Design Review Application/Amdt	\$239
	Major Design Review Application/Amdt	\$713
	New Commercial and Multi-Family	\$949
Historic Preservation	Historic Designation	\$921
	Historic Resource Alteration (HAP) Permit	\$120

Table 3-9: Planning Applications and Fees		
Permits		Fee
	HAP with Demolition	\$3,390
	HAP with Code Exceptions	\$120
	Mills Act Preservation Agreement	\$102
	Notice of Intent to Demolish	\$921
Miscellaneous Planning Items	Applicant Appeal of Decision	\$594
	Appeal by Other than Applicant	\$594
	Business Proposal Review	\$344
	Discretionary Compliance Review	\$700
	Large Public Notice Distribution >50	\$357
	Major Zoning Plan Check	\$500
	Minor Zoning Plan Check	\$85
	Newspaper Public Notice/Re-notice	\$85
	Preliminary Proposal Review	\$630
	Reasonable Accommodation Request	\$393
	Service Request/Research Project	\$393
	Sidewalk Vending Application Permit Fee	\$209
	Sidewalk Vending Application – Renewal	\$104
	Zoning Letter	\$228
Notes: 1. The listed fee total is a deposit and will require additional funds. <i>Source: City of Coronado, Department of Community Development Planning Fee Schedule (3/19/2019).</i>		

Table 3-10: Engineering Fees		
Type		Fee
Plan Check (based on estimated construction cost)	Up to \$2,000	\$167
	\$2,001 to \$10,000	\$203
	\$10,001 to \$50,000	\$239
	\$50,001 to \$100,000	\$262
	\$100,001 to \$250,000	\$262
	Over \$250,000 – each addition \$100,000	\$144
	Recheck (each)	\$73
Inspection (based on estimated construction cost)	Up to \$2,000	\$86
	\$2,001 to \$10,000	\$120
	\$10,001 to \$50,000	\$156
	\$50,001 to \$100,000	\$203
	\$100,001 to \$250,000	\$274
	Over \$250,000 – each addition \$100,000	\$179
	Recheck (each)	\$60
Encroachment Permits	Residential Hardscape	\$400
	Residential Water Conservation Projects	\$0
	Residential Structure	\$400
Review of Required Studies	Traffic Study – Review of Private Property Project Study	\$1,000 deposit
	Seismic Review – Review of Geologist Study or Peer Review Analysis	\$5,000 deposit
Other Permits	Abandonments	\$690
	Grading Plan Check	\$382
Parcel/Tract Maps	Contract Processing and Administration	\$215
	Re-Check	\$1220

Table 3-10: Engineering Fees		
Type		Fee
Dwelling Units and Habitable/Living Units	Each single-family dwelling unit	\$6,790
	Each dwelling unit of a multi-family dwelling, apartment, condo, or townhouse regardless of the number of bedrooms	\$5,431
	Each living/habitable unit (motel, motor hotel, hotel, apartment hotel, lodging house, carriage house, or boarding house without cooking facilities)	\$2,360
	Each hotel space with a kitchenette; Accessory Dwelling Unit	\$4,075
	Each space within a facility that is available for inhabited mobile home, trailers, campers, or camp cars	\$4,414
Storm Water Plan Check: New Construction		\$512
Storm Water Inspection: New Construction		\$512
SUSMP (10 units or more)		\$5,000 deposit
Source: Coronado Public Services Division Use Fee Schedule (Fiscal Year 2020-2021)		

The City of Coronado assesses impact fees on a project-by-project basis, taking into account the number of units proposed in the development and the impact these units may have on the local school district, parkland, circulation in the area, and sewage and water infrastructure. **Table 3-11** provides the development impact fees as they relate to the development of housing in Coronado.

Table 3-11: Development Impact Fees	
Type	Fee
Public Facilities Fee	\$0.50 per square foot of net increase of floor area
Regional Transportation Congestion Improvement Program (RTCIP) Impact Fee	\$2,404.14 per net increase in residential dwelling units
Affordable Housing (Where a parcel of subdivision map is required for 2 or more units or lots, 20% of the units shall be affordable or the owner shall pay this in-lieu fee)	\$7,000 per unit
School Impact Fee (Residential >= 500 sq. ft.)	\$2.48 per sq. ft. of net increase of floor area
Source: City of Coronado Development Permit Information (7/18/2018)	

The development fees associated with each project are dependent on the housing type, density, intensity of use, and location. In addition to these direct fees, the total cost of development is contingent on the project meeting the City's policies and standards, as well as the project applicant submitting necessary documents and plans in a timely manner.

The estimated total development and impact fees for a typical single-family residential project, assuming it is not part of a subdivision and is consistent with existing city policies and regulations, can range from \$9,800 to \$12,900. Estimated total development and impact fees for a typical multi-family residential project with ten units, assuming it is consistent with existing city policies and regulations range from \$12,200 to \$17,250.

The estimated fees for single family residential projects were calculated based on the following approved projects in Coronado:

- 667 Ocean NC2006-001 -2,118 sf : \$12,879.20
- 633 Adella Ln NC2003-001 – 2,668 sf: \$,9816.64
- 161 Alder St NC2002-001 – 3,430 sf: \$11,592.20

The estimated fees for single family residential projects were calculated based on the following approved projects in Coronado:

- 434 Orange Avenue NC1907-004 – 8,522 sf: \$12,229.79
- 1014 5th St NC1609-004 – 8,650 sf: \$17,231.9
- 1115 9th St NC1706-002 – 11,977 sf: \$14,753.61

These estimates are illustrative in nature and actual costs are contingent upon unique circumstance inherent in individual development project applications. Considering the cost of land in Coronado, and the International Code Council (ICC) estimates for cost of labor and materials, the combined costs of permits and fees are approximately less than one percent of the direct cost of development for a single-family residential projects and for a multi-family residential project. Direct costs do not include, landscaping, connection fees, on/off-site improvements, shell construction or amenities. Therefore, the percentage of development and impact fees charged by the City may be smaller if all direct and indirect costs are included.

10.Affordable Housing Assistance/In-lieu Fees

The City of Coronado Subdivision Code Chapter 82.21 establishes affordable housing requirements and in lieu fees. The Code states that as a condition of approval of any tentative parcel map or tentative subdivision map for residential dwellings, condominiums, community apartments, stock cooperatives or conversions comprising two or more lots or two or more dwelling units, the subdivider shall reserve 20 percent of the units for rent to low-income and very low-income households or for sale to moderate-income households. The subdivider may instead choose to pay in lieu fees for every unit within the project for the purpose of providing affordable housing.

In Lieu fees are added to the affordable housing fund which is used for the purpose of providing funding assistance for the provision of new affordable housing units within the City. As of December 2020, in lieu fees are established at \$7,000 per unit.

11.On-/Off-Site Improvements

Site improvements in the City consist of those typically associated with development for on-site improvements (street frontage improvements, curbs, gutters, sewer/water, and sidewalks), and off-site improvements caused by project impacts (drainage, parks, traffic, schools, and sewer/water). Because residential development cannot take place without the addition of adequate infrastructure, site improvement requirements are considered a regular component of development of housing within the City and may also influence the sale or rental price of housing. Majority of cost associated with on and off-site improvements is undertaken by the City and recovered in the City's development and impact fees. As analyzed above, the fees do not create a substantial burden on the overall cost of development or an impediment to the development of housing.

12.Building Codes and Enforcement

The City of Coronado's construction codes are based upon the California Code of Regulations, Title 24 that includes the California Administrative Code, Building Code, Residential Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Historical Building Code, Fire Code, Existing Building Code, Green Building Standards Code, and California Referenced Standards Code. These are considered to be the minimum necessary to protect the public health, safety and welfare of the City's residents. In compliance with State law, the California Building Standards Code is revised and updated every three (3) years. The newest edition of the California Building Standards Code is the 2019 edition with an effective date of January 1, 2020.

The Coronado Code Enforcement program helps maintain the quality of life for residents by assisting property owners with code violations and educating the public on requirements of the Municipal Code. The Code Enforcement Division responds to written complaints and relies on voluntary non-judicial compliance. The City has not made any building code or code enforcement amendments in the past 8 years which directly affect or potentially hinder the development of housing in Coronado.

13. Local Processing and Permit Procedures

The development community commonly cites the permit processing time as a contributor to the high cost of housing. Depending on the magnitude and complexity of the development proposal, the time that elapses from application submittal to project approval may vary considerably. Factors that can affect the length of development review on a proposed project include the completeness of the development application and the responsiveness of developers to staff comments and requests for information. Approval times are substantially lengthened for projects that are not exempt from the California Environmental Quality Act (CEQA), require rezoning or general plan amendments, or encounter community opposition. Applicants for all permits or reviews are recommended to request a preapplication meeting with the respective department to: confirm City requirements as they apply to the proposed project; review the City's review process, possible project alternatives or revisions; and identify information and materials the City will require with the application, and any necessary technical studies and information relating to the environmental review of the project.

All permit applications are first reviewed by City Staff for completeness, and discretionary applications must then receive a recommendation through a staff report prior to a review by the appropriate authority. Various applications may also require public noticing and a public hearing. **Table 3-12** below identifies the appropriate review process for each planning permit application.

Table 3-12: Planning Application Review Process					
Planning Application	Public Notice	Hearing	Zoning Administrator	Planning Commission	City Council
Zone Boundary Amendment	X	X		X	X
Variances	X	X	X	X	
Variance – Appeal	X	X	X	X	
Site Plan Approval			X		
Temporary Structures			X		
Fences, Hedges, and Walls			X	R	
Notes: (R) – May be referred to this review body if deemed necessary <i>Source: Coronado Municipal Code</i>					

Permit processing for single family developments and for multifamily development is outlined below:

Single Family Dwellings

Permitted by right and only need a building permit. Applicants can voluntarily choose to go before the City's Design Review Commission for an increase in FAR but are not required to. Building permit applications are typically responded to within two weeks, both for initial submittals as well as resubmittals. Once a permit has been issued it can typically take 8-15 months to complete construction and obtain a Certificate of Occupancy.

Multi-Family Dwellings

Permitted by right but are required to obtain Design Review Commission approval before a building permit can be issued. Typical Design Review applications are heard within 3 weeks of submitting a complete application with a 10-day appeal period before a building permit can be issued. Once a permit has been issued it can typically take 18-30 months to complete construction and obtain a Certificate of Occupancy.

Design Review Requirements

Building design review for multifamily projects includes the follow requirement's (as outlined in Section 80.00.090 of the Coronado Municipal Code):

- *Evaluation of the appearance of a project is based on the quality of its design and its relationship to its surroundings. Inappropriate, incompatible, bizarre, and exotic designs shall be avoided.*
- *Buildings must have good scale and be in harmonious conformance with permanent neighboring development.*
- *Materials must have good architectural character, be of durable quality, and selected for harmony of the building with surrounding buildings. In any design in which the structural frame is exposed to view, the structural materials must meet the other criteria for materials.*
- *New building components, such as windows, doors, eaves, and parapets, are required to have good proportions and relationship to one another.*
- *Colors must be harmonious.*
- *Mechanical equipment or other utility hardware on roof, ground, or buildings will be screened from public view with materials harmonious with the building, or they cannot be visible from any public ways.*
- *Exterior lighting will be part of the architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with building design.*
- *Refuse and waste removal areas, service yards, storage yards, and exterior work areas must be screened from view from public ways, using materials as stated in criteria for equipment screening.*
- *Monotony of design in single- or multiple-building projects should be avoided. Variation of detail, form, and siting must be used to provide visual interest. In multiple-building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.*

Design review is not required for the following:

- A building designated as a historic resource by the City
- For maintenance and repair of any improvement previously reviewed and approved by the Design Review Commission

Design Review Process

The process for Design Review is outlined in Section 80.00.040 of the Coronado Municipal Code and as follows. The following items must be submitted to the Community Development Department at least 21 days prior to a regularly scheduled meeting of the Commission:

- An application for design review on forms prescribed by the Community Development Department and accompanied by the required fees established by City Council resolution.
- Nine copies of each of the following:
 - Plot plan drawn to a scale of not less than one-eighth inch equals one foot showing dimensions and size of each lot to be built upon or otherwise used; the size, shape and location of existing and proposed buildings; and the location and layout of parking areas, parking spaces, and driveways.
 - A landscaping plan including location of proposed plantings and screenings and proposed location of fences, signs, and advertising structures. The Director of the Community Development Department may, at his discretion, waive this requirement when such applications as required in subsection (A)(1) of this section apply to other such minor changes where the submission of landscape plans would not, in his opinion, assist in describing the proposed change.
 - Exterior elevations of all sides of proposed new buildings and additions to existing buildings; exterior elevations of proposed remodeling or face lifting. In the case of additions to existing buildings, exterior elevations of both the addition and the existing building are required.
 - Exterior color samples.

- Such other information, drawings, plans, material samples, models or renderings that may be required by the Community Development Department to assist the Commission in arriving at a decision. The use of color renderings and photographs is encouraged.
- The Community Development Department then determines whether the application is complete, and refers complete submittals, with its comments, to the Commission at its next available regular meeting. The Commission must act on the application within 30 days after such referral, unless applicant requests, and the Commission grants, an extension of time.
- The Department notifies the applicant in writing within 30 days of the application submittal if (and why) the application is incomplete. The applicant may appeal to the Planning Commission the Department's determination that the application is incomplete up to 10 days after receiving notice of the Department's decision. The Community Development Department refers the appeal, with its comments, to the Planning Commission at its next available regular meeting. The Planning Commission then acts on the appeal within 60 days after the appeal is received by the City unless the appellant and the City agree to a time extension of no more than 60 days.
- The Community Development Department advises the applicant in writing of the time, date and place of the Commission's consideration of the application, or appeal to the Planning Commission, and the final disposition thereof.
- The decision of the Design Review Commission is final unless appealed, and the decision of the Planning Commission on whether an application is complete is final.

The required processes for design review for all multifamily developments is in place to ensure quality, conformity and adequacy of multifamily development in Coronado. However, the subjective nature of the design review standards may create additional constraints to the development of multifamily housing, specifically housing affordable to low and very low-income households. The City, however, does not have a record of denying projects which come through design review, from 2015-2020 only one project was denied due to design review processes, the applicant appealed, and the project was approved by the City Council. Therefore, the City's design review process is not considered an impediment to the development of housing.

Senate Bill 35

California Senate Bill 35 (SB 35), codified in Government Code Section 65913.41 became effective January 1, 2018 and will automatically sunset on January 1, 2026 (Section 65913.4(m)). The intent of SB 35 is to expedite and facilitate construction of affordable housing. SB 35 applies to cities and counties that have not made sufficient progress toward meeting their affordable housing goals for above moderate- and lower-income levels as mandated by the State. In an effort to meet the affordable housing goals, SB 35 requires cities and counties to streamline the review and approval of certain qualifying affordable housing projects through a ministerial process. The City of Coronado is one of 28 cities that met their prorated Lower (Very-Low and Low) and Above-Moderate Income RHNA for the Reporting Period and submitted their latest APR (2018) and is therefore not subject to the streamlines ministerial approval process. However, the City is committed to processing applications and permits in a timely manner.

14. Military Land

Located within the City of Coronado are the Naval Base Coronado's (NBC) Naval Amphibious Base, Naval Air Station North Island Base, and the Silver Strand Training Complex. The facilities make up approximately 1,578 acres and include the main base, training beaches, California least tern preserve, recreational marina, enlisted family housing, and a state park. The NBC's land is owned by the Federal Government. The City has included **Program 1H** in the **Section 4: Housing Plan** to address the use of military owned lands to accommodate the City's RHNA allocation.

C. Infrastructure Constraints

Another factor that could constrain new residential construction is the requirement and cost to provide adequate infrastructure (major and local streets; water and sewer lines; and street lighting) needed to serve new residential development. In most cases, where new infrastructure is required, it is funded by the developer and then dedicated to the City, which is then responsible for its maintenance. Because the cost of these facilities is generally borne by developers, it increases the cost of new construction, with much of that increased cost often “passed on” as part of home rental or sales rates. However, such infrastructure costs do not represent a barrier in Coronado because as a built-out community, Coronado’s infrastructure is built out and in place. Therefore, the high development costs often associated with installing infrastructure systems in other communities are not found in Coronado.

1. Electricity and Natural Gas

The City of Coronado receives gas and electricity services from the San Diego Gas and Electric Company (SDG&E). SDG&E serves the county of San Diego for both gas and electricity. The service provider committed to increased sustainability methods in 2020 to ensure reliable service is available to all communities. Approximately 40% of the electricity SDG&E provides comes from renewable sources, such as solar and wind – exceeding California’s mandate to have 33% renewable energy by 2020.

In the last quarter of 2020 SDG&E served an average of 8,285 residential customers for electricity services with an average total 5,688,560 Wh and 685 Wh per customer. Similarly, in the same quarter, SDG&E provided gas services to an average of 6,270 residential customers, providing an average total 252,589 Therms and 40.3 Therms per customer. SDG&E has adequate capacity to provide utility service to increased residential customers, specifically, 912 additional households over the 2021-2029 planning period.

2. Water Supply and Wastewater Capacity

Among the municipal services that the City of Coronado provides are the functions of water, wastewater, and clean water (storm water pollution prevention).

Water Supply

The Coronado Water system is served by treated surface water purchased from the City of San Diego. The City of San Diego receives around 90 percent of its raw surface water from the San Diego County Water Authority (SDCWA), the remaining water is supplied by local reserves. The SDCWA receives majority of its water supply from the Metropolitan Water District of Southern California (MWDSC), which has two main water sources: the Colorado River and the Sacramento River Delta.

The City of San Diego has three water treatment plants that treat its available raw water supplies. The Coronado System receives its drinking water from only two of the City’s three water treatment plants (WTPs): Alvarado and Otay.² California American Water (CAW) is the service provider for the City of Coronado; CAW provides water services to more than 690,000 people nationwide. The CAW serves an average of 80 million gallons per day (MGD) to the San Diego Region. CAW’s services can accommodate an increased growth of 912 housing units over the 2021 to 2029 planning period.

Sewer Area and Sewer System

The City of Coronado is located on a peninsula on the western side of San Diego Bay. The City serves a population of approximately 26,500 customers within a 13.5 square mile area. The City’s wastewater collection system consists of approximately 45 miles of gravity and pressurized pipelines, approximately 750 manholes, and sixteen (16) pump stations. On average, the City, which is considered built-out, transfers approximately 3.2 million gallons per day (MGD) of sewage, including sewage flows from Naval Amphibious Base (NAB) and the Naval Air Station North Island

² 2019 Annual Water Quality Report, Coronado, California American Water.

(NASNI). Although NAB and NASNI own and operate independent sewage facilities, they contract with the City to convey the flows through the City's system to the Transbay Pump Station from where it is pumped to the City of San Diego's Metropolitan wastewater collection system and conveyed to the Point Loma Wastewater Treatment Plant.³

The goal of the City is to provide safe, effective, and efficient operation of the City's wastewater collection and conveyance system through:

- Proper management, operation, and maintenance of all parts of the system;
- Reduced occurrences of, and potential for, SSOs;
- An effective Fats, Oils, and Grease Control Program;
- Assurance of adequate capacity to convey peak wastewater flows;
- A current long-range planning and improvement plan;
- Compliance with all regulatory requirements;
- Protection of the public's health and safety;
- Effective public information and education efforts; and
- Protection of the environment.

Operations and Maintenance

The City is committed to a regular sanitary sewer system maintenance program. To minimize and prevent system blockages and preserve and extend the useful life of the sanitary sewer system, the City's Preventive Maintenance Program primarily includes scheduled maintenance of wastewater facilities including sewer pump stations and wet wells and the routine cleaning of the wastewater collection system pipelines.

3. Stormwater Management

The Storm Water Division is responsible for implementing and enforcing the National Pollution Distribution Elimination System (NPDES) and monitoring the City's stormwater. The division operates and maintains specific policies and procedures designed to improve water quality within the City. Several key components of Coronado's program include:

- Development Construction Project Review/Approval - Storm Water related
- Structural maintenance (storm drain line cleaning, storm pump stations, nuisance and first rain flush diverter cleaning and inspection, and video inspection);
- Water quality monitoring
- Street Sweeping;
- Commercial business inspections (gas stations and restaurants, etc.);
- Construction site inspections (perimeter control, material storage, discharges, general housekeeping);
- Municipal site inspections;
- Special investigations (illicit connections, illegal discharges, irrigation runoff);
- Education (municipal staff, residents, contractors, and businesses);
- Public Participation (beach and bay clean-ups); and
- Monitoring of residential areas (irrigation runoff, prohibited discharges).

4. Fire and Emergency Services

The City of Coronado's Fire department's mission is to maintain a highly trained, professional organization providing excellent service to our community, region, state and each other through duty, honor, respect, and family. The purpose of the department is to accomplish the following goals:

- To ensure fiscal responsibility while delivering the highest level of customer service possible.
- To foster and maintain an atmosphere of mutual cooperation throughout the community.
- To eliminate future fire hazards and ensure access and firefighting capabilities through planning, code enforcement, and plan checks.

³ City of Coronado, Sewer System Management Plan, 2009.

- To respond quickly to and extinguish fires so as to minimize the loss of life, damage to property, and economic impact upon the community.
- To provide the best available emergency medical support and transport system to the residents and visitors of Coronado.
- To ensure that the City and its residents are prepared to effectively respond to major disasters by providing information and education in the areas of fire safety and emergency preparedness.
- To provide prompt and courteous response to public calls for service and fire hazard complaints.
- To provide assistance and rescue operations to swimmers and boaters in the ocean and bay. Provide beach visitors safety information related to beach and surf conditions.

The department achieves these goals through fire administration, operations and training, Emergency Medical Services, fire prevention and public education, and emergency preparedness.

Fire Division

The Fire Prevention and Education program is responsible for enforcing rules and regulations for the prevention/control of fires and fire hazards and for enforcing laws and codes governing the use, handling, transportation, and disposal of hazardous materials. The program oversees the investigation of incidents to determine the cause, origin, and circumstances involving fires and unauthorized releases of hazardous materials. This program is also responsible for educating the public in Fire Prevention awareness, and Life and Fire Safety.

The Operations program is responsible for the application and oversight of all hazards service delivery to the community for both emergency and non-emergency activities. The Department maintains two fire stations, located at 1001 6th Street (Fire Station 36) and 101 Grand Caribe Causeway (Fire Station 37). Each station is staffed with a Chief, one engineer, and at least two firefighter/paramedics. The stations respond and provide life-safety protection throughout the City. The City maintains one truck company, one engine company and a paramedic emergency transport unit led by a Battalion Chief, completing the 24-hour emergency response capabilities. Additionally, the department participates in a robust mutual aid system in the region to ensure response of additional resources as needed.

In 2019 the Department conducted 357 inspections, responded to 1,646 rescue and/or emergency medical incidents, and a total of 2,255 incidents. The Department is strategically employed and serves the entirety of the community, and additional housing within the City would not pose a constraint on the existing fire services.

Emergency Medical Services

The Coronado Fire department employs trained paramedics and firefighters who are cross trained to ensure they can handle a variety of emergencies. There are currently 19 paramedics in the Fire Department. They operate out of the main fire station on Sixth Street and the fire station in the Cays. Paramedic training includes Advanced Life Support (ALS) training, which enables them to provide lifesaving care on site, including initial treatment for heart attacks and medication administration. Each paramedic in the department is also a trained firefighter, which enables them to assist in any emergency situation.

As each paramedic is also trained to fight fires, each firefighter is an emergency medical technician (EMT). EMTs are trained in basic life support. The goal of EMTs is to quickly evaluate a patient's condition and to maintain a patient's breathing and circulation, control external bleeding, prevent shock and to prevent further injury by immobilizing potential spinal or bone fractures

Beach Lifeguards

The Coronado Lifeguard Services operate under the City's Fire Department. Coronado Lifeguard staff are certified by the United States Lifesaving Association (USLA) as an "Advanced Lifeguard Agency" in national training and equipment standards. The Lifeguard Services faction handles several community organizations, such as the City's Jr. Lifeguard Program, and routinely monitor water quality in Coronado. The Lifeguard Department employs one Lifeguard Captain, two Lifeguard Sergeants, and four Beach lifeguards who monitor beach safety and emergencies.

Disaster Preparedness

The Disaster Preparedness Division educates and prepares City staff and the community for major emergencies and disasters. The Division maintains the City's Emergency Operations Plan and hazard specific annexes, as well as ensures City employees receive basic training as emergency response workers.

The City of Coronado's Fire and Emergency Services are provided strategically within the built out coastal community. The creation of additional housing during the 6th Planning Cycle would affect density, population, and traffic; however, there is adequate time for emergency services to respond to changing service demands. The future development of additional housing or increased densities in the City would not cause increased burden on the City's Fire Department that could not be addressed during the planning cycle.

5. Police Services

The City of Coronado's Police department's mission is to provide superior public safety services to enhance the quality of life for the community. Members of the Coronado Police Department are dedicated to accomplishing this mission by: Maintaining public peace and order through fair and impartial enforcement of law and superior police service, Fostering an environment of cooperation and trust within our organization and the community, Conducting public business efficiently and effectively, Challenging the future with a spirit of optimism and innovation, Valuing our employees as our most important resource. The department employs 67 paid staff and uses 40 civilian volunteers for the Senior Volunteer Patrol agency.

The Chief of Police is responsible for administering and managing the Coronado Police Department. There are two divisions in the Police Department as follows:

- Support Services - The Support Services Division consists of the Investigations Unit, Community Relations & Training, Finance, Dispatch, Records, Professional Standards, Facility Management, School Resource Officers and the Senior Volunteer Program.
- Field Services - The Field Services Division consists of Uniformed Patrol and Traffic, Parking, Animal Services and Special Events

The City of Coronado's Police Services are provided strategically within the built out coastal community. It is not anticipated that any new police facilities would be required as a result of development on housing sites facilitated by the Housing Element. Therefore, this does not place a constraint on development.

D. Environmental Constraints

Due to its geographic location, the City of Coronado is susceptible to a variety of both man-made and natural disasters and emergencies. Emergencies may occur individually or in combination with others. They may vary in degree of predictability, suddenness, and severity. Like most Southern California coastal cities, Coronado is at high risk to drought, earthquakes, seiches, tsunamis, flooding, and severe storm conditions.⁴

The City lists the following goals for disaster preparedness:

- Maintenance of a timely, well-prepared and well-coordinated response plan that will minimize potential damage to life, property, and the environment, resulting from natural and man-made disasters.
- Centralized emergency and disaster preparedness management that provide for clear authority, direction, and communication during emergencies and disasters.
- An informed community that knows how it could be affected by a disaster and is motivated to learn how to prepare for one.
- A prepared community and trained emergency management team that can work together during disaster operations for safe and effective response and recovery.

⁴ City of Coronado, Disaster Preparedness Element.

Below are the types of natural disaster that may have an effect on the community of Coronado as well as may create a constraint to the development of housing within the City.

1. Geologic and Seismic Hazards

Earthquakes have long been viewed as a significant hazard in California, though San Diego has historically been considered a lower risk area.⁵ Faults, Landslides, earthquakes and land subsidence are examples of geologic hazards that could endanger a community, all of which can pose threats to life and property. Geologic faults determine and impact many other geologic hazards that may affect Coronado. Ground failures such as liquefaction, lateral spreading, differential settlement and subsidence are additional possible hazards for Coronado. In particular, earthquake-triggered differential settlement or lateral spreading due to liquefaction can be expected in areas of hydraulic fill along the margins of San Diego Bay.

According to the San Diego Earthquake Planning Scenario Report, produced in 2020, excavations along Morena Boulevard (Rockwell et al. 1991) uncovered evidence of a series of major historic ruptures along the Rose Canyon Fault Zone (RCFZ) in the Holocene Period. These findings, historic seismicity, and geomorphic features led the California Geologic Survey (CGS) to declare the fault zone active and to establish Alquist-Priolo Earthquake Fault Zones from La Jolla south and in downtown San Diego. The same report noted that the RCFZ consists of a system of crustal, right-lateral, strike-slip faults and diverging strands pass under the airport, Seaport Village, Convention Center, and Tenth Avenue Marine Terminal areas of downtown and cross the San Diego Bay through Coronado and under the Coronado Bridge. Specific risks associated with the RCFZ according to the report's scenario and methodology can be found in pages 13 to 25. Additional geologic and seismic hazards are detailed in Section K of the City's General Plan.

Coronado recently adopted the 2019 California Building Code to ensure compliance with state requirements and the City's Community Development Department, in its review of applications for building permits, follows the "Recommended Lateral Force Requirements and Commentary" prepared by the Structural Engineers Association of California in order to assure the structural integrity of buildings. Additionally, Caltrans retrofitted approximately 270 of the highest risk state-operated structures in San Diego as a part of a statewide retrofit program, including the Coronado Bay Bridge. The City's Emergency Management report also identifies the following actions and objectives for mitigating the risks associated with geologic and seismic hazards:

- Develop a comprehensive approach to reducing the possibility of damage and losses due to geological hazards.
 - Maintain the quality of infrastructure and construction that exists in fault zones
 - Ensure all development in fault zones avoids or withstands geological hazards
- Protect existing assets with the highest relative vulnerability from the effects of geological hazards.
 - Confirm building standards for new and existing buildings for geological hazards
- Address identified data limitations regarding the lack of information about the relative vulnerability of assets from earthquakes (e.g., data on structure/building types, reinforcements, etc.).

While geologic and seismic hazards are present in the City, proper mitigation and action is taken by the City to reduce risks associated with such hazards, therefore, they are not considered a constraint to the development of housing within the City.

2. Flooding

Flooding in the City of Coronado is associated with its proximity to the ocean. Because of its location between the Pacific Ocean and San Diego Bay, and its low topography, Coronado is susceptible to damage from tsunamis and seiches. Tsunamis, or seismic sea waves, are oceanic waves that are generated by earthquakes, submarine or shoreline volcanic eruptions, large submarine or shoreline landslides, or even meteorites. Seiches are similar waves

⁵ San Diego County, Earthquake Planning Scenario, 2020.

in enclosed bodies of water such as bays generated by the same phenomena as tsunamis or by-passing atmospheric disturbances.

According to the City's Safety Element, the geometry of the area's coastline, and the region's sea-floor ridges, canyons and off-shore islands shield Coronado's ocean front from a tsunami generated far off-shore. Seiches are not known to have caused damage beyond San Diego Bay's shoreline, but the historic record for the San Diego region is too short to be conclusive for either tsunamis or seiches. The element also designates both shoreline erosion and sea level rise as potential risks for the City of Coronado, and according to the report recommend that coastal planners and engineers use at least the past century's pace of sea-level rise for planning of periods up to about 25 years.

Flooding risks within the City of Coronado are primarily related to sea level rise, tsunamis and coastal erosion. While these hazards have associated risks, the City has not experienced any. The City's Emergency Management report identifies the following actions and objectives for mitigating the risks associated with flooding:

- Develop a comprehensive approach to reducing the possibility of damage and losses due to floods.
 - Investigate methods to enhance survivability in low-lying areas
 - Purchase/maintain equipment for water removal in areas prone to flooding
 - Maintain infrastructure in known flood areas
 - Continue to participate in the National Flood Insurance Program and review applications for conformance with NFIP standards. Periodically review City compliance with NFIP requirements, as resources become available.
- Coordinate with and support existing efforts to mitigate floods (e.g., US Army Corps of Engineers, US Bureau of Reclamation, California Department of Water Resources).
 - Make contacts and develop a network during EOC exercises

3. Fire Hazards

Nearly all cities are at risk for some type of fire hazards, these may include, wildfire, urban fires, and fires on the wildland-urban interface. However, due to its geographic location, the City of Coronado's risk of wildfire is significantly reduced. As a nearly totally developed urban peninsula surrounded by the Pacific Ocean and San Diego Bay, wildfires are of little concern to the community, and "State Responsibility Areas" regulations for reducing pre-fire fuel loads of habitat areas near development are of no relevance. However, there is some minor, sparse native vegetation on the Silver Strand portion of the peninsula that is susceptible to brush fires, and some of this brush is near Navy housing areas.

According to the City's Safety Element, the primary fire hazard in Coronado is that of a densely developed urban or suburban area where fire spreads directly from one structure to another nearby one. Therefore, maintaining separation between such structures, requiring fire resistant construction materials and design, and assuring adequate firefighting access through streets and alleys is of great importance to the community. The City has adopted the most recent California Fire Code.

Housing Resources

This section of the Housing Element provides an overview of the resources available to the City to meet its Regional Housing Needs Allocation (RHNA).

E. Regional Housing Needs Allocation

The RHNA Allocation for the City of Coronado and the 6th Cycle Housing Element requires a plan to accommodate the development of 912 new housing units within the projection period (2021 – 2029). The City’s RHNA Allocation split among HUD identified income categories is as follows:

- Very Low Income: 312 units
- Low Income: 169 units
- Moderate-Income: 159 units
- Above-Moderate Income: 272 units

Due to the City’s lawsuit challenging the weighted vote used by SANDAG on the City’s RHNA appeal, which has not yet been resolved, the City does not believe it is logical to plan for 912 units. It is presumed that 912 is not a figure that can realistically be achieved or that accurately reflects the City’s housing needs. As such, this Housing Element is aligned with the information presented in the City’s appeal and petition against SANDAG and demonstrates a number of units can realistically be accommodated within the City during the planning period.

1. Residential Sites Inventory

Appendix B of the Housing Element includes the required site analysis tables and site information for the vacant and non-vacant properties to meet the City’s RHNA need through the 2021-2029 planning period. The following discussions summarize the City’s site inventory and the City’s past experience in redeveloping non-vacant sites.

2. Above Moderate- and Moderate-Income Sites

The City anticipates that growth to meet the moderate and above moderate-income need will occur through the development of new units and the development of ADUs .

Table 3-13 below shows that 60 moderate income and 100 above moderate income primary dwelling units can be accommodated. In addition to primary dwelling units, there is capacity for ADUs and JADUs to be developed on existing residential lots. It is anticipated that an additional 96 total units can be accommodated through the development of ADUs throughout the community during the 6th Cycle (2021-2029), 20 of which have been identified for moderate income households and 56 have been identified for above moderate income households. **Table 3-13** below identifies the total assumptions to accommodate moderate and above moderate housing growth in Coronado.

Table 3-13: Summary of Sites to Accommodate Moderate and Above Moderate-Income Units		
Sites Identified	Moderate Income	Above Moderate Income
Vacant Strand Site – Residential	60 units	100 units
Accessory Dwelling Units	20 units	56 units
Total	80 units	156 units

Reasonable Capacity Assumptions

This section describes the methodology developed to determine the site capacity for the moderate and above moderate-income sites. Reasonable capacity was calculated based on a number of factors including:

- parcel size
- existing zoning requirements

- historical classification of the property
- existing on-site improvements

Due to the primarily developed nature of Coronado's parcels, additional considerations for capacity included the following:

- Existence of developable areas on the parcel including surface parking lots and landscaped areas
- Ownership of the parcel
- Signs of underdevelopment including existing improvement disrepair and existing/potential density misalignment
- Environmental constraints

To further support the capacity calculations, existing non-vacant parcels were analyzed to determine the number of existing units currently on the parcel. Netting out the existing units from the calculated available capacity on parcels with a propensity to be redeveloped yields a reasonable capacity assumption. Replacement of existing units was determined to prevent no net loss of existing housing stock. Calculated available capacity was determined by multiplying the buildable acreage by the maximum density permitted within existing or proposed zoning. The maximum density was determined as appropriate for projections as the City has a history of residential development at or near the maximum allowed density, as evidenced by the following projects:

- **R-3 Zoning Designation:**
 - 846 D Ave
 - Units under construction/completed: Two (2)
 - Units allowed on the lot by zoning: Two (2)
 - 876 E Avenue
 - Units under construction/completed: Four (4)
 - Units allowed on the lot by zoning: Four (4)
- **R-4 Zoning Designation:**
 - 434 Orange Ave
 - Units under construction/completed: Five (5)
 - Units allowed on the lot by zoning: Six (6)
 - 1014 5th St
 - Units under construction/completed: Five (5)
 - Units allowed on the lot by zoning: Six (6)

Development of Non-Vacant Sites and Converting to Residential Uses

The City has identified non-vacant sites to accommodate residential development to meet the 6th Cycle RHNA. An Analysis of non-vacant sites, existing use is detailed in Appendix B of this Housing Element.

Existing Uses on Identified Candidate Sites

Appendix B details the known existing uses on the candidate housing sites identified to meet the City's RHNA. For residentially zoned sites, existing residential units were netted out of the potential development yield to ensure that the sites identified had the potential to develop at least one additional dwelling unit.

3. Sites Suitable for Lower Income Housing

The City of Coronado has a RHNA need of 312 very-low income units and 169 low-income units.

Credits Towards the 2021-2029 RHNA

The 6th Cycle RHNA projection period for Coronado is between June 30, 2020 and April 15, 2029. All development that is currently entitled, and/or under construction, or within the approval process during this period may be counted towards meeting the City's 6th Cycle RHNA need.

Analysis of the City's Existing Capacity and Zoning

Table 3-14 below shows the net available capacity on parcels with the ability to be redeveloped during the planning period. The City has identified two strategies to accommodate the low and very low income units:

- Four (4) parcels in the North Commercial zone to accommodate residential units at the appropriate default density (20 dwelling units/acre)
- One (1) vacant parcel on the Silver Strand to accommodate residential units at the appropriate default density (20 dwelling units/acre).

Table 3-14: Summary of Sites to Accommodate Low and Very Low-Income Units	
Sites Identified	Low and Very Low-Income Units
North Commercial – Residential	48 units
Vacant Strand Site – Residential	40 units
Accessory Dwelling Units	20 units
Total	108 units

Reasonable Capacity Assumptions

In addition to the previously noted (*Moderate and Above Moderate Reasonable Capacity Assumptions*) consideration for capacity calculation, Low and Very Low-Income sites must meet an additional Sizing Criterion. Per HCD Guidance, sites between 0.5 acres and 10 acres are considered realistic for Low and Very Low-Income development and redevelopment.

The City of Coronado is a built-out community, where parcels smaller than .5 acres are regularly developed for both residential and commercial uses. Reasonable capacity was calculated based on a number of factors including:

- parcel size (0.5 – 10 acres)
- existing zoning requirements
- historical classification of the property
- existing on-site improvements

Development of Multifamily Units

The City also has a history of developing high-density, large-scale multifamily housing units, as evidenced by the following projects:

- Broadstone Apartments:
 - Total units: 549
- The Shores Condominiums:
 - Total Units: 1,500

Analysis of Non-Vacant Parcels

Coronado does meet the 50% HCD-threshold for accommodating lower income RHNA allocation on vacant land. A propensity for redevelopment analysis was conducted for all non-vacant parcels that met the criteria for low and very low site, the analysis is detailed in Appendix B of this Housing Element.

4. Accessory Dwelling Units

One of the proposed methods for meeting the City's RHNA at all income levels is through the production of accessory dwelling units (ADUs). A number of State Assembly and Senate Bills were passed in 2018 and 2019 that promote

development of ADUs and remove barriers that may inhibit their development within communities. The following is a summary of those bills:

- AB 68 and 881
 - Prohibit minimum lot size requirements
 - Cap setback requirements at 4', increasing the size and location opportunities for ADUs
 - Prohibit the application of lot coverage, FAR, or open space requirements that would prevent an 800 square foot from being developed on a lot
 - Remove the need for replacement parking when converting an existing garage to an ADU
 - Limit local discretion in establishing minimum and maximum unit size requirements
 - Mandate a 60 day review period for ADU applications through a non-discretionary process
- SB 13
 - Prohibit owner-occupancy requirements for 5 years
 - Reduce impact fees applicable to ADUs
 - Provide a program for homeowners to delay compliance with certain building code requirements that do not relate to health and safety
- AB 670
 - Prohibits Homeowner's Associations (HOAs) from barring ADUs

These bills, as well as other significant legislation relating to ADUs creates a development environment that is likely to increase the number of ADUs developed within Coronado over the 2021-2029 planning period. Coronado, with a large proportion of single-family residential properties (many on larger lots), is well-oriented for the development of ADUs.

The City anticipates a total of 96 ADUs to be developed for the 2021-2029 period.

Accessory Dwelling Unit Capacity Calculations

Taking the average ADU development from 2018-2020 and extrapolating for the 8-year planning period is a strategy endorsed by HCD. Additionally, to facilitate the development of ADUs available for lower income households, the City has developed relevant policies and programs (see **Section 4**). For the purposes of this projection exercise, the City assumes a percentage of ADUs develop affordably based on ADU Affordability Assumptions produced by the Southern California Association of Governments (SCAG). SCAG conducted analysis that consisted of the following steps:

- Calculating maximum rent limits for RHNA income categories for one-person and two person households by county
- Conduct survey of rents for ADUs in the SCAG region
- Use survey data to determine proportion of ADUs within each income category
- Create assumption of how many persons will occupy each ADU, finalize proportions

Although SANDAG has not conducted the same analysis, the City utilized similar institutional and local anecdotal evidence to conservatively project that 20% of the 96 projected ADUs will be available at lower income leasing rates. This equates to 20 ADUs. Notably, this assumption is substantially lower than the affordability rates projected in all counties within the SCAG region to account for the unique economic circumstances in Coronado.

5. Summary of Sites Selection

Sites identified to meet the City's future housing needs were selected based on size, location, feasibility for redevelopment and in consideration of state legislation. Analysis to identify realistic opportunity for redevelopment

was conducted for all non-vacant parcels identified in this Housing Element (outline in Appendix B). This propensity analysis considered the following:

- Existence of developable areas on the parcel including surface parking lots and landscaped areas
- Ownership of the parcel
- Signs of underdevelopment including existing improvement disrepair and existing/potential density misalignment
- Environmental constraints
- Neighborhood history of redevelopment

Sites for Rezoning

The City has identified two (2) sites to accommodate future housing development at all income levels (very low, low, moderate, and above moderate). These sites are detailed, including existing zoning, acreage, and use in Tables B-6 and B-7 of Appendix B. Sites for rezone are listed below:

- 6150300300 - Silver Strand Blvd
- 5361023200 -0 C Ave.
- 5361023100 -0 C Ave
- 5361023300 -120 B Ave.
- 5361022800 -140 B Ave.

Adequacy of Sites for RHNA

The City has identified sites with a capacity of 248 units to accommodate the determined need RHNA of 200 units; additionally, the City expects to develop 96 ADU's. Overall, the City has adequate capacity to accommodate its determined need of 200 units for the 2021 - 2029 Planning Cycle. **Table 3-15** below summarizes the development potential of the City.

Table 3-15: Summary of RHNA Status and Sites Inventory (Dwelling Units)					
	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2021-2029 RHNA	312	169	159	272	912
City of Coronado – Determined Need	68	37	35	60	200
RHNA Credit (Units Permitted, Built, Entitled, or Have Active Applications during current projection period)	0	0	0	0	0
Total Net Obligations	68	37	35	60	200
Unit Yield of Sites Available					
North Commercial Rezone	48		0	0	48
Military Land – Residential Rezone	40		60	100	200
Total Unit Yield of Sites Proposed for Rezoning	88		60	100	248
ADU	20		20	56	96
Total Potential Capacity	108		80	156	344
Sites Surplus/Shortfall (+/-)	+40		+45	+96	+144

F. Financial Resources

Providing an adequate supply of decent and affordable housing requires funding from various sources. The City has access to the following funding sources:

1. Section 8 Housing Choice Voucher

The Section 8 Housing Choice Voucher program is a Federal government program to assist very low-income families, the elderly, and the disabled with rent subsidy payments in privately owned rental housing units. Section 8 participants are able to choose any housing that meets the requirements of the program and are not limited to units located within subsidized housing projects. They typically pay 30 to 40 percent of their income for rent and utilities. The County of San Diego administers Section 8 Housing Choice vouchers within the City of Coronado

2. Housing Assistance Reserve (Fund)

To ensure that housing is provided for all economic segments of the population, Coronado adopted the Affordable Housing Assistance - Dedication strategy. The program establishes affordable housing requirements including the following:

- Reserve units for affordable
- Pay an in-lieu fee

Unit Reservation

If the developer or subdivider decides to reserve units, then a total of 20 percent of all units in the proposed development must be reserved. A unit or units reserved for rental must then be rented at or below the “Fair Market Rent” established by HUD to persons qualified for Section 8 Rent Subsidies by the County Housing Authority or to persons within very low- and low-income categories as established annually by HUD. A unit or units reserved for sale must be sold at affordable prices to persons within moderate income categories as established annually by HUD.

The unit or units reserved “for rental” or “for sale” may be at a location other than the subject development site so long as it is within the boundaries of the City of Coronado and maintained as affordable for a minimum period of time as determined by the Community Development Director and approved by the City Council.

In Lieu Fee

If the developer or subdivider chooses to make payment in lieu of unit reservation, the fee is determined by a fixed schedule reviewed and updated by the City. According to the 2018 Coronado Fee Schedule, the current in lieu fee is set at \$7,000 per unit. The amount is calculated to provide the developer or subdivider’s fair share contribution towards meeting the City’s affordable housing objective without placing an unreasonable financial burden on any applicant.

Affordable Housing Fund

The in-lieu funds are separated from City funds for the purposes of affordable housing. The in-lieu funds may be invested in the same manner and at the same rate as allowed for City funds. If land use rights for real property to carry out the purposes of this title are not obtained within a three-year period from the receipt of any in lieu funds, or the City has not, within a 10-year period from the receipt of in lieu funds committed the funds to a low or moderate income housing project, then the in lieu funds may be retained for the benefit of the City.

G. Infrastructure and Facilities

As a highly urbanized community, infrastructure facilities are available to serve development throughout Coronado. All of the land designated for residential use is adequately served by sewer lines, water lines, storm drains, telephones, and electrical and gas lines. As an example, the Coronado Public Works Department provides sewer service and maintains 17 sewer pump stations. The system includes: 45 miles of underground sewer pipeline and on average, transfers 2.35 million gallons of sewage per day, including sewage from the Cays and all Navy bases.

H. Energy Usage and Conservation

The primary uses of energy in urban areas are for transportation, lighting, water heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban energy consumption. Energy conservation is important in preserving non-renewable fuels to ensure that these resources are available for use by future generations. There are also a number of benefits associated with energy conservation including improved air quality and lower energy costs.

San Diego Gas & Electric (SDG&E) currently provides natural gas and electricity transmission and distribution infrastructure in San Diego County. SDG&E is regulated by the California Public Utilities Commission (CPUC), which is responsible for making sure utilities' customers have safe and reliable utility service.

1. Title 24

Title 24 of the California Administrative Code is a set of requirements for energy conservation, green design, construction maintenance, safety, and accessibility. Title 24 was published by the California Building Standards Code and applies to all buildings in California, not just state-owned buildings. Title 24 regulations and requirements are enforced when an applicant pulls a building permit for a proposed project and have plans reviewed or building inspected.

The City of Coronado works to minimize its ecological footprint through conserving energy, providing efficient and sustainable transportation options, conserving water, and maintaining a healthy and extensive urban forest. The City provides the following energy efficient programs:

- Electric Vehicles: The City has installed 14 electric charging stations throughout the City:
 - City Hall
 - Public Services
 - Municipal Golf Course
 - Coronado Cays
- LEED Buildings: Coronado currently has four (4) buildings which were built to the LEED Silver status:
 - Animal Care Facility
 - Tennis Center
 - John D. Spreckels Senior Center
 - Coronado Clubroom and Boat House
- Solar Energy: Building Permit Staff has issued 288 permits for solar photovoltaic systems from 2017 to 2020.
- Landscaping Equipment: On September 5, 2017, the Council approved Resolution 8891 directing the conversion of the City's gas-powered leaf blowers and string trimmers, and those used by its contractors to zero-emission electric tools no later than December 31, 2018. The requirement became applicable throughout the City on January 1, 2021.

San Diego Gas & Electric Energy Savings Incentives

San Diego Gas and Electric (SDG&E) is the primary energy provider for residents within the City of Coronado. They offer a number of rebate programs on in-home utilities and appliances, including energy-efficient water heaters and smart thermostats. Additionally, SDG&E provides multi-family energy efficiency rebates for residents in apartment complexes. This program promotes qualified energy-efficient improvements in apartment dwelling units, common areas of apartment or condominium complexes with two or more units and common areas of mobile home parks. Eligible customers include property owners, managers, and authorized agents of existing residential multifamily complexes with two or more dwellings. These improvements are beneficial to property owners and residents alike and can help to reduce overall home rental costs for families who qualify.

Cumulative Impacts

Any future development of candidate housing sites would be subject to compliance with all federal, State, and local requirements for energy efficiency, including the California Energy Code Building Energy Efficiency Standards (CCR Title 24, Part 6), the CALGreen Code (CCR Title 24, Part 11), and SB 743.

Affirmatively Furthering Fair Housing (AFFH)

In 2016, the Department of Housing and Urban Development (HUD) passed the Affirmatively Furthering Fair Housing rule, which requires an assessment of fair housing in counties and cities. All Housing Elements adopted on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015.

Under State law, affirmatively furthering fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” These characteristics can include, but are not limited to race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

In May 2020, San Diego County and the San Diego Regional Alliance for Fair Housing adopted the Regional Analysis of Impediments (AI) to Fair Housing Choice for FY 2020-2025. The Regional Alliance for Fair Housing is a coalition of fair housing organizations, community-based groups, concerned citizens, representatives of the housing industry, and government agencies working toward the goal of affirmatively furthering fair housing.

The AI assesses the extent of fair housing issues among specific groups and evaluates the availability of a range of housing choices for all residents. In addition, the AI analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person’s access to housing.

I. Needs Assessment

The AI contains a countywide analysis of demographic, housing, and specifically fair housing issues. The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations were discussed previously and can be reviewed in **Section 2: Community Profile**.

Within the legal framework of Federal and State laws, and based on the guidance provided by HUD’s Fair Housing Planning Guide, impediments to fair housing choice can be defined as:

- Any actions, omissions, or decisions taken because of the characteristics protected under State and Federal laws, which restrict housing choices or the availability of housing choices; or
- Any actions, omissions or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of characteristics protected under State and Federal laws.

To affirmatively promote equal housing opportunity, a community must work to remove impediments to fair housing choice.⁶

⁶ *San Diego Regional Analysis of Impediments to Fair Housing Choice, 2020.*

1. Fair Housing Assessment

As part of the development of the FY 2020-25 AI, six community workshops were held in communities throughout the County in October and November 2019 to gather input regarding fair housing issues in the region. Key issues identified by participants, service providers, housing professionals and various staff include:

- Experience with housing discrimination by protected classes.
- Issues and barriers to reporting housing discrimination incidents.
- Barriers to access of housing in communities.
- Protected classes that need improved services
- Misconceptions and misunderstandings about fair housing.
- Importance of finding new ways to build community awareness about fair housing.

In addition to input from local organizations and community members, key stakeholders were identified and interviewed regarding the County's AI. Stakeholders represented a variety of organizations that provide fair housing services and/or complementary related support services. Key issues and opportunities identified by stakeholders include:

- Cultural, language and other challenges to building community awareness of fair housing issues.
- Geographic, transportation, accessibility and other barriers to housing in communities.
- Misconceptions or misunderstandings about Fair Housing.
- Under reporting, documentation issues, opposition and other challenges to meeting fair housing needs.
- Improved services required by protected classes.
- Opportunities with community assets which can be leveraged to further Fair Housing.
- Opportunities through improving interagency coordination.
- Technological opportunities in promoting and supporting Fair Housing outreach.

Residents throughout San Diego County were also surveyed to learn more about fair housing issues in each jurisdiction. The County received approximately 1,100 total individual responses, only 1 of which identified as living in Coronado. The respondent indicated they did experience discrimination in housing and identified the landlord/property manager as the source of discrimination. The respondent noted the following circumstance:

- The discrimination was based upon the status and source of income.
- The respondent did not report the discrimination due to lack of information/knowledge regarding where to report and how to report.
- The respondent noted that reasonable accommodation was delayed multiple times
- The respondent had not participated in any fair housing training and not heard or seen a Fair Housing Public Service Announcement on TV, the radio, or online.

The San Diego AI also identified the following fair housing issues specifically involving Coronado:

- The City had a total of two Fair Housing cases filed from 2014-2018
 - Both complaints were based on disability
- The City experience one hate crime from 2013-2018, related to religion.
- Currently, the City utilizes fair housing services provided by the Legal Aid Society as contracted through the County of San Diego. The City complies with all Fair Housing regulations as set by state and federal law. The Affirmatively Furthering Fair Housing Analysis is intended to understand existing disparities in the Coronado community and provide methods and mitigation measures in **Section 4** of this Housing Element.

Local Contributing Factors

The Housing Element is an opportunity for the City of Coronado to evaluate and analyze existing fair housing issues that face current or future residents. The City hosted a community workshop on October 20, 2020, a presentation was provided, and the City facilitated time for the community to discuss housing challenges in Coronado. Majority of participants identified as long-term Coronado residents (having lived in the city for 11-20 years). Additionally,

participants identified maintaining existing housing stock, specifically existing affordable housing stock as a priority for the 2021-2029 Housing Element. Based on community feedback, the San Diego Analysis of Impediments and the Housing Element Affirmatively Furthering Fair Housing, Coronado has identified the following local contributing factors to fair housing issues:

- Housing Age and Condition – Section 2.F.4 of this Housing Element** analyzes the housing stock within the City of Coronado. The analysis found that 71.6 percent of all housing in Coronado was built prior to 1980. Just below 10 percent units in Coronado were built after 2000, and 1.2 percent in 2014 or later. The Regional AI found that the highest percentages of pre-1980 housing units are generally found in the older, urbanized neighborhoods of the cities of La Mesa, Lemon Grove, El Cajon, San Diego, Coronado and National City and will most likely have the largest proportions of housing units potentially in need of rehabilitation. Home rehabilitation can be an obstacle for senior homeowners with fixed incomes and mobility issues. Similarly, the housing stock in the San Diego region is older, with majority of the housing units (54 percent) built before 1979 and is at least 40 years old. Home rehabilitation can be an obstacle for senior homeowners with fixed incomes and mobility issues, it can also create a cost barrier for households looking to move from renting to ownership, this may be particularly true for the City of Coronado as the Community Profile notes an aging population (a 5.6 percent increase in Seniors from 14.1 percent in 2010 to 19.7 percent in 2018).
- Housing Cost and Affordability - Section 2.G.1 of this Housing Element** analyses the cost and affordability of housing within the City of Coronado. The cost of homeownership varies within San Diego County depending on the community. According to the regional AI, in 2019, the median sales price for homes in San Diego County was \$594,909, an increase of 38 percent from 2014. Home prices vary by area/jurisdiction, with very high median prices in coastal areas such as in Coronado where the median cost of a home was \$1,537,000 in 2018, (65% higher than the County median).
- Community Opposition** – Community opposition to increased density and housing development is a contributing factor to fair housing and housing access in the City of Coronado. Education for Coronado residents about the value and importance of a wide range of housing may help to dispel inaccuracies and negative assumptions about multifamily and affordable housing in the Community. Throughout the Housing Element Update process, the City received a wide range of comments objecting to the proposed increase of housing opportunities in the City, specifically objections to increases in density and affordable housing.

Lending Patterns

Table 3-17 below identifies the lending patterns by race and ethnicity, as well as income category for the City of Coronado. Data for lower income applicants of color was not available for the City of Coronado, however, applicants who identified as Hispanic or Latino of any race in the low-income category had a 100 percent denial rate for home loan applications. Applicants of any race and ethnicity in the upper income category had higher levels of home loan approval, the highest being among White residents (61.8 percent approved, 15 percent denied). Additionally, applicants in the upper income category who identified as Black experienced a 20 percent denial rate and those who identified as Hispanic or Latino experienced a 22 percent denial rate, followed by those who identified as Asian with a 12.5 percent denial rate. Overall, applicants who identified as White had higher rates of approval than applicants who identified as Black, Hispanic (of any race), or Asian.

Table 3-17: Coronado Lending Patterns by Race/Ethnicity (2017)			
	Approved	Denied	Withdrawn/Incomplete
White			
Low (0-49% AMI)	--	--	--
Moderate (50-79% AMI)	46.7%	26.7%	26.7%
Middle (80-119% AMI)	54.3%	28.6%	17.1%
Upper (≥120% AMI)	61.8%	15.0%	23.2%
Unknown/NA	69.2%	7.7%	23.1%
Black			
Low (0-49% AMI)	--	--	--
Moderate (50-79% AMI)	--	--	--
Middle (80-119% AMI)	--	--	--
Upper (≥120% AMI)	60.0%	20.0%	20.0%
Unknown/NA	--	--	--
Hispanic			
Low (0-49% AMI)	0.0%	100.0%	0.0%
Moderate (50-79% AMI)	--	--	--
Middle (80-119% AMI)	--	--	--
Upper (≥120% AMI)	51.2%	22.0%	26.8%
Unknown/NA	100.0%	0.0%	0.0%
Asian			
Low (0-49% AMI)	--	--	--
Moderate (50-79% AMI)	--	--	--
Middle (80-119% AMI)	--	--	--
Upper (≥120% AMI)	75.0%	12.5%	12.5%
Unknown/NA	0.0%	33.3%	66.7%
Source: San Diego Regional Analysis of Impediments to Fair Housing Choice (2020)			

2. Fair Housing Enforcement and Outreach Capacity

Currently, the Legal Aid Society of San Diego (LASSD) provides fair housing services to the City of Coronado. This includes providing fair housing outreach, education, investigation, and counseling services. Between FY 2014 and FY 2018, LASSD served over 19,000 San Diego County residents, of those served 38 were residents of Coronado. Majority of the clients served by LASSD were lower income (87 percent) and White (66 percent).

The AI also conducted Fair Housing testing to determine if, and to what extent, discriminatory business practices exist in apartment rental housing and related markets. Currently, there are no fair housing testing results for the City of Coronado. Overall, the City had just two fair housing cases filed from 2014 to 2018, a settlement was successful in one and the other had a no cause determination. The City recognizes that a lack of access to information can attribute to discrimination, increased fair housing issues, and can create barriers to Housing access. The City

believes an informed community and resident is an empowered resident, **Housing Program 5D in Section 4: Housing** of this document addresses fair housing outreach efforts for the 2021-2029 planning period.

J. Analysis of Available Federal, State, and Local Data and Local Knowledge

1. Integration and Segregation Patterns and Trends

The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating complete integration, to 100 percent, indicating complete segregation. An index number above 60 is considered to show high similarity and a segregated community. It means that 60% (or more) of the members of one group would need to move to a different tract in order for the two groups to be equally distributed. Values of 40 or 50 are usually considered a moderate level of segregation, and values of 30 or below are considered to be fairly low.

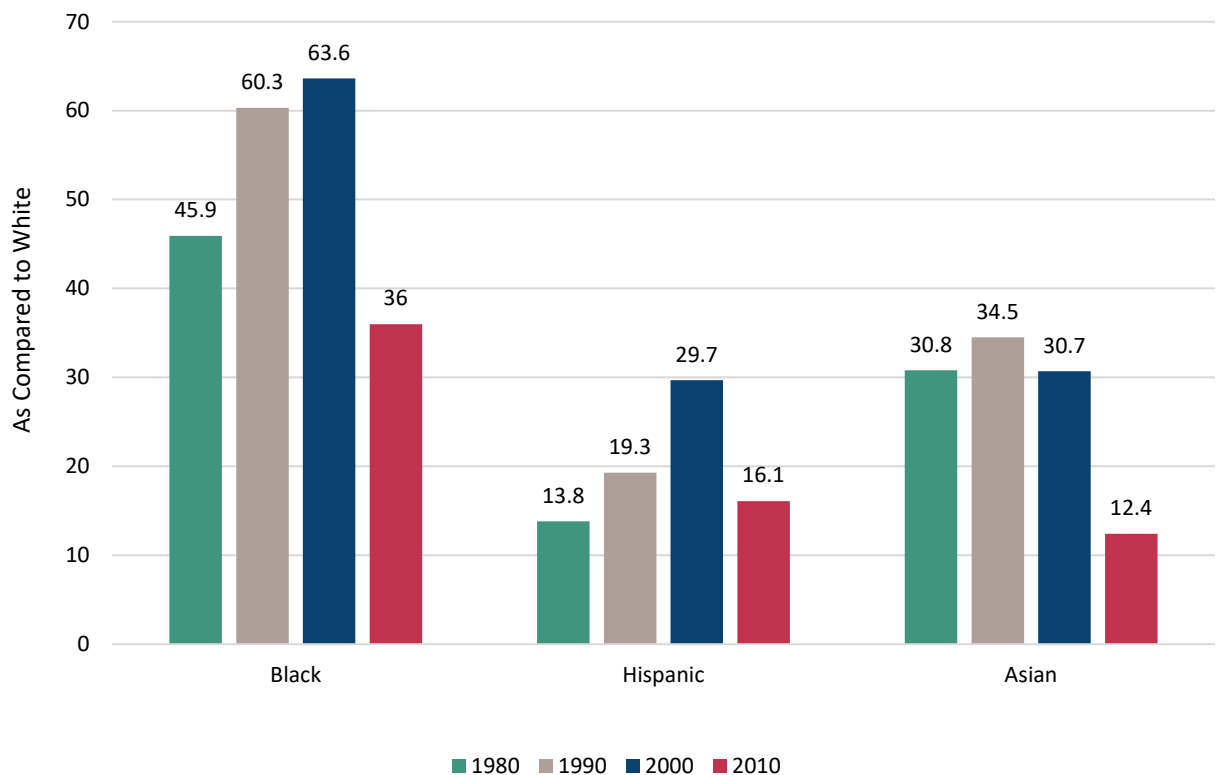
It is important to note that segregation is a complex topic, difficult to generalize, and is influenced by many factors. Individual choices can be a cause of segregation, with some residents choosing to live among people of their own race or ethnic group. For instance, recent immigrants often depend on nearby relatives, friends, and ethnic institutions to help them adjust to a new country.⁷ Alternatively, when white residents leave neighborhoods that become more diverse, those neighborhoods can become segregated.⁸ Other factors, including housing market dynamics, availability of lending to different ethnic groups, availability of affordable housing, and discrimination can also cause residential segregation.

Figure 3-1 shows the dissimilarity between each of the identified race and ethnic groups and Coronado's white population from 1980 to 2010. The White (not Hispanic or Latino) population within Coronado makes up the majority of the City's population at approximately 74.9 percent according to 2018 American Community Survey (ACS) estimates. As previously stated, higher scores indicate higher levels of segregation among those race and ethnic groups. The table shows higher levels of segregation among each race and ethnic group from 1990 to 2000, with decrease segregation in 2010. The group with highest level of segregation in Coronado is Black at 60.3 in 1990, 63.6 in 2000 and decreasing to 36 in 2010. These scores correlate directly with the percentage of people within that racial or ethnic group that would need to move into a predominately white census tract in order to achieve a more integrated community. While the dissimilarity index for the Black population has decreased, 36 percent is considered moderate segregation. As a part of Coronado's efforts to further fair housing, the City will consider targeted outreach to the City's Black residents. Groups who identified as Hispanic or Asian experiences relatively low levels of segregation according to the data, at 16.1 and 12.4, respectively, in 2010.

⁷Allen, James P. and Turner, Eugene. "Changing Faces, Changing Places: Mapping Southern California". California State University, Northridge, (2002).

⁸ Boustian, Leah Platt. "Racial Residential Segregation in American Cities" in Oxford Handbook of Urban Economics and Planning, ed. Nancy Brooks and Gerrit-Jan Knaap, Oxford University Press, (2011).

Figure 3-1: Dissimilarity Indices for Race and Ethnic Groups in Coronado (1980-2010)



Source: Diversity and Disparity, Spatial Structures in the Social Sciences, Brown University

2. Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

Location of residence can have a substantial effect on mental and physical health, education opportunities, and economic opportunities. Urban areas that are more residentially segregated by race and income tend to have lower levels of upward economic mobility than other areas. Research has found that racial inequality is thus amplified by residential segregation. However, these areas may also provide different opportunities, such as ethnic enclaves providing proximity to centers of cultural significance, or business, social networks and communities to help immigrants preserve cultural identity and establish themselves in new places. Overall, it is important to study and identify these areas in order to understand patterns of segregation and poverty in a City.

The 2020 AI performed an analysis of R/ECAPs within San Diego County and found small pockets within certain jurisdictions. None were located within the City of Coronado. Further analysis using the U.S. Department of Housing and Urban Developments R/ECAP GIS mapping tool confirms that all census tracts within Coronado have a R/ECAP value of 0, indicating that the census tracts within Coronado do not meet the defined parameters for a racially or

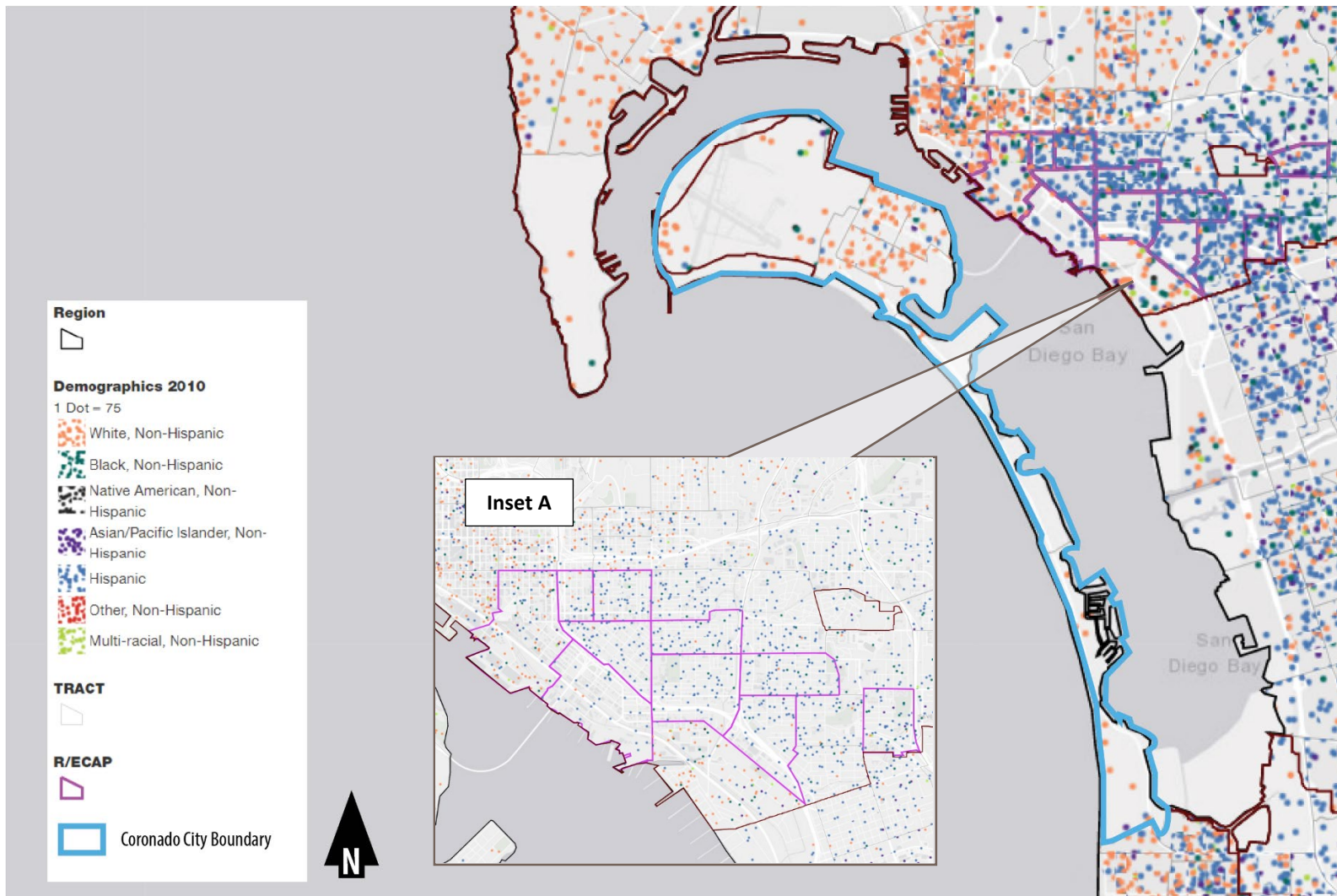
ethnically concentrated area of poverty as defined by HUD.⁹ However, to the northeast of Coronado (as shown in **Inset A** below), in San Diego proper there is a cluster of ten R/CAPs identified, each census tract has a minimum of 20 percent and ,maximum of 90 percent of residents who identify as Hispanic and about an average ten percent who identify as Black. This region of San Diego is directly connected to Coronado via the Coronado Bridge. The City may provide vital economic and housing opportunities for persons in this region and the City is committed to exploring partnerships and opportunities to increase equal housing access for current and future residents.

Table 3-19 below identifies the racial and ethnic composition of the City of Coronado as compared to the County of San Diego and the State of California. The City of Coronado, the County of San Diego and the State of California all have a majority White population. Additionally, both the County and the State have a population over 30 percent Hispanic or Latino of any race, whereas Coronado has a 15.6 percent population of Hispanic or Latino persons of any race. All three geographies have under one percent population of Native Indian and Alaska Native persons and under one percent Native Hawaiian or Pacific Islander.

Table 3-19: Population by Race, 2018			
Race/Ethnicity	Coronado	County of San Diego	California
White	86.7%	70.7%	60.1%
Black or African American	4.0%	5.0%	5.8%
American Indian and Alaska Native	0.7%	0.6%	0.8%
Asian	3.7%	11.8%	14.3%
Native Hawaiian and Other Pacific Islander	0.1%	0.4%	0.4%
Some other race	1.6%	6.2%	13.8%
Two or more races	3.1%	5.2%	4.8%
Hispanic or Latino origin (of any race)	15.6%	33.5%	38.9%
Source: American Community Survey, 5-year estimates, 2017.			

⁹ US Department of Housing and urban Development, Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs), Open Data Portal, Accessed December 17, 2020.

Figure 3-2: Low Poverty Index with Race/Ethnicity and R/ECAPs, Coronado



Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Data Versions: AFFHT0006, July 10, 2020

3. Disparities in Access to Opportunity

The UC Davis Center for Regional Change and Rabobank partnered to develop the Regional Opportunity Index (ROI) intended to help communities understand local social and economic opportunities. The goal of the ROI is to help target resources and policies toward people and places with the greatest need to foster thriving communities. The ROI incorporates both “people” and “place components, integrating economic, infrastructure, environmental, and social indicators into a comprehensive assessment of the factors driving opportunity.”

The ROI: People is a relative measure of people's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life as follows:

- **Education Opportunity:** Assesses people’s relative success in gaining educational assets, in the form of a higher education, elementary school achievement, and regular elementary school attendance.
- **Economic Opportunity:** Measures the relative economic well-being of the people in a community, in the form of employment and income level.
- **Housing Opportunity:** Measures the relative residential stability of a community, in the form of homeownership and housing costs.
- **Mobility/Transportation Opportunity:** Contains indicators that assess a community’s relative opportunities for overcoming rural isolation.
- **Health/Environment Opportunity:** Measures the relative health outcomes of the people within a community, in the form of infant and teen health and general health.
- **Civic Life Opportunity:** A relative social and political engagement of an area, in the form of households that speak English and voter turnout.

The ROI: Place is a relative measure of an area's assets in education, the economy, housing, mobility/transportation, health/environment, and civic life.

- **Education Opportunity:** Assesses a census tract's relative ability to provide educational opportunity, in the form of high-quality schools that meet the basic educational and social needs of the population.
- **Economic Opportunity:** Measures the relative economic climate of a community, in the form of access to employment and business climate.
- **Housing Opportunity:** Measures relative availability of housing in a community, in the form of housing sufficiency and housing affordability.
- **Health/Environment Opportunity:** A relative measure of how well communities meet the health needs of their constituents, in the form of access to health care and other health-related environments.
- **Civic Life Opportunity:** Measures the relative social and political stability of an area, in the form of neighborhood stability (living in same residence for one year) and US citizenship.

As show in **Figure 3-3** below, the majority of Coronado is classified as a high and highest opportunity zone, with the exception of one census tract which shows high health and mobility opportunity and moderate economic and educational attainment, but low housing opportunity and low civic life opportunity. **Figure 3-4**, which displays ROI place for Coronado indicates two areas as lowest opportunity areas. *Area 1* (identified on the map) displays high education and economic opportunities, however, shows low civic life opportunities and even lower health and housing opportunity. *Area 2* (identified on the map) shows moderate civic life opportunity and very high educational opportunity but identifies very low health wellbeing, and low housing and economic opportunity. It should be noted that these are areas primarily occupied by military housing and facilities, which are not under the jurisdiction of Coronado.

Figure 3-3: Regional Opportunity Index: People, 2014

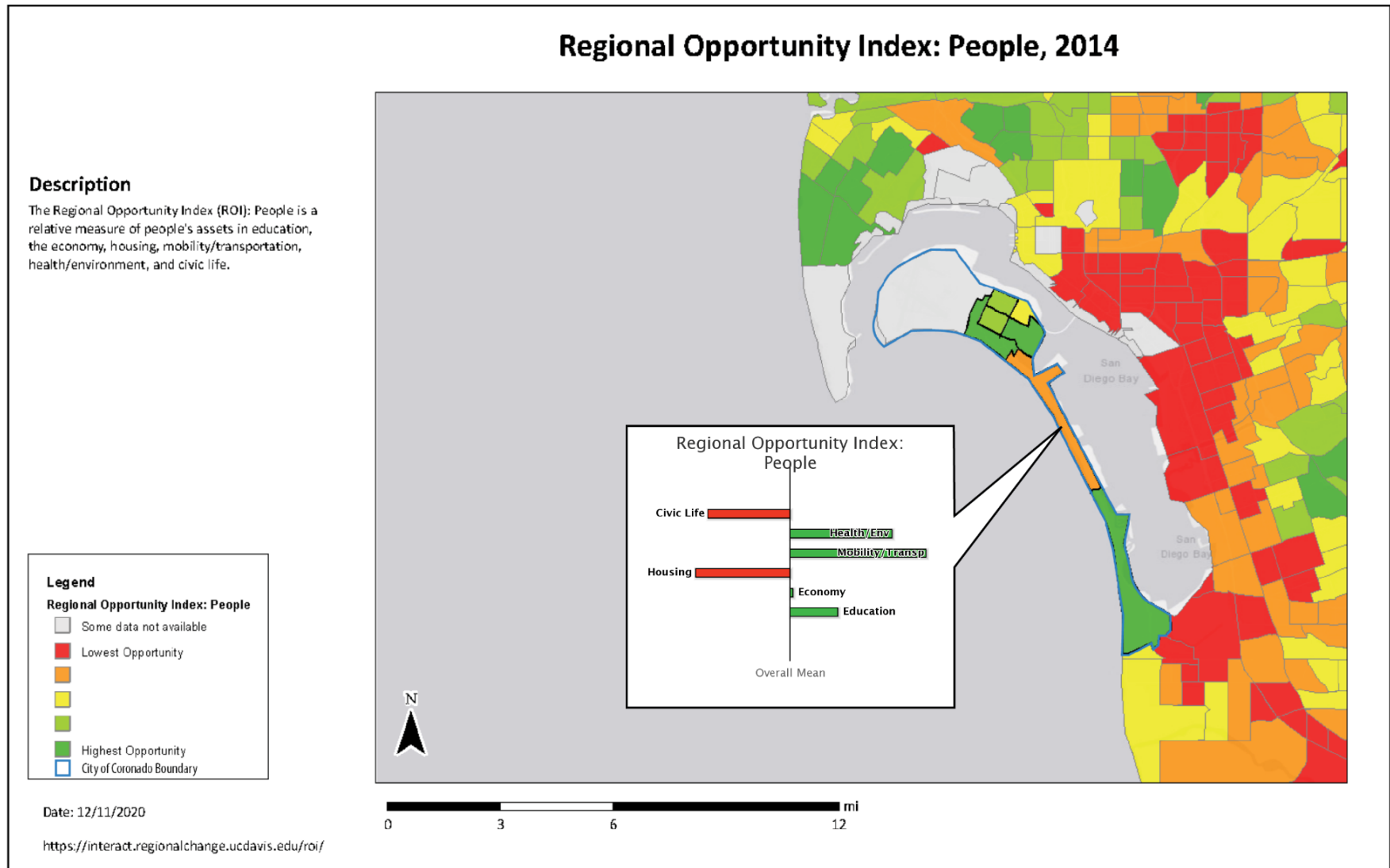
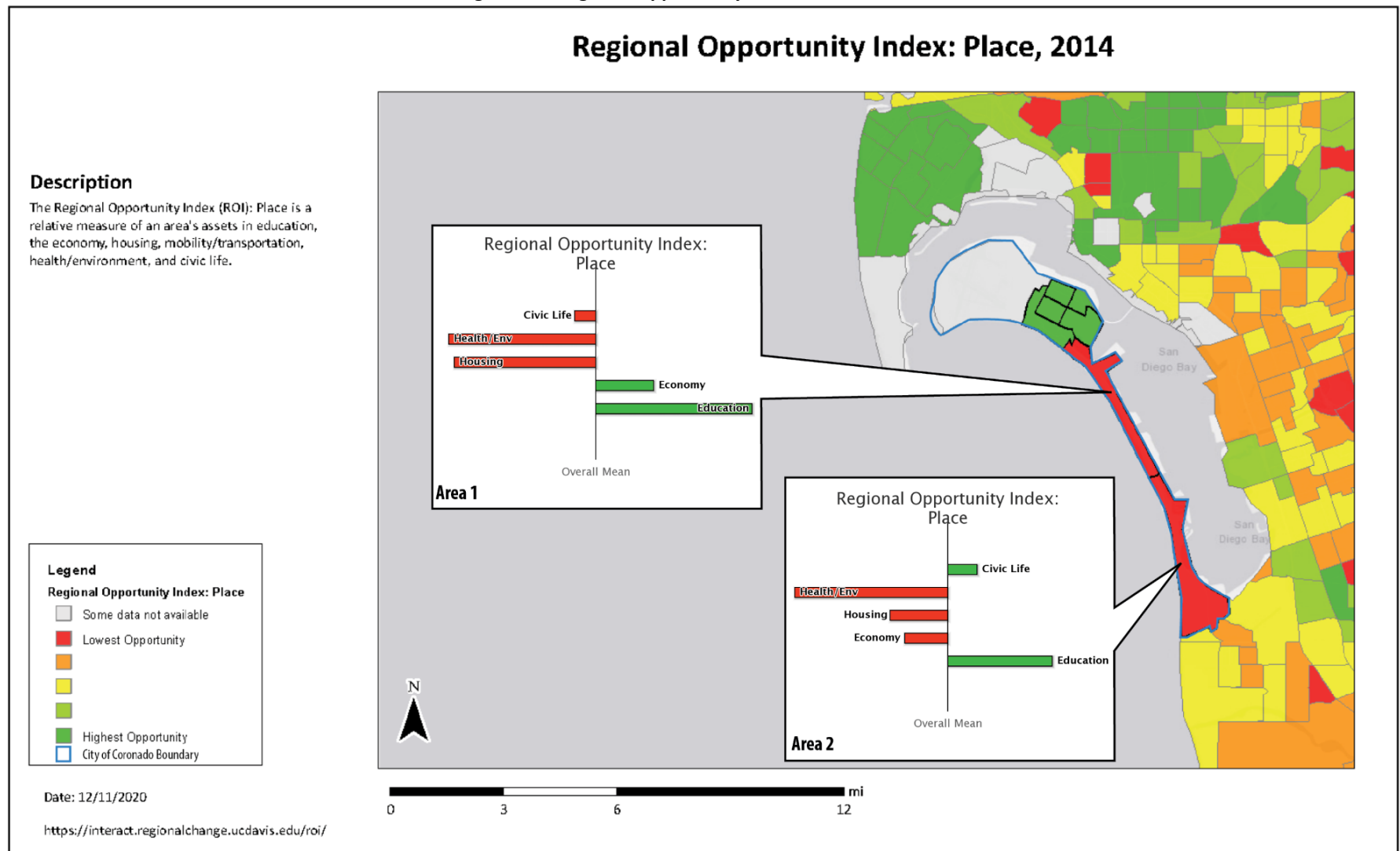


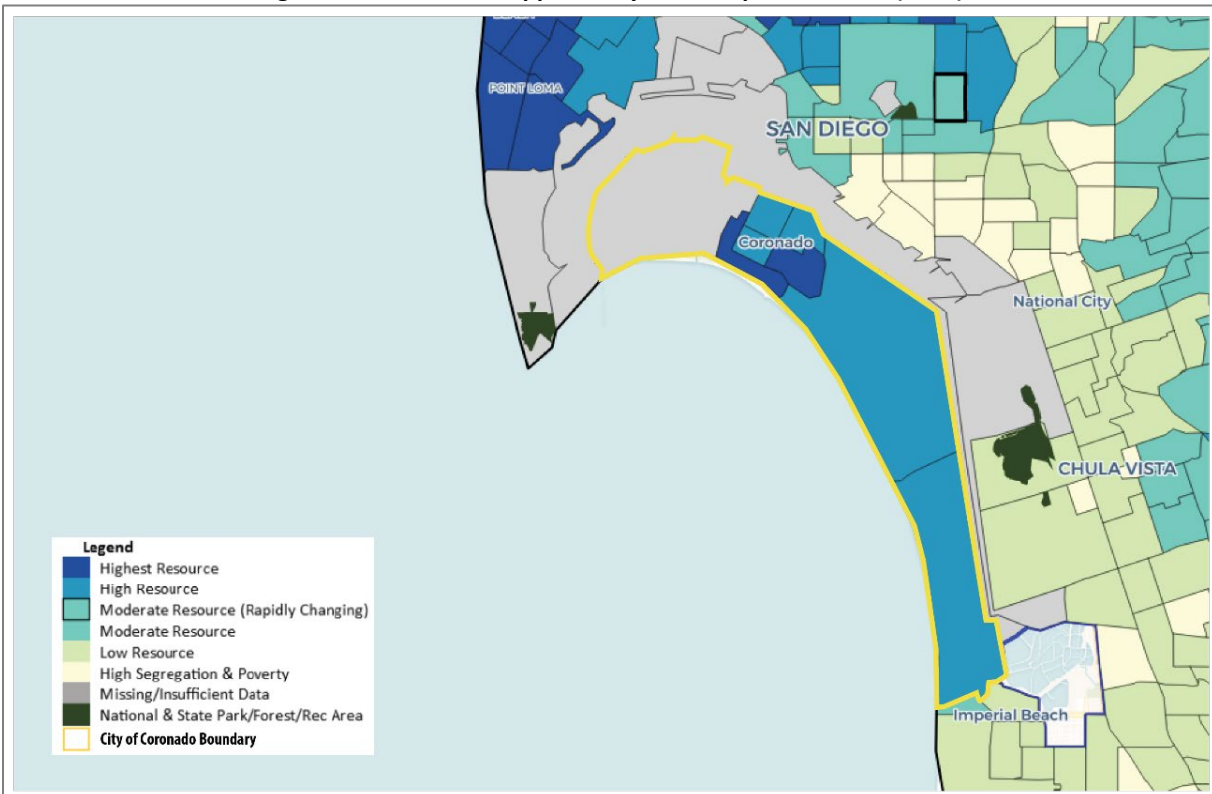
Figure 3-4: Regional Opportunity Index: Place, 2014



Additionally, the Department of Housing and Community Development together with the California Tax Credit Allocation Committee established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the TCAC/HCD opportunity Area Maps to understand how public and private resources are spatially distributed. The Task force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

According to the Task Force’s methodology, the tool allocates the 20 percent of the tracts in each region with the highest relative index scores to the “Highest Resource” designation and the next 20 percent to the “High Resource” designation. Each region then ends up with 40 percent of its total tracts as “Highest” or “High” resource. These two categories are intended to help state decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. As shown in **Figure 3-5** below, all of Coronado is classified as high and highest resource.

Figure 3-5: TCAC/HCD Opportunity Area Maps, Coronado (2020)



Source: California Tax Credit Allocation Committee and Department of Housing and Community Development, 2020.

Opportunity indicators included in the AI also help inform communities about disparities in access to opportunity. HUD-provided index scores are based on nationally available data sources and assess residents’ access to key opportunity assets in San Diego County. These indices are only available to Entitlement Jurisdictions (with population over 50,000 and receiving CDBG funds from HUD). For Urban County jurisdictions for which a HUD-provided index is not provided, a similar analysis as that provided by the indices was conducted using comparable information.

Table 3-20 below displays opportunity indicators based on school proficiency, labor market, and job proximity. The City of Coronado has one Title I school, which helps low-achieving children meet state standards in core academic

subjects. These schools coordinate and integrate resources and services from federal, state, and local sources. To be considered for Title 1 school funds, at least 40 percent of the students must be considered low-income. Additionally, the AI showed that for the time period analyzed, the City had an annual unemployment rate of 2.2%, below the County average of 2.8%. Additionally, majority of jobs were within a 30-minute commute from Coronado residents.

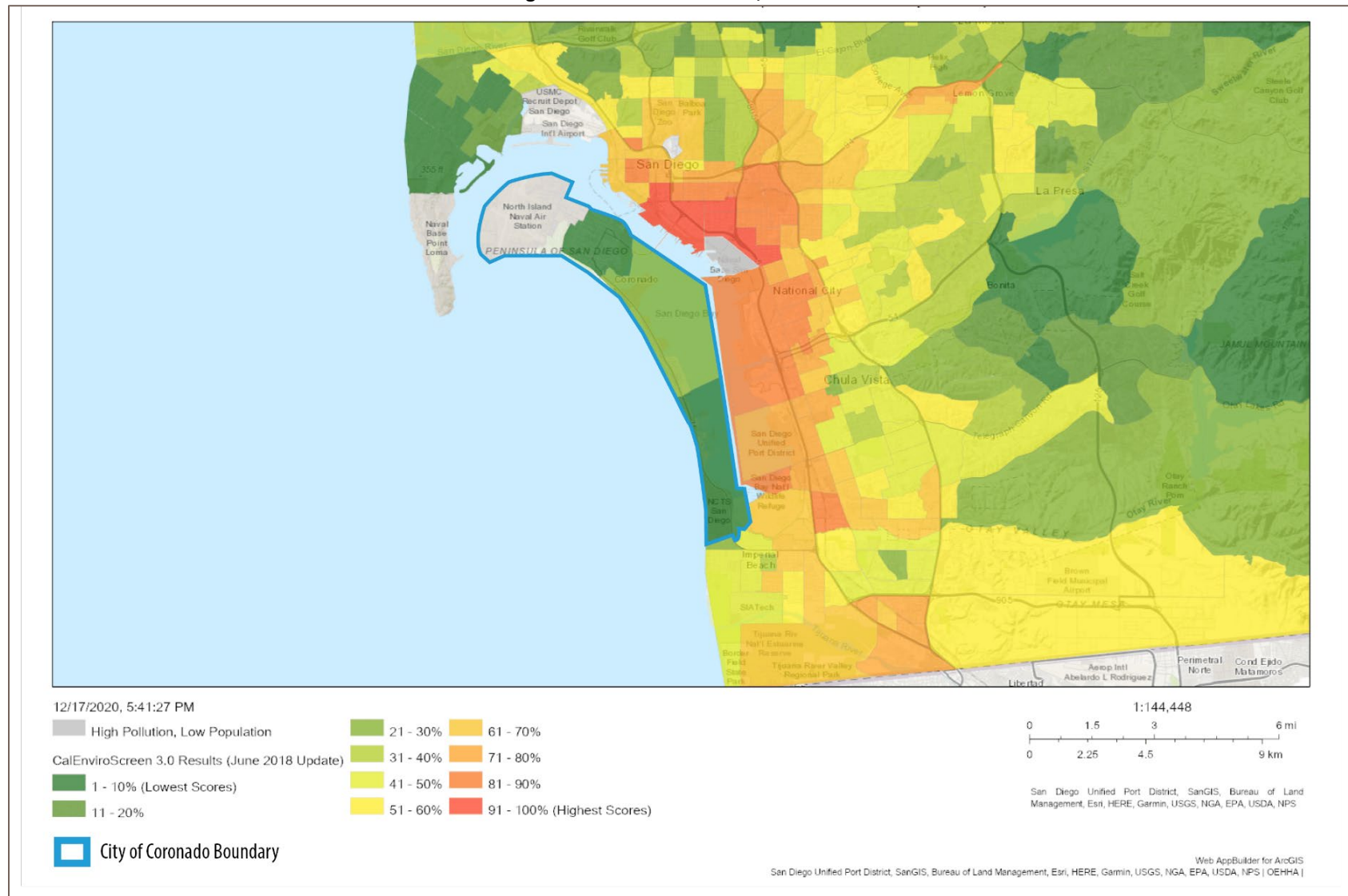
Table 3-20: Opportunity Indicator – School Proficiency, Labor Market, Job Proximity	
Opportunity Indicator	Coronado
School Proficiency	
Total Title I Schools	1
Total Schools	5
% of Schools	20.0%
Unemployment Rate	
Annual Rate	2.2%
Job Proximity	
<29 mins.	79.3%
30-59 mins.	16.2%
60 mins. or more	4.5%
Source: San Diego Regional Analysis of Impediments, American Community Survey 2013-2017, S1701.	

Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided, Coronado scored a 6.6 AllTransit performance score, illustrating a moderate combination of trips per week and number of jobs accessible that enable a moderate number of people to take transit to work. By comparison, Coronado scored of the highest alongside Lemon Grove (7.9) and Imperial Beach (6.7), whereas Solana Beach (5.9), Del Mar (5.1) and Poway (3.1) scored lowest.

Table 3-21: Opportunity Indicator – Transit					
Jurisdiction	All Transit Performance Score	Transit Trips Per Week within 1/2 Mile	Jobs Accessible in 30-min trip	Commuters Who Use Transit	Transit Routes within 1/2 Mile
Coronado	6.6	916	86,924	2.30%	1
Source: San Diego Regional Analysis of Impediments, American Community Survey 2013-2017, S1701.					

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviro Screen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviro Screen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of color and lower socioeconomic status to environmental pollutants. **Figure 3-6** below displays mapped results for the CalEnviro Screen. The map shows that all of Coronado is low scoring, signifying low pollution burdens in the City.

Figure 3-6: CalEnviro Screen, Coronado



Source: California Office of Environmental Health Hazard Assessment, CalEnviro Screen 3.0, 2018.

4. Discussion of Disproportionate Housing Needs

The analysis of disproportionate housing needs within Coronado evaluated existing housing need, need of the future housing population, and units within the community at-risk of converting to market-rate.

Future Growth Need

The City's future growth need is based on the RHNA allocation of 312 very low and 169 low income units within the 2021-2029 planning period. **Figure 3-7** shows that both existing and proposed affordable units are well dispersed throughout the community and do not present a geographic barrier to obtaining affordable housing. Appendix B of this Housing Element shows the City's ability to meet its 2021-2029 RHNA need at all income levels. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community.

Housing Needs in Coronado

A variety of factors affect housing needs for different households. Most commonly, disability, household income and households' characteristics shape the type and size of housing units needed, as well as accessibility based on existing units in a City. **Tables 3-22 through 3-29** displays data for demographic characteristics of Coronado, as compared to the County of San Diego and the State of California. Additional detailed analysis of the Coronado community demographics is outline in **Chapter 2: Community Profile** of this Housing Element.

Table 3-22 displays the data for persons with disabilities in the City, County, and State. Overall, about 10 percent of the California population reported having at least one disability. Similarly, in the City, about 8 percent of persons reported at least one disability. The County reported a slightly higher percentage than the City at 9.9 percent. Of the 8.1 percent Coronado residents who reported a disability, the majority were independent living and ambulatory difficulties, which could be tied to the City's senior population. Ease of reasonable accommodation procedures and opportunity for accessible housing can provide increased housing security for the population with disabilities.

Table 3-22: Population by Disability Type, Compared by Geography, 2018			
Disability	City of Coronado	County of San Diego	California
Total with a Disability	8.1%	9.9%	10.6%
Hearing Difficulty	3.0%	2.8%	2.9%
Vision Difficulty	1.4%	1.7%	2.0%
Cognitive Difficulty	2.9%	4.2%	4.3%
Ambulatory Difficulty	3.9%	5.4%	5.8%
Self-care Difficulty	2.1%	2.3%	2.6%
Independent Living	4.5%	5.1%	5.5%
Source: American Community Survey, 5-Year Estimates, 2018.			

Tables 3-23 and 3-24 display household type and income data for the State, County and City. Overall, the City County and State; this includes family households have similar household makeup demographics, each region had around 65 to 69 percent family households. The City of Coronado had a higher percentage of married-couple family households, (57 percent compared to 50 in the County and 49 in the state). Of the three jurisdictions, the City has the largest percentage of non-family households at approximately 34.1. The City also had a higher percentage of households with one or more person 60 years or older (36.9 percent compared to 27 percent and 28 percent in the County and State, respectively).

Table 3-23: Population by Familial Status, Compared by Geography, 2018			
Familial Status	City of Coronado	County of San Diego	California
Total Households	8,396	1,118,980	12,965,435
Family Households	65.9%	67.4%	68.8%
Married-Couple Family Households	57.1%	50.2%	49.7%
With Children	21.7%	21.7%	21.7%
Non-Family Households	34.1%	32.6%	31.2%
Households with one or more people 60 years+	36.9%	27.0%	28.5%
Source: American Community Survey, 5-Year Estimates. 2018			

Regarding household income, the City had a higher median household income than the County and State in 2018. As **Table 3-24** shows, Coronado has a larger percentage of households who earn higher incomes. Just under 23 percent of City residents earn a median income under \$50,000 annually, compared to 33 percent and 36 percent for the County and State, respectively. Households earning over \$100,000 annually represent about 51 percent in Coronado, 37 percent in San Diego County, and 35.5 percent in California.

Table 3-24: Households by Income, Compared by Geography, 2018			
Households Income	City of Coronado	County of San Diego	California
Less than \$10,000	4.4%	4.6%	5.1%
\$10,000-\$14,999	1.7%	3.5%	4.4%
\$15,000-\$24,999	4.1%	7.0%	8.0%
\$25,000-\$34,999	6.5%	7.5%	7.9%
\$35,000-\$49,999	5.8%	11.0%	10.9%
\$50,000-\$74,999	13.8%	16.5%	15.9%
\$75,000-\$99,999	12.1%	13.0%	12.3%
\$100,000-\$149,999	19.7%	17.7%	16.2%
\$150,000-\$199,999	10.7%	8.8%	8.3%
\$200,000 or More	21.0%	10.5%	11.0%
Median Income	\$101,520	\$74,855	\$71,228
Source: American Community Survey, 5-Year Estimates, 2018			

Table 3-25 displays data for households experiencing overpayment or cost burden in the State, County and City. Housing Cost burden has a number of consequences for a household, mainly displacement from their existing living situation creating limited access essential goods and often employment by potentially increasing commute times. Overall, the percentage of households that experience a cost burden greater than 30 percent is similar amongst the City, County, and State with all three reporting about 40 percent. The City has a slightly higher percentage of households that have a high cost burden over 50 percent (21.7 percent compared to 19.4 percent for the county and state). Increased opportunity for affordable housing and housing assistance funds help to prevent cost burden on households. The number of households that experience cost burden could be related to the high cost of land and housing in the City. Additionally, Coronado has an aging population (larger percentage of persons over the age of

65) this may also contribute to the high number of cost burdened households and these residents may live on fixed incomes such as existing assets or social security.

Table 3-25: Households by Overpayment, Compared by Geography			
Overpayment/Cost Burden	City of Coronado	County of San Diego	California
Cost Burden > 30%	44.1%	41.2%	40.1%
Cost Burden > 50%	21.7%	19.4%	19.4%
Cost Burden Not Available	1.8%	1.7%	1.4%
<i>Source: Consolidated Planning/CHAS Data, 2013- 2017.</i>			

Table 3-26 displays data for household tenure (owner vs. renter) for the State, County and City. Homeownership is a crucial foundation for helping families with low incomes build strength, stability, and independence. The opportunity for transition into the homebuyer's market is important for persons and households in different communities, homeownership allows for increased stability and opportunity to age in place. Table 3-26 shows that the City has a similar rate of homeownership compared to the County and State.

Table 3-26: Households by Tenure, Compared by Geography, 2018			
Household Tenure	City of Coronado	County of San Diego	California
Owner Households	51.0%	53.1%	54.6%
Renter Households	49.0%	46.9%	45.4%
Total Occupied Housing Units	8,396	1,118,980	12,965,435
<i>Source: American Community Survey, 5-Year Estimates, 2018.</i>			

Additionally, **Table 3-27** displays data for overcrowding in the State, County and City. Overcrowding is defined as between 1.01 and 1.5 persons per room in a household, and severe overcrowding is defined as more than 1.51 persons per room. Overcrowding often occurs when nonfamily members combine incomes to live in one household, such as college students and roommates, it also occurs when there is not enough size appropriate housing options for large or multigenerational families. The City experiences very low rates of overcrowding in comparison to the County and the State. Overcrowding is also shown to occur more often in renter households rather than owner households. In Coronado, there are no owner households that are severely overcrowded, while severely overcrowded renter households represent 0.2 percent of all renter households.

Table 3-27: Households by Overcrowding, Compared by Geography			
Overcrowding and Tenure	City of Coronado	County of San Diego	California
Owner Households			
Overcrowded	0.1%	2.8%	3.7%
Severely Overcrowded	0.0%	0.2%	0.3%
Renter Households			
Overcrowded	2.1%	10.4%	11.9%
Severely Overcrowded	0.2%	0.8%	1.4%
<i>Source: American Community Survey, 5-Year Estimates, 2019.</i>			

Housing Stock in Coronado

Tables 3-28 and 3-29 display comparative housing stock data for the State, County and City. **Table 3-28** below shows data for occupied housing units by type. A variety of housing stock provides increased opportunity in communities for different size and households types. The majority of housing stock in Coronado is classified as one-unit, detached housing, or single-family housing. Just under 25 percent of Coronado homes include 20 or more units and are referred to as multi-family housing. In comparison to the County and the State, Coronado has a greater percentage of single-family homes and lower percentages of multi-family housing that includes at least 20 units.

Table 3-28: Occupied Housing Units by Type, Compared by Geography			
Housing Unit Type	City of Coronado	County of San Diego	California
1, units (Detached)	46.9%	51.2%	57.9%
1, units (Attached)	12.8%	9.6%	7.0%
2 units	2.2%	1.7%	2.4%
3 or 4 units	4.3%	4.9%	5.5%
5 to 9 units	5.5%	7.8%	6.1%
10 to 20 units	4.9%	6.7%	5.2%
20 or more units	23.5%	14.5%	12.0%
Mobile home or other type of housing	0.0%	3.5%	3.7%
Source: American Community Survey, 5-Year Estimates, 2018.			

Table 3-29 below displays housing stock by year built or the City, County, and State. Older housing generally requires more upkeep, regular maintenance and can cause a cost burden on both renters and homeowners. Majority of Coronado and the State's housing units were built prior to 1980 whereas the distribution of development was more dispersed from 1950 to 1990 in the State. Overall, increased numbers of older housing can lead to displacement, cost burden, and substandard living conditions. An analysis of the housing stock is provided above in **Section 3.1.1 Local Contributing Factors**.

Table 3-29: Housing Unit by Type, Compared by Geography			
Year Built	City of Coronado	County of San Diego	California
Built 2014 or later	1.2%	1.1%	1.1%
Built 2010 to 2013	2.0%	1.8%	1.6%
Built 2000 to 2009	6.1%	12.0%	11.4%
Built 1990 to 1999	6.9%	12.6%	10.9%
Built 1980 to 1989	12.3%	19.1%	15.2%
Built 1970 to 1979	29.5%	22.6%	17.7%
Built 1960 to 1969	8.6%	12.0%	13.4%
Built 1950 to 1959	11.1%	10.8%	13.5%
Built 1940 to 1949	7.7%	3.5%	6.0%
Built 1939 or earlier	14.7%	4.4%	9.2%
Source: American Community Survey, 5-Year Estimates, 2018.			

5. Displacement Risk

The potential for economic displacement risk can result from a variety of factors, including large-scale development activity, neighborhood reinvestment, infrastructure investments, and changes in local and regional employment opportunity. Economic displacement can be an inadvertent result of public and private investment, where individuals and families may not be able to keep pace with increased property values and market rental rates.

Affordable covenants help to ensure that certain housing units remain affordable for an extended period of time. Covenants help balance the housing market in a community and provide lasting affordable options to low and very low-income households. The City of Coronado has multiple housing projects which include units with affordability covenants. There are currently 55 affordable units within Coronado that are at-risk of converting to market-rate within the planning period (2021-2029). It is the City's intent to prioritize the maintenance of their current affordable housing stock and the City is committed to negotiating extensions of existing affordability agreements before units become at-risk.

Table 3-30: Affordable Units in Coronado				
Street Address, Assessor's Parcel #, Type of Agreement	Total Units	Year Construction or Rehab Completed	Date of Recordation and County Document #	Date Covenant Expires
415 F Avenue APN: 536-293-01 Rental Affordability Covenant	23	1994	1/31/1994 #1994-0070922	9/3/2031
924 Orange Avenue APN: 537-332-23 Rental Affordability Covenant	11	1994	11/18/1993 #1993-0775528	12/1/2023
308-330 Orange Avenue 1014-1028 Third Street APN: 536-222-20 Rental Affordability Covenant	29	1996	1/25/1996 #1996-0037685	2/1/2026
1212, 1226 Ninth Street APN: 537-342-25 Rental Affordability Covenant	9	1996	7/17/1996 #1996-0357595	8/1/2026
560-566 G Avenue APN: 536-352-16 Rental Affordability Covenant	4	N/A	6/21/2002 #2002-0525579	7/1/2057
445-451 Orange Avenue APN: 536-311-07 Rental Affordability Covenant	3	N/A	6/12/2002 #2002-0496772	7/1/2057
406-422 Orange Avenue APN: 536-302-29 424-430 Orange Avenue APN: 536-302-24 Rental Affordability Covenant	17	N/A	8/14/2002 #2002-0686285	9/1/2057
840 G Avenue APN: 537-222-23 Rental Affordability Covenant	11	N/A	9/1/2006 #2006-0626205	9/1/2061

Table 3-30: Affordable Units in Coronado				
Street Address, Assessor's Parcel #, Type of Agreement	Total Units	Year Construction or Rehab Completed	Date of Recordation and County Document #	Date Covenant Expires
225 Orange Avenue APN: 536-161-05 Rental Affordability Covenant	6	2011	4/14/2010 #2010-0184498	4/1/2066
550-578 Orange Avenue APN: 536-372-06 to 10 Rental Affordability Covenant Age Restriction	30	2007	8/21/2006 #2006-0594157	1/1/2062
525 Orange Avenue APN: 536-381-27 Rental Affordability Covenant	16	2008	12/21/2007 #2007-0786004	7/31/2063
440-450 Orange Avenue APN: Rental Affordability Covenant	12	2011	4/14/2010 #2010-0184498	7/1/2066
729 Orange Avenue Units #101-103, 201-203 APN: 537-091-27-01 to 05 Affordability Restrictions	6	1996	6/22/1995 #1995-0260983	6/21/2025

Senate Bill 330

Effective January 1, 2020, Senate Bill 330 (SB 330) aims to increase residential unit development, protect existing housing inventory, and expedite permit processing. Under this legislation, municipal and county agencies are restricted in ordinances and policies that can be applied to residential development. The revised definition of "Housing Development" now contains residential projects of two or more units, mixed-use projects (with two-thirds of the floor area designated for residential use), transitional, supportive, and emergency housing projects. SB330 sets a temporary 5-year prohibition of residential density reduction associated with a "housing development project", from January 1, 2020, to January 1, 2025. For example, during this temporary prohibition, a residential triplex cannot be demolished and replaced with a duplex as this would be a net loss of one unit. None of the housing strategy sites contain existing housing with low-income tenants who will be displaced if the sites redevelop. Additionally, there are no plans to decrease density in the City.

Cost of Replacement of Units Lost

It is estimated that the cost of construct apartments in Coronado ranges from \$225,000 to \$350,000 for an average 1,000 square foot unit and that the average size of affordable units in Coronado is approximately 850 square feet. Therefore, average cost per square foot is estimated to range from \$192,000 to \$300,000 per unit. As Coronado is a high cost market, general assumptions on cost are assumed at the higher end of this estimated range.

Table 3-31: Estimated Cost of Replacement				
Type of Construction	Cost/SF	Cost/Unit	No. of Units Estimated to be Replaced	Total Replacement Cost
MF Residential	\$225-350/sf	\$192-300k/sf	60	\$11,520,000 to \$18,000,000

Much of the housing units available to the public are privately held and managed units. The City has enjoyed strong relationships with the County of San Diego and qualified entities providing affordable housing services in the City, including:

- San Diego Interfaith Housing
- Catholic Charities
- Fair Housing Council of San Diego County
- San Diego Housing Federation
- Episcopal Community Services
- Women's Resource Center
- San Diego Housing Commission

The City works in partnership with these qualified entities to provide support and continued availability of units affordable to lower income households. The City has proactively engaged with individual property owners and maintains a census of available affordable units. The City anticipates the units indicated in the table above will continue to provide affordable units beyond the dates indicated above. The City is proactively addressing the continuation of affordability with these property owners and has specific policies in Chapter 4 to address the continuation, preservation, and extensions of affordability on these properties.

6. Assessment of Contributing Factors to Fair Housing Issues in Coronado

The AI does not identify specific impediments to fair housing specific to Coronado, however some of the regional impediments to fair housing identified within jurisdictions in San Diego County may assist Coronado in opening the community up to a broader range of future residents:

- Fair housing information needs to be disseminated through many media forms to reach the targeted groups.
- Hispanics, Blacks and Asians continue to be under-represented in the homebuyer market and experience large disparities in loan approval rates.
- Housing choices for special needs groups, especially persons with disabilities and seniors, are limited.
- Fair housing enforcement activities, such as random testing, are limited.
- Patterns of racial and ethnic concentration exist in the region, although there are no racially or ethnically concentrated areas of poverty in Coronado.

The analysis conducted in this section regarding fair housing issues within Coronado yielded the following conclusions:

- The City currently experiences moderate segregation of the Black community amongst the White population. **Figure 3-1**, above, identifies a dissimilarity index of 36 for the Black community, which is considered moderate segregation by HCD. The City of Coronado will review the value and feasibility of creating a target outreach process to the Black community. Additionally, while moderate segregation exists, the City is committed to furthering equitable housing and living opportunities for all persons, regardless of race or ethnicity and will partner with appropriate organizations to reach marginalized communities. The City's sites strategy also intends to further housing opportunities for a variety of persons, at different income levels, throughout the entire city.
- Coronado does not currently have any racially or ethnically concentrated census tracts (R/ECAPs) as identified by HUD. This indicates that there are no census tracts within Coronado with a non-white population of 50 percent or more or any census tracts that have a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area.
- The UC Davis Regional Opportunity Index shows that the majority of residents within Coronado have a high level of access to opportunity throughout the majority of the City, with most census tracts showing the

highest level of access to opportunity. However, two tracts that mainly house military installations identify low housing opportunities in the City and low economic wellbeing.

- Additionally, analysis of the TCAC/HCD opportunity Area Maps show that all census tracts in Coronado are classified with the “High” and “Highest Resource” designation. This indicates that these census tracts are within the top twenty percent in the region in terms of areas that lower-income residents may thrive if given the opportunity to live there.
- Coronado has a higher AllTransit performance score than similar jurisdictions within the County as shown in the County’s Analysis of Impediments. This indicates a high combination of trips per week and number of jobs accessible that enable a high number of people to take transit to work.
- Coronado has a low CES score in comparison to similar jurisdictions within the County, indicating that residents within Coronado are less burdened by pollution from multiple sources and less vulnerable to its effects, taking into account their socioeconomic characteristics and underlying health status than in other areas around the San Diego region.

K. Analysis of Sites Pursuant to AB 686

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification requirement involves not only an analysis of site capacity to accommodate the RHNA (provided in **Appendix B**), but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

Figures 3-8 through 3-10 below identify the sites to accommodate future low and very low-income housing overlaid on demographic data using the 2018 American Community Survey 5-year Estimates.

- **Figure 3-8** - Coronado Proposed RHNA Sites, Hispanic/Latino, 2018
- **Figure 3-9** - Coronado Proposed RHNA Sites, Non-White Population 2018
- **Figure 3-10** - Coronado Proposed RHNA Sites, Low and Moderate Income, 2018

The maps show that the sites identified to accommodate Coronado’s RHNA allocation are dispersed through the City. While the City of Coronado has no designated areas with increased segregation or poverty, the low and very low sites are accessible and within areas where retail or commercial jobs exist. According to the SoCal Connect Plan, coastal communities tend to have a concentration of lower-income jobs but a lack of affordable rental units, the availability of housing within the identified low and very low income site would promote access to affordable housing for persons working in lower paying retail industries in Coronado and looking to live nearby.

Figure 3-8 shows the proposed candidate sites to meet the City’s RHNA in relation to the location of residents of Hispanic origin. These sites take into consideration access to vital goods, services, and public transportation and are therefore ideal areas for the City to focus much of its future housing growth. It is anticipated that ADU growth, including growth for affordable ADUs, will occur in the less dense areas of the community.

Figure 3-8 shows the following findings:

- 5 proposed sites to accommodate the RHNA allocation (totaling 248 potential units, or 100% of the total potential units) are located within block groups that have a percentage of the population that identifies as Hispanic between 20 and 40 percent.

Figure 3-8: Coronado Low and Very Low Sites, Hispanic/Latino, 2018



Source: Social Explorer, Data Mapping and American Community Survey, 5 Year Estimates, 2018

Figure 3-9 shows the proposed candidate sites to meet the very low and low income RHNA for Coronado in relation with census data showing the percentage of the population within each block group that is non-white.

Figure 3-9 shows the following findings:

- 5 proposed sites to accommodate the RHNA allocation (totaling 248 potential units, or 100% of the total potential units) are located within block groups that have a percentage of the population that is non-white 60 and 80 percent.

Additionally, **Figure 3-10** shows location of proposed candidate sites to meet the RHNA for Coronado in in comparison with census data showing the percentage of the population within each block group who is categorized as low income or moderate by the American Community Survey.

Figure 3-10 shows the following findings:

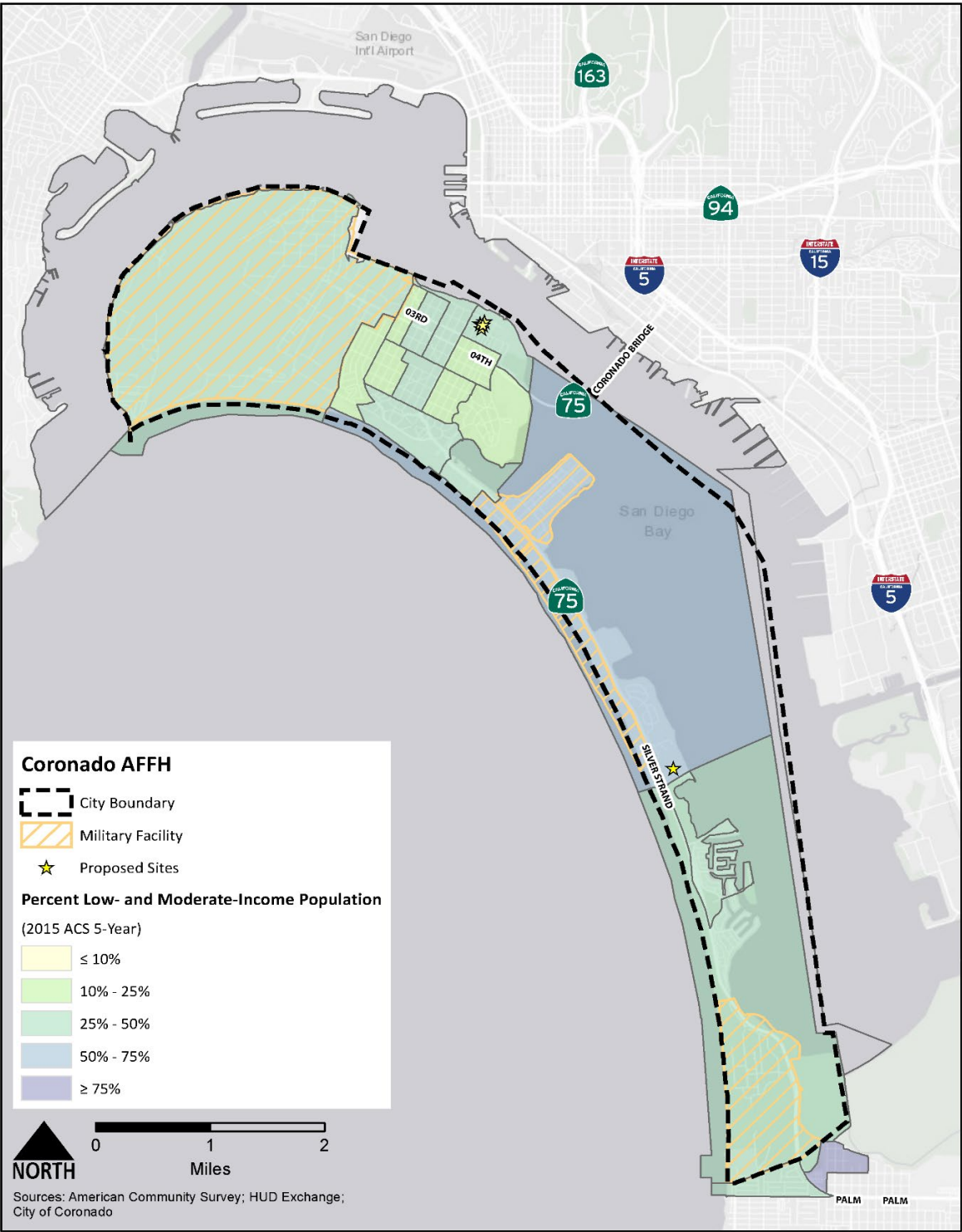
- 4 proposed sites to accommodate the RHNA allocation (totaling 48 potential units, or 19% of the total potential units) are located within block groups that have a percentage of the population that is low- and moderate-income 25 and 50 percent.
- 1 proposed site to accommodate the RHNA allocation (totaling 200 potential units, or 81% of the total potential units) are located within block groups that have a percentage of the population that is low- and moderate-income between 50 and 75 percent.

Figure 3-9: Coronado Low and Very Low Sites, - Population 2018



Source: American Community Survey, 5 Year Estimates, 2018

Figure 3-10: Coronado Low and Very Low Sites, Low and Very Low Income, 2018



Source: American Community Survey, 5 Year Estimates, 2018

The City has developed a sites strategy which distributes very low, low, moderate, and above moderate-income housing throughout the City. Each site has been evaluated for its appropriateness, access to transportation and mobility, economic opportunity, and essential retail. Sites were considered and evaluated based on surrounding uses and have the intent to further fair housing options.

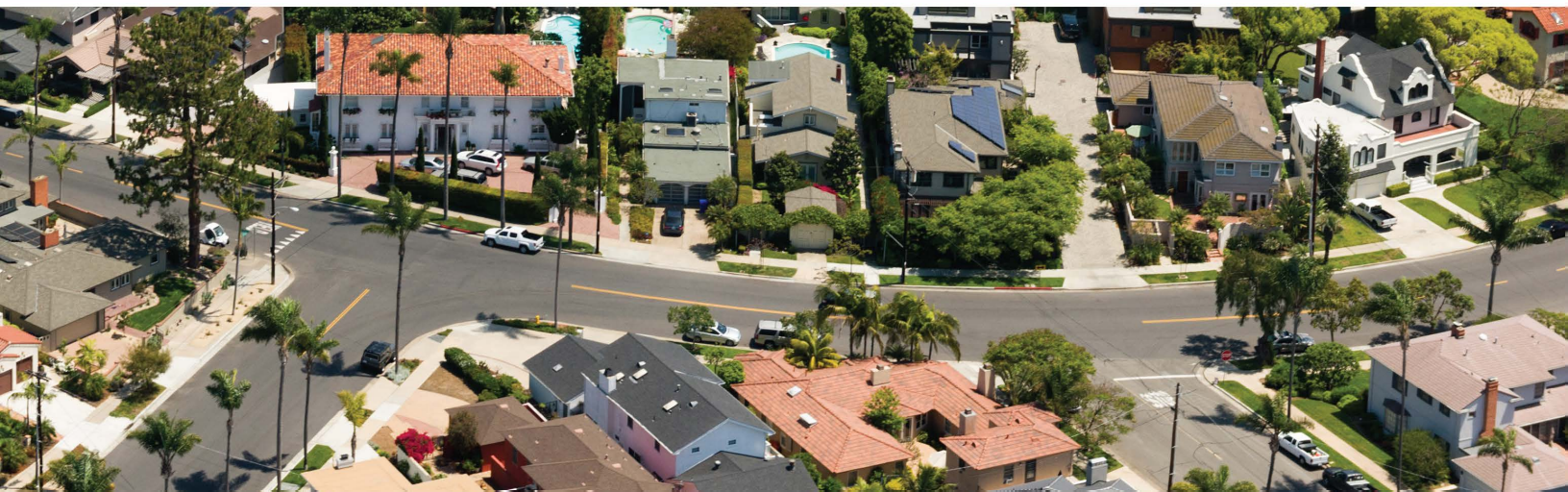
7. Analysis of Fair Housing Priorities and Goals

To enhance mobility and promote inclusion for protected classes, the chief strategy included in this housing element is to provide sites suitable for affordable housing in high-resource, high opportunity areas (Housing Program 1A), as demonstrated by the analysis of the housing resource sites contained in Section 3 Housing Resources. Other programs that affirmatively further fair housing and implement the AI's recommendations include:

- **Housing Program 3B:** Assistance for Persons with Special Needs
- **Housing Program 3C:** Fair Housing Assistance
- **Housing Program 3D:** Senior Housing and Assisted Living Units
- **Housing Program 3E:** Accessible Housing Design
- **Housing Program 5B:** Supportive Housing and Low Barrier Navigation Centers
- **Housing Program 5D:** Compliance with AB 139 Requirements - Emergency Shelters
- **Housing Program 5E:** Affirmatively Further Fair Housing



Section 4: Housing Plan



Section 4: Housing Plan

The Housing Plan describes the City of Coronado 2021-2029 policy program. The Housing Plan describes the specific goals, policies, and programs to assist City decision makers to achieve the long-term housing objectives set forth in the Coronado Housing Element. This Plan identifies goals, policies, and programs aimed at providing additional housing opportunities, removing governmental constraints to affordable housing, improving the condition of existing housing, and providing equal housing opportunities for all residents. These goals, policies, and programs further the City's overall housing policy goal to inspire a more diverse, sustainable, and balanced community through implementation of strategies and programs that will result in economically and socially diversified housing choices that preserve and enhance the special character of Coronado.

Regional Housing Needs Assessment

The San Diego Association of Governments (SANDAG) has conducted a Regional Housing Needs Assessment (RHNA) to determine the City's share of the affordable housing needs for the San Diego region. The RHNA quantifies Coronado's local share housing needs for the region by income category. Income categories are based on the most current Median Family Income (MFI) for San Diego County. The City's 2021-2029 RHNA growth need by income category has been determined by the San Diego Association of Governments (SANDAG) as follows:

- 312 units - Very low income (0-50% County MFI)
- 169 units - Low income (51-80% of County MFI)
- 159 units - Moderate income (81-120% of County MFI)
- 272 units - Above moderate income (120% or more of County MFI)
- **912 units – Total**

Due to the City's lawsuit challenging the weighted vote used by SANDAG on the City's RHNA appeal, which has not yet been resolved, the City does not believe it is logical to plan for 912 units. It is presumed that 912 is not a figure that can realistically be achieved or that accurately reflects the City's housing needs. As such, this Housing Element is aligned with the information presented in the City's appeal and petition against SANDAG and demonstrates a RHNA of 200 units can realistically be accommodated within the City during the planning period. 68 units - Very low income (0-50% County MFI)

- 37 units - Low income (51-80% of County MFI)
- 35 units - Moderate income (81-120% of County MFI)
- 60 units - Above moderate income (120% or more of County MFI)
- **200 units – Total**

A. Housing Goals

The City of Coronado has identified the following overall housing goals for the 2021-2029 Housing Element Update:

Housing Goal #1 A broad range of housing opportunities to increase the housing options available to individuals.

Housing Goal #2: Affordable housing opportunities that serve the needs of people who work and live in Coronado.

Housing Goal #3: Equal housing opportunities that are accessible to all segments of the Coronado community.

Housing Goal #4: Conservation and maintenance of Coronado's housing stock, neighborhoods, and history.

Housing Goal #5: Minimize governmental constraints to the development, improvement, and maintenance of housing, particularly affordable housing, or housing accessible to persons with disabilities.

The goals listed above are described below with accompanying policies and programs to achieve them.

B. Housing Policies and Programs

This Housing Element expresses the Coronado community's overall housing goals and supporting policies, quantified objectives, and housing programs to achieve them. The Housing Programs are based on a review of goals and policies contained in the 5th Cycle Housing Element, analysis of current constraints and resources and input from Coronado residents and stakeholders.

Housing Goal #1

A broad range of housing opportunities to increase the housing options available to individuals.

Housing Policy 1.1: Maintain a balanced mixture of land use designations that contributes to a variety of housing types and densities.

Housing Policy 1.2: Promote “smart growth” that accommodates higher-density residential uses near transit, bicycle-, and pedestrian-friendly centers that encourage and facilitate the conservation of energy, time, land, and clean air by reducing the need for vehicle use.

Housing Policy 1.3: Encourage a variety of housing choices that maintain a reasonable balance between rental and homeownership opportunities.

Implementing Programs

Program 1A: Land Use Policy and Development Capacity

Pursuant to statutory requirements, the City of Coronado will maintain a residential sites inventory that is adequate to accommodate the City’s RHNA obligations throughout the planning period. The City will maintain and monitor an inventory of sites to accommodate any remaining unaccommodated need throughout the 2021-2029 planning period. The City will continue to monitor development trends to ensure continued ability to meet the RHNA as sites identified in this Housing Element are being redeveloped.

Objectives

The City of Coronado will maintain a residential sites inventory during the 2021-2029 planning period. The City will monitor development as sites identified in this Housing Element are being redeveloped.

Timeframe: Ongoing

Responsible Agency: City of Coronado Community Development

Funding Source: General Fund

Program 1B: Inclusionary Housing Program

Residential developers of projects with two or more units must incorporate affordable housing into their projects or pay an in-lieu fee. The development must set aside 20 percent of the units in each project as affordable or pay an in-lieu fee per market-rate dwelling unit. Revenues from this in-lieu fee, plus interest earned on these funds, are placed into an Affordable Housing Special Revenue Fund administered by the City of Coronado.

Objectives

The City of Coronado will maintain its Inclusionary Housing Program. The City will evaluate the effectiveness of the Inclusionary Housing Program periodically and adjust fees and program requirements as necessary and appropriate. The City of Coronado will achieve affordable housing units through new construction, acquisition/rehabilitation, or conversion from market-rate housing and ensure that a portion of the affordable housing units are set aside for extremely low and very low-income households.

Timeframe: Ongoing

Responsible Agency: City of Coronado Community Development

Funding Source: General Fund

Program 1C: Affordable Housing Development

The City will allocate funds in the Affordable Housing Special Revenue Fund when available (in-lieu fees) toward the development of affordable housing units, especially units for extremely low and very low-income households. The City will also encourage qualified housing developers to pursue new construction and acquisition/rehabilitation of affordable housing in the City.

The City will proactively provide outreach to affordable housing developers and/or qualified entities on an annual basis to identify potential opportunities. Proactive outreach may include print media, use of social media, direct contact or other means that achieve the greatest participation feasible.

Objectives

The City of Coronado will process density bonuses, and expedited entitlements on a case-by-case basis to facilitate affordable housing development. The City shall provide letters of support and technical assistance to affordable housing developers in their applications for State and federal funding, provided that the proposed projects are consistent with the City's General Plan and other applicable plans.

Timeframe: annual outreach to developers and qualified entities.

Responsible Agency: City of Coronado Community Development

Funding Source: Affordable Housing Special Reserve Fund

Program 1D: North Commercial Properties

To accommodate up to 48 units of Very Low and Low income housing units, the City will proactively work with the property owner of the parcels located in the C zoning district to assist in processing an application for the development of Very Low and Low income housing units at a density of 20 dwelling units per acre.

Objectives

The City of Coronado will process any proposed development within established regulatory provisions to permit up to 48 very low- and low-income units during the planning period.

Timeframe: Contact the property owner within 18 months of Housing Element Adoption

Responsible Agency: City of Coronado Community Development

Funding Source: None Required

Program 1E: Vacant Strand Site

Within the City limits along the Silver Strand area in the southern portion of the City, there is a large navy-owned vacant property of approximately 39 acres. Up to 10 acres of this site will be rezoned to permit residential development at an average density of 20 units per acre. It is assumed the site would permit a variety of housing types at a variety of densities.

The City will work proactively with the Navy to seek partnership opportunities for the development and disposition of the 39-acre property. The City will establish development standards, entitlement provisions and potential incentives to accommodate up to 200 units of varying affordability levels.

Objectives

The City of Coronado will establish regulatory provision to permit up to 200 units of varying affordability levels during the planning period.

Timeframe: Conduct rezones within 36 months of Housing Element Adoption

Responsible Agency: City of Coronado Community Development

Funding Source: None Required

Program 1F: Amend Density Bonus Ordinance

The City will amend its Density Bonus Ordinance to ensure compliance with State Law, as amended. The City will update any related policies, programs and procedures to ensure compliance with statutory provisions.

Timeframe: Adopt Density Bonus Ordinance amendments to comply with State law within 18 months of Housing Element adoption.

Responsible Agency: City of Coronado Community Development

Funding Sources: General Fund

Housing Program 1G: Compliance with AB 1087

Pursuant to AB 1087, the City will forward the Housing Element to water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.

Timeframe: Immediately upon Housing Element Adoption

Responsible Agency: City of Coronado Community Development

Funding Sources: General Fund

Housing Program 1H: Small Lots Consolidation Program

The City will develop a lot consolidation program to encourage property owners and developers to achieve more efficient building design and produce increased opportunity for affordable housing, through incentives. To promote lot consolidation for the development of affordable housing, the City will promote the program at City Hall, on its website and will evaluate requests on a case by case basis in the housing cycle.

Timeframe: Adopt any required amendments within 24 months. Annual outreach to owners/developers.

Responsible Agency: City of Coronado Community Development

Funding Sources: General Fund

Housing Goal #2

Affordable housing opportunities that serve the needs of people who work and live in Coronado.

Housing Policy 2.1: Continue to utilize Federal and State subsidies, as well as City housing in lieu fees in a cost-efficient manner to meet the needs of lower income residents, including extremely low-income residents.

Housing Policy 2.2: Utilize the City’s regulatory powers to promote or preserve affordable housing.

Housing Policy 2.3: Provide support to nonprofit development corporations for the development and preservation of affordable housing.

Housing Policy 2.4: Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on extremely low- and lower-income households, persons with disabilities, and elderly.

Housing Policy 2.5: Ensure that lower income housing meets applicable standards of health and safety.

Implementing Programs

Program 2A: Housing Choice Vouchers

The San Diego County Housing Authority administers Housing Choice Vouchers program and the City will support the County’s application for additional funding allocations. This program provides rental assistance to eligible extremely low and very low-income households.

Objectives

The City of Coronado will continue to assist in the dissemination of information on the Housing Choice Vouchers program on City website and refer interested households and landlords to the County.

Timeframe: Ongoing

Responsible Agency: City of Coronado Community Development

Funding Source: HUD Section 8 Allocation

Program 2B: Mortgage Credit Certificate (MCC)

The MCC program assists low- and moderate-income homebuyers. Under this program, qualified first-time homebuyers are able to take a Federal income tax credit of up to 20 percent of the annual interest paid on their mortgage for a residence with a maximum appraised value established by the program.

Objectives

The City of Coronado will advertise County programs on City website and provide program information at public counters. The City will support the County’s application for State and federal funding for programs that are consistent with the goals and policies of this Housing Element and that may potentially benefit Coronado residents.

Timeframe: Ongoing

Responsible Agency: City of Coronado Community Development

Funding Source: Federal Tax Credit; County CDBG and HOME allocations

Program 2C: Preservation of Affordability for At-Risk Units

The city identified a number of housing units that may be at-risk of converting to market rate during the next 10 years. The City of Coronado seeks to preserve the affordability of this units and will seek ways to preserve their continued affordability beyond the anticipated expiration date.

Objectives

The City of Coronado will seek to preserve 55 at-risk units during the planning period through a variety of means. This will include collaboration with property owners to seek additional means to preserve at-risk units, including but not limited to:

- Extension of affordability covenants
- Rental assistance
- Transfer of ownership to qualified entities
- Purchase of covenants

Timeframe: City will contact and coordinate with property owners within the first year of Housing Element adoption. Provide for annual review of progress on unit preservation methods.

Responsible Agency: City of Coronado Community Development

Funding Sources: General Fund, Private Property Owners, non-profit entities

Program 2D: Down Payment and Closing Costs Assistance Program (DCCA)

The Down Payment and Closing Costs Assistance Program (DCCA) is administered by the County of San Diego. The County offers low interest, deferred payment loans of up to \$35,000 or 33 percent of the purchase price whichever is less for low income first-time homebuyers. The loan funds may be used to pay down payment and closing costs on the purchase of a new or re-sale home.

Objectives

The City will continue to advertise County programs on City website and provide program information at public counters. The City shall support the County's application for State and federal funding for programs that are consistent with the goals and policies of this Housing Element and that may potentially benefit Coronado residents.

Timeframe: Ongoing

Responsible Agency: City of Coronado Community Development

Funding Source: Federal Tax Credit; County CDBG and HOME allocations

Housing Goal #3

Equal housing opportunities that are accessible to all segments of the Coronado community.

Housing Policy 3.1: Discourage discrimination in the sale, rental, or financing of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, age, disability/medical condition, familial status, marital status, or source of income.

Housing Policy 3.2: Encourage and facilitate the development of housing opportunities that are accessible to persons with disabilities.

Housing Policy 3.3: Assist in the enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

Implementing Programs

Program 3A: Assistance to Extremely Low-Income Households

The City understands the importance of providing opportunities for extremely low-income households earning less than 30 percent of the Median Family Income for the County. The City will evaluate the need for and establish appropriate programs, incentives and other methods to assist these households in acquiring affordable housing opportunities.

To supplement this program, the City will commit to outreach to developers and qualified entities to support the implementation of programs, to provide guidance of the development of programs and to identify potential opportunities. Proactive outreach may include print media, use of social media, direct contact or other means that achieve the greatest participation feasible.

Timeframe: Evaluate need with first 12 months of the Planning Period. Adopt programs, policies and regulations as appropriate within 24 months. Provide for outreach to developers and qualified entities and review/modifications of programs, as appropriate.

Responsible Agency: City of Coronado Community Development

Funding Sources: General Fund

Program 3B: Assistance for Persons with Special Needs

The City finds persons with special needs should be given priority in addressing housing needs. The City will continually evaluate policies, programs or other appropriate assistance with persons with special needs. The City will collaborate with the County and other service agencies to identify local needs, resources and methods of assistance, subject to resource and funding availability. Specific actions may include, but not limited to:

- Proactive outreach to developers and qualified entities
- Identification of assistance program resources and funding sources
- Development of incentives and regulatory relief for project approvals and entitlements
- Maintain the City's Reasonable Accommodation Request processes

Timeframe: Ongoing

Responsible Agency: City of Coronado Community Development

Funding Sources: General Fund

Program 3C: Fair Housing Assistance

The City of Coronado will advocate State and federal fair housing laws and promote equal access to housing for all. Specifically, the City will continue to participate in the Urban County's CDBG funded Fair Housing Program. The

County of San Diego contracts with Legal Aid Society of San Diego (LASSD) as the Fair Housing Program Administrator. LASSD provides fair housing services including education activities, outreach, and referrals.

Objectives

The City will continue to provide material at the City Hall Community Development Department counter, the Coronado Public Library, and the Coronado Senior Center. The City shall encourage the County to implement an annual outreach program that includes County presentations to the Coronado Board of Realtors, an annual article in a local Coronado publication, and information placed, and continually available, on the City website. The City will continue to refer complaints and requests for services to the appropriate agencies.

Timeframe: Ongoing Responsible Agency: City of Coronado Community Development Funding Sources: General Fund
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Program 3D: Senior Housing and Assisted Living Units

The City encourages developers to provide senior housing and assisted living units through processing assistance, reduction in parking standards, and other appropriate incentives. The City will consider the reduction of such standards for stand-alone projects on a case-by-case basis

Objectives

The City of Coronado will continue to pursue construction of senior housing units over the next eight years. As funding is available, Affordable Housing Special Revenue Fund may be used. The City will continue to support affordable housing developers' applications for State and federal funding for senior housing, provided that the proposed projects are consistent with the City's General Plan and other applicable plans.

Timeframe: Ongoing Responsible Agency: City of Coronado Community Development Funding Sources: General Fund
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Program 3E: Accessible Housing Design

The City encourages both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing that accommodates the accessibility needs of persons with disabilities and the elderly. Development of handicapped-accessible or adaptable and elderly housing opportunities in existing developments is also encouraged.

Objectives

The City will educate the public and developers on incorporating accessible design into construction design. When the Affordable Housing Special Revenue Fund is used to subsidize the construction or acquisition/rehabilitation of affordable housing, the City of Coronado will continue to ensure that the projects meet or exceed the requirements for accessibility.

Timeframe: Ongoing Responsible Agency: City of Coronado Community Development Funding Sources: General Fund
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Housing Goal #4
Conservation and maintenance of Coronado’s housing stock, neighborhoods, and history.

Housing Policy 4.1: Educate the public regarding the need for property maintenance and rehabilitation, code enforcement, crime watch, neighborhood conservation and beautification, and other related issues.

Housing Policy 4.2: Educate the public regarding the resources and programs available to encourage housing stock maintenance and rehabilitation.

Housing Policy 4.3: Advocate and facilitate the rehabilitation of substandard residential properties by homeowners and landlords.

Housing Policy 4.4: Provide incentives to rehabilitate and preserve historic housing.

Housing Policy 4.5: Educate the public concerning the community’s history and historic structures.

Housing Policy 4.6: Continue to implement the Condominium Conversion Ordinance to moderate the impact on the City’s rental housing stock and existing tenants.

Implementing Programs

Program 4A: Maintain Funding Mechanisms to Administer City's Affordable Housing Resources

The City of Coronado has the following affordable housing properties:

City of Coronado Affordable housing Properties	
225 Orange Avenue	6 units consisting of two-bedroom townhouse units. Available to very low- and low-income tenants
406-430 Orange Avenue	7 units consisting of 2 one-bedroom apartments and 15 two-bedroom apartments.
445-451 Orange Avenue	3 units consisting of 1 one-bedroom house and 2 two-bedroom houses. Available to very low- and low-income tenants.
560-566 G Avenue	4 units consisting of two-bedroom apartments. Available to very low- and low-income tenants.
840 G Avenue	1 unit consisting of two-bedroom apartments. Available to very low- and low-income tenants.
308-330 Orange Avenue (Del Island)	29 units consisting of studios, one-bedroom and two-bedroom apartments.
450 Orange Avenue	12 units consisting of one studio, 5 one-bedroom townhouse units, and six 2-bedroom townhouse units.
525 Orange Avenue	16 units consisting of 12 one-bedroom apartments and 4 studios. Available to very-low income tenants.
550 Orange Avenue	30 units consisting of one-bedroom apartments. Available to very low- and low-income <u>senior</u> tenants, aged 55 and over.
924 Orange Avenue	11 units consisting of a single room with shared bath at the end of the hall. Available to very-low, low, and moderate-income tenants.
1212 and 1226 9th Street	9 units consisting of studios, one-bedroom apartments, and one-bedroom house. Available to very low- and low-income tenants
415 F Avenue (Patio Laguna)	23 units consisting of studios, one-bedrooms, two-bedrooms, and 1 three-bedroom unit. Available to very-low, low, and moderate-income tenants.

Due to the dissolution of Coronado’s Redevelopment Agency (CDA), the City of Coronado has undertaken the role of “Successor Agency” to carry out the responsibilities and obligations of the former redevelopment agency with respect to the existing affordable housing units in Coronado. Previously, the CDA funded all aspects of providing

affordable housing, maintaining affordable housing, renovating affordable housing, and enforcing affordable housing agreements. All these obligations/responsibilities were created due to the involvement of Coronado's Redevelopment Agency. The Successor Agency is now responsible for performing these tasks.

Objectives

The City of Coronado will continue to maintain funding mechanisms to administer the City's affordable housing resources to support the required monitoring, renovation, maintenance, and administrative costs associated with the City's affordable housing stock.

Timeframe: Ongoing
Responsible Agency: City of Coronado Community Development
Funding Sources: General Fund

Program 4B: Accessory Dwelling Units (ADU)

The City estimates the development of 96 Accessory Dwelling Units during the 6th Cycle Planning Period. The estimate of units is based upon past performance of ADU construction and local methodology for assuming future ADU unit production. The City will plan for the development of 96 ADU units for the 2021-2029 planning period

The City will continue to accommodate the construction of affordable ADUs by increasing public awareness of new provisions in State law expanding opportunities for ADU development. The City will look to develop outreach material for public dissemination, including updates to the City's website, information at City Hall and via other appropriate print and digital media.

Objectives

To continue accommodating the development of Accessory Dwelling Units.

Timeframe: Ongoing
Responsible Agency: City of Coronado Community Development
Funding Sources: General Fund

Program 4C: Accessory Dwelling Unit (ADU) Monitoring Program

The City estimates the development of 96 Accessory Dwelling Units during the 6th Cycle Planning Period. The estimate of units is based upon past performance of ADU construction and approved HCD methodology for assuming future ADU unit production. The City will maintain an ADU monitoring program during the planning period that tracks ADU development, including affordability levels and deed-restricted affordable units.

Objectives

To evaluate the development of Accessory Dwelling Units.

Timeframe: Establish monitoring program within the first 12 months of Housing Element adoption. Provide for annual monitoring of ADU progress.
Responsible Agency: City of Coronado Community Development
Funding Sources: General Fund

Program 4D: Historic Preservation

The City continues to educate the public through brochures, historic designations, and news releases concerning the community's history and historic structures, and the need for its preservation. The City will continue to provide incentives, including use of the Mills Act, building permit and planning application fee subsidies, and Design Review exemptions to rehabilitate and preserve historic housing. The City will continue to demonstrate flexibility in land standards and use Building Code deviations and the Historic Building Code to encourage adaptive reuse of historic

structures. Preservation of historic apartment complexes will be encouraged by permitting their conversion to condominiums.

Objectives

The City will update brochures annually to reflect both the City's most current preservation policies and the most current list of designated historic structures. The City of Coronado will recognize designated residences by the award of plaques by the City Council during televised Council meetings. The City shall conduct an annual outreach program that includes staff presentations to civic groups, information on the City website, and articles in "Coronado Currents" newsletter on a regular basis.

Timeframe: Ongoing
Responsible Agency: City of Coronado Community Development
Funding Sources: General Fund

Program 4E: Code Compliance

The City of Coronado will advocate and facilitate the rehabilitation of substandard residential properties by homeowners and landlords, utilizing the Code Compliance program, when necessary, to improve overall housing quality and conditions.

Objectives

The City of Coronado will promote the Code Compliance program and provide information on resources and assistance available as appropriate.

Timeframe: Ongoing
Responsible Agency: City of Coronado Community Development
Funding Sources: General Fund

Program 4FB: Home Repair Program

The Home Repair Program continues to be administered by the County and provides loans and grants for the repair of owner-occupied homes. Deferred loans are offered at three percent simple interest and calculated annually on the unpaid principal.

Objectives

The City of Coronado will continue to advertise County programs on City website and provide program information at public counters. The City will support the County's application for State and federal funding for programs that are consistent with the goals and policies of this Housing Element and that may potentially benefit Coronado residents.

Timeframe: Ongoing
Responsible Agency: City of Coronado Community Development
Funding Sources: Federal Tax Credit; County CDBG and HOME allocations

Housing Goal #5
Minimize governmental constraints to the development, improvement, and maintenance of housing, particularly affordable housing, or housing accessible to persons with disabilities.

Housing Policy 5.1: Educate applicants on how to navigate the development approval process and otherwise facilitate building permit and development plan processing for residential construction.

Housing Policy 5.2: Expedite project review of residential developments with an affordable, handicapped-accessible, elderly, or historic preservation component.

Housing Policy 5.3: Consider density bonuses, and other incentives for residential projects constructed specifically for extremely low, very low, and low-income households.

Housing Policy 5.4: Continue to implement a reasonable accommodation process to facilitate, on a case-by-case basis, the retrofitting of existing housing to make it accessible to persons with disabilities.

Housing Policy 5.5: Continue to consider on a case-by-case basis to lobby the Federal or State Governments to simplify and clarify their housing laws and regulations consistent with adopted City legislative policy guidelines.

Implementing Programs

Program 5A: Streamline Process

The City of Coronado will educate the public and developers on how to complete the development approval process and otherwise facilitate building permit and development plan processing for residential construction. The City will explore ways to expedite project review of residential developments with an affordable, handicapped-accessible, elderly, or historic preservation component.

Objectives

The City shall continue to provide development process handouts at the City Hall Community Development Department counter. The City of Coronado will continue to periodically review the City's development process and requirements to identify areas for improvement.

Timeframe: Ongoing Responsible Agency: City of Coronado Community Development Funding Sources: General Fund
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Program 5B: Supportive Housing and Low Barrier Navigation Centers:

State law provisions have recently been modified to require approval 'by right' of certain types supportive housing and low barrier navigation centers that meet the requirements of State law. The City commits to amend its Municipal Code allowing by-right permanent housing and lower barrier navigation centers to the extent necessary to comply with statutory requirements. Low barrier navigation centers are generally defined as service-enriched shelters focused on moving people into permanent housing. Low barrier navigation centers provide temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. If the City receives applications for these uses, it will process them as required by State law. The City will adopt policies and procedures for processing these uses.

The City will continue to annually monitor the effectiveness and appropriateness of existing adopted policies. Should any amendments be required to existing policies pursuant to State law, the City will modify its existing policies, as appropriate.

Timeframe: within 24 months of Housing Element adoption
Responsible Agency: City of Coronado Community Development
Funding Sources: General Fund

Housing Program 5C Availability of Housing-Related Policies and Regulations

Pursuant to AB 1483, the City will maintain the availability of current housing-related policy and regulatory documents on the city's website to provide up-to-date information on city policies, programs, regulations, fees and other pertinent information

Timeframe: Within 6 months of Housing Element Adoption
Responsible Agency: City of Coronado Community Development
Funding Sources: General Fund

Housing Program 5D Compliance with AB 139 Requirements - Emergency Shelters

Pursuant to AB 139, the City will evaluate the existing zoning code to ensure consistency with new statutory requirements for addressing homeless and emergency shelter needs, including methodology for determining the basis of emergency shelter need and the establishment of various parking standards for emergency shelters

Timeframe: Within 24 months of Housing Element Adoption
Responsible Agency: City of Coronado Community Development
Funding Sources: General Fund

Housing Program 5E Affirmatively Further Fair Housing

Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected classes, as defined by State law.

The City will partner with appropriate capable organizations to review housing discrimination complaints, assist in the facilitation of equitable dispute resolution, and, where necessary, refer complainants to appropriate state or federal agencies for further investigation, action, and resolution.

Section 3 of the Housing Element contains an analysis of Coronado's existing conditions. The analysis found that:

- Coronado does not currently have any racially or ethnically concentrated census tracts (R/ECAPs) as identified by HUD. This indicates that there are no census tracts within Coronado with a non-white population of 50 percent or more or any census tracts that have a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area.
- The UC Davis Regional Opportunity Index shows that most residents within Coronado have a high level of access to opportunity throughout most of the City, with most census tracts showing the highest level of access to opportunity. However, two tracts identify low housing opportunities in the City and low economic wellbeing that are mainly controlled by the Military.
- Additionally, analysis of the TCAC/HCD opportunity Area Maps show that all census tracts in Coronado are classified with the "High" and "Highest Resource" designation. This indicates that these census tracts are within the top twenty percent in the region in terms of areas that lower-income residents may thrive if given the opportunity to live there.

- Coronado has a higher AllTransit performance score than similar jurisdictions within the County as shown in the County's Analysis of Impediments. This indicates a high combination of trips per week and number of jobs accessible that enable a high number of people to take transit to work.
- Coronado has a low CES score in comparison to similar jurisdiction within the County, indicating that residents within Coronado are less burdened by pollution from multiple sources and less vulnerable to its effects, taking into account their socioeconomic characteristics and underlying health status than in other areas around the San Diego region.

Additionally, the Fair Housing analysis identified the following local contributing factors to fair housing:

- **Housing Age and Condition – Section 2.F.4 of this Housing Element** analyzes the housing stock within the City of Coronado. The analysis found that 71.6 percent of all housing in Coronado was built prior to 1980. Just below 10 percent of units in Coronado were built after 2000, and 1.2 percent in 2014 or later. The Regional AI found that the highest percentages of pre-1980 housing units are generally found in the older, urbanized neighborhoods of the cities of La Mesa, Lemon Grove, El Cajon, San Diego, Coronado and National City and will most likely have the largest proportions of housing units potentially in need of rehabilitation. Home rehabilitation can be an obstacle for senior homeowners with fixed incomes and mobility issues. Similarly, the housing stock in the San Diego region is older, with majority of the housing units (54 percent) built before 1979 and is at least 40 years old. Home rehabilitation can be an obstacle for senior homeowners with fixed incomes and mobility issues, it can also create a cost barrier for households looking to move from renting to ownership.
- **Housing Cost and Affordability - Section 2.G.1 of this Housing Element** analyzes the cost and affordability of housing within the City of Coronado. The cost of homeownership varies within San Diego County depending on the community. According to the regional AI, in 2019, the median sales price for homes in San Diego County was \$594,909, an increase of 38 percent from 2014. Home prices vary by area/jurisdiction, with very high median prices in coastal areas such as in Coronado where the median cost of a home was \$1,537,000 in 2018, (65% higher than the County median).

Objectives:

- The City will conduct the following actions and activities during the planning period to address Affirmatively Furthering Fair Housing:
- Host at least one Fair Housing Workshop to address fair housing concerns and issues including:
 - Housing age and condition
 - Housing cost and affordability
 - Community Opposition
 - Discrimination and barriers to housing for protected classes
- Post information about fair housing of the City's website including:
 - Contact information for Legal Aid Society of San Diego
 - Up to date affordable housing resources and locations

Timeframe: Ongoing, address new policy, program and action objectives within 24 months of Housing Element adoption

Responsible Agency: City of Coronado Community Development

Funding Sources: General Fund

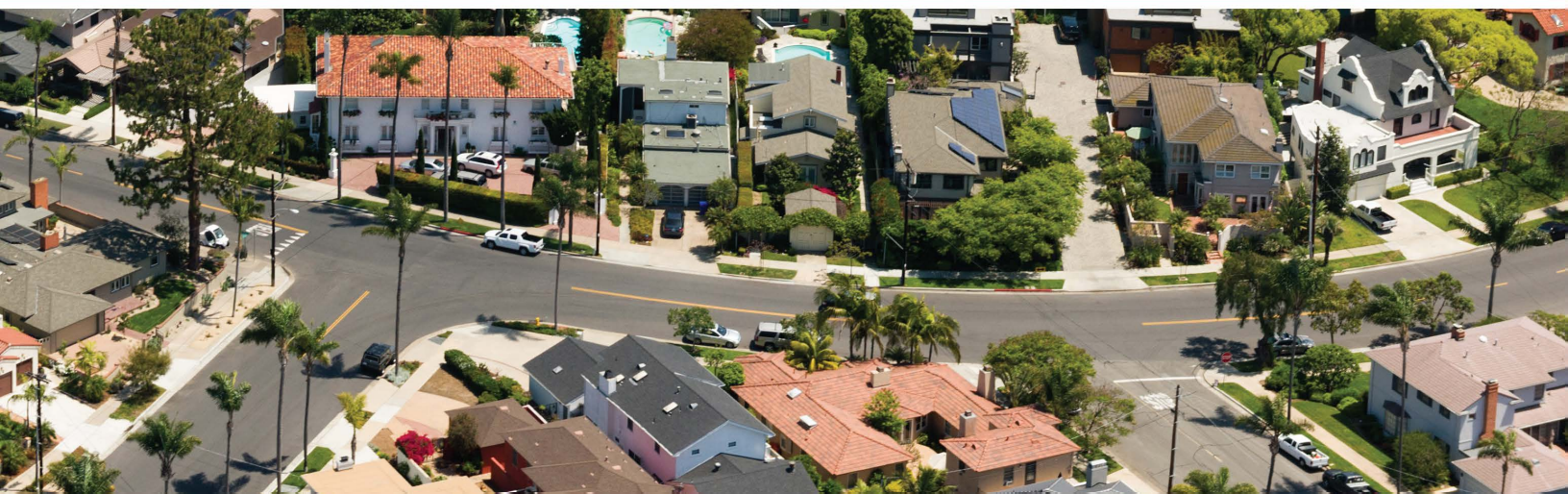
C. Summary of Quantified Objectives

Table 4-1: Summary of 2021-2029 Quantified Objectives					
Income Group	Very Low	Low	Moderate	Above Moderate	Total
New Construction of Housing Units	68 units	37units	35 units	60units	200 units
Accessory Dwelling Units	20 units		20 units	56 units	96 units
Conservation of At-Risk Units	53		2	0	55 units
Rehabilitation of Housing Units	0 units	0 units	8 units	0 units	8 units
Notes: Table contents are not additive. Data is illustrative for planning purposes only.					





Appendix A: Review of Past Performance



Appendix A: Review of Past Performance

The following chart is a review of the City of Coronado's housing project and program performance in the 2014-2021 Planning Period. It is an evaluation of the 5th Cycle's Policy Program and considers the City's progress towards completing all programs outlined within the 5th Cycle Housing Element.

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
Goal 1: To provide a broad range of housing opportunities to increase the housing options available to individuals.			
Program 1: Land Use Policy and Development Capacity	<p>Maintain a residential sites inventory that is adequate to accommodate the City's RHNA of 50 units.</p> <p>Monitor development trends to ensure continued ability to meet the RHNA as sites identified in this Housing Element are being redeveloped.</p>	The City of Coronado was allocated a Regional Housing Needs Allocation (RHNA) of 50 units (13 very low income; 9 low income; 9 moderate income; and 19 above moderate-income units) for the 2014-2021 Planning Period. The City maintained its General Plan Land Use Element and Orange Avenue Specific Plan land use policies to ensure adequate capacity is available to meet its RHNA for all income groups.	Ongoing. Modified for the 6 th Cycle, the City is required to accommodate the RHNA allocation on residentially zoned land for the 6 th cycle. The City will modify the program as necessary; present land use designations have not been changed.
Program 2: Inclusionary Housing Program	<p>Continue to implement the Inclusionary Housing Program.</p> <p>Evaluate the effectiveness of the Inclusionary Housing Program periodically and adjust as necessary and appropriate. (See also Program 10 - New Funding Mechanism to Administer City's Affordable Housing Resources.)</p> <p>Achieve affordable housing units through new construction, acquisition/rehabilitation, or conversion from market-rate housing. Ensure that a portion of the affordable housing units</p>	The City of Coronado maintained its Inclusionary Housing Program. Residential developers of projects with two or more units must incorporate affordable housing into their projects or pay an in-lieu fee. The development must set aside 20 percent of the units in each project as affordable or pay an in-lieu fee of \$7,000 per market-rate dwelling unit. Revenues from this in-lieu fee, plus interest earned on these funds, are placed into an Affordable Housing Special Revenue Fund. The fund has been utilized for such things as	Ongoing. The City recognizes the importance of inclusionary housing programs and creating opportunity for housing for all sectors of the City. The program will be modified for compliance with state law, if necessary, for the 6 th Cycle. The City continues to collect inclusionary fees for applicable projects.

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
	are set aside for extremely low and very low-income households.	new construction and rehabilitation. The Affordable Housing Fund could be leveraged with other funding sources.	
Program 3: Affordable Housing Development	<p>Consider density bonuses, and expedited processing on a case-by-case basis to facilitate affordable housing development.</p> <p>Provide letters of support and technical assistance to affordable housing developers in their applications for State and federal funding, provided that the proposed projects are consistent with the City's General Plan and other applicable plans.</p>	<p>As available, the City will allocate funds in the Affordable Housing Special Revenue Fund (in-lieu fees) toward the development of affordable housing units, especially projects that include units for extremely low and very low-income households. The City will also encourage qualified housing developers to pursue new construction and acquisition/ rehabilitation of affordable housing in the City.</p> <p>The City did not receive any applications for density bonuses in 2019 or 2020.</p>	Ongoing. The program was ongoing through the 5 th Cycle and will continue to the 6 th Cycle. The program may be modified to stay in compliance with State Density Bonus laws. The Program may identify additional sources of funding and incentive such as partnership with Interfaith, Density Bonus In-Lieu fees, or other agency partnerships.
Program 4: Navy Land Projects	<p>Maintain communications with the Navy through the monthly Naval Complexes meetings held between Coronado City officials and the Military and through monthly City/Navy staff meetings.</p> <p>Continue to facilitate Navy efforts to provide affordable housing through City review and comment on housing projects as they are proposed, through lobbying efforts in Washington D.C., and through infrastructure accommodations to any such projects that are proposed.</p>	The City will maintain open channels of communication with the Navy regarding future affordable housing opportunities on military property. The City has regularly scheduled and ad hoc meetings with Navy on an ongoing basis. The City maintains a standing meeting each month with Navy personnel to discuss current issues.	Ongoing. The City recognizes the importance of coordination with the Navy in ensuring consistency of development and accessibility for all residents in Coronado, military and civilian. The program will continue in the 6 th Cycle.

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
Goal 2: To provide a broad range of affordable housing opportunities that serve the needs of people who work and live in the community.			
Program 5: Housing Choice Vouchers	Continue to provide information on the Housing Choice Vouchers program on City website and refer interested households and landlords to the County.	<p>The San Diego County Housing Authority (SDCHA) will continue to administer Housing Choice Vouchers program and the City will support the County's application for additional funding allocations. This program provides rental assistance to eligible extremely low and very low-income households. The subsidy represents the difference between the rent that exceeds 30 percent of a household's monthly income and the actual rent charged. Currently approximately 20 households in the City are voucher holders.</p> <p>A link to San Diego County Housing Programs is included on the City's website: https://www.coronado.ca.us/government/open_government/affordable_housing.</p>	Ongoing. The City acknowledges the importance of readily available and accessible public information. The City continues to provide information for the SDCHA and contacts for the SDCHA on its webpage. The City will carry the program into the 6 th Cycle.
Program 6: Mortgage Credit Certificate (MCC)	<p>Advertise County programs on City website and provide program information at public counters.</p> <p>Support the County's application for State and federal funding for programs that are consistent with the goals and policies of this Housing Element and that may potentially benefit Coronado residents.</p>	<p>The Mortgage Credit Certification Program continues to be run by the County to assist low- and moderate-income homebuyers. Under this program, qualified first-time homebuyers are able to take a Federal income tax credit of up to 20 percent of the annual interest paid on their mortgage for a residence with a maximum appraised value established by the program. A link to San Diego County Housing Programs is included on the City's website: https://www.coronado.ca.us/cms/one.aspx?portalId=746090&pageId=1606120.</p>	Ongoing. The program will continue to be administered by the County's Housing Authority. The City recognizes the importance of providing funding opportunity information to the public and will continue to advertise the program on the City webpage.

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
Goal 3: To provide equal housing opportunities, accessible to all segments of society.			
Program 7: Down payment and Closing Costs Assistance Program (DCCA)	<p>Advertise County programs on City website and provide program information at public counters.</p> <p>Support the County's application for State and federal funding for programs that are consistent with the goals and policies of this Housing Element and that may potentially benefit Coronado residents.</p>	<p>The San Diego Regional MCC Program administered by County Department of Housing and Community Development, includes all jurisdictions in the County, apart from the cities of San Diego, Del Mar, Solana Beach, and Oceanside.</p> <p>The County of San Diego offers low interest, deferred payment loans of up to \$35,000 or 33 percent of the purchase price whichever is less for low income first-time homebuyers. The loan funds may be used to pay down payment and closing costs on the purchase of a new or re-sale home. Properties eligible for assistance include single-family homes, condominiums, townhomes and manufactured homes on a permanent foundation. The appraised value of the property may not exceed a maximum value established by the program. Participants must contribute a minimum of one percent of the purchase price from their personal funds.</p> <p>A link to San Diego County Housing Programs is included on the City's website: https://www.coronado.ca.us/government/open_government/affordable_housing </p>	Ongoing. The program will continue to be administered by the County, and the City will continue to provide information to the public on the City's webpage.

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
Program 8: Home Repair Program	<p>Advertise County programs on City website and provide program information at public counters.</p> <p>Support the County's application for State and federal funding for programs that are consistent with the goals and policies of this Housing Element and that may potentially benefit Coronado residents.</p>	<p>The Home Repair Program continues to be run by the County. This program provides loans and grants for the repair of owner-occupied homes. Deferred loans are offered at three percent simple interest and calculated annually on the unpaid principal. The total amount borrowed must be repaid when the property changes hands or the recipient moves from the property. Owners may borrow up to \$25,000 for a single-family home. A non-repayable grant is available to eligible Mobile Homeowners of up to \$12,000.</p> <p>A link to San Diego County Housing Programs is included on the City's website. https://www.coronado.ca.us/government/open_government/affordable_housing.</p>	<p>Ongoing. The program will continue to be administered by the County's Housing Authority, and the City will continue to provide information to the public on the City's webpage. The City acknowledges the importance of home maintenance for a community and for a resident quality of life, the City will continue the program in the 6th Cycle.</p>
Program 9: Fair Housing Assistance	<p>Continue to provide material at the City Hall Community Development Department counter, the Coronado Public Library, and the Coronado Senior Center.</p> <p>Encourage the County to implement an annually outreach program that includes County presentations to the Coronado Board of Realtors, an annual article in the Coronado Currents newsletter, and information placed, and continually available, on the City website. Refer complaints and requests for services to the appropriate agencies.</p> <p>Participate in the regional efforts to update the 2011 Analysis of Impediments to Fair Housing Choice (anticipated to occur in 2016).</p>	<p>The City of Coronado will advocate State and federal fair housing laws and promote equal access to housing for all. Specifically, the City will continue to participate in the Urban County's CDBG funded Fair Housing Program. The County has contracted with North County Lifeline to serve as its Fair Housing Program Administrator. North County Lifeline has created Lifelines Fair Housing Collaborative with The Center for Social Advocacy (CSA) and South Bay Community Services (SBCS) to provide fair housing services. Through their joint efforts, these organizations sponsor public fair housing educational activities, fair housing outreach activities, and fair housing referral activities. The City of Coronado is covered under the SBCS service area.</p>	<p>Ongoing. The City maintains information on the City website and brochures are available at City Hall. The City recognizes the importance and need for community education on fair housing and assistance programs, the City will continue the program in the 6th Cycle and will maintain contact with Legal Aid Society of San Diego.</p>

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
		The County selected a new provider, Legal Aid Society of San Diego, Inc., who the City has met with and received materials to provide to the public in 2018.	
Goal 4: To encourage the conservation and maintenance of its housing stock, neighborhoods, and history.			
Program 10: Senior Housing & Assisted Living Units	<p>Pursue construction of senior housing units over the next eight years. As funding is available, Affordable Housing Special Revenue Fund may be used.</p> <p>Support affordable housing developers' applications for State and federal funding for senior housing, provided that the proposed projects are consistent with the City's General Plan and other applicable plans.</p>	<p>The City encourages developers to provide senior housing and assisted living units through processing assistance, reduction in parking standards, and other appropriate incentives. The City will consider the reduction of such standards for stand-alone projects on a case-by-case basis.</p> <p>As of 2019, no new Senior Housing & Assisted Living Units were proposed in Coronado.</p>	Ongoing. The Program was ongoing for the 5 th cycle and will be continued to the 6 th Cycle. The City acknowledges the importance of providing seniors with the ability to age in place through housing accessible and affordable to the population 65 years and over. The City will continue to meet with and encourage developers to provide housing accessible to seniors.
Program 11: Accessible Housing Design	<p>Continue to educate the public on incorporating accessible design into construction design.</p> <p>When the Affordable Housing Special Revenue Fund is used to subsidize the construction or acquisition/rehabilitation of affordable housing, continue to ensure that the projects meet or exceed the requirements for accessibility.</p>	<p>Development of handicapped-accessible or adaptable and elderly housing opportunities in existing developments is also encouraged. (Adaptable units have all handicapped-accessible clearances and provisions met except for the clearances at base cabinets, countertops, and the provision of grab bars. Such units are designed so that these modifications can be easily and inexpensively made, but for the convenience of non-handicapped residents, are not completely modified until an occupant needs the additional modifications.)</p>	Continued. The City encourages both the private and public sectors to produce or assist in the production of housing with emphasis on housing that accommodates the accessibility needs of persons with disabilities and the elderly. The program was ongoing in the 5 th Cycle and will continue to the 6 th Cycle. The City will maintain pertinent information for both developers and the public on its webpage and will continue to

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
		<p>To achieve these objectives, the City continues to enforce all applicable accessible housing design regulations of the California Code of Regulations, otherwise known as the Title 24 Building Code. While the State’s Building Code accessibility standards do not regulate new single-family residences or condominiums, the City’s building inspectors and planners will, on a case-by-case basis, in over the-counter or telephone conversations, continue to advise property owners that plan to construct or remodel residential units to consider incorporating accessible housing design into their construction plans.</p> <p>The City received and approved one reasonable accommodation request to allow access to housing for persons with disabilities in 2017. The City received and approved two reasonable accommodation requests to allow access to housing for persons with disabilities in 2019, and an additional one in 2020.</p> <p>The City provides information regarding accessible design on their webpage: https://www.coronado.ca.us/government/departments_divisions/community_development/planning_and_zoning.</p>	<p>encourage housing with accessible design to accommodate all sectors of the community.</p>

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
Program 12: New Funding Mechanism to Administer City's Affordable Housing Resources	<p>Develop a funding mechanism to administer the City's affordable housing resources to support the required monitoring, renovation, maintenance, and administrative costs associated with the City's affordable housing stock by the end of 2013. Specifically:</p> <ul style="list-style-type: none"> - Amend Chapter 82.21. Dedication – Affordable Housing Assistance: Amend Section 82.21.050: This section identifies the authorized uses of the in-lieu fees collected and deposited into the City's affordable housing fund. This section states, "All fees collected hereunder shall be deposited in an affordable housing fund. Said fund shall be administered by the City and shall be used only for the purpose of providing funding assistance for the provision of new affordable housing units within the City consistent with the goals and policies contained in the Housing Element of the General Plan." In order to use this funding source for "maintaining" existing affordable housing and administering housing, the code section should be amended to provide expanded authority for use of these funds. - Consider Amending Resolution #7259 Established Housing In-Lieu Fee. In accordance with subsection B of Section 82.21.040, "the in-lieu fee is fixed by a schedule adopted, from time to time, by resolution of the City Council. Said amount shall be reasonably calculated to 	<p>Because of the dissolution of Coronado's Redevelopment Agency (CDA), the City of Coronado has undertaken the role of "Successor Agency" to carry out the responsibilities and obligations of the former redevelopment agency with respect to the existing affordable housing units in Coronado. Previously, the CDA funded all aspects of providing affordable housing, maintaining affordable housing, renovating affordable housing, and enforcing affordable housing agreements. All these obligations/ responsibilities were created due to the involvement of Coronado's Redevelopment Agency. The Successor Agency will now be responsible for performing all these tasks. However, without the redevelopment agency to provide funding for these activities, a new source of funding will need to be established for the City acting as the "Successor Agency" to carry out these responsibilities.</p> <p>A possible funding mechanism would be to use the City's housing inclusionary fees. In accordance with Section 82.21.020, a developer of a condominium consisting of two or more units shall reserve 20 percent of the units within the development "for rental" to persons qualified by the County Housing Authority as meeting Section 8 Rental Assistance requirements or to persons qualifying within very low and low income categories as established annually by the U.S.</p>	<p>Ongoing. Modified for the 6th Cycle. The City acknowledges the importance of providing housing assistance, however with the dissolution of redevelopment funding the City has not identified additional funding sources. The City has relied on General Fund dollars for Affordable Housing administration and will investigate additional opportunities for funding in the 6th Cycle. The City will consider increasing the affordable In -Lieu fee in order to provide additional funding sources.</p>

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
	provide the subdivider's fair share contribution towards meeting the City's affordable housing objective without placing an unreasonable financial burden on any applicant." The housing in-lieu fee was originally established in 1983 at \$2,100 per unit. The fee was amended in 1993 and increased to \$7,000 per unit. A typical detached, four-unit condominium project pays \$28,000 towards affordable housing in-lieu of reserving one unit (20 percent of 4) as affordable. The fee should be updated to more accurately reflect the cost of creating and or maintaining affordable housing.	Department of Housing and Urban Development (HUD), or "for sale" to persons qualifying within moderate income categories as established annually by HUD, or shall pay a fee in lieu thereof for every unit within the project, at the option of the subdivider, for the purpose of providing affordable housing assistance.	
Program 13: Long Range Program to Administer the City's Affordable Housing Units	Issue a Request for Proposal to solicit interested affordable housing providers or management companies to administer the City's affordable housing units and select a qualified provider by the end of 2013. To develop the most efficient means of maintaining and renovating the City's 35 housing units, the City should enter into an agreement with an affordable housing developer. The City should develop a Request for Proposals to solicit interested firms' participation in such a program. The City should evaluate the proposals and select the developer who has demonstrated experience in effectively renovating and managing affordable housing similar to the other successful renovations of existing units purchased by the CDA and completed by San Diego Interfaith Housing.	<p>Program was first adopted in April 2013, a Request for Proposals was issued in 2015, and a Non-profit developer selected in 2016. A DDA and Ground lease for 60 years was approved with Coronado Interfaith to rehabilitate 35 of the City's scattered affordable housing units. The rehabilitation plans received approval in 2018, construction begun in early 2019 and is complete.</p> <p>The City maintains up to date information of affordable housing on the City's webpage: https://www.coronado.ca.us/government/open_government/affordable_housing.</p>	Ongoing. The program was ongoing for the 5 th Cycle. The City maintains important relationships and communication with organizations who provide access to and information on affordable housing. The City will continue to provide information on their webpage and will modify the program as appropriate for the 6 th Cycle to ensure residents are well informed of all housing opportunities.

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
Program 14: Alley Unit Rehabilitation and Retention	Preserve an average of one alley unit per year, additional units as opportunities arise.	Alley housing units in Coronado are often non-conforming to the Zoning Ordinance in some manner and less expensive than other housing in the community. Often these units are small in size, in need of rehabilitation, or exceed the number of units presently permitted on the property. If application of Zoning Ordinance standards prevented needed rehabilitation of these dwellings, then property owners could be forced to demolish these units and replace them with more expensive new structures or perhaps not be able to replace them at all. Existing Zoning Ordinance standards allow some property owners (depending on the type and severity of the non-conformity) to improve and thereby retain their alley units. Coronado shall maintain this flexibility in the application of its Zoning Ordinance standards.	Ongoing. The City continues to maintain flexibility to allow alley units to be upgraded, and also allows for ADUs. The program will continue for the 6 th Cycle as the City recognizes the importance of and continues to encourage retention of existing housing units.
Goal 5: To minimize governmental constraints to the development, improvement, and maintenance of housing, particularly affordable housing, or housing accessible to persons with disabilities.			
Program 15: Historic Preservation	<p>Update brochures annually to reflect both the City's most current preservation policies and the most current list of designated historic structures.</p> <p>Recognize designated residences by the award of plaques by the City Council during televised Council meetings.</p> <p>Conduct an annual outreach program that includes staff presentations to civic groups, information on the City website, and articles in</p>	The City continues to educate the public through brochures, historic designations, and news releases concerning the community's history and historic structures. The City will continue to provide incentives, including use of the Mills Act, building permit and planning application fee exemptions, and Design Review exemptions to rehabilitate and preserve historic housing. The City will demonstrate flexibility in land use and parking standards and use Building Code deviations and the Historic Building Code to encourage adaptive	Ongoing. The City maintains an active preservation program and continues to provide incentives for participation in the program (Mills Act and zoning exceptions) and has prepared brochures and photos of designated homes on the City's website.

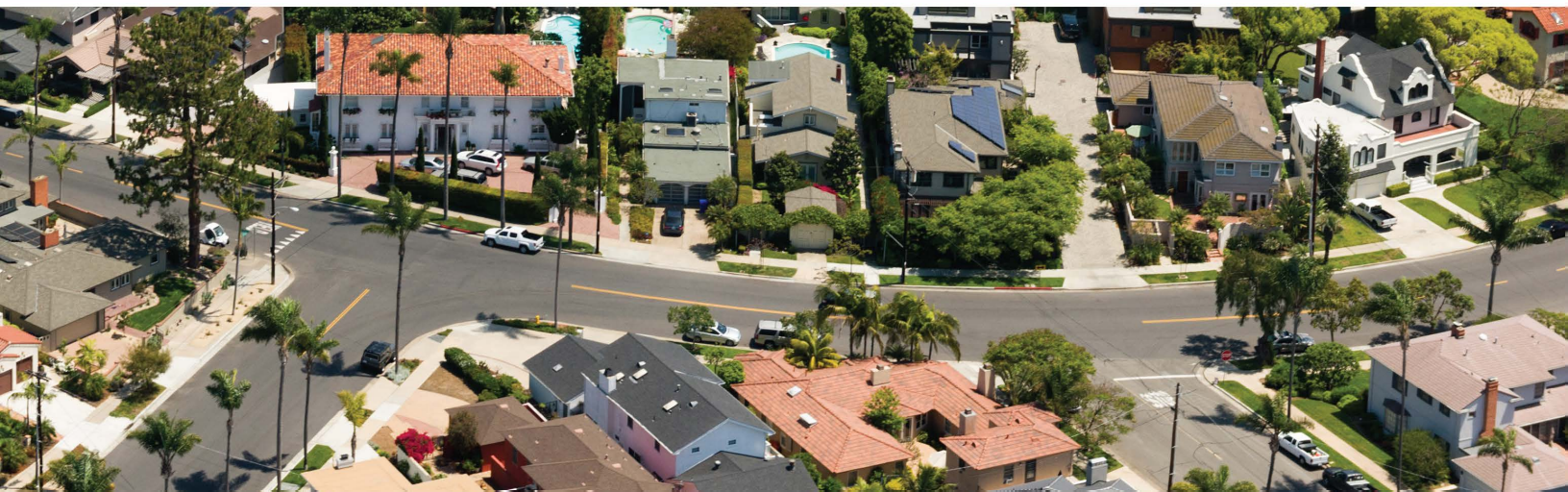
Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
	"Coronado Currents" newsletter on a regular basis.	reuse of historic structures. Preservation of historic apartment complexes will be encouraged by permitting their conversion to condominiums. Information regarding historic preservation is available to the public on the City's webpage: https://www.coronado.ca.us/government/departments_divisions/community_development/historic_preservation .	
Program 16: Code Compliance	Publish articles in "Coronado Currents" newsletter on a regular basis to promote the City's Code Compliance program and provide information on resources and assistance available.	The City of Coronado continues to advocate and facilitate the rehabilitation of substandard residential properties by homeowners and landlords, utilizing the Code Compliance program, when necessary, to improve overall housing quality and conditions.	Ongoing. The City maintains an active code compliance program.
Program 17: Zoning Ordinance Amendments for Special Needs Housing	City will amend regulations to be consistent with new State Law.	The City amended its Zoning Ordinance to address the provision of housing for the homeless and persons with special needs. Detailed discussions about these housing options are provided in the Constraints to the Provision of Housing section of this Housing Element.	Completed. The program will not be required for continuation in the 6 th Cycle as the City updated its zoning code as a part of the Housing Element certified April 2013.
Program 17.A: Residential Care Facilities	Amend Orange Avenue Corridor Specific Plan (OACSP) to allow large care facilities with Major SUP in R-4 Zone.	The City amended the Orange Avenue Corridor Specific Plan and Zoning Ordinance to allow large residential care facilities (i.e., those that serve seven or more people) with approval of a Major SUP in the R-4 Zone.	Completed February 18, 2014. The Program will not be required in the 6 th Cycle as the City has updated the Orange Avenue Corridor Specific Plan for compliance with the Housing Element.

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
Program 17.B: Supportive Housing	Amend OACSP and Zoning to allow supportive housing in residential zones.	The City amended the Zoning Ordinance and the OACSP to allow supportive housing pursuant to Health and Safety Code Section 50675.14(a)(B)(2). Such housing will be permitted in all zones where housing is permitted and subject to the same development standards as the same type of housing in that zone.	Completed February 18, 2014. The Program will not be required in the 6 th Cycle as the City has updated the Zoning Ordinance and the Orange Avenue Corridor Specific Plan for compliance with the Housing Element.
Program 17.C: Transitional Housing	Amend Zoning to revise definition and allow in all zones where housing is permitted.	The Zoning Ordinance was amended - transitional housing meeting the Health and Safety Code definition (Section 50801(i)) will be permitted in all zones where housing is permitted and subject to the same development standards as the same type of housing in that zone.	Completed February 18, 2014. The Program will not be required in the 6 th Cycle as the City has updated the Zoning Ordinance for compliance with the Housing Element.
Program 17.D: Single Room Occupancy Housing (SRO's)	Amend Zoning to exclude SRO's from definition of transitional housing and amend code to allow SRO's in R-4 zone with a Special Use Permit	The City includes SRO units in its definition of "transitional housing." The City amended the Zoning Ordinance to exclude SRO housing in the definition of transitional housing and to establish SRO housing as a use permitted via a SUP process in the R-4 zone.	Completed February 18, 2014. The Program will not be required in the 6 th Cycle as the City has updated the Zoning Ordinance for compliance with the Housing Element.
Program 17.E: Emergency Shelters	Amend OACSP to allow Emergency Shelters by right without a discretionary permit	Consistent with current State law, the City will amend the OACSP to allow emergency shelters in the C Zone by right and without discretionary review.	Completed February 18, 2014. The Program will not be required in the 6 th Cycle as the City has updated the Orange Avenue Corridor Specific Plan for compliance with the Housing Element.

Program	Program Objective	Program Action and Accomplishments	Program Status for Sixth Cycle
18. Streamlined Process	<p>Provide development process handouts at the City Hall Community Development Department counter.</p> <p>Periodically review the City's development process and requirements to identify areas for improvement.</p>	<p>The City of Coronado continues to educate the public on how to complete the development approval process and otherwise facilitate building permit and development plan processing for residential construction. The City processes most applications within a two to three months.</p> <p>The City has created handouts that identifies the various department permits and approvals required for developing a project in Coronado including other agency contact information. Development fees, building hand-outs, and zoning information have all been posted on the City's website: https://www.coronado.ca.us/government/departments_divisions/community_development/planning_and_zoning.</p>	<p>Ongoing. The City continues to update and provide new forms both in paper and on the City's website to educate the public about the City's building and planning review processes.</p>



Appendix B: Adequate Sites Analysis



Appendix B: Adequate Sites Analysis

A. CANDIDATE SITES ANALYSIS OVERVIEW

The Housing Element is required to identify sites by income category to meet the City's RHNA Allocation. The sites represent the City of Coronado's ability to develop housing at the designated income levels within the planning period (2021-2029). These sites must be residentially zoned or within a zone that permits residential uses.

Appendix B provides detailed information on the sites identified to meet the City's RHNA, including:

- Assessor Parcel Number (APN)
- Address
- Size (Acres)
- Zoning
- General Plan Land Use
- Ownership
- Existing On-site Uses
- Density
- Potential Development Capacity (Dwelling Units)

A summary of this information is included within the Housing Resources section of Coronado's 2021-2029 Housing Element.

Table B-2 shows the City's 2021-2029 RHNA need by income category as well as a breakdown of the sites identified to meet that need. The analysis within Appendix B shows that the City of Coronado has the capacity for additional housing through a variety of methods, including:

- Identification of additional capacity on existing sites
- Reasonable projection of ADU development on existing, residentially zoned sites

1. Water, Sewer, And Dry Utility Availability

The City of Coronado has water, sewer and dry utilities that exist or are planned to accommodate residential development in the community. As the City is essentially built out, the infrastructure in place is designed and located to accommodate potential for additional housing identified for the 6th Cycle Housing Element.

The City of Coronado Sewer System Management Plan provides for the identification of sewer system distribution throughout the community. All sites identified in the sites inventory have existing sewer system capacity and a sewer system capacity assurance plan is provided as part of the Management Plan to ensure the availability of future capacity citywide. Threshold criteria have been adopted to trigger any capacity enhancements necessary based upon changes to land use and other considerations.

The City's Jurisdictional Runoff Management Plan addresses stormwater management throughout the City as it provides for the identification and management of facilities to manage stormwater throughout the community. According to the City's Runoff Management Plan, facilities and mitigations for potential peak stormwater flows are not deemed a constraint to future residential development.

California American Water provides water service and management of the City of Coronado's potable water system. As a built-out community, the City's existing water system services all areas within the City limits through various trunk lines and mains. Fire flow considerations are the primary factor in determining the adequacy of service for future residential development. The City conducts regular monitoring of the water system in the community and

provides for system upgrades via capital improvement program to ensure continued adequate water availability and service to existing and future planned residential development.

Utility services for gas and electric are provided by San Diego Gas and Electric (SDG&E). In accordance with the California Public Utilities Commission and in compliance with SDG&Es “Rules for the sale of electric energy” all electric and gas service will be provided for future development in the City of Coronado as requested. SDG&E regularly partners with the City to provide services and obtain authorization to construct any required facilities. The City has a mature energy distribution system that will be able to add additional service connections for future residential land uses.

Each site in the candidate sites analysis has been evaluated to ensure there is adequate access to water and sewer connections as well as dry utilities. Each site is situated with a direct connection to a public street that has the appropriate water and sewer facilities and other infrastructure to service the candidate site.

B. Adequacy of Sites to Accommodate RHNA

1. Accessory Dwelling Units (ADUs)

One of the proposed methods for providing additional housing at all income levels is through the production of ADUs. A number of State Assembly and Senate Bills were passed in 2018 and 2019 that promote development of ADUs and remove barriers that may inhibit their development within communities. An overview of these bills is provided in **Section 3** of this Housing Element.

The City has capacity for ADUs and JADUs to be developed on each existing residential lot. It is anticipated that an additional 96 units can be accommodated through the development of ADUs throughout the community during the 6th Cycle (2021-2029). This projection strategy continues the historical level of ADU permitting and subsequent development based on the aforementioned state laws. This strategy maintains the average ADU development from 2018-2020 for the 8-year planning period. The City has also committed to establishing an ADU monitoring program (**Program 4D**) within the first 12 months of Housing Element adoption. The calculation for projecting ADUs is shown in **Table B-1**.

Table B-1: ADU Projections	
Year	Final Projection Strategy
Total	96
2028	12
2027	12
2026	12
2025	12
2024	12
2023	12
2022	12
2021	12
2020	8
2019	16
2018	13

Additionally, to facilitate the development of ADUs available for lower income households, the City has developed relevant policies and programs (see **Section 4: Housing Plan**). For the purposes of this projection exercise, the City assumes a percentage of ADUs develop affordably based partially on ADU Affordability Assumptions produced by

the Southern California Association of Governments (SCAG). SCAG conducted analysis that consisted of the following steps:

- Calculating maximum rent limits for RHNA income categories for one-person and two person households by county
- Conduct survey of rents for ADUs in the SCAG region
- Use survey data to determine proportion of ADUs within each income category
- Create assumption of how many persons will occupy each ADU, finalize proportions

Although SANDAG has not conducted the same analysis, the City utilized similar institutional and local anecdotal evidence to conservatively project that 20% of the 96 projected ADUs will be available at lower income leasing rates. This equates to 20 ADUs. Notably, this assumption is substantially lower than the affordability rates projected in all counties within the SCAG region to account for the unique economic circumstances in Coronado.

2. Housing Opportunity Area Strategies

The following rezone strategies (summarized in **Table B-2**) are proposed to accommodate the additional RHNA not accommodated within existing capacity:

- North Commercial Sites
 - The ability of four commercial parcels in the North of the City to accommodate 20 du/ac will net 48 units of potential capacity at Low and Very Low Income.
- Vacant Strand Site – Residential Rezone
 - The City will work with the property owner to identify feasible opportunities to develop approximately 10 acres of the site, based on a specific analysis of site constraints, to allow housing at a density of 20 du/ac to accommodate 200 housing units, with a portion that would be affordable to lower income households.

Table B-2: Summary of RHNA Status and Sites Inventory (Dwelling Units)					
	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2021-2029 RHNA	312	169	159	272	912
City of Coronado – Determined Need	68	37	35	60	200
RHNA Credit (Units Permitted, Built, Entitled, or Have Active Applications during current projection period)	0	0	0	0	0
Total Net Obligations	68	37	35	60	200
Unit Yield of Sites Available					
North Commercial Rezone	48	0	0	0	48
Military Land – Residential Rezone	40	60	100	200	200
Total Unit Yield of Sites Proposed for Rezoning	88	60	100	200	200
ADU	20	20	56	96	96
Total Potential Capacity	108	80	156	344	
Sites Surplus/Shortfall (+/-)	+40	+45	+96		

C. Very Low- and Low-Income Candidate Sites Inventory

This section contains a description and listing of the candidate sites identified to meet Coronado's Low and Very Low-Income RHNA need.

1. Calculation of Unit Capacity

Available Capacity of Sites within Existing Zoning (R-3, R-3/P)

This section describes the methodology developed to determine the site capacity for the low and very-low income sites. Reasonable capacity was calculated based on a number of factors including:

- parcel size (0.5 – 10 acres)
- existing zoning requirements
- historical classification of the property
- existing on-site improvements

The City also has a history of allowing high-density, large-scale multifamily housing units, as evidenced by the following projects:

- **Broadstone Apartments:**
 - Total units: 549
 - DU/AC: 43
 - APN: 536-110-17
- **The Shores Condominiums:**
 - Total Units: 1,500
 - DU/AC: 49
 - APN: 537-695-01, 537-693-02, 537-691-01, and 537-690-30, -13, -15, -24, -27, -28, -21

Selection of Sites

Sites identified to meet the City's very low and low income RHNA were selected based on their ability to meet the default density of 20 dwelling units per acre and the AB 1397 size requirements of at least .5 acres but not greater than 10 acres, which proved to be difficult considering approximately two percent of all lots within the City meet this criteria.

Sites were selected based on their potential viability to accommodate lower income housing within the 2021-2029 planning period. This includes an evaluation of vacant land within the City (**Table B-3**) as well as underutilized sites that may provide the potential for redevelopment to accommodate residential at higher densities.

Table B-3: Percentage of VL/L RHNA by Site Type			
Site Type	# of Units on Vacant Land	# of Units on Non-Vacant Land	% of Lower Income City-Determined-Need (105 Units) on Vacant Land
ADUs (Affordable)	20	0	19%
Vacant Strand Site	40	0	38%
North Commercial Site (Smart and Final)	0	48	0%
Total	60	48	57%

Analysis of Non Vacant Sites

As evidenced by the analysis in **Table B-3** above, Coronado does meet the 50% HCD-threshold for accommodating lower income RHNA allocation on vacant land.

A propensity for redevelopment analysis was conducted for all non-vacant parcels that met the criteria for low and very low sites. This propensity analysis considered the following:

- Existence of developable areas on the parcel including surface parking lots and landscaped areas
- Ownership of the parcel
- Signs of underdevelopment including existing improvement disrepair and existing/potential density misalignment
- Environmental constraints
- Neighborhood history of redevelopment

The following **Table B-4** identifies the findings of this analysis:

Table B-4: Analysis of Propensity for Redevelopment		
Area	Unique IDs	Characteristics Supporting Redevelopment
North Orange Ave. Commercial	51, 52, 57, 58	<ul style="list-style-type: none"> • Large surface parking lots • Developer interest in residential

None of the sites in the inventory were shown to overlap with the 100-year floodplain. For the purposes of this analysis, ADU potential was calculated separately as outlined within the Candidate Sites Analysis Overview section above. ADUs represent additional potential units to meet the City's RHNA.

In addition to these qualities identified on each site, because of the unique development history on the island, sites have a high propensity for redevelopment as compared to other cities. This is evidenced by recent examples of non-vacant sites redeveloping to higher densities, shown in **Table B-5** below:

Table B-5: Examples of Non-Vacant Sites Redeveloped for Residential			
APN	Zone	Use Prior to Redevelopment	Project Description/Analysis
537-332-27	R-3	1 single family house	Duplex (2 units) completed on 5/12/2021
537-241-23	R-3	1 single family house	2 units currently under construction
537-233-09	R-3	2 dwelling units	4 units currently under construction
536-302-23	R-4	1 single family house	4 units under construction
537-251-12	R-3	2 dwelling units	4 units completed on 6/26/20

Vacant Strand Site

As outlined within **Program 1E: Vacant Strand Site**, the City will work proactively with the United States Navy to seek partnership opportunities for the development and disposition of the 39-acre property. The reasoning for this policy and site selection is twofold: firstly, the large Navy staff presence accounts for a portion of the RHNA allocation allocated to Coronado, secondly, the site is underutilized and within the City boundaries of Coronado.

Additionally, the City and the Navy are active partners on a number of issues and sit on several committees, working groups, and other joint efforts. Using these shared programs and the shared goals of the jurisdiction and the military effort, the City will continue to work with the Navy to meet the needs of their staff.

Sites Identified in Prior Planning Periods

No sites designated to accommodate lower-income RHNA need were used in the previous Housing Element Update.

Unique ID	APN	Address	Gross Parcel Acreage	Net Parcel Acreage	5 th Cycle Site	Ownership	Existing Zone	Existing Uses and Redevelopment Analysis	Proposed Zoning Designation	Land Use Designation	Existing Density	Proposed Density	Vacant	Potential Units
2	6150300300	Silver Strand Blvd	39.6	10	No	UNITED STATES NAVY		Vacant land	New Zone (20 Du/Ac)	Medium Density Residential	0	20	No	40
51	5361023200	0 C AVE	0.8	0.8	No	FENTON CORONADO LLC	C	Low density commercial development and large surface parking that is prime redevelopment opportunity. Current property owner has expressed interest in residential development	It Is anticipated that SB 6 will pass, permitting 20 du/acre on this site.	Medium Density Residential	0	20	No	15
52	5361023100	0 C AVE	0.5	0.5	No	FENTON CORONADO LLC	C	Low density commercial development and large surface parking that is prime redevelopment opportunity. Current property owner has expressed interest in residential development .	It Is anticipated that SB 6 will pass, permitting 20 du/acre on this site.	Medium Density Residential	0	20	No	9
57	5361023300	120 B AVE	0.5	0.5	No	FENTON CORONADO LLC	C	Low density commercial development and large surface parking that is prime redevelopment opportunity. Current property owner has expressed interest in residential development .	It Is anticipated that SB 6 will pass, permitting 20 du/acre on this site.	Medium Density Residential	0	20	No	9
58	5361022800	140 B AVE	0.7	0.7	No	FENTON CORONADO LLC	C	Low density commercial development and large surface parking that is prime redevelopment opportunity. Current property owner has expressed interest in residential development .	It Is anticipated that SB 6 will pass, permitting 20 du/acre on this site.	Medium Density Residential	0	20	No	15

D. Moderate/Above Moderate-Income Candidate Sites Inventory

This section contains a description and listing of the candidate sites identified to meet the Coronado's moderate and above moderate income RHNA need.

1. Calculation of Unit Capacity

The capacity of these sites was initially determined by multiplying the parcel size by the maximum achievable density for that zoning designation and rounding down to the nearest whole dwelling unit. Where information is known, acreage has been netted out for potential constraints to development.

Selection of Sites

This Appendix B contains a selection of those sites that are most likely to be developed for moderate and above-moderate income housing. For the purpose of identifying sites with the potential to be redeveloped within the planning period, this analysis considered parcels across the City.

Due to the primarily developed nature of Coronado's parcels, reasonable capacity was calculated based on a number of factors including:

- Existence of developable areas on the parcel including surface parking lots and landscaped areas
- Ownership of the parcel
- Signs of underdevelopment including existing improvement disrepair and existing/potential density misalignment
- Environmental constraints

The following **Table B-7** identifies the findings of this analysis:

Table B-7: Analysis of Propensity for Redevelopment		
Area	Unique IDs	Characteristics Supporting Redevelopment
Vacant Strand Site	2	<ul style="list-style-type: none"> • Large unimproved area adjacent to military housing • Need for housing approximate to military related jobs • Existing coordination through standing City/Navy meetings • Future planning coordination through joint membership on the SANDAG Military Working Group •

None of the sites in the inventory were shown to overlap with the 100-year floodplain as shown in Figure B-1. For the purposes of this analysis, accessory dwelling unit potential was calculated separately as outlined within the Candidate Sites Analysis Overview section above. ADUs represent additional potential units to meet the City's RHNA.

Vacant Strand Site

As outlined within **Program 1E: Vacant Strand Site**, the City will work proactively with the United States Navy to seek partnership opportunities for the development and disposition of the 39-acre property. The reasoning for this policy and site selection is twofold: firstly, the large Navy staff presence accounts for a portion of the RHNA allocation allocated to Coronado, secondly, the site is underutilized and within the City boundaries of Coronado.

Additionally, the City and the Navy are active partners on a number of issues and sit on several committees, working groups, and other joint efforts. Using these shared programs and the shared goals of the jurisdiction and the military effort, the City will continue to work with the Navy to meet the needs of their staff.

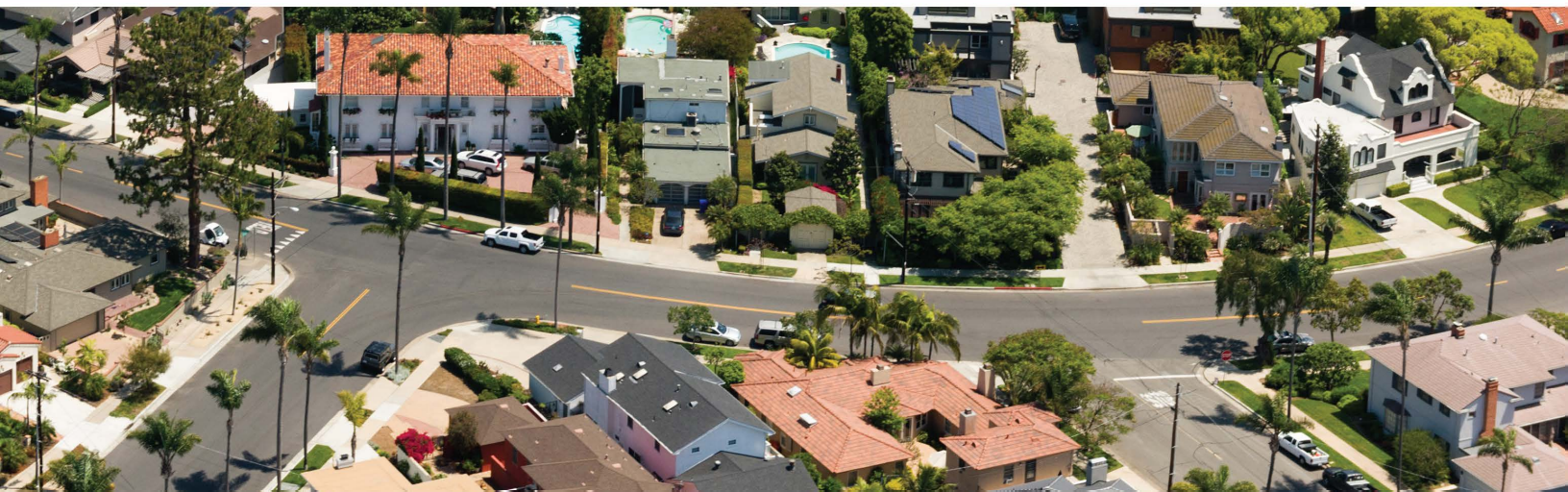
Figure B-1: Sites Inventory



Unique ID	APN	Address	Gross Parcel Acreage	Net Parcel Acreage	5 th Cycle Site	Ownership	Existing Zone	Existing Uses and Redevelopment Analysis	Proposed Zoning Designation	Land Use Designation	Existing Density	Proposed Density	Vacant	Potential Units	Final Income
2	6150300300	Silver Strand Blvd	39.6	10	NO	UNITED STATES NAVY	--	Vacant land	New Zone (20 du/ac)	Medium Density Residential	0	20	No	160	Moderate (60) / Above Moderate (100)



Appendix C: Community Engagement



Appendix C: Community Engagement Summary

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH). A discussion of citizen participation is provided below.

As part of the 6th Cycle Housing Element Update process, the City of Coronado has conducted extensive public outreach activities beginning in 2020. These recent outreach efforts included presentations, City Council Study Session, Community Workshop, digital media and an online platform, numerous mailers and ads and noticed Public Hearings. Project materials, including summaries from community workshops, online surveys and public meetings, notices, and draft public review documents are available on the City's website: commentcoronado.org/housing-element-update.

Outreach for the 6th Cycle Housing Element to the community, includes the following actions:

- **Community Workshop** – The City conducted a virtual community workshop on October 22, 2020 that was advertised using flyers and social media notices, as well as the City's website. The Workshop had 36 attendees. At the workshop participants were provided with an overview of the planning process. The City's RHNA obligations and engaged in an interactive live polling exercise to gather participant feedback and ideas. The workshop recording is available on the Housing Element Update webpage: <https://commentcoronado.org/housing-element-update>.
- **Community Survey** – The City released a web-based survey as a part of the 6th Cycle outreach efforts. The survey was available online on the City's Housing Element page from October 14, 2020 to November 23, 2020. The Survey included a series of multiple choice and free response questions; the survey had a total of 117 visitors and a total of 37 participants who completed the survey. The purpose of the Community Survey was to gather additional input on the 6th Cycle Housing Element's potential programs, policies, and housing opportunities in the City. The Community Survey tool was an important component of the community outreach process. It provided community members and stakeholders with the ability to provide input on the housing element process at their own pace and at a time that works for their schedule.
- **City Council Study Session** – The City's outreach efforts include a City Council Study Sessions on February 16th, 2021 to engage the City's decisions makers on opportunity sites. The Councilmembers identified sites they were opposed to and others that should be included in the list. The Council voted to direct staff to move forward with the recommended sites inventory summary as it was presented. The Study Session was open to the public and 2 comments were made by the public. The adopted minutes and meeting recording are available on the City's website at: https://www.coronado.ca.us/government/city_council/agendas_and_minutes.
- **Public Review Draft** – A Public Review Draft was released to the public in conjunction with submittal to HCD. The Public Review Draft provides an additional opportunity for community engagement and offers the community and stakeholders the chance to see how all prior input has

been incorporated into the Housing Element. The Public Review Draft is available online for download by the public and for review and comment.

- **Housing Element Update Website** – A website developed for public consumption. The website provides relevant information about the update process, key features of the housing element, project timeline and a calendar of events for outreach activities. The website also provided a link to the community survey as well as the contact information of city staff for residents and community members to send additional comments or request additional information. The Housing Element Update website is located at commentcoronado.org/housing-element-update.

As required by Government Code Section 65585(b)(2), all written comments regarding the Housing Element made by the public have previously been provided to each member of the City Council.

This Appendix contains a summary of all public comments regarding the Housing Element received by the City at scheduled public meetings, and the Appendix has been provided to the City Council.

Influence of Public Comments on Housing Element Policies and Programs

As part of the 6th Cycle Housing Element Update process, the City of Coronado has conducted extensive public outreach activities beginning in 2020. These recent outreach efforts included presentations, City Council Study Session, Community Workshop, digital media and an online platform, social media, numerous mailers and ads and noticed Public Hearings. The City also contacted key stakeholders including local affordable housing complexes and organizations, developers, social justice advocates, veterans groups, and organizations dedicated to addressing homelessness. Project materials, including summaries from community workshops, online surveys and public meetings, notices, and draft public review documents are available on the City's website:

www.commentcoronado.org/housing-element-update

Based upon comments received, the City has categorized comments into themes in the table below. It should be noted that the City received multiple comments from individuals and Table reflects the range of comments received by general topical themes:

Community Engagement – Community Comment Themes

Community Theme	Total Responses
General Opposition	438
Additional housing will increase vehicular, bicycle and/or pedestrian traffic or accidents and reduce the amount of available parking	109
Updates to the General Plan and rezoning will increase density or reduce availability of commercial sites, changing the City's character	56
New development will block views and/or decrease property values	55
More units will overcrowd or eliminate amenities, such as schools, pool, beach and boardwalk access, and grocery stores	50
Construction of units will cause safety concerns, such as access to hospitals, strain on infrastructure, a lack of police/firefighters, or blocked exits off of Coronado	50
New development will lead to increased noise, air, and/or light pollution, or other environmental concerns	13
The effects of new housing can harm tourism	7
In support of upzoning in locations specified by HE or in additional areas, including at military sites	5
Other (register all rental units, need more public outreach, needs more analysis, concerns regarding inclusion of military jobs)	4

C.1 Housing Element Workshop

This section contains all available public comments provided during the Community Workshop, as well as provided materials, handouts and flyers, and a summary of the event.

DRAFT



City Of Coronado

2021-2029 Housing Element Update Community Workshop

The City of Coronado is kicking off the update for the 2021-2029 Housing Element! Please join us to learn about the contents of the Housing Element, the state's requirements of the update process and the schedule for public input.

When: Thursday, October 22, 2020 at 5:00 PM

Where: Virtual via Zoom, please visit bit.ly/2HXDdEB to register. For project updates and survey information, visit www.Coronado.ca.us/housing_element_update

For questions, please contact Jesse Brown, Senior Planner
By phone at (619) 522-2415 or by email at jbrown@coronado.ca.us





The City of Coronado

IS UPDATING THE HOUSING ELEMENT FOR THE 2021-2029 PLANNING PERIOD.

What is a Housing Element?

The Housing Element is a state-mandated and city-initiated policy document included in the City of Coronado General Plan. The Housing Element identifies policies and programs to meet existing and projected future housing needs for all economic segments in the City of Coronado. The Housing Element update will identify specific actions to be taken over the 2021-2029 planning period related to housing.

Key Features of the Housing Element:

- » Population and housing profile of Coronado
- » Evaluation of housing constraints and opportunities
- » Evaluation of existing housing programs and policies
- » Identification of sites to accommodate housing needs for all income levels
- » Development of housing policies and programs

Background

The City's current Housing Element (5th Cycle) was adopted by the City Council in February 2013 and certified by the State Department of Housing and Community Development (HCD) in March 2013. The adopted Housing Element covers the planning period from January 01, 2013, through April 30, 2021.



The City is currently implementing the current Housing Element's goals, programs and actions. To comply with state law, the City's Housing Element must be updated to ensure Coronado's policies and programs can accommodate the estimated housing growth need identified in the San Diego Association of Governments (SANDAG) Regional Housing Needs Assessment (RHNA) allocation for the 2021-2029 planning period. The 6th Cycle Housing Element will require review by HCD for compliance with state law. The updated Housing Element must be adopted by the City Council on or before April 15, 2021 to comply with state law.

Regional Housing Needs Assessment (RHNA)

What is the RHNA?

The RHNA process is mandated by state law and quantifies projected housing growth needs for Coronado and the region. SANDAG determined each city's housing growth need projections for the 2021-2029 planning period. For the 2021-2029 Planning Period, The City of Coronado is allocated 912 units. The growth need is distributed by various income categories and the Housing Element must identify sites to accommodate this estimated growth.

Appeal Process

The City of Coronado submitted an appeal to the RHNA assigned to Coronado and a letter supporting three other Cities in San Diego County who also appealed. SANDAG voted 14 to 5 to grant the appeal. However, due to provisions of state law, the City of San Diego called for a weighted vote based on the populations of all jurisdictions. The five jurisdictions that voted against the appeals reached 55% in the weighted vote, which overturned the previous vote and denied the appeals. Since then, the Cities of Coronado, Imperial Beach, Solana Beach, and Lemon Grove have filed a lawsuit challenging SANDAG's RHNA vote.

2021 - 2029 City of Coronado RHNA Housing Needs Allocation

Income Category	% of Median Family Income	Income Range ¹		RHNA Allocation
		Min.	Max.	
Very Low Income	0 – 50% MFI	--	\$46,350	312 units
Low Income	51 – 80% MFI	\$46,351	\$74,160	169 units
Moderate Income	81 – 120% MFI	\$74,161	\$111,240	159 units
Above Moderate Income	> 120% MFI	\$111,241	>\$111,241	272 units
Total:				912 units

1. Income range is based on the 2020 HUD Median Family Income (MFI) for a family of four for San Diego County of \$92,700

Importance of updating the Coronado Housing Element:

- » Ensures Coronado complies with State housing law
- » Allows eligibility for State grants and funding sources
- » Demonstrates the ability to meet future housing growth need
- » Allows residents to further engage in the planning process
- » Addresses local housing needs

What is Included in the Housing Element Update Process?

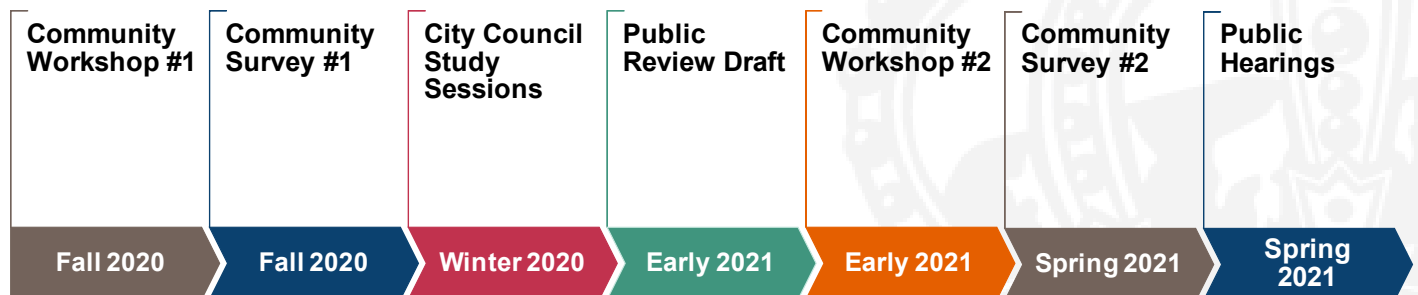
The Housing Element Update is a community-based process that includes various opportunities for the Coronado community to participate, including:

- » Virtual and in-person engagement (when it is deemed safe to do so)
- » Online community surveys
- » Review of draft documents
- » Identification of sites to accommodate future growth need
- » Public Hearings before the Planning Commission and City Council



How Can You Participate in the Update Process?

The City will provide multiple opportunities for public input. See the project schedule below and visit the Comment Coronado website for more information: <https://commentcoronado.org/housing-element-update>



For information, contact:

Jesse Brown, Senior Planner

jbrown@coronado.ca.us or (619) 522-2415

City of Coronado
Community Workshop #1- Questions and Answers

I thought ADUs don't apply to the RHNA allocation, is that true?

ADU's do count toward the Regional Housing Needs Allocation (RHNA). The City needs to show California Department of Housing and Community Development (HCD) historical ADU permits, as well as identify projections for the 6th cycle, 2021-2029.

Have Council advocate state legislation to modify SANDAG weighted vote formula.

The City is advocating for modification of the RHNA in addition to a legal challenge against San Diego Association of Governments (SANDAG). The city is exploring all options to help maintain the City's character.

How is the \$7,000 in-lieu affordable housing fee determined? I think it would make sense to increase that fee or make it applicable to SFR development to provide more funding for affordable housing.

The \$7,000 in-lieu affordable housing fee was created in the 1880's and was last updated in the 1990s. The City is aware of the low fee and is looking into update the affordable housing fee.

Did SANDAG include military employment numbers in their allocation formula and not include military housing units?

SANDAG has included military employment numbers in the allocation formula but SANDAG is not allowing the City to count existing housing units that are provided to military families. The military housing units have not been counted in previous RHNA housing.

The military job inclusion should mean the active participation of the land use of the Naval Base as well as the Coronado city land area. The increase of units should be altered because of the military jobs for the area of Coronado City. Can this be continued to be opposed as is?

Prior to the SANDAG Board vote, the City pushed for active participation of the land use of the Naval Base as well as the Coronado city land area to alleviate the RHNA number and impact the military has on the City. SANDAG denied the City's request to count existing military housing units toward RHNA numbers. There is a possible option to work with the Navy to see if they have a plan to develop more military housing units and potentially count them towards future RHNA numbers.

Is it possible to break away from SANDAG?

It is not. SANDAG is a Regional Planning Agency for the entire County of San Diego, they control a majority of grants/funds, and prepare regional plans that affect the City. Regardless, the state issues an overall number for the region and SANDAG is responsible for dividing up the numbers for the various jurisdictions in the region.

If the City is required to go forward with the 912 units? Will zoning change to allow building higher up?

The City is currently exploring zoning changes to allow for higher density buildings as an option to meet RHNA.

In addition to property designed plans, what are the requirements for permitting an ADU that would be constructed above a detached garage?

They are currently not permitted above a detached garage and are limited to one story. Discussion of permitting ADUs (Accessory Dwelling Unit) may come during policy discussion through public outreach and various City Council meetings, where Council directs staff to look into allowing ADUs above detached in effort to reach RHNA (912 units).

If it is true that state law currently prohibits the use of the Floor Area Ratio (FAR) to deny a permit, what restrictions would a project be subject to?

This question may be referring to the new State law on ADU's where it requires cities to allow ADU's up 800 sq. ft regardless of FAR. The City believes that the development standards are applicable to these projects except when they are expressly prohibited by the state. Although the state allows for exemptions on parking for ADUs, the State requires ADUs to be consistent and compliant with the Coastal Act, which requires parking. Thus, the City has drafted an Ordinance on parking for all ADUs as well as replacement parking.

City of Coronado
Community Workshop #1- Questions and Answers

There is a 23% vacancy rate for housing units in town based on data from the existing Housing Element. Can we please explore ways to reduce this such as the use of a vacancy tax, an example of which is being implemented in San Francisco. This high rate is making housing availability scarce and affordability difficult.

A vacancy tax would be an option under policy discussion, and City Council will provide direction on how the City will be looking into implementing vacancy taxes.

On the vacancy slide that showed occasional use, does that include or reflect the number of second homes in Coronado that are only occupied part time?

The vacancy slide does include the number of second homes in Coronado that are only occupied part time. The consultant will do further analysis within the housing element.

If vacancy rates reflect the number of 2nd homes with only part time use, a vacancy tax would negatively affect resale of homes.

The issue of vacancy rates is something is to be processed in the public realm and thorough the City Council where council can provide guidance to City Staff on how to proceed.

Has the City conducted a survey of housing needs of city and school district employees, school district, fire dept, police dept, hospital, etc.?

The survey that the City conducted on Comment Coronado did not focus specifically housing needs of City and school district employees, school district, fire dept, police dept, hospital, etc. The City has conducted several stakeholder outreach efforts, where the City has reached out to schools, hospital and within the City to get a handle on the needs of the community.

It seems to me that more affordable housing should be built in more affordable areas, such as IB, Barrio Logan and National City. Why is there so much resistance to providing additional housing? I suspect that this is a NIMBY issue as well as a resistance to having further affordable housing in town, which can also be interpreted as resistance to diversity in our neighborhood.

Part of the resistance is due to the high number of RHNA and not knowing where to put these future developments. The City currently has hundreds of affordable units and wants to provide these types of housing units, but the City needs the community's feedback.

How many square feet are needed for a unit to qualify as part of the 912 units?

The Building Code identifies the minimum square footage of an efficiency unit, 220 square feet.

Is the Navy part of SANDAG?

No, the Navy is not a part of SANDAG. The NAVY is a part of a federal agency and SANDAG is made up of local regional agencies.

Can you comment about the implications of SB 35?

Currently the City has been able to meet and provide Housing Element update to the state and show the state their effort to meet the previous affordable housing units (50). The implications of SB35 is when a jurisdiction such as Coronado is not able to meet their goals or is not performing their RHNA obligations, over time different there are streamlining requirements the City must implement to allow or encourage the development housing.

Has the City looked at working with the Navy to build housing units on the Navy golf course next to the Country Club? Would it be possible to build these 912 units on a part of Tidelands park? Leave some of the park but use the land to build another property similar to the Bay Club/Oakswoods complex?

The City will explore working with the Navy to build housing units on the Navy golf course next to the Country Club area. Tidelands Park is controlled by the Port of San Diego and no residential units are allowed on the property; it therefore is not an option for the City.



Community Workshop #1

On Wednesday October 22, 2020, from 5-6 PM, the City of Coronado held a virtual public community workshop for the 2021-2029, 6th Cycle Housing Element Update. The purpose of the meeting was to provide information on the Housing Element update process and to gather input from the public, which will shape the goals, policies, and programs in the Housing Element. The workshop had a total 63 registrations ahead of time, and a total of 36 participants while the workshop was live.

The workshop included a PowerPoint presentation providing information regarding the following topics:

- An overview of the community's housing demographics;
- An overview of the Housing Element;
- Why Housing Elements are updated;
- Information on the Regional Housing Needs Assessment (RHNA) and process;
- Overview of the City of Coronado's RHNA allocation by income category;
- Review of the update schedule and process; and,
- Overview of additional opportunities for community engagement.

Summary of Community Questions and Comments

Following the presentation, the City allowed time for open questions from the public regarding the Housing Element. Questions and comments from the attendees were the following:

- In addition, a to property design plans what are the requirements for permitting and ADU that would be constructed above a detached garage?
- Have council advocate state legislation to modify SANDAG weighted vote formula
- How is the \$7,000 in lieu affordable housing fee determined? I think it would make sense to increase that fee or make it applicable to SFR development to provide more funding for affordable housing development.
- Did SANDAG include military employment numbers in their housing allocation formula and not include military housing units?
- The military job inclusion should mean the active participation of land use of the naval base as well as the Coronado city land area, the increase of units should be altered because of the military jobs for the area of the Coronado city, can this continue to be opposed as is?
- Is it possible to break away from SANDAG?
- If the City is required to go forward with the 912 units, will zoning change to allow building higher up?
- If it is true that state law currently prohibits the use of floor area ratio to deny a permit, what restrictions would a project be subject to?
- There is a 23% vacancy rate for housing units in town, based on data from the existing housing element, can we explore ways to reduce this such as the use of a vacancy tax which is being implemented in San Francisco? This high rate is making availability scarce and affordability difficult.
- On the vacancy slide that showed occasional uses, does that include or reflect the number of second home sin Coronado that are only occupied part time?



- If vacancy rates reflect the number of second homes with only part time use, a vacancy tax would negatively affect resale of homes.
- Has the City conducted a survey of housing needs of city and school district employees, fire department, police department, hospital etc.?
- More affordable housing should be built elsewhere
- Why is there resistance to providing additional housing?
- What happens to RHNA if our lawsuit is supported by the courts?
- How many square feet is needed for a unit to qualify as a part of the 912 units?
- Can you comment about the implications of SB 35?
- Will the presentation will be posted?
- Has the City looked into working with the Navy to build housing units on the navy golf course next to the country club?
- Would it be possible to build these 912 units on a part of the tidelands park?

A video of the full presentation and PowerPoint, including public comments, are available on the City's Housing Element Update webpage here, <https://commentcoronado.org/housing-element-update>.

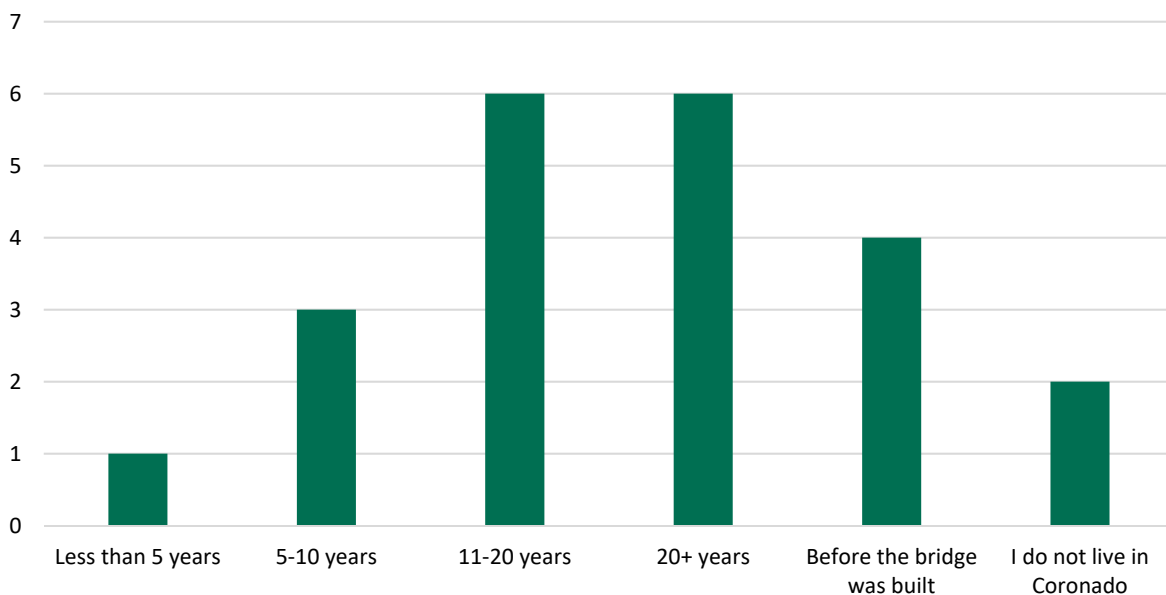
Mentimeter

During the workshop the City also provided an anonymous live polling survey to further engage participants, using Menitmeter.com. The poll offered the following questions:

Question 1: How long have you lived in Coronado?

Participants were provided a multiple-choice question; of the responses received, majority of the participants have lived in Coronado for 11 years or longer. **Table 1** below shows the results.

Table 1: Mentimeter Question 1 Results - *How long have you lived in Coronado?*

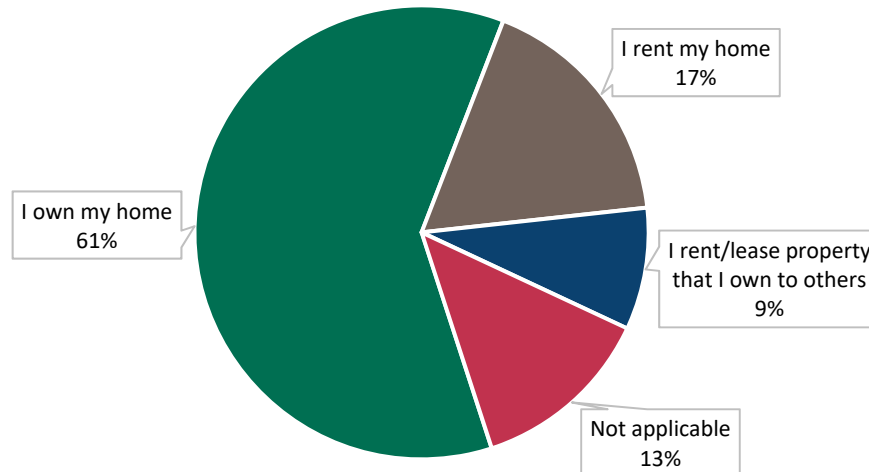




Question 2: Are you a homeowner or a renter?

Participants were provided a multiple-choice question, based on the results, a majority of the workshop participants who lived in Coronado, were homeowners. **Table 2** below identifies all results.

Table 2: Mentimeter Question 2 Results - Are you a Homeowner or a Renter?



Question 3: What three words describe what you enjoy most about the Coronado community?

Participants were provided three comment boxes in which they could write a free response to the question. Majority of participants enjoyed the safety of Coronado, the friendliness of the community, the small-town atmosphere, and the beach. **Figure 1** below displays all responses received, the larger the word in the chart, the more times the word was submitted by participants.

Figure 1: Mentimeter Question 2 Results - What three words describe what you enjoy most about the Coronado community?





Question 4: These are existing Housing Goals in the current, adopted Housing Element. How applicable are the goals below to Coronado today, and for the future?

Participants were provided with the City's existing Housing Element goals and ask to rate each goal's applicability in Coronado today and for Coronado in the future. Majority of participants identified conservation and maintenance of existing housing stock the most applicable goal. Figure 2 below displays all results from the survey.

Figure 2: Mentimeter Question 4 Results - *How applicable are the goals below to Coronado today, and for the future?*



All data summaries and responses gathered using the polling tool are attached.



Go to: www.menti.com

Use code: 29 32 57 8

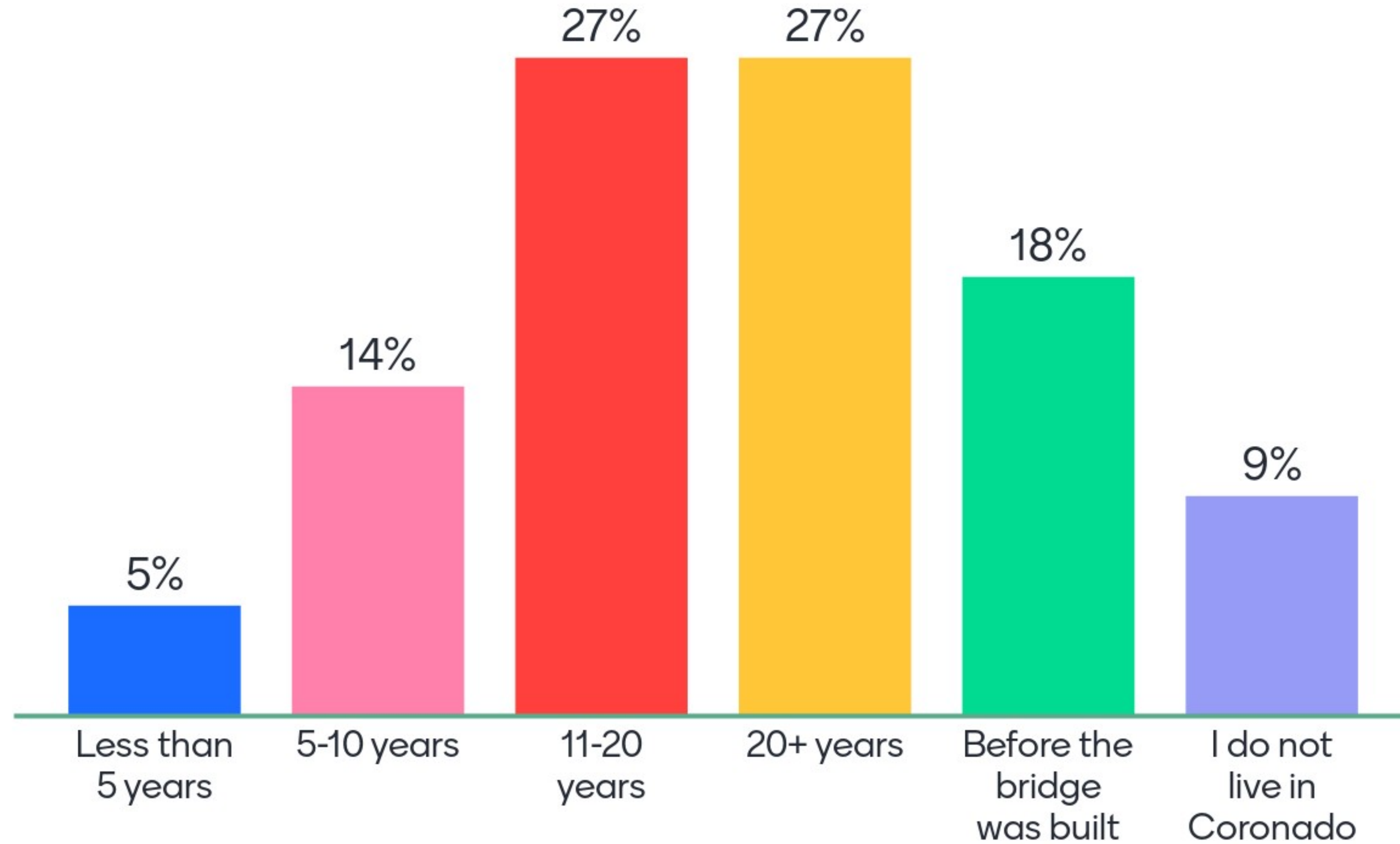
5



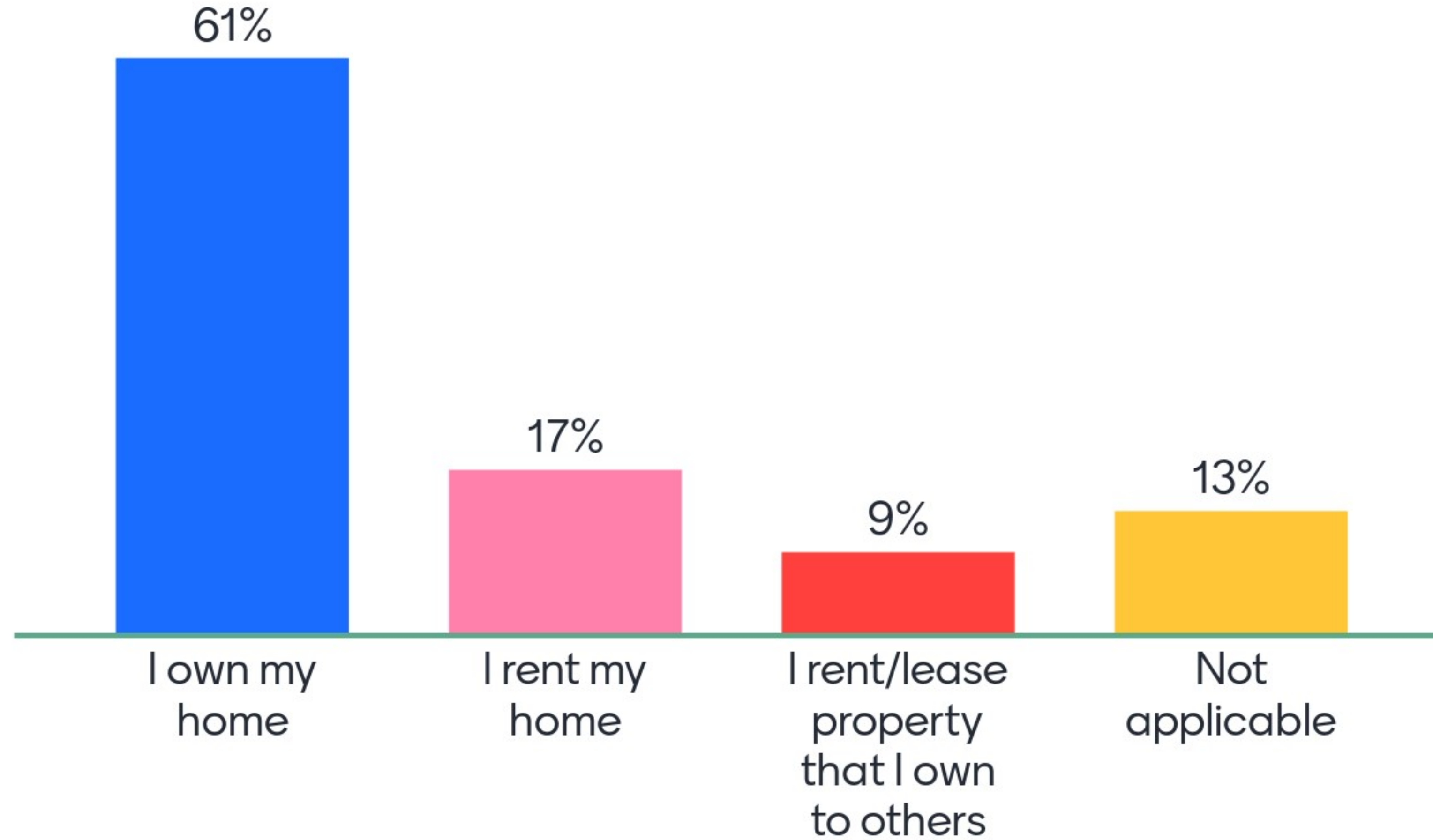
13



How long have you lived in Coronado?



Are you a homeowner or a renter?



What three words describe what you enjoy most about the Coronado community?



These are existing Housing Goals in the current, adopted Housing Element. How applicable are the goals below to Coronado today and for the future?



Slide 1

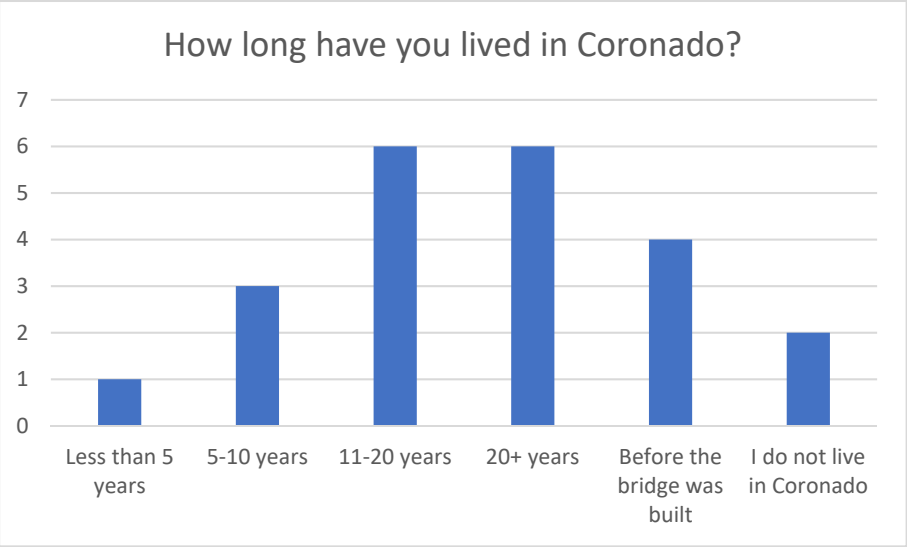
Date2020-10-23
Session1
Typeslide
TitleGo to: www.menti.com
Respondents18

No votes for this session

Question 2

Date2020-10-23
Session1
Typechoices
QuestionHow long have you lived in Coronado?
Respondents22

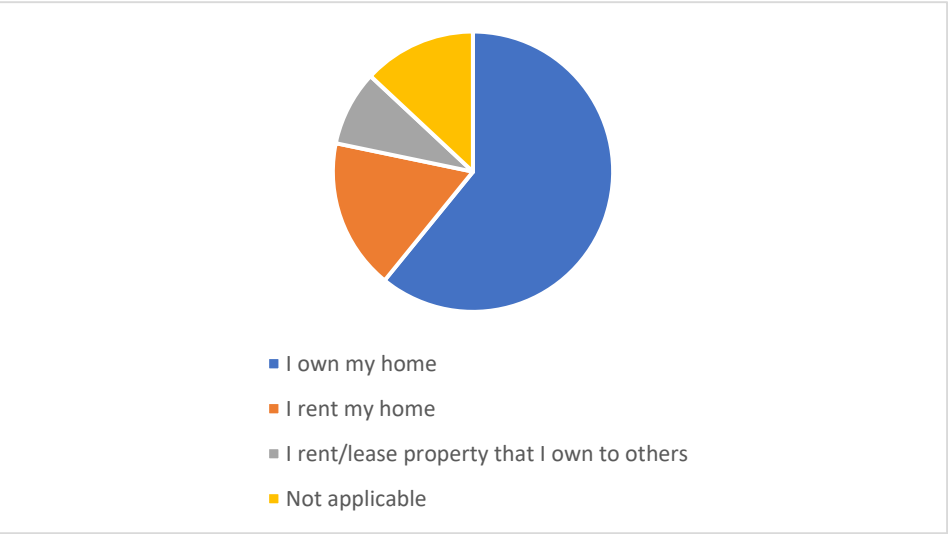
Choices	Votes
Less than 5 years	1
5-10 years	3
11-20 years	6
20+ years	6
Before the bridge was built	4
I do not live in Coronado	2



Question 3

Date2020-10-23
Session1
Typechoices
QuestionAre you a homeowner or a renter?
Respondents22

Choices	Votes
I own my home	14
I rent my home	4
I rent/lease property that I own to others	2
Not applicable	3



Question 4

Date2020-10-23
Session1
Typewordcloud

QuestionWhat three words describe what you enjoy most about the Coronado community?
Respondents23

Responses

Conservative Quaint Safe
Friendly Safe Beautiful
Neighbors Beaches Bars
Community_feeling Uniqueness Sophisticated_beach
Community Neighbors
Small_town_atmosphere Quite Safe_environment
Safe_community Walkable Small
great_neighborhood excellent_schools beach_access
Friendly Accessibility Fresh_air
safe pretty good_weather

Ambience Beach_community Feels_good_to_be_here
People Comaraderie Weather
Architecture Small_town Clean
Safety Beaches Pride_of_the_community
Peaceful Relaxing Historic
Coastal U_niqueness Community_neighborhood
walkable clean small
Dynamic Fluid
Safety Walkability Community
Walkable Small_town Outdoor_activities
Beach Safe Neighborhood
Walkable Rideable Community
Village Friendly Safe

Question 5	
Date	2020-10-23
Session	1
Type	scales
Question	These are existing Housing Goals in the current, adopted Housing Element. How applicable are the goals below to Coronado today and for the future?
Respondents	23

Choices	Weighted average	1	2	3	4
"Provide a broad range of housing opportunities to increase the housing options available to individuals."	2.173913043	6	10	4	3
"Provide a broad range of affordable housing opportunities that serve the needs of people who work and live in the community."	2.043478261	10	6	3	4
"To provide equal housing opportunities, accessible to all segments of society."	1.913043478	12	4	4	3
"Encourage the conservation and maintenance of its housing stock, neighborhoods, and history."	3.47826087	1	1	7	14
"Minimize governmental constraints to the development & improvement/maintenance of housing, particularly affordable housing/accessible housing"	2.347826087	10	3	2	8

C.2 Online Community Survey Data

This section contains the final data summaries for each page of the Online Community Survey and additional comments received through the Survey tool.

DRAFT

Housing Element Update Survey #1

SURVEY RESPONSE REPORT

14 October 2020 - 23 November 2020

PROJECT NAME:

2021-2029 Housing Element Update

Survey Responses

14 October 2020 - 23 November 2020

Housing Element Update Survey #1

Comment Coronado

Project: 2021-2029 Housing Element Update



VISITORS

117

CONTRIBUTORS

37

RESPONSES

37

37
Registered

0
Unverified

0
Anonymous

37
Registered

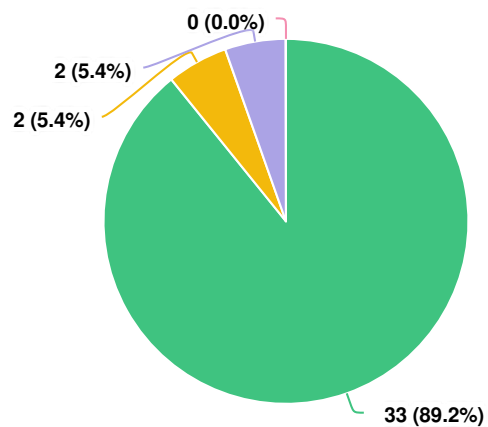
0
Unverified

0
Anonymous



SURVEY QUESTIONS

Q1 Do you currently own or rent your home in Coronado?



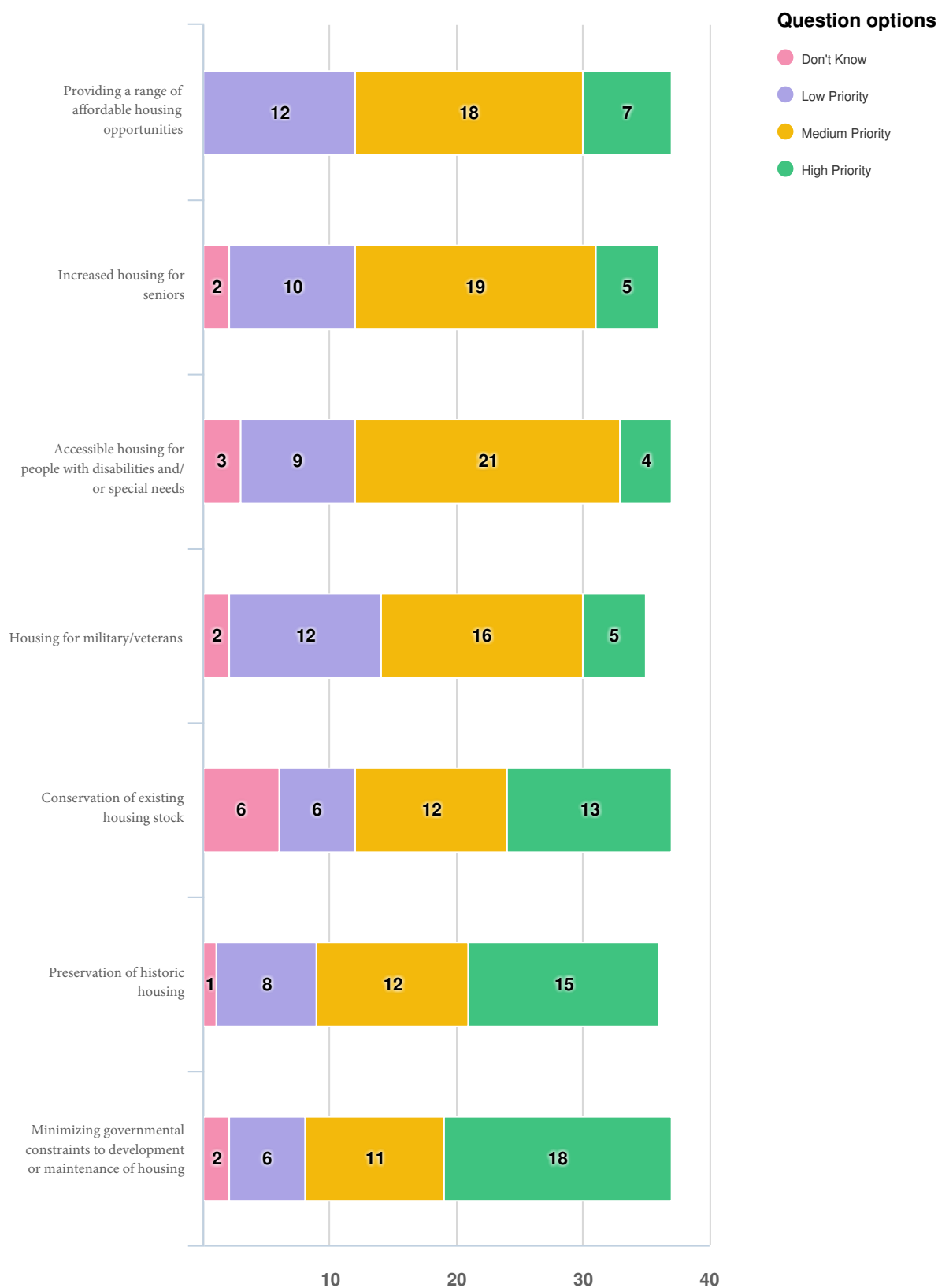
Question options

☒ Own ☐ Rent ☐ I do not live in Coronado ☐ I own property that I rent/lease

Optional question (37 response(s), 0 skipped)

Question type: Radio Button Question

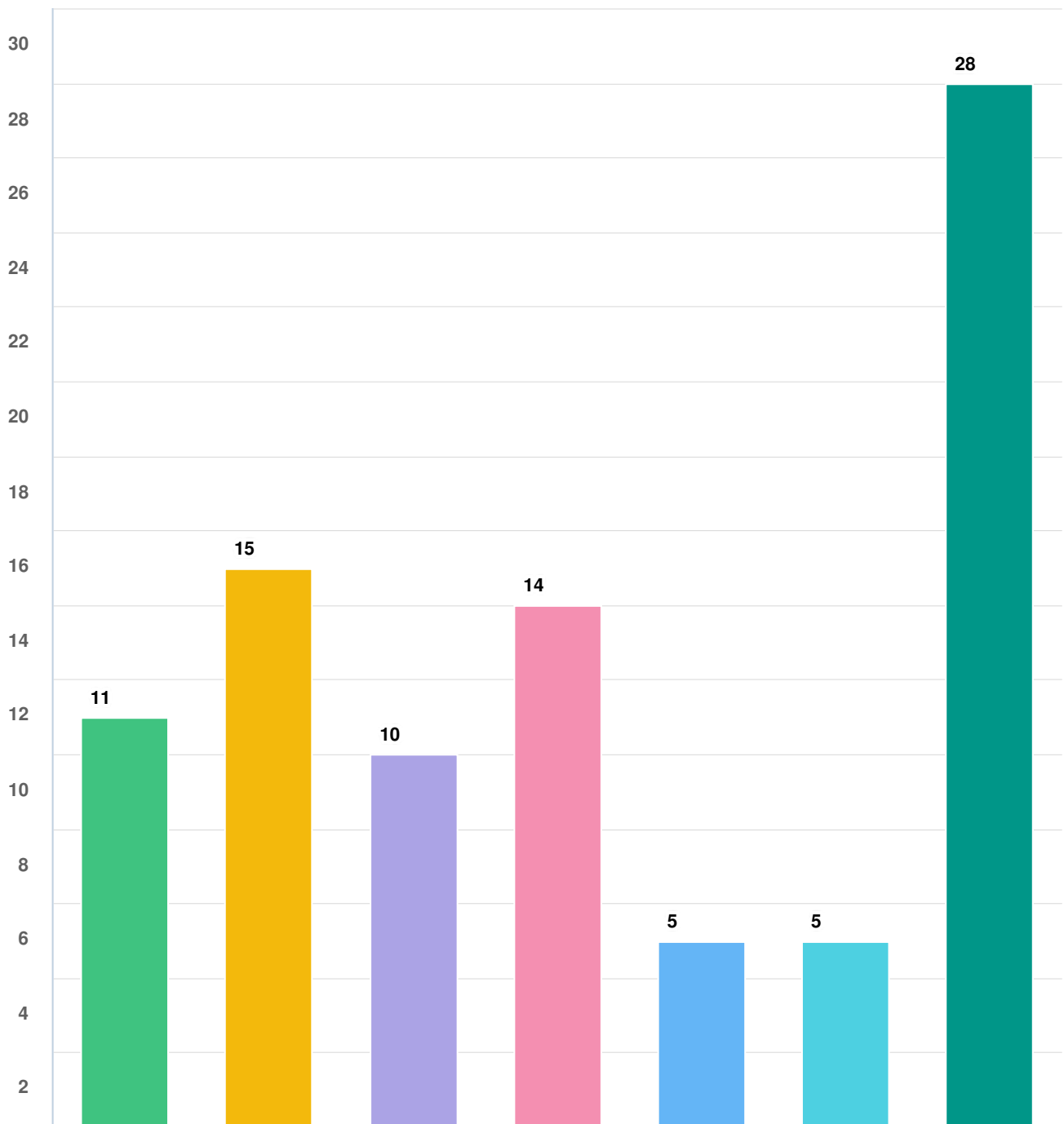
Q2 Rate the following potential City housing priorities by importance:



Optional question (37 response(s), 0 skipped)

Question type: Likert Question

Q3 Which of the following should the City focus on as part of the Housing Element Update process? Select as many as you want.



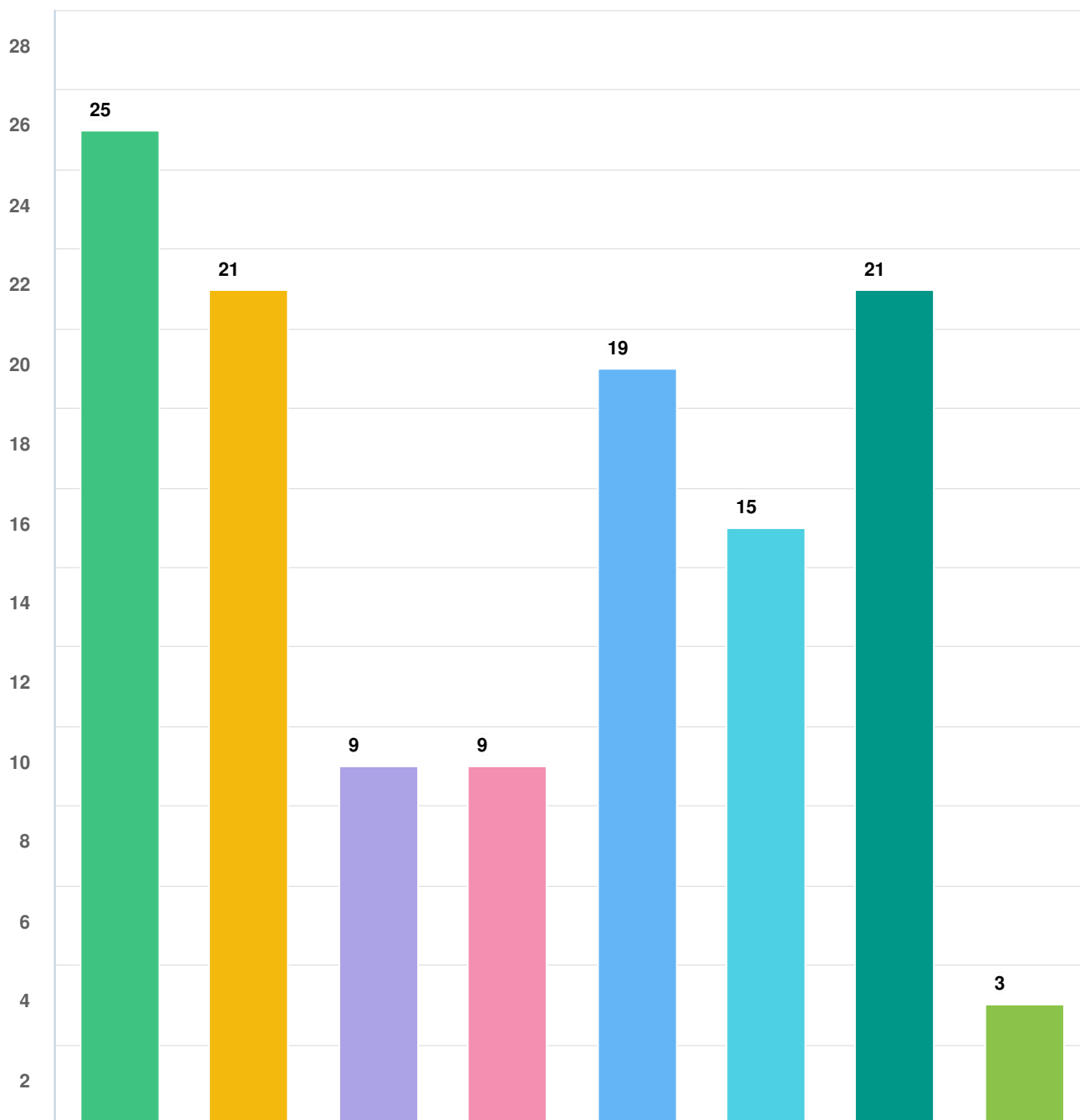
Question options

- Multifamily housing, such as apartments
- Preservation of existing housing
- More affordable housing options
- Accessory Dwelling Units (ADUs), also known as "granny flats"
- Increased availability of housing to seniors
- Increased accessibility of housing to persons with disabilities and/or special needs
- Maintaining existing neighborhood character

Optional question (37 response(s), 0 skipped)

Question type: Checkbox Question

Q4 What areas in the City are appropriate for new Housing?



Question options

- In commercial areas (as part of mixed-use development)
- On existing single-family properties as accessory dwelling units
- On existing single-family properties as duplexes or triplexes
- In areas that are already developed but can be made more dense
- Offer public funds to subsidize development of affordable housing
- On underutilized lots, where additional development could be accommodated
- On vacant lots
- None of the above

Optional question (37 response(s), 0 skipped)

Question type: Checkbox Question

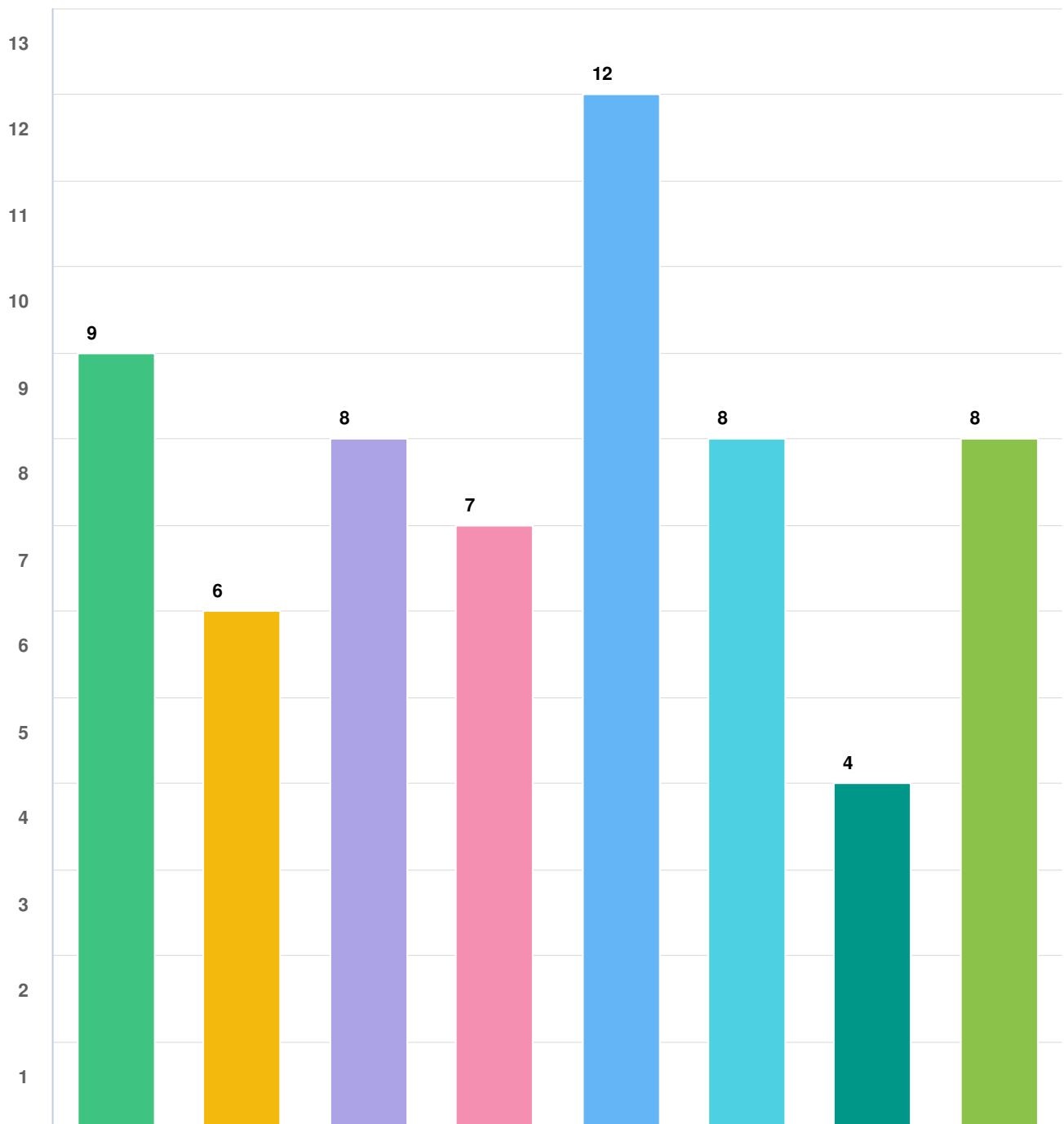
Q5 Rank the biggest challenges to affordable housing in Coronado:



Optional question (37 response(s), 0 skipped)

Question type: Likert Question

Q6 What types of incentives could the city offer to encourage development of more affordable housing? Select up to three.



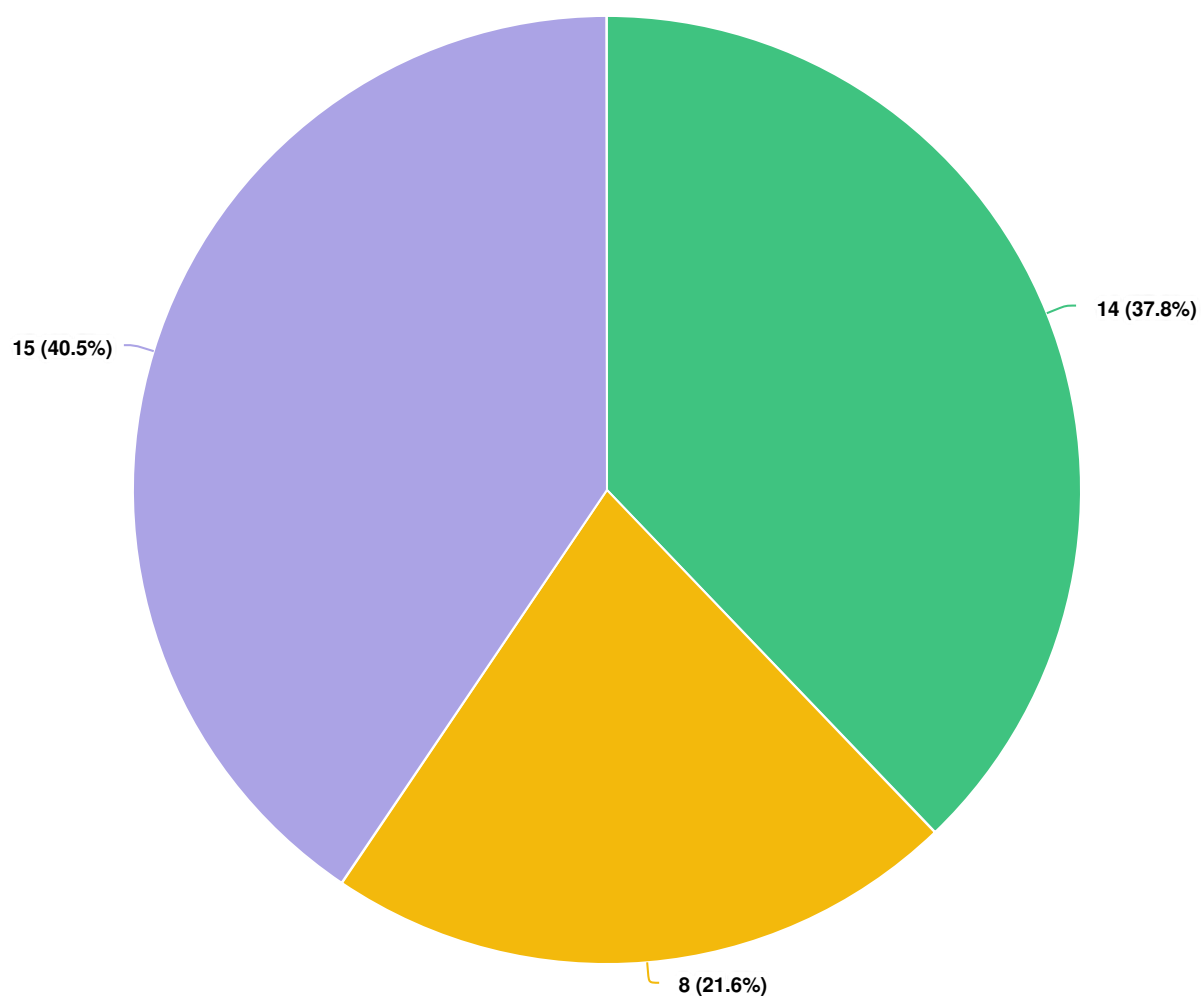
Question options

- Floor Area Ratio (FAR) Bonus (increased square footage allowances)
- Offer public funds to subsidize development of affordable housing
- Increased Height Allowances
- Increased Density Allowances
- Reduced Parking Requirements
- Reduced Setback Requirements
- Fee Reductions
- Other

Optional question (30 response(s), 7 skipped)

Question type: Checkbox Question

Q7 Would you support density increases in portions of the City?



Question options

- ☐ No, I would not support any density increases
- ☐ Yes, anywhere
- ☐ Yes, in or near commercial areas or in multiple family zones only

Optional question (37 response(s), 0 skipped)
Question type: Radio Button Question

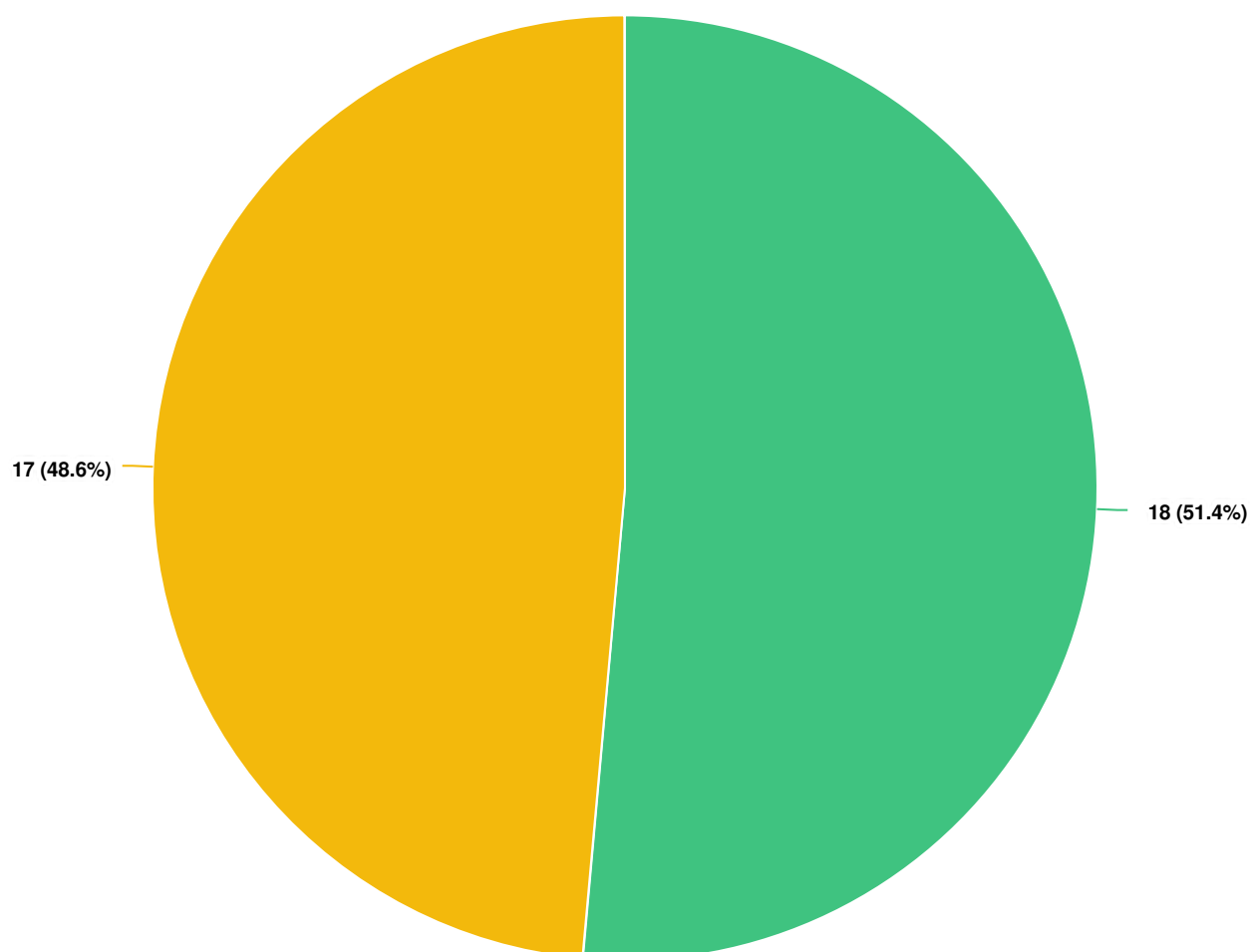
Q8 Which of the following policies and programs do you think the City should concentrate on over the next eight years?



Optional question (37 response(s), 0 skipped)

Question type: Likert Question

Q9 | Do you believe the City of Coronado has an adequate supply of apartments?

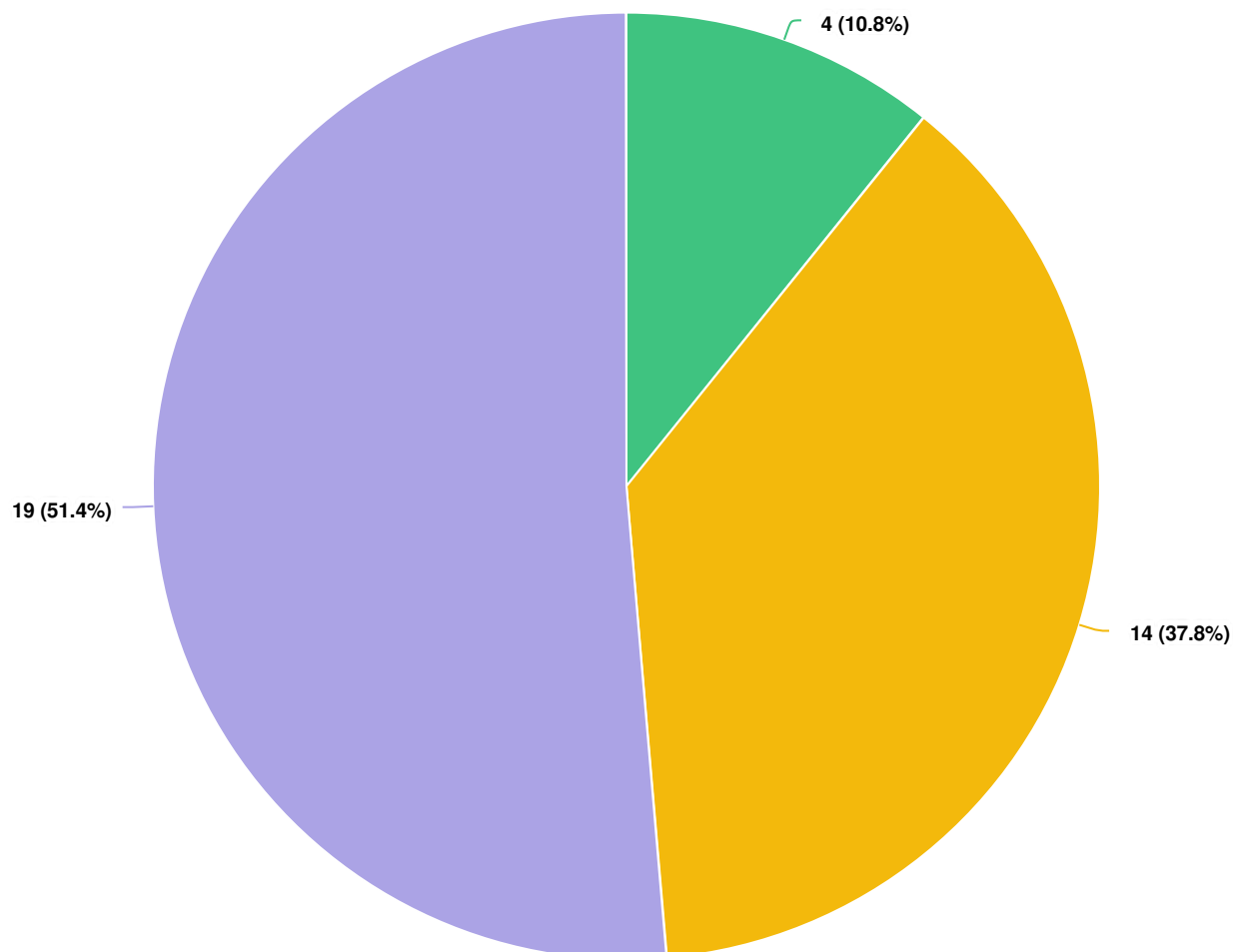


Question options

☐ No ☐ Yes

*Optional question (35 response(s), 2 skipped)
Question type: Radio Button Question*

Q10 | Would you support allowing properties currently zoned for single-family residence to be developed with multiple dwelling units?



Question options

☐ No ☐ Yes, but only up to two or three units ☐ Yes

Optional question (37 response(s), 0 skipped)
Question type: Radio Button Question

Q11 | What additional items should the City consider in the 2021-2029 Housing Element?

Please provide additional feedback here:

nado92118

10/23/2020 11:49 AM

The City needs to consider that adding affordable housing will enable more diverse tenants to move here. Not just diverse in income, but diverse in race. I'd like to see more discussion about race and the benefits of more diversity in Coronado. Thanks.

Megan Smith

10/23/2020 12:11 PM

I think we should continue to encourage military families to live on Coronado. I think we could provide nice support and less traffic

Nado1

10/23/2020 01:27 PM

Quality of life of existing residents and existing homes.

pimming

10/23/2020 04:45 PM

Multi-unit affordable housing could be built in the Cays

SJA

10/23/2020 05:07 PM

Adequate dedicated parking for homes and explore a large parking area underground or above ground multi level that incoming non residents can park in and transport around the Village on shuttles, just like they do in small towns in Europe

LUdell

10/23/2020 05:29 PM

Consider more public education. All these questions, I have no idea. I need to be educated about the options and impacts before I can offer a meaningful opinion on this survey, and I suspect most who respond are in the same boat. It shouldn't guide you.

Blems

10/23/2020 07:51 PM

Private land is finite. Navy withdrawal? Loss of bridge. Exposure to natural events: rising sea levels, ground water, tsunamis or storms, earthquakes.

RCCays

10/23/2020 08:39 PM

Coronado would be well served to integrate so called "Missing Middle" Housing into its development goals and general plan. Parking restrictions should be reduced or eliminated. Avoid over-weighting input from legacy home owners in decision making

Julie

10/25/2020 07:21 PM

I need to get smarter on all of the possible options. Some combination of the elements listed along with other initiatives will help us meet our targets.

Sheila

10/28/2020 11:43 AM

Restrictions on R-4 And R-3 properties is too limiting and turn multi/family zoned properties into single family properties.

SSK

10/30/2020 05:09 PM

Continue to seek legal remedy.

Julia R. Viera

10/30/2020 05:17 PM

Maintain existing residential character of this little city

d92118

10/31/2020 04:50 PM

convert the coronado bridge toll booth area to apartments with underground parking.

BJM

10/31/2020 06:01 PM

Allow Oakwood Apt next to IL Fornaio to add a third story at there expense.

Lmorton92118

11/02/2020 04:38 AM

Coronado needs housing options and active development community infrastructure to support increased density and continued support for tourism. Parking structures?

Carrie Downey

11/21/2020 04:14 PM

Caveat any increase in density for rental or ownership be for affordable housing development only.t.

Optional question (16 response(s), 21 skipped)

Question type: Single Line Question

C.3 City Council Study Session Notes

This section contains adopted minutes of the City Council Study Session held as a part of the Housing Element Update process. The Study Session was open to the public and public comments are also included in this section.

DRAFT

**REGULAR MEETING OF THE
CITY COUNCIL
OF THE
CITY OF CORONADO/
THE CITY OF CORONADO ACTING AS THE SUCCESSOR
AGENCY TO THE COMMUNITY DEVELOPMENT AGENCY
OF THE CITY OF CORONADO
Coronado City Hall
1825 Strand Way
Coronado, CA 92118
Tuesday, February 16, 2021**

All communications received from the public for this meeting are available on the City's website at www.coronado.ca.us and are part of the permanent record for this meeting.

Mayor Bailey called the meeting to order at 2:59 p.m.

ANNOUNCEMENT OF CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code section 54956.9(d)(1)

- a. City of Coronado, et al v. San Diego Association of Governments
San Diego Superior Court Case No. 37-2020-00033974-CU-MC-CTL
- b. City of Coronado v. San Diego County Regional Airport Authority, et al.
San Diego Superior Court Case no. 37-2020-00039394-CU-TT-CTL
- c. James Wentworth, Jon Scurlock v. City of Coronado
San Diego Superior Court Case No. 37-2021-00000841-CU-WM-CTL
- d. Californians for Homeownership, Inc. v. City of Coronado
San Diego Superior Court Case No. 37-2021-00002339-CU-WM-CTL

2. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to Government Code section 54957.6

- a. Agency Designated Representative: Blair King, City Manager
Employee Organization: Police Officers Association (POA)

3. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION

Pursuant to Government Code section 549565.9(d)(4)

a. One (1) potential case.

4. COMMUNICATIONS - ORAL: None.

ADJOURN TO CLOSED SESSION 3:00 p.m.

RECONVENE AND ANNOUNCE ACTION 4:06 p.m.

Mayor Bailey announced that direction was provided.

Mayor Bailey called the meeting to order at 4:11 p.m.

1. ROLL CALL:

Present: Councilmembers/Agency Members Donovan, Heinze, Sandke, Tanaka, and Mayor Bailey

Absent: None

Also Present: City Manager/Agency Executive Director Blair King
City Attorney/Agency Counsel Johanna Canlas
City Clerk/Agency Secretary Jennifer Ekblad

2. INVOCATION AND PLEDGE OF ALLEGIANCE: Mayor Bailey led the Pledge of Allegiance.

3. MINUTES: The City Council approved the minutes of the Regular Meeting of February 2, 2021, as submitted.

MSUC (Tanaka/Sandke) moved that the City Council approve the minutes of the Regular Meeting of the City Council/the City Council Acting as the Successor Agency of February 2, 2021, as submitted. The reading of the minutes in their entirety was unanimously waived.

AYES: Donovan, Heinze, Sandke, Tanaka, Bailey

NAYS: None

ABSTAINING: None

ABSENT: None

4. CEREMONIAL PRESENTATIONS

- 4a.** Mayor Bailey read the proclamation for the 50th Anniversary of the Silver Strand Chapter of Military Officers Association of America.

Robert Breglio, President of the Silver Strand Chapter of Military Officers Association of America and Chapter member **Chris Merwin** accepted the proclamation and provided comments.

- 4b.** Mayor Bailey read and presented the proclamation for Rita Sarich Day to Rita Sarich.

- 5. CONSENT CALENDAR:** The City Council approve, adopted, and/or accepted as one item of business Consent Agenda Items 5a through 5j, with the addition 10f.

Councilmember Donovan requested the addition of Item 10f to the Consent Calendar and the removal of Items 5f and 5h for discussion.

MSUC (Donovan/Heinze) moved that the City Council approve the Consent Calendar Items 5a through 5j, with the addition of Item 10f - Authorize the City Manager to Negotiate and Execute a Contract with a Qualified Firm for Website Design and Hosting Services.

AYES:	Donovan, Heinze, Sandke, Tanaka, Bailey
NAYS:	None
ABSTAINING:	None
ABSENT:	None

- 5a. Approval of Reading by Title and Waiver of Reading in Full of Ordinances on this Agenda.** The City Council waived the reading of the full text and approved the reading by title only.
- 5b. Review and Approve that the Warrants, as Certified by the City/Agency Treasurer, are all Correct, Just, and Conform to the Approved Budget for Fiscal Year 2020-2021.** The City Council approved payment of City Warrants Nos. 10140120-10140265 and the warrants as certified by the City/Agency Treasurer.
- 5c. Authorization to Advertise the Kettner Boulevard Sewer Point Repair Project for Bid.** The City Council authorized staff to advertise the Kettner Boulevard Sewer Point Repair project for bid.

- 5d. **Authorization to Award a Contract to California Construction Quality Assurance, Inc. dba Life Safety Construction for Door and Gate Preventive Maintenance and As-Needed Repair Services for an Amount Not to Exceed \$110,000.** The City Council authorized the City Manager to award a contract to California Construction Quality Assurance, Inc. dba Life Safety Construction for door and gate preventive maintenance and as-needed repair services at all City facilities for a term of one year, with the option to extend the contract for four additional one-year terms. The base value of the contract is \$51,995 for routine preventive maintenance, with a maximum of \$58,005 for as-needed repairs, totaling a not-to-exceed amount of \$110,000.
- 5e. **Authorization to Advertise the Aquatic Center and Tennis Courts Lighting Improvement Project for Bid.** The City Council authorized staff to advertise the Aquatic Center and Tennis Courts Lighting Improvement project for bid.
- 5f. **Authorization to Award a Comprehensive Landscape Maintenance and Refuse Services Contract for City Facilities, Parks, and Medians to Benchmark Landscape Services, Inc. in the Annual Amount of \$844,200.**

Councilmember Donovan requested clarification regarding the scope and the cost.

Cliff Maurer, Director of Public Services/Engineering, provided information regarding the contract.

MSUC (Donovan/Sandke) moved that the City Council authorize the City Manager to execute a comprehensive landscape maintenance and refuse management services contract for City parks, facilities, and medians with Benchmark Landscape Services, Inc. for a term of three years, with two one-year renewal option years, and an annual contract sum of \$844,200.

AYES:	Donovan, Heinze, Sandke, Tanaka, Bailey
NAYS:	None
ABSTAINING:	None
ABSENT:	None

- 5g. **Accept the Police Services Mobile Command Vehicle Shade Structure Project and Direct the City Clerk to File a Notice of Completion.** The City Council accepted the Police Services Mobile Command Vehicle Shade Structure project and directed the City Clerk to file a Notice of Completion.

5h. Report Regarding the Mobility Commission's 2021 Work Plan.

Blair King, City Manager, introduced this item.

Howard Somers, Chair of the Mobility Commission, provided comments and an update regarding the Commission's 2021 Work Plan remotely via Zoom. **Russell Boehlhauf**, Vice Chair of the Mobility Commission, was also available to answer questions remotely via Zoom.

MSUC (Sandke/Tanaka) moved that the City Council receive the Commission's report, the proposed mission statement, and duties.

AYES:	Donovan, Heinze, Sandke, Tanaka, Bailey
NAYS:	None
ABSTAINING:	None
ABSENT:	None

5i. Adoption of a Resolution of the City Council of the City of Coronado Amending the Personnel Authorization and Compensation Plan for Fiscal Year 2020-21 to Incorporate Compensation and Benefit Changes. The City Council adopted A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO AMENDING THE PERSONNEL AUTHORIZATION AND COMPENSATION PLAN FOR FISCAL YEAR 2020-21 TO INCORPORATE COMPENSATION AND BENEFIT CHANGES. The Resolution was read by title, the reading in its entirety unanimously waived and adopted by the City Council as RESOLUTION NO. 2021-05.

5j. Authorization to Issue a Request for Proposals to Furnish, Install, and Maintain an Integrated Library System (ILS) for the Coronado Public Library. The City Council authorized staff to issue a Request for Proposals (RFP) for an ILS at the Coronado Public Library.

6. COMMUNICATIONS – ORAL: None.

7. CITY MANAGER/EXECUTIVE DIRECTOR: None.

8. PUBLIC HEARINGS: None.

9. COMMISSION AND COMMITTEE REPORTS: None.

10. CITY COUNCIL:

10a. Council Reports on Inter-Agency Committee and Board Assignments. The City Council did not report orally and the Mayor requested the City Council submit reports in writing.

10b. Authorize the Replacement of the Lawn Bowling Green Surface, Remediation of the Base Material including Fungus Eradication Measures, and Implementation of Drainage Enhancements.

Blair King, City Manager, introduced this item. Roger Miller, Director of Recreation and Golf Services presented the staff report utilizing a PowerPoint presentation. Cliff Maurer, Director of Public Services/Engineering, presented information regarding the drainage system utilizing a PowerPoint presentation.

Councilmember Tanaka shared his concerns that removing the trees might not solve the fungus issue and spoke in opposition to removing the trees.

Councilmember Sandke agreed with Councilmember Tanaka and provided comments regarding drainage and the barrier.

Councilmember Heinze provided comments regarding the arborists report and spoke in support of the staff recommendation.

Councilmember Donovan agreed with Councilmember Heinze and spoke in support of the staff recommendation.

Mayor Bailey voiced concerns regarding the chances of success for the presented options.

MSC: (Tanaka/Sandke) moved that the City Council authorize the replacement of the lawn bowling green surface, remediation of the base material, and implementation of drainage enhancements at the John D. Spreckels Center and Lawn Bowling Green; preserve the four conifer trees located on D Avenue; and direct staff to excavate and create a barrier as much as possible on the Lawn Bowling Green.

AYES:	Sandke, Tanaka, Bailey
NAYS:	Donovan, Heinze
ABSTAINING:	None
ABSENT:	None

10c. Review of Potential Housing Policies and Opportunity Sites for the 2021-2029 Housing Element Update.

Blair King, City Manager, introduced this item. Jesse Brown, Senior Planner, presented the staff report utilizing a PowerPoint presentation.

Council asked clarifying questions of Mr. Brown and Council discussion ensued.

Mayor Bailey asked Councilmembers to identify any zones they are opposed to and to identify zones not included on the list the Council would consider. Mayor Bailey spoke in favor of the list as proposed by staff and stated he was not opposed to including mixed-use zoning.

Councilmember Tanaka provided comments regarding the Smart and Final site and spoke in opposition to including it on the list. Councilmember Tanaka noted that this is an imposed process and spoke in opposition to mixed use developments.

Councilmember Sandke spoke in favor of keeping the Smart and Final site on the list and suggested additional reliance on Navy housing capacity.

Councilmember Heinze did not propose removing any specific property, asked staff to be strategic in holding back some site, and voiced support for including the proposed Navy site.

Councilmember Donovan commented regarding potential zoning legislation and proposed removing the R-4 Upzone on Orange Avenue between Fifth Street and Seventh Street. Councilmember Donovan also suggested flexing the City Hall site and North Commercial Zone.

MSUC: (Bailey/Tanaka) moved to direct staff to strategically move forward with the recommended site inventory summary as is, recognizing staff has the latitude to withhold units for future housing cycles.

AYES:	Donovan, Heinze, Sandke, Tanaka, Bailey
NAYS:	None
ABSTAINING:	None
ABSENT:	None

10d. Relinquishment and Acceptance of State Routes 75 and 282.

Blair King, City Manager, introduced this item and presented the staff report.

Captain John DePree, representative for the Navy, responded to questions from Councilmembers and expressed the Navy's concerns related to relinquishment.

Deanna Spehn, Policy Director for Senator Toni Atkins, responded to questions from the Councilmembers and provided information regarding the legislative process.

Councilmembers asked questions of Captain DePree and Ms. Spehn and Council discussion ensued.

Mayor Bailey acknowledged the partnership between the Navy and the City, shared concerns regarding maintaining local control

Councilmember Tanaka spoke in opposition to the Navy obtaining concurrence over roads and properties owned by the City and shared concerns over the City making concessions regarding relinquishment.

Councilmember Sandke commented regarding the relationship between the Navy and the City and voiced support for relinquishment.

Councilmember Heinze voiced support for this item and expressed concerned regarding the current form of legislation.

Councilmember Donovan shared concerns regarding the current form of legislation and voiced support for this item.

MSC: (Bailey/Sandke) moved to authorize the pursuit of ownership of State Routes 75 and 282.

AYES:	Donovan, Heinze, Sandke, Bailey
NAYS:	None
ABSTAINING:	Tanaka
ABSENT:	None

10e. Provide Direction on Questions to Include in the Scientifically Valid Citizen Survey the Council would like to Conduct in 2021.

Mayor Bailey introduced this item.

Councilmembers provided input and suggested changes to the survey questions.

MSUC (Tanaka/Sandke) moved to receive the report, change of the word “maintain” to “limit” for the question regarding Existing Bulk, Mass, and Scale of Residential Development in Coronado, and combine the Ferry Landing question with the Arts & Culture Financial Support question.

AYES:	Donovan, Heinze, Sandke, Tanaka, Bailey
NAYS:	None
ABSTAINING:	None
ABSENT:	None

10f. Authorize the City Manager to Negotiate and Execute a Contract with a Qualified Firm for Website Design and Hosting Services. Under Consent, the City Council authorized the City Manager to contract directly with a qualified firm to provide website design and hosting services.

11. **CITY ATTORNEY**

12. **COMMUNICATIONS - WRITTEN**: None.

13. **ADJOURNMENT**: Mayor Bailey adjourned the meeting at 6:59 p.m.

Approved: March 2, 2021



Richard Bailey, Mayor
City of Coronado

Attest:



Jennifer Ekblad, MMC
City Clerk

City of Coronado**Public Comments for February 16, 2021 City Council Meeting****Comments updated as of February 17, 2021*

	Name	Agenda Item Number	Subject	Position	Comments
1	Berie Grobe	10b Authorize the Replacement of the Lawn Bowling Green Surface, Remediation of the Base Material including Fungus Eradication Measures, and Implementation of Drainage Enhancements	Lawn Bowling Green	In Favor	On behalf of the members of the Coronado Lawn Bowling Club, we fervently hope that you will authorize the "Replacement of the lawn bowling green surface, remediation of the base material, including fungus eradication measures, and implementation of drainage enhancements". The Spreckels Bowling Green has accommodated over 51,000 players since 2011 including daily play, tournaments, and community events. In 2017, community participation peaked with over 800 people attending Twilight Open Bowling on Thursday evenings in the summer months. While normal years see anywhere from 4,000 to 6,000 plays, this past Covid-19 year still saw 2,883 after two months of complete closure. All the activity on the green is managed by volunteers from the Coronado Lawn Bowling Club who also contribute 20 to 30 person-days of maintenance annually. We applaud the work of staff in assessing the scope of this project especially the recognition of the need for solutions to the drainage problems that resulted from the construction of the John D. Spreckels Center as well as the 2010 existing drainage problems, which certainly shortened the life expectancy. Over the Covid-19 months, the bowling green provided a safe place for over 2,000 players playing according to an approved Physical Distancing and Safety Plan. Interest in lawn bowling has increased over previous years as people begin to see that it is an outdoor sport that can continue with safeguards through the difficulties. The John D. Spreckels Center Bowling Green is a community gem that, with proper preparation, installation and care will provide delight to the community for another 20 years. Berie Grobe, President, Coronado Lawn Bowling Club
2	ray richardson	10b Authorize the Replacement of the Lawn Bowling Green Surface, Remediation of the Base Material including Fungus Eradication Measures, and Implementation of Drainage Enhancements	killing healthy trees	In Opposition	replace artificial turf with grass
3	Shannon Player	10b Authorize the Replacement of the Lawn Bowling Green Surface, Remediation of the Base Material including Fungus Eradication Measures, and Implementation of Drainage Enhancements	tree removal	In Opposition	The pine trees on D Avenue, next to the lawn bowling on the public right of way should not be removed. They are public trees and belong to everyone in the community. I take pleasure in walking under those trees and enjoy the shade, especially on a warm day. Additionally, the idea of taking a majestic torrey pine to appease the lawn bowlers is absurd. The city has already removed several trees to placate the lawn bowlers that were on the public right of way. The torrey pine is home to Great Blue Herrons and under the migratory bird act you cannot disturb a tree with active nests. This is against the law. Are you going to completely strip the area of any trees because the lawn bowlers say so. Already the city removed 16 mature trees to make way for the senior center and never mitigated the plantings as they said they would. The trees are in a park for all of the community to enjoy. The lawn bowlers can just live with the trees. The fact that they are using fake lawn is an ecological nightmare to begin with. It creates a heat island and on top of that, they water it to keep the sand down. Maybe if they did not water it they would not have the mushroom bloom that is happening. The mushrooms have nothing to do with the health of the trees. The mushrooms are there because they are water the fake lawn. It is creating the moisture that causes the mushrooms. DON'T TAKE OUT A SINGLE TREE. THIS IS A MISGUIDED ATTEMPT TO PLACATE THE LAWN BOWLERS. THE TREES IN THE PARK AND ON THE PUBLIC RIGHT OF WAY BELONG TO THE CITIZENS OF CORONADO AND NOT TO THE LAWN BOWLERS. The fake lawn and the watering of it are causing the problem. Not the trees.

City of Coronado

Public Comments for February 16, 2021 City Council Meeting

**Comments updated as of February 17, 2021*

	Name	Agenda Item Number	Subject	Position	Comments
4	Margarita Rhodes	10b Authorize the Replacement of the Lawn Bowling Green Surface, Remediation of the Base Material including Fungus Eradication Measures, and Implementation of Drainage Enhancements	Item 10b	In Opposition	If every tree in Coronado that somehow registers as "inconvenient" is taken down we won't have any more. These conifers are active heron nesting sites and need to be preserved. Find another way to keep the bowling lawn in good, usable condition.
5	Samantha Bey	10b Authorize the Replacement of the Lawn Bowling Green Surface, Remediation of the Base Material including Fungus Eradication Measures, and Implementation of Drainage Enhancements	Removal of pines by lawn bowling	In Opposition	Mayor Bailey and the Coronado City Council, As a long time resident and a member of the Coronado Street Tree Committee, I'd like to express my fervent opposition to the absurd idea of removing the mature pine trees along D avenue in order to maintain a small plastic lawn used for lawn bowling. Talk about paving paradise.... In recent years alone I've seen so much of Coronado's special urban canopy taken down for such trivial issues as this, and I'm taken aback that anyone would find it reasonable to cut down trees that have grown and thrived for decades, that provide shade and beauty along our public sidewalks, in order to mitigate a fungus that may or may not impact a lawn bowler's game. A far more reasonable solution would be to lay a concrete barrier under the plastic lawn between it and the tree roots. That way we can preserve these special trees and also assuage the lawn bowlers' desire for a smooth synthetic lawn to practice their hobby. I implore you to preserve these trees- even the proposed idea to replace them does not suffice, given how long it takes for newly planted trees to achieve maturity and provide shade- these pines are a precious commodity that should not be cut down on a whim to protect some plastic grass. Thank you for your consideration. Samantha Bey
6	Carrie Downey	10c Review of Potential Housing Policies and Opportunity Sites for the 2021-2029 Housing Element Update	ADU and Carriage House	In Opposition	Dear Mayor and Council: You have a difficult job. I understand the update to the housing element puts conflicting forces promoting growth and density against Coronado residents who do not want to increase density or size and mass of allowable buildings and are proud of our town built within the RSIP standards we adopted to allow building within reason. All our good work is being thrown out by the state rules from the Coastal Commission, Housing Department, and CARB. All of the recent changes requiring ADUs, JADUs, and short-term rentals, have turned home ownership into an on-going business in each residence. As you evaluate how to make the new housing element meet state requirements and add more housing opportunities, I propose Coronado require existing housing units being rented for any length of time, and all ADUs and JADUs built ostensibly to be rented to others, be required to register as rental units, and acknowledge the regulations required of a California/Coronado landlord. Benefits of such a program include: A. SAFETY: Requirement for safety equipment such as gates on pools and carbon dioxide and smoke detectors, and periodic fire inspections to insure only livable areas are being rented out. B. Address NUISANCES: By having a registered Landlord, the police and neighbors would have a focal point for concerns by neighbors and others in case of nuisances. C. RSIP COMPLIANCE: Developers seeking to violate RSIP FAR regulations by telling clients they can build larger houses by adding ADUs or JDUs, without actually renting them, will have to register the rental unit as part of the inspection process for the Occupancy permit for new construction. D. INCOME: City can charge a small fee for regulating the business. E. PLANNING INFO: When the City is compiling numbers of housing stock, this program will better allow planners to understand what is being rented and where. According to the Housing numbers presented during the Housing Element workshops around half of the population live in homes they own, and half in homes they rent. It would help the School District and City planners to know if properties are being rented short-term=28 days, or long-term=> than 1 year. F. REVENT ILLEGAL SHORT-TERM rentals: Registration and acknowledgement of the rules will alert any homeowner trying to rent property for less than 28 days, they are in violation and will be prosecuted. The Census says 1/2 our residents rent, lets find a way to make Coronado work for all of us. Carrie Downey

City of Coronado**Public Comments for February 16, 2021 City Council Meeting**

**Comments updated as of February 17, 2021*

	Name	Agenda Item Number	Subject	Position	Comments
7	Kerry keiser	10c Review of Potential Housing Policies and Opportunity Sites for the 2021-2029 Housing Element Update	Up zoning the 500 block of orange	In Favor	I am in favor of upsetting the 500 block of Orange Avenue. I own property in the 500 block of Orange. I support up-zoning to R-5. When I bought into the 500 block the lots were mixed between commercial, mixed use, government, etc. Then it was changed to R-4, either part of a previous Housing Element update or the Orange Avenue Specific Plan adoption.

C.4 Public Comments

This section contains all public comments received by the City regarding the Housing Element Update and sites inventory. Personal addresses and contact information has been redacted for privacy.

DRAFT

Jesse Brown

From: Arora <vjarora@gmail.com>
Sent: Sunday, April 4, 2021 7:28 PM
To: Jesse Brown
Subject: Dense Housing Site

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Members of the Coronado City Council:

I'm very concerned about the plan to consider the parking lots next to City Hall as a potential site to accommodate affordable housing.

It will dramatically and adversely affect the traffic flow and boardwalk congestion. This will have a negative effect on tourism which is very important to the city of Coronado and to its economy.

Not to mention the significant loss of view corridors with the subsequent domino effect on property prices and property taxes.

I would like to sincerely request the city Council to delete this site as an option for this housing project.

Vijay

--

Vijay Arora, MD, FACOG, FACS
Asst Clinical Professor, Dept of Obstetrics and Gynecology
USC Keck School of Medicine
760-242-2146 (Office)
760-221-2020 (Cell)

Jesse Brown

From: Jennifer Ekblad
Sent: Wednesday, March 24, 2021 11:41 AM
To: Richard Grunow; Jesse Brown
Subject: FW: Opposition

This seems like the same thing...

Best Regards,

Jennifer Ekblad | MMC | CPM
City Clerk

CITY OF CORONADO
City Clerk's Office | www.coronado.ca.us
1825 Strand Way | Coronado, California 92118
Direct: (619) 522-7321 | Main: (619) 522-7320 | Fax: (619) 522.2407

Please note that email correspondence with the City of Coronado, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt.

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

From: Virginia Aspe Armella <vaspe@up.edu.mx>
Sent: Tuesday, March 23, 2021 20:15
To: Jennifer Ekblad <jekblad@coronado.ca.us>
Subject: Opposition

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Jenifer. I have had my 2 Coronado Shores units for 27 years. I am very concerned with the rules of construction in the Isle. The greed and the bigotry is alarming. I have seen how a One unit property becomes Four or eight houses ! These regulations are surely mistaken and the prices will soon drop because of the problems of security and traffic. But most important , my alarm is on the issue of water. California has experienced difficult times because of the absence of rain. The construction of the 400 houses at our small Island will

Compromise our efforts on the water issue. Please please tell Authorities that they must be more conscious of this.
Your sincerely. Virginia Aspe

Enviado desde mi iPhone

--

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Jesse Brown

From: Carlos Atri <carlosatri@gmail.com>
Sent: Monday, March 29, 2021 5:07 PM
To: Jesse Brown
Subject: 400 Housing Units at City Hall

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Mr. Brown,

I own a condo at 1820 Avenida Del Mundo, (El Mirador), located immediately north of the Seal Base. I am STRONGLY OPPOSED to the construction of 400 units across the street, known as the "City Hall" location for the following reasons:

1. The creation of such units is equivalent to three towers located at Coronado Shores. There is no location within Coronado that has greater population density than the Shores. Adding 30% more units creates unimaginable traffic problems. Ingress and egress from the Shores onto the Silver Strand is already difficult, not only because of the population at the Shores, but because of the residents and workers at the Base. It plainly makes no sense to take the most highly density area and exaggerate it beyond all reasonableness.
2. Individuals living at the proposed units will be employed either within the retail shopping area of Coronado, at the Naval Base, in San Diego, or at points south (Imperial Beach, Chula Vista). The traffic through the City to the Bridge, along Ocean Avenue to the Base, or southward is unimaginable today; the traffic will be impossible should the units be built at "City Hall."
3. Parking is now a major problem. The current city parking is wholly inadequate today, particularly in the beach areas. Assuming two cars per unit, an additional 800 cars plus guest cars will need to be parked somewhere, taking either more ground space (which is unavailable) or force underground or above ground parking facilities. Underground parking is terribly expensive given the low water table. Above ground destroys the visual appeal that has made Coronado the great city it is.
4. Depending how tall the buildings will be, the view from various condos within the Shores will be inhibited, reducing the value of those condos. The location does not do justice to those who have paid a heavy price/sq. ft. to acquire their condos with a view.
5. Given the desecration of value for various condos, a property tax relief from the Prop 13 is most likely not being offered. This only suggests that some people will be paying an extremely high tax rate relative to value (depressed). This is not fair treatment. If there is an adjustment to "purchase price plus" under Prop 13, the tax revenue for the City of Coronado will be decreased at a time when school building and infrastructure needs are increased.
6. The local infrastructure of Coronado at "City Hall" cannot support the increase in the population. The impact on schools, the health care facilities and general trade is nothing but negative. Emergency runs to the hospital from the Shores will cause the loss of life given the cross-island nature of the City Hall location relative to the hospital with the increase in traffic.
7. Virtually the only food shopping capability is Von's-a sad, dirty and currently too small-to- service store will be overwhelmed. Parking, not only a problem currently, will become horrendous should the units be built.

I STRONGLY URGE YOU TO DO EVERYTHING WITHIN YOUR POWER TO STOP THE 912 UNITS FROM BEING BUILT, BUT MOST CERTAINLY NOT BUILD THEM IN THE ONE AREA OF CORONADO THAT HAS THE HIGHEST POPULATION DENSITY!

Many thanks.

Sent from my iPhone

Jesse Brown

From: Marlys Badzin <badzinmarlys@gmail.com>
Sent: Friday, April 9, 2021 6:45 PM
To: Jesse Brown; Elliott Badzin; Erika
Subject: New affordable housing

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Hi Jerry,

My name is Marlys Badzin. My husband and I live in Minneapolis, MN and bought a unit in La Playa tower in the Shores development about 3 years ago.

During those three years, we have

Lived through Covid-19 delays, the additions and remodeling of the Del Coronado and the complete closure of the street and boardwalk closest to our building.

All these changes will be welcome and appreciated when they are finished, but I think I can speak for all residents at the Shores when I say, please do not add 1000 units to our very narrow space.

Traffic has been a nightmare, and the concept of adding another almost 1000 units, cars and congestion is unthinkable. It will be a disaster.

At the same time, all of the fabulous public amenities across the street will be demolished. The new Coronado residents will not have a beach, a boat house, a swimming pool, etc that we ALL enjoy.

And I haven't even touched on the fabulous new del Coronado hotel and the increased traffic that it will bring.

With so much congestion and density, property values (...so taxes) will drop.

I cast my vote for the Smart and Final property. It is near moderate retail and restaurants, conveniently located by the ferry. These establishments already exist and would provide employment opportunities for our new residents.

Please consider my concerns. We have been planning to retire here for many years. We are already in our 70's, as are many of the residents here. I am asking that we can look ahead to the calm, bucolic life we came here to enjoy.

Thank you.

A grateful resident,

Marlys Badzin

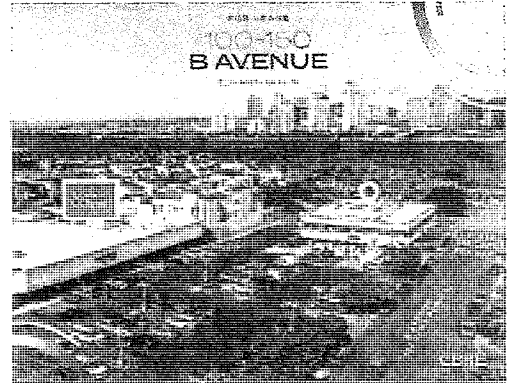
Ph:6128029095

Sent from my iPhone

March 01, 2021

TO: City of Coronado
Mayor Richard Bailey
Council Members
City Manager

rbailey@coronado.ca.us
bsandke@coronado.ca.us
ctanaka@coronado.ca.us
mdonovan@coronado.ca.us
mheinze@coronado.ca.us
bking@coronado.ca.us



RE: Proposed Zoning and General Plan Housing Element Changes

I support the City's efforts to challenge SANDAG's unfair Regional Housing Needs Assessment and encourage the use of legal remedies.

However, I am **STRONGLY OPPOSED** to the Council's decision to approve the inclusion of the Smart & Final site and the Broadstone site (North Commercial Site Rezone) in the inventory of City property proposed to be rezoned from commercial to mixed commercial/residential in order to meet SANDAG's RHNA targets.

A change in zoning and development of these two sites would greatly increase the housing density, placing additional burdens on residents like myself who live in the Northern quarter. We are already dealing with traffic congestion and pedestrian safety issues, which will only become worse with the Port's plans to redevelop the Ferry Landing marketplace.

The population of my area is much too dense already. Any additional residents would be overwhelming. According to the 2020 census, the population within a one mile radius of Smart & Final is 14,000. The daytime population is 18,000. On weekends it is even more crowded with visitors and residents, and more traffic and congestion.

The City has identified more than enough property sites to satisfy the HCD requirement (178% of the HCD requirement) without including the 111 housing units which are proposed for the North Commercial Rezone.

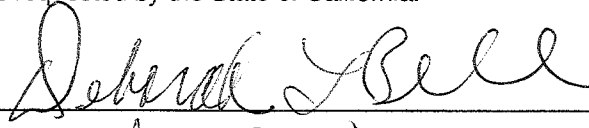
Further, the City's General Plan shows the Smart and Final site is zoned C (Commercial w/in OACSP). You cannot explore mixed use for this property as a strategy, because it is zoned Commercial.

The General Plan represents the community's view of its future; a constitution made up of the goals and policies upon which the City Council and Planning Commission will base their land use decisions. All zoning decisions must be consistent with the General Plan. If it is not consistent, you must not approve.

Regatta Bay, The Landing, The Point, The Village in Coronado, Crown View, and Coronado Village Residents **STRONGLY OPPOSE any rezone change** to the Smart and Final lot and the Broadstone site which are included in the North Commercial Rezone.

Due to the density issues discussed above, I am requesting the City Council to remove the entire North Commercial Site Rezone (Smart and Final parcels and Broadstone parking lot) from the plan. The number of units in all categories far exceed the amount of units requested by the State of California.

Sincerely,

Deborah L. Bell 
Print Name & Signature
1099 First St. #115, Coronado 92118
Address
Bell@MSN.com
Phone & Email (optional)

Jesse Brown

From: boer.patricia@gmail.com
Sent: Monday, March 29, 2021 7:05 PM
To: Jesse Brown
Subject: FW: Proposed Construction of Housing Units
Attachments: Mail Attachment.eml (14.2 KB)

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mr. Brown,

As a Condo homeowner at 1820 Avenida Del Mundo (El Mirador) I am writing you in total agreement and support of the email sent to you by Mr. David Zacharias <davidlzacharias@gmail.com (see attachment).

In this email Mr. Zacharias expresses very clearly all seven of my concerns reference the proposed construction of 400 housing units across the street, known as the City Hall area.

And, as he urged you, I too urge you to: "... DO EVERYTHING WITHIN YOUR POWER TO ... MOST CERTAINLY NOT BUILD THEM IN THE ONE AREA OF CORONADO THAT HAS THE HIGHEST POPULATION DENSITY!"

Sincerely,
Patricia M. Boer

From: El Mirador <elmiradorcoronado@gmail.com>
Sent: Monday, March 29, 2021 4:01 PM
To: Rafael Estrada <coronadoshores9@live.com>; El Mirador <elmiradorcoronado@gmail.com>
Subject: Proposed Construction of Housing Units

Dear El Mirador Owners,

I'm attaching for your review an e-mail that was sent to the City of Coronado by one of our Association members, David Zacharias, which I believe sets forth very articulately our objections to the proposed City Hall housing project. Obviously, you are completely free to disregard it, or to incorporate as much of it as you would like into any communication you send to the City of Coronado regarding the project. Again, the Senior Planner to send your comments to is Jesse Brown. His e-mail is jbrown@coronado.ca.us.

It is important that we make our voices heard strongly. Please let the City know how you feel about having 400 housing units built across the street.

Thanks.

Ken

Ken Sigelman
President, CSCA #9

Rafael Estrada
Association General Manager

Coronado Shores Condominium Association #9
1820 Avenida del Mundo
Coronado, CA 92118
619-437-4575
fax: 619-437-4738
elmiradorcoronado@gmail.com
CoronadoShores9@live.com

Jesse Brown

From: Brower, Sandra J. <Browsers@higgslaw.com>
Sent: Tuesday, April 6, 2021 7:52 PM
To: Jesse Brown
Cc: Richard Bailey; Bill Sandke; Casey Tanaka; Mike Donovan; Marvin Heinze
Subject: Opposition to City Civic Property Site for Designation in 2021-2029 Housing Element Update

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mr. Brown,

My husband and I own and live in Coronado Shores as full-time residents, and have for several years. After living in various homes in the City of San Diego, it had always been my dream to live in Coronado, and after a few decades, we finally achieved that goal. I love the historic charm and character of the village neighborhood, so I was much surprised and shocked to learn last week of the City's plan to designate the City owned property occupied by City Hall, the City Recreation Center, Coronado Playhouse, the City Aquatics Center, Glorietta Bay Park and the City Boathouse as the site for 400 units of low income housing in the Housing Element Update in the Coronado General Plan. Such a housing designation will forever change the character of Coronado.

I understand that this is a very difficult decision to make, and one forced upon the City by the State and SANDAG to locate and designate 912 new dwelling units to meet its RHNA allocation of various levels of affordable housing. I have also just learned that the City Council on February 16, 2021 voted to place in your hands the arduous decision of selecting from a list of sites which to include in the Housing Element Update, delegating this most important decision to your discretion.

A review of the sites presented for your selection at the City Council hearing identifies 1,632 total new dwelling units, of which 400 proposed on the City Civic property can be eliminated from the list and still exceed the 912 required housing units, leaving 1,232 remaining, plenty of cushion to meet the "No Net Loss" requirement. I understand the City must provide not only 912 housing units, but those are to be categorized into levels of affordable housing, including 481 units of low income housing. The City's list of sites includes 828 units of low income housing. Removing the 400 units from the City Civic property (all low income units) leaves a remainder of 428 low income units, a shortfall of 52 units. However, there exist 797 moderate income housing units on the City's list, from which 53 could be moved to low income by increasing the conservative percentage allocations made to low income in the "Existing Zoning Parcels" (currently 98 low income/225 moderate income) and the "Existing Parcels with Rezones" (currently 530 low income/484 moderate income). A much better alternative than use the City Civic property, with all its public government buildings which were completely redeveloped not too long ago, to concentrate and squeeze 400 living units on that site, all of which is under the jurisdiction of the California Coastal Commission.

In making you decision, please consider that once a site has been designated and certified by the State, it cannot be "undesigned". It is required to be rezoned for the designated use within three years of the

approved designation and later incorporated in the City's General Plan. Both rezones and General Plan Amendments must comply with the California Environmental Quality Act (CEQA) and are subject to administrative appeals and court review.

Please also give serious consideration to the recent survey of Coronado residents conducted by the City which shows its residents 1) do not support increased density, such as the 47 units/acre which will be necessary on the City Civic property, and 2) their desire to maintain existing neighborhood character, which will be completely lost by concentrating 400 housing units on the City's property, along with the significant impacts such a development will have on traffic, parking, noise and City services.

Thank you for your attention to this most important matter.

HIGGS | FLETCHER | MACK



Sandra J. Brower

Partner

Phone (619) 236.1551

Fax (619) 696.1410

Email Browsers@higgslaw.com

401 West A Street, Suite 2600, San Diego, CA 92101

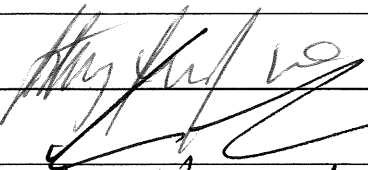
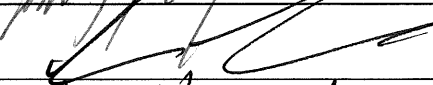
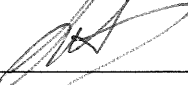


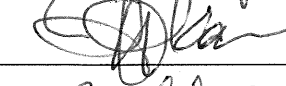
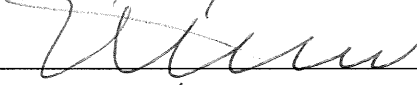

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**PETITION OPPOSING DESIGNATION OF THE CITY HALL SITE FOR
AFFORDABLE HOUSING**

We oppose the City's designation of the City Hall property to be used for affordable housing in the Housing Element Update of the City's General Plan. A survey of Coronado residents conducted by the City shows its citizens do not want increased density and do want to maintain existing neighborhood character. Both desires will be violated by designating the proposed 400 affordable housing units on the current City Hall property. City staff has determined that the State mandated affordable housing can be spread out throughout the City utilizing existing capacity for residential units and ADUs, designating vacant military sites, and potential rezones at smaller targeted areas along Orange Ave. and other commercial sites. Concentrating 400 affordable housing units on the City Hall property will have a substantial detrimental affect on an already congested area of Strand Blvd., as well as increase traffic, noise and crowds, resulting in a significant impact that will forever change the existing charming neighborhood character of Coronado.

Date	Print Name	Signature	Address
4/2/21	THERESE ABBOND	Therese Abbond.	1820 AVE DEL MUNDO #1103 CORONADO CA 92118
4/2/21	ANTHONY ABBOND		1820 AVENIDA DEL MUNDO CORONADO CA 92118 #1103
4/3/21	Cameron Galloway		1820 Avenida Del Mundo 1603 Coronado CA 92118
4/3/21	Ann Kennedy	Ann Kennedy	1820 Avenida del Mundo Coronado, Ca 92118 1603
4/3/21	Jon Schiff	JOHN SCHIFF	1820 " " "
4/3/21	LOUIS LOZANO		1820 AV MUNDO #1407
4/3/21	Sofia Bejarano		1820 AV. DEL MUNDO 704
4/3/21	Gabriela Am		1820 av. mundo 804
4/4/21	Francesca Krasnow		1820 ADM #809
4/4/21	Rechel Epperson	Rechel Epperson	1820 ADM #406
4/4/21	albert Epperson	al Epperson	1820 ADM #406
4/5/21	EDUARDO SACH	Eduardo Sach	1820 AV. DEL MUNDO 1107
4/5/21	JOHN DEHLER		1820 Ave Del Mundo #503
4/5/21	H. Arous		1820 ADM #605
4/5/21	Luis A. morphy	LAM	1820 Ave del mundo 9001
4/5/21	Gabriel Jimenez	Gmm	" " " 204

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Date	Print Name	Signature	Address
4/03/21	Nancy Tortorice	Nancy Tortorice	1770 Ave. del Mundo Unit 207, Coronado CA 92118
4/2/21	Tara Brumhart	Tara Brumhart	1750 Ave del Mundo, #605 Coronado, CA 92118
4/3/21	Gabriela Hirschfeld	JH	1750 Ave del Mundo Coronado #1104
4/3/21	Rebekah Jensen	Rebekah Jensen	1770 Avenida del Mundo Coronado, CA 92118
4/3/24	Carlos Hill	Carlos Hill	1750 Ave del Mundo 502
4/3/24	Abigail Hill	Abigail Hill	1750 Ave del Mundo 501
4/3/24	Anne Blumenthal	Anne Blumenthal	1750 Ave del Mundo #1204
4/6/21	HARVEY FRIEDMAN	Harvey Friedman	1750 Avenida Del Mundo Coronado CA 92118
4/3/21	SWANIE SCHIST	Swanie Schist	1770 Ave del mundo #904
4/3/21	RHONDA RA	Rhonda Ross-Adcock	1830 AVE DEL MUNDO #1609
4/3/21	Crys Ren	Crys Ren	1750 Avenida Del Mundo #901
4/3/21	Frank Roebman	Frank Roebman	1750 Ave. del Mundo #904
4/3/21	Lara Oakey	Lara Oakey	1830 Avenida Del mundo #100 Coronado, CA
4/3/21	Rand Oakey	Rand Oakey	505 1830 El Camino
4/3/21	Tami Dorr	Tami Dorr	1830 Avenida Del Mundo #714
4/3/21	Mark Williams	Mark Williams	1830 Avenida Del Mundo #714

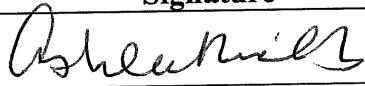
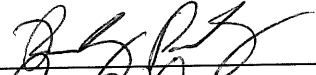





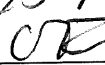
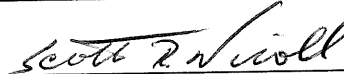

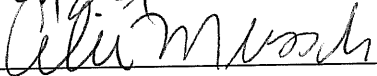

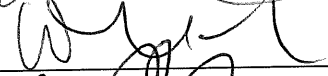


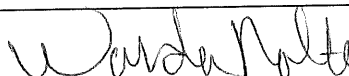
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Date	Print Name	Signature	Address
4-2-21	Inet Simkins	<i>Inet Simkins</i>	1750 Avenida del Mundo #609 Coronado, CA 92118
4-2-21	DAVE BELSON	<i>Dave Belson</i>	1250 Avenida Del Mundo #309 1750 A Dm #1608 CORONADO CA 92119
4/3/21	PETER MYCHAELS	<i>Peter D. Mychaels</i>	1750 Avenida del Mundo 90A Coronado CA 92118
4/3/21	Cari Roehmann	<i>Cari Roehmann</i>	1750 Ave del mundo #704 Coronado Ca 92118
4/3/21	Jose Daniel Kablar	<i>Jose Daniel</i>	1750 Ave del mundo #707 Coronado Ca 92118
4/3/21	Elvira Daniel	<i>Elvira</i>	1750 Ave del mundo #701 Coronado Ca 92118
4/3/21	Monica Daniel	<i>Monica</i>	1750 Ave del mundo #710 Coronado Ca 92118
4/3/21	Jose Daniel	<i>Jose Daniel</i>	1750 Ave del mundo #705 Coronado Ca 92118
4/3/21	Jose Daniel Kablar	<i>Jose Daniel</i>	1750 Ave del mundo #705 Coronado Ca 92118
4/3/21	JUDY HOLT	<i>Judy Holt</i>	1750 Ave del mundo #1543 Coronado Ca 92118
4/3/21	Tim Amdahl	<i>T. Amdahl</i>	1750 Avenida Del #607
4/3/21	ALBERT KLEIN	<i>Albert Klein</i>	1750 AUE DEL MUNDO #608
4/3/21	DIANE LIPOWSKY	<i>Diane Lipowsky</i>	1750 AUE DEL MUNDO 507 #507
4/3/21	Kathleen M. deVillegas	<i>Kathleen M. deVillegas</i>	1750 Aue del mundo Apt 506
4-3-21	FATRICK O'MALLEY	<i>Fatrick O'Malley</i>	1750 AVENIDA DEL MUNDO #1403
4/3/21	Ivan Gutierrez	<i>Ivan Gutierrez</i>	503 #503 Kleung

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Date	Print Name	Signature	Address
4/3/2021	Ashlee Nicolls		1830 avenida del mundo #311 92118
4/3/21	Randy Pedregon		1930 AVENIDA DEL MUNDO 1704 92118
4/3/21	Bertina Osborne		1760 AVENIDA DEL MUNDO #508 Coronado CA 92118
4/3/21	Ed Kennedy		1770 Avenida del mundo #60
4/3/21	Eduardo Yedib		1710 Av. del mundo 704
4/3/21	Esther Saad		1750 Av. del mundo 608
4/3/21	Rence Mussali		1770 Av del Mundo 603
4/3/21	Ofelia Gonzalez		1770 Av. del Mundo 204
4/3/21	Scott R. Nicoll		1770 AVE DEL MUNDO 405
4/3/21	Cheryl Nicoll		1770 avenida del mundo 405
4/3/21	Lina Mussali		1770 Ave. del mundo 405
4/3/21	Lena Lahanas		1820 Avenida del mundo 409
4/3/21	Kostas Pintos		1820 Avenida del mundo 409
4/3/21	MIKE SLOAN		1730 Ave del mdo #106 92118
4/3/21	FRANK NOLTA		1750 A.D.M. #706 92118
4/3/21	Wanda Nolte		1750 ADM #506

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Date	Print Name	Signature	Address
4/4/21	Giselle Gray	Giselle Gray	7 Bridgetown Bend
4/4/21	Myrtha Becker	Myrtha E Becker	1770 Ave del Mundo #805
4/4/21	Helel Cojas	Helel Cojas	1780 Ave del Mundo #81
4/4/21	Beverly Yarbrough	Beverly Yarbrough	1717 Monterey
4/4/21	Larry Jarnagin	Larry Jarnagin	170 Avenida del Mundo
4/4/21	RAMON B	Ramon B	1770 AV. MONDO/108
4/4/21	Buck Kimbridge	Buck Kimbridge	1820 Ave D. Mundo 408
4/4/21	Mike Hale	Mike Hale	1780 ¹⁰⁰² AVE del mundo
4-4-21	Kristina Hillstrom	Kristina Hillstrom	#606 1710 Avenida Del Mundo
4-4-21	Mike E Flak	Mike E Flak	1710 Avenida Del Mundo #609
4-4-21	Heather Jones	Heather Jones	1710 Avenida Del Mundo #609
4-4-21	Tim Amdahl	Tim Amdahl	1750 Avenida Del Mundo
4-4-21	Derek Foley	Derek Foley	1750 Avenida Del Mundo
4-4-21	Mitch Amdahl	Mitch Amdahl	1750 Avenida Del mundo
4-4-21	Brian Evans	Brian Evans	1710 ADM
4.4.21	Christine Evans	Christine Evans	1710 Avenida Del Mundo

**PETITION OPPOSING DESIGNATION OF THE CITY HALL SITE FOR
AFFORDABLE HOUSING**

We oppose the City's designation of the City Hall property to be used for affordable housing in the Housing Element Update of the City's General Plan. A survey of Coronado residents conducted by the City shows its citizens do not want increased density and do want to maintain existing neighborhood character. Both desires will be violated by designating the proposed 400 affordable housing units on the current City Hall property. City staff has determined that the State mandated affordable housing can be spread out throughout the City utilizing existing capacity for residential units and ADUs, designating vacant military sites, and potential rezones at smaller targeted areas along Orange Ave. and other commercial sites. Concentrating 400 affordable housing units on the City Hall property will have a substantial detrimental affect on an already congested area of Strand Blvd., as well as increase traffic, noise and crowds, resulting in a significant impact that will forever change the existing charming neighborhood character of Coronado.

Date	Print Name	Signature	Address
4/3/21	Karla Gavito	[Signature]	1750 Avenida del Mundo 310
4/3/21	Esteban Nunez	[Signature]	1750 Avenida del Mundo #110
4/3/21	Manuel Villagas	[Signature]	1750 Avenida del Mundo #806
4/2/21	Dennis Henriquez	[Signature]	1752 Ave del Mundo #410
4/3/21	Thomas J. Vince	[Signature]	1750 Avenida del Mundo #1093
4/3/21	Mike Sandan	[Signature]	1750 Avenida del Mundo 401
4/3/21	Juli Gregg	[Signature]	1750 Avenida Del Mundo 401
4/4/21	Pam McIntosh	[Signature]	948 "D" AVE #5 CORONADO 92118
4/5/21	Carole Vince	[Signature]	1750 Ave del Mundo 100
4/5/21	Raquel Letayf	[Signature]	1750 Ave del Mundo 142
4/5/21	Raquel Yunes	[Signature]	1750 Ave del Mundo 46

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Date	Print Name	Signature	Address
4/2/21	SANORA J. BROWER	<i>[Signature]</i>	1750 AVENIDA DEL MUNDO #1005
4/2/21	JAMES O NIX	<i>[Signature]</i>	1750 AVENIDA DEL MUNDO #1005
4/2/21	Laurie Mychaels	<i>[Signature]</i>	1750 Avenida del Mundo #1608
4/2/21	T. Amdahl	<i>[Signature]</i>	1750 Avenida Del mundo #607
4/2/21	Liz Amdahl	<i>[Signature]</i>	"
4/2/21	Joe CARNEY	<i>[Signature]</i>	1830 AVE Schmund 6
4/2	Andrew LeMay	<i>[Signature]</i>	1008 Ave. Del mundo
4/2/21	MAKENA KRAPP	<i>[Signature]</i>	1008 AVE DEL MUNDO
4/2/21	Mary Ford	<i>[Signature]</i>	1720 Avenida Del Mundo
4/2/21	BEATRIZ PULADO	<i>[Signature]</i>	1720 Avenida del Mundo 305

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[illegible]

AFFORDABLE HOUSING

Coronado.

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[illegible]

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[illegible]

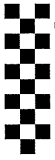


From: Carol Johnson jcarol1@san.ir.com 
Subject: Fwd: PETITION OPPOSING DESIGNATION OF THE CITY HALL SITE FOR AFFORDABLE HOUSING
Date: April 3, 2021 at 9:50 AM
To:

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[illegible]



From: **laprincesa frontdesk** laprincesafrontdesk@coronadoshores.org
 Subject: RE: PETITION OPPOSING DESIGNATION OF THE CITY HALL SITE FOR AFFORDABLE HOUSING
 Date: April 2, 2021 at 9:18 PM
 To:

Dear Residents,

To help Homeowners who will not be able to be physical present to sign the petition, we will be sending out a blank form for residents to fill out. Please scan or fax back a copy of the filled-out form to our front desk. I will include the fax number here: 619-435-3410. Unfortunately, the petition cannot be signed by proxy.

Thank you,

Mario Deleon



La Princesa Tower

Coronado Shores Condominium Association no. 10
 1750 Avenida del Mundo
 Coronado, CA 92118
 P: (619) 435-4173
 F: (619) 435-3410
 W: <https://www.princesatower.com/home/>
 E: LaPrincesaFrontDesk@coronadoshores.org
 For GM use: LaPrincesaGM@CoronadoShores.org

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Date	Print Name	Signature	Address
4-3-20	EUGENE J. LUNN	<i>Eugene J. Lunn</i>	APT 202 1750 Avenida del Mundo Coronado, Calif. 92118

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[illegible]



(619) 437-1267

CONDOMINIUM ASSOCIATION No. 4
1770 Avenida del Mundo « Coronado, California 92118

FAX (619) 437- 4507

April 7, 2021

**From: President of Las Flores Tower Board of Directors
Coronado Shores Condominium No. 4
1770 Avenida Del Mundo
Coronado, CA 92118**

**TO: Jesse Brown | Senior Planner
City of Coronado
Community Development Department
1825 Strand Way
Coronado, CA 92118**

Subject: Petition Opposing Low Income Housing Across from Coronado Shores

Encl (1): Homeowners signed petition opposing designation of the City Hall site for affordable housing

Dear Mr. Brown,

I am writing this letter as the President of the Board of Directors for the Las Flores Tower at the Coronado Shores representing 150 homeowners.

As a 30-year homeowner in Coronado concerning the above-named future housing proposal, I feel that these proposals affecting the quality of life in this association will certainly lead to countless complaints to state & local government agencies and elected officials along with marked impairments to existing property valuations which will further burden San Diego county homeowners.

Weekends and holidays presently are witness to restricted access to the Coronado beach due to limited parking availability. Further housing in this corridor will severely exacerbate Californian's access to this outstanding public natural resource. Our government has a responsibility to maximize rather than minimize access to these public assets.

Attached is a petition from Las Flores Tower owners opposing the City's designation of the City Hall property to be used for affordable housing in the general plan.

Thank you for soliciting and considering the views of those of us whom seek to build a thriving, sustainable and livable California community.

Respectively submitted,

A handwritten signature in black ink, appearing to read 'George Kachigian'.

**George Kachigian
President, Board of Directors
Las Flores Homeowners Association**

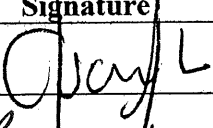
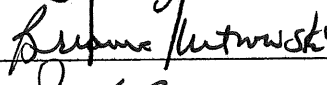


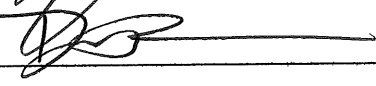

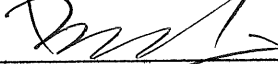





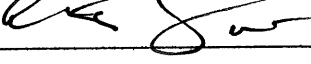
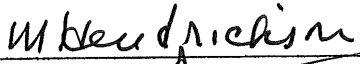

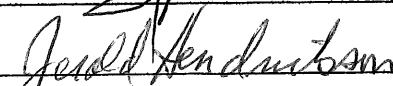
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Date	Print Name	Signature	Address
4/5/21	GARRY SHUSTER	Garry Shuster	Los Flores 510
4/5/21	Sharon Shuster	SHARON SHUSTER	LOS FLORES #501
06/03/21	Daniel Remeno	[Signature]	Lees Flores #603
06/03/21	Elias Remeno	[Signature]	487 Pomenuve.
6/03/21	Renee Muscoli	Renee Muscoli	Las Flores 603
4/6/21	Marvin Spatz	[Signature]	Las Flores 1401
4/6/21	Susan Spatz	[Signature]	Las Flores 1401
4/7/21	Renee McAllister	Renee McAllister	1770 Avenida Del Mundo #505
4/7/21	Kimberly Robb	Kimberly Robb	Last Flores 1005
4/7/21	CHRIS FORTONE	Chris Fortone	1403
4/7/21	MIRIAM SCOTT	Miriam Scott	1770 Ave. Mundo #108
4/7/21	Richard M. Long	[Signature]	1770 Ave del Mundo #202
4-7-21	Violet Foster	[Signature]	1770 Avenida del Mundo
4-7-21	Dave McAllister	Dave McAllister	#505 305
4-07-21	LEWIS ZIRPOLI	Lewis Zirpoli	Unit 302
4-7-21	MERRY ZIRPOLI	Merry Zirpoli	Unit 302

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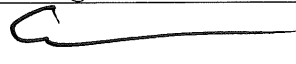
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Date	Print Name	Signature	Address
04/05/21	EDUARDO LEBEJA		1770 Ave del Mundo #210, Coronado CA 92118
04/05/21	Brianne Urtowski		1770 Ave del Mundo, PH# 5
4/05/21	Jose Guerrero		1770 Ave del Mundo 1108
4/5/21	John Corbe		1770 Ave del Mundo #307
4/5/2021	Diane Ruthersford		1770 ADM #504 full time resident
4/5/2021	Ana Villalon		1770 Avenida Mundo apt 803 92119
4/5/21	Manuel Perez		1770 Ave del Mundo Apt #803 92119
4/5/21	Sara Smith		1770 ADM #215 92118
5 Apr/21	Bob Stringham		1770 ADM #602
5/1 Apr/21	Emma Mendida Hill		1770 Avenida del Mundo 1603
4-5-21	Fidel Gutierrez		1770 Avenida del Mundo 1108
4-5-21	Daniele J. Simon		1770 Avenida del Mundo 806
4-5/21	Evelyn G. Simon		1770 Avenida del Mundo 806
4-5/21	Mary Hendrickson		1770 Av. Del Mundo 1101
4/5/21	Sergio Donisch		1770 Ave del Mundo 308
4-5-21	Jerald Hendrickson		1770 Avenida Del Mundo 1101

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Date	Print Name	Signature	Address
4/5/21	Elliot Feldman		1770 Avenida del Mundo 101
4-5-21	Marilyn Feldman	Marilyn Feldman	1770 Avenida del Mundo
4/5/21	Maricarmen Anaya		1770 Av. del Mundo 101
4-5-21	Phyllis MAAS	Phyllis K. MAAS	1770 Ave Del Mundo 709-507
4-5	Myrtha Becker	Myrtha Becker	1770 Ave del Mundo #805
4-5-21	Gisele Gray	Gisele Gray	1770 Ave del Mundo #805
4-5-21	SYLVIA GORSHEN	Sylvia Gorshen	1770 Ave. del Mundo #1206
4-5-21	Marisa Saar	Marisa Saar	1770 Ave del Mundo #1004
4-5-21	Michelle Michie	Michelle Michie	1770 Ave. del Mundo #602
4/5/21	DEAN MALE ZIMAN	Dean Male Ziman	1770 Ave del Mundo 1001
4/5/21	John Robinson	John Robinson	1770 Avenida del Mundo 201
4/5/21	Susie Sloan	Susie Sloan	1770 Avenida del Mundo 1006
4/5/21	Neil Sbrana	Neil Sbrana	1770 Ave del Mundo 106
4/5/21	Dwanie Schmidt	Dwanie Schmidt	1770 Ave del Mundo 904
11	MICHAEL LUTZ	M. Lutz	1770 Ave del Mundo 904
4/11/21	Walter Urtrunk	Walter Urtrunk	1770 Ave del Mundo PHOS

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Date	Print Name	Signature	Address
4/5/21	SOFIA KAPLAN	Sofia Kaplan	1770 AVENIDA DEL MUNDO 1202
4/5/21	CARLOS KAPLAN	Carlos Kaplan	1770 AVENIDA DEL MUNDO 1202
4/5/21	JONATHAN KAPLAN	Jonathan Kaplan	1770 AVENIDA DEL MUNDO 1202
4/5/21	Aleeza Kaplan	Aleeza Kaplan	1770 AVENIDA DEL MUNDO 1202
4/5/21	Teri Loudon	Teri Loudon	1770 Avenida del Mundo UNIT 607
4/5/21	Carlos Cancino		1770 Avenida del Mundo Unit 1004
4/5/21	Jeronimo Cancino		1770 Avenida del Mundo Unit 1004
4/5/21	FRANCISCO KAPLAN	Francisco Kaplan	1770 Ave del Mundo #1201
4/6/21	Lori N VIK	Lori N VIK	1770 AVE. DEL MUNDO #103
4/6/21	Isaac Mayo	Isaac Mayo	1770 Ave del Mundo #1203
4/6/21	JAVIER ALONSO	Javier Alonso	1770 Ave del Mundo #1209
4/6/21	Adriana Benet	Adriana Benet	1770 Ave. del Mundo #1202-909
4/6/21	Linda Litchi	Linda Litchi	1770 Ave del mundo 209
4/6/21	Rebecca Litchi	Rebecca Litchi	1770 Ave del mundo 1604
4/6/21	Daniel Litchi	Daniel Litchi	1770 Ave del mundo 408
4/6/21	Diana Litchi	Diana Litchi	1770 Ave del mundo 407

Golden Valley Memorial Healthcare HIPAA Privacy Officer at 660-890-7134. Thank you.

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Date	Print Name	Signature	Address
4.6.21	Mark D. Vogt	Mark D. Vogt	1770 Avenida Del Mundo #1108 Coronado, Calif
4/6/21	Bonnie L. Vogt	Bonnie L. Vogt	1770 Avenida Del Mundo #1107 Coronado, CA
4/8/21	SALU GORSHTEIN	[Signature]	1770 Coronado 1205
4/7/21	SALU GORSHTEIN	[Signature]	1406 1770 AVE DEL MUNDO
4-7-21	SYLVIA GORSHTEIN	Sylvia Gortstein	1770 AVE DEL MUNDO 1205
4-7-21	SYLVIA GORSHTEIN	Sylvia Gortstein	1770 AVE MUNDO 1406
4-7-21	ROBERT BRENNER	Robert Brenner	1770 AVE MUNDO 610
4-7-21	MARY BRENNER	Mary Brenner	1770 AVE Del Mundo #610
4/7/21	George Kachigian	[Signature]	1770 Ave Del Mundo #910

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[illegible]

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[illegible]

57

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[illegible]

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[illegible]

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[illegible]

1. Name: SETH PINES Signature: [Signature] Date: 4/8/21
Building Name: EL MIRADOR Unit Number: 809
Email address: sethpines@tds.net
2. Name: FRAN KIRASNOW Signature: [Signature] Date: 4/8/21
Building Name: EL MIRADOR Unit Number: 809
Email address: fkirasnow@harrisonheld.com
3. Name: Dave & Rebecca Lazoff Signature: [Signature] Date: 4/8/21
Building Name: El Mirador Unit Number: 101
Email address: sidhal02@aol.com
4. Name: _____ Signature: _____ Date: _____
Building Name: _____ Unit Number: _____
Email address: _____
5. Name: _____ Signature: _____ Date: _____
Building Name: _____ Unit Number: _____
Email address: _____
6. Name: _____ Signature: _____ Date: _____
Building Name: _____ Unit Number: _____
Email address: _____
7. Name: _____ Signature: _____ Date: _____
Building Name: _____ Unit Number: _____

15. Name: Clare Conley Signature: Clare Conley
Building Name: El Mirador Unit Number: 310
Email address: clareconley@hotmail.com
Date: 4-9-21
16. Name: James Conley Signature: James Conley
Building Name: El Mirador Unit Number: 310
Email address: jimconley37955@gmail.com
Date: 4-9-21
17. Name: Maria Vesce Signature: Maria Vesce
Building Name: El Mirador Unit Number: 509
Email address: MariaVesce@comcast.net
Date: 4/9/21
18. Name: Ken Sigelman Signature: Ken Sigelman
Building Name: El Mirador Unit Number: 1204
Email address: ken.sigelman@associates.com
Date: 4/10/21
19. Name: Jamie Schenfeld Signature: Jamie Schenfeld
Building Name: El Mirador Unit Number: 1109
Email address: trninick@comcast.net
Date: 4-10-2021
20. Name: NABIL ZAKI Signature: Nabil Zaki
Building Name: EL CAMINO Unit Number: 507
Email address: NABILEZAKI@GMAIL.COM
Date:
21. Name: Signature:
Unit Number:

Jesse Brown

From: Howard Card <outlook_C72ADB45B5D2FA41@outlook.com>
Sent: Thursday, April 1, 2021 9:22 AM
To: Jesse Brown
Subject: Housing Element Update Inquiry

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mr. Brown:

I am a resident at 1710 Avenida Del Mundo in Coronado. I am an owner in the La Playa Tower at Coronado Shores. I appreciate your apparent attempts to follow the law. However, the suggestion to place 400 units across from the Coronado Shores seems substantially impractical. I base my opinion on two very real and obvious conditions. The first is The Strand, or more descriptively, the extension of Orange Avenue past the Hotel del Coronado, is a major ingress and egress for the military who are stationed at North Island. Every morning, some midday and certainly every evening, literally hundreds, if not more, vehicles utilize this corridor to reach and leave the base. Further, the Naval Amphibious Base (NAB Coronado), has hundreds more military using the same corridor. I suppose on some level this is a national defense issue, but setting that aside, the congestion that would result would be extreme. Secondly, the Hotel del Coronado itself, the largest employer in the City, obviously has again hundreds of guests and visitors all year round utilizing the same corridor to access its premises. While there certainly are challenges to executing provisions for housing in the City, this proposal lacks the foresight of the gridlock that would result from such a proposal. I realize that the City of Coronado has limited open space available. Although it may have already been considered, but the area along the bay and the park, adjacent to the Coronado Bridge might be an appropriate area for housing. Further, the traffic pattern for proposed housing, leaving Coronado in the morning and returning in the evening, would be opposite the traffic patterns for the military in their ingress and egress to North Island utilizing the Coronado Bridge. Thank you for the opportunity to comment on this issue.

H. Bryan Card
1710 Avenida Del Mundo
Unit 505
Coronado, Ca. 92218
lawcard@dc.rr.com
(760) 844-2378
Sent from [Mail](#) for Windows 10

Jesse Brown

From: Michael Cohanad <mikecohanad@gmail.com>
Sent: Wednesday, April 14, 2021 5:46 PM
To: Jesse Brown; assemblymember.ward@assembly.ca.gov; senator.atkins@sen.ca.gov; Richard Bailey; Bill Sandke; Casey Tanaka; Mike Donovan; Marvin Heinze; Jennifer Ekblad
Subject: Opposition to the Low Income Housing Proposal - Coronado Shores Resident

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Jennifer Ekblad, City Clerk and Honorable Coronado City representatives,

My name is Michael Cohanad, and I reside in 1730 Avenida Del Mundo unit 604.

Firstly, I would like to thank Mayor Richard Bailey and everyone else for thoughtfully explaining the Housing Cycle and the current predicament we are all facing.

While we understand all the history and State Housing requirements, I wanted to make clear my opposition to the proposed housing on the parking lot site next to City Hall.

Even if the zoning for the proposed housing is allowed, my family and our City would be greatly negatively impacted by the actual development of the Housing units. This proposed strand of housing so close to our bay would completely change the shape of our beautiful home. Additionally, it would be an environmental disaster for the long term health and safety of our community. We want to continue to walk and bike that path area close to bay without the fear of the massively dense project being proposed.

This is not the right location for an additional housing complex by any means and I strongly oppose the development of the proposing housing units on the City Hall parking area.

Thank you for your time and consideration and support.

Sincerely,

Michael Cohanad

Michael Cohanad
1730 Avenida Del Mundo unit 604
Coronado, CA 92118
Tel: (310) 980-5115
Fax:(310) 914-5556
[Mikecohanad@gmail.com](mailto:mikecohanad@gmail.com)

Jesse Brown

From: Clare Conley <clarelconley@hotmail.com>
Sent: Tuesday, March 30, 2021 10:24 AM
To: Jesse Brown
Subject: Proposed Housing Units Near The City Hall

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Mr. Brown, my husband and I own a unit in Coronado Shores, and I'm writing to express opposition to your plan to put 400 housing units across the street from this nearly 1500 unit complex. We bought our unit after vacationing in Coronado for over 20 years, and we did it because the town is well-run, safe and relatively quiet. A large portion of our fellow owners are elderly, frequently frail and with underlying health conditions. They live here because they feel secure. This proposal will change that: traffic will explode past the current rush hour traffic, parking is already impossible, and the safe, quiet places where we older folks feel comfortable will cease to exist.

Please reconsider. This placement of the 400 units helps nobody. The current residents of Coronado Shores will see a degradation in quality of life, and the City will see a decrease in property taxes as the units lose resale value.

There has to be another solution--perhaps taking a segment of the golf course and a segment of Tideland's Park where they abut the highway? Those areas have minimal housing near them and would provide some access to the bridge.

I know you're in a no-win situation, but some solutions are worse than others. This is just about the worst one possible.

Clare Conley

Mr. Brown,

I write to you as a unit owner and resident of The Shores. I am **STRONGLY OPPOSED** to the construction of 400 units across the street, known as the “City Hall” location for the following reasons:

1. The creation of such units is equivalent to three towers located at Coronado Shores. There is no location within Coronado that has greater **population density** than the Shores. Adding 30% more units creates unimaginable traffic problems. Ingress and egress from the Shores onto the Silver Strand is already difficult, not only because of the population at the Shores, but because of the residents and workers at the Base. It plainly makes no sense to take the most highly density area and exaggerate it beyond all reasonableness.
2. Individuals living at the proposed units will be employed either within the retail shopping area of Coronado, at the Naval Base, in San Diego, or at points south (Imperial Beach, Chula Vista). The traffic through the City to the Bridge, along Ocean Avenue to the Base, or southward is unimaginable today; the traffic will be impossible should the units be built at “City Hall.”
3. Parking is now a major problem. The current city parking is wholly inadequate today, particularly in the beach areas. Assuming two cars per unit, an additional 800 cars plus guest cars will need to be parked somewhere, taking either more ground space (which is unavailable) or force underground or above ground parking facilities. Underground parking is terribly expensive given the low water table. Above ground destroys the visual appeal that has made Coronado the great city it is.
4. Depending how tall the buildings will be, the view from various condos within the Shores will be inhibited, reducing the value of those condos. The location does not do justice to those who have paid a heavy price/sq. ft. to acquire their condos with a view.
5. Given the desecration of value for various condos, a property tax relief from the Prop 13 is most likely not being offered. This only suggests that some people will be paying an extremely high tax rate relative to value (depressed). This is not fair treatment. If there is an adjustment to “purchase price plus” under Prop 13, the tax revenue for the City of Coronado will be decreased at a time when school building and infrastructure needs are increased.
6. The local infrastructure of Coronado at “City Hall” cannot support the increase in the population. The impact on schools, the health care facilities and general trade is nothing but negative. Emergency runs to the hospital from the Shores will cause

the loss of life given the cross-island nature of the City Hall location relative to the hospital with the increase in traffic.

7. Virtually the only food shopping capability is Von's-a sad, dirty and currently too small-to- service store will be over-whelmed. Parking, not only a problem currently, will become horrendous should the units be built.

I STRONGLY URGE YOU TO DO EVERYTHING WITHIN YOUR POWER TO STOP THE 912 UNITS FROM BEING BUILT, BUT MOST CERTAINLY NOT BUILD THEM IN THE ONE AREA OF CORONADO THAT HAS THE HIGHEST POPULATION DENSITY!

Many thanks.

Mr. Brown,

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3. Parking is now a major problem. The current city parking is wholly inadequate today, particularly in the beach areas. Assuming two cars per unit, an additional 800 cars plus guest cars will need to be parked somewhere, taking either more ground space (which is unavailable) or force underground or above ground parking facilities. Underground parking is terribly expensive given the low water table. Above ground destroys the visual appeal that has made Coronado the great city it is.
4. Depending how tall the buildings will be, the view from various condos within the Shores will be inhibited, reducing the value of those condos. The location does not do justice to those who have paid a heavy price/sq. ft. to acquire their condos with a view.
5. Given the desecration of value for various condos, a property tax relief from the Prop 13 is most likely not being offered. This only suggests that some people will be paying an extremely high tax rate relative to value (depressed). This is not fair treatment. If there is an adjustment to “purchase price plus” under Prop 13, the tax revenue for the City of Coronado will be decreased at a time when school building and infrastructure needs are increased.
6. The local infrastructure of Coronado at “City Hall” cannot support the increase in the population. The impact on schools, the health care facilities and general trade is nothing but negative. Emergency runs to the hospital from the Shores will cause

the loss of life given the cross-island nature of the City Hall location relative to the hospital with the increase in traffic.

7. Virtually the only food shopping capability is Von's-a sad, dirty and currently too small-to- service store will be over-whelmed. Parking, not only a problem currently, will become horrendous should the units be built.

I STRONGLY URGE YOU TO DO EVERYTHING WITHIN YOUR POWER TO STOP THE 912 UNITS FROM BEING BUILT, BUT MOST CERTAINLY NOT BUILD THEM IN THE ONE AREA OF CORONADO THAT HAS THE HIGHEST POPULATION DENSITY!

Many thanks.

Jesse Brown

From: Jennifer Ekblad
Sent: Thursday, March 25, 2021 4:26 PM
To: Jesse Brown; Richard Grunow
Subject: FW: Housing plan on Strand

Best Regards,

Jennifer Ekblad | MMC | CPM
City Clerk

CITY OF CORONADO
City Clerk's Office | www.coronado.ca.us
1825 Strand Way | Coronado, California 92118
Direct: (619) 522-7321 | Main: (619) 522-7320 | Fax: (619) 522.2407

Please note that email correspondence with the City of Coronado, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt.

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

From: Malcolm Danoff <malcdano@gmail.com>
Sent: Thursday, March 25, 2021 14:09
To: Jennifer Ekblad <jekblad@coronado.ca.us>
Subject: Housing plan on Strand

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

I am an owner at the Shores across from the proposed development and oppose the plan because of increased congestion and view blockage. Thank you. Malcolm Danoff.

Jesse Brown

From: Malcolm Danoff <malcdano@gmail.com>
Sent: Monday, March 29, 2021 2:51 PM
To: Jesse Brown
Subject: Proposed low cost housing

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

I am an owner at the Shores and I am opposed to the proposed housing development because of traffic congestion and effects on views. Thank you. Malcolm Danoff

Jesse Brown

From: Valentina Davó <valo_d@yahoo.com.mx>
Sent: Thursday, April 1, 2021 4:47 PM
To: Jesse Brown
Cc: Alan And Randy
Subject: Coronado Housing Proposal

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

To: Mr.Jesse Brown | Senior Planner

City of Coronado
Community Development Department
1825 Strand Way
Coronado, CA 92118

Dear Mr. Brown,

I received notification from my Condominium Association No. 8, located at 1810 Avenida del Mundo, Coronado, CA, regarding the California policy named "Regional Housing Needs Allocation". I am writing this letter to express my **complete opposition** to the construction of 400 very low income housing units on the parking lot corresponding to your offices located on Strand Way, Coronado.

As you must be aware working next to the 1631-1775 Strand Way Parking, the location already suffers from heavy automobile and pedestrian traffic especially at the intersection of Strand Way and Orange Ave. I have personally witnessed pedestrians and bicycle riders not respecting the signals running into oncoming traffic. The intersection is already dangerous, and having the entrance to a dense housing project along the south of Strand Way will only exacerbate the already jammed traffic situation.

I have been a long-time resident of Coronado Shores, since 1970 when I was a child living here with my family. I have seen Coronado morph into a tourist attraction, making the life of residents turn from a peaceful community alienated from the problems of the city of San Diego, into a town now repleated with non-residents who bring deteriorating living conditions to its residents: unable to turn onto side streets from Orange Ave due to pedestrian congestion, an ever lasting number of cars cruising without a purpose, overcrowded sidewalks, beaches and bicycle paths, and of course the everlasting traffic jam, to name a few. I am sure visitors have been good for the local economy, but adding 400 low income housing units at the proposed location will worsen the already overcrowded and congested situation our city suffers, and will directly affect adversely all residents of Coronado Shores across the street.

Living in Coronado is not cheap. From gas to groceries to transportation. Does it make sense to provide government subsidized housing to individuals with limited income so they find themselves having to spend more on basic needs?

I am a resident concerned about the well being of the City of Coronado, a place I love and consider unique in this country. I ask that you help manage uncontrolled housing growth in order to maintain what is left of our village life.

Sincerely,

Valentina Davo

Jesse Brown

From: Jennifer Ekblad
Sent: Tuesday, April 13, 2021 9:42 AM
To: Richard Grunow; Jesse Brown
Subject: FW: Strand Way Coronado Housing Allocation Petition

Best Regards,

Jennifer Ekblad | MMC | CPM
City Clerk



CITY OF CORONADO

City Clerk's Office | www.coronado.ca.us
1825 Strand Way | Coronado, California 92118
Direct: (619) 522-7321 | Main: (619) 522-7320 | Fax: (619) 522.2407

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From: Ana Paula De Alba <anapaula@apda.mx>
Sent: Tuesday, April 13, 2021 09:12
To: Jennifer Ekblad <jekblad@coronado.ca.us>
Cc: paleta54@gmail.com; Francisco De Alba <fda@merchantcapitalsource.com>; Juan De Alba Velásquez <j_dealba@me.com>
Subject: Strand Way Coronado Housing Allocation Petition

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Jennifer Ekblad, Coronado City Clerk

As owners at Cabrillo Tower in The Coronado Shores since 1994 we've recently been made aware by the Cabrillo board that the California Department of Housing and Community Development is proposing as a potential site for 400 affordable housing units under the Regional Housing Needs Allocation program, the Strand Way lot located across the street and directly in front of Cabrillo Tower.

We are reaching out to communicate our strong opposition to this property being considered as a possible site for such a densely populated and overwhelming housing project. This will directly affect our property and the way we live by overwhelming our boardwalks, increasing traffic and will obstruct our view corridors tremendously among other collateral impacts that will compromise the value of all the Coronado Shores properties.

We ask for your consideration on the removal of the Strand Way location as a possible plot for this development; we are positive there must be alternative sites that will allow for good opportunities for affordable housing that will not affect the local communities with such a strong adverse impact.

Sincerely,

Ana Paula Velasquez, Francisco De Alba, Juan de Alba, Ana Paula De Alba.

MARIA & JOSE DE LA SIERRA, UNIT 504 AVENIDA DEL MUNDO 1810, EL ENCANTO TOWER,
CORONADO SHORES, CORONADO CA 92118.

JENNIFER EKBLAD, CTY CLERK
CORONADO CITY HALL
1825 STRAN WAY
CORONADO CA 92118

EL PROPÓSITO DE LA PRESENTE, ES CON EL ÚNICO FIN DE OPONERNOS AL PROYECTO DE LA CONSTRUCCIÓN DE VIVIENDAS EN EL ÁREA DE CORONADO, EN VIRTUD QUE ES UN ÁREA MUY POBLADA Y ATENTA EN CONTRA DE NUESTRA SEGURIDAD, A LA DE NUESTROS HIJOS Y NIETOS PUES VIVIMOS EN UN ÁREA RECREATIVA EN DONDE SE CAMINA CON TRANQUILIDAD A CUALQUIER HORA DEL DÍA O LA NOCHE, TENIENDO EN CUENTA QUE LOS JÓVENES Y NIÑOS USAN LOS CORREDORES DONDE SE PRETENDE CONSTRUIR LAS CASAS DE BAJO PERFIL, PARA PASEAR EN BICICLETA O LOS PEQUEÑOS SALIR A TOMAR EL SOL EN CARRIOLAS.

POR LO EXPUESTO, LE DOY A USTED MI AUTORIZACIÓN PARA QUE A NUESTRO NOMBRE SE OPONGA ROTUNDAMENTE A ESTE PROYECTO.

CORONADO, CAL, 7 DE ABRIL 2021.

MARÍA & JOSÉ DE LA SIERRA.

TRANSLATION

THE PURPOSE OF THE PRESENT, IS FOR THE SOLE PURPOSE OF OPPOSING THE PROJECT OF THE CONSTRUCTION OF HOUSING IN THE AREA OF CORONADO, UNDER WHICH IT IS A VERY POPULATED AND ATTENTIVE AREA AGAINST OUR SECURITY, THAT OF OUR CHILDREN AND GRANDCHILDREN BECAUSE WE LIVE IN A RECREATIONAL AREA WHERE WE WALK WITH TRANQUILITY AT ANY TIME OF DAY OR NIGHT , CONSIDERING THAT YOUNG PEOPLE AND CHILDREN USE THE CORRIDORS WHERE IT IS INTENDED TO BUILD THE LOW-PROFILE HOUSES, TO CYCLE OR THE LITTLE ONES GO OUT TO SUNBATHE IN STROLLERS.
FROM THE FOREGOING, I GIVE YOU MY AUTHORIZATION TO STRONGLY OPPOSE THIS PROJECT ON OUR BEHALF.

CORONADO, CAL, 7 APRIL 2021.

Monaghan Farms, Inc.

7950 E. Prentice Avenue
Suite 101
Greenwood Village, CO 80111
Telephone: 303-743-0100
Fax: 303-771-0257

April 14, 2021

Jennifer Ekblad, City Clerk
Coronado City Hall
1825 Strand Way
Coronado, CA 92118

To Whom it May Concern;

I am writing in regards to the Regional Housing Needs Allocation review of Coronado, CA and the related City Council meeting which occurred on February 16, 2021. It is my understanding that the City Council is reviewing recommendations to identify the future locations of affordable housing units in Coronado and that one proposed site for 400 housing units is the parking lot adjacent to City Hall.

As an owner of a unit in Coronado Shores since the mid 1970's, I would like to voice my opposition to such a plan as I believe it would be a detriment to the local community. The proposed high-density housing in that location will not only increase vehicle and pedestrian traffic in the already busy area but would soon become a burden on the local community with an influx of new residents. This will surely strain the City's schools with an influx of students, not to mention, the additional City resources that will be required for additional police officers, firefighters, and medical care for potential new residents would burden the City's resources and residents.

Additionally, the construction of a new high-density housing development will assuredly have a negative impact on current and future real estate values in the immediate area. It is my understanding that the proposed plan would include a high-rise building at the site. This construction will diminish the view corridors of current residents in the Coronado Shores and reduce future property values where the view corridor is eliminated as well as other property values as a result of being in such proximity to the proposed high-density housing.

Coronado Island is a spectacular town with rich character and a unique history. Under the proposed plan, I believe that residents and visitors alike will have a substantially different experience than the City currently offers.

Sincerely,



Thomas C. Deline
Vice President

Jesse Brown

From: Juan Carlos Domenzain <jcdomenzain@gmail.com>
Sent: Saturday, April 10, 2021 12:21 PM
To: Jesse Brown
Cc: MaeColleen Balcobero
Subject: Subject: Public Review Draft Housing Element Update 2021-2029

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

PETITION OPPOSING DESIGNATION OF THE CITY HALL SITE FOR AFFORDABLE HOUSING

Dear Jesse Brown,

We oppose the City's designation of the City Hall property to be used for affordable housing in the Housing Element Update of the City's General Plan. A survey of Coronado residents conducted by the City shows its citizens do not want increased density and do want to maintain existing neighborhood character. Both desires will be violated by designating the proposed 400 affordable housing units on the current City Hall property. City staff has determined that the State mandated affordable housing can be spread out throughout the City utilizing existing capacity for residential units and ADUs, designating vacant military sites, and potential rezones at smaller targeted areas along Orange Ave. and other commercial sites. Concentrating 400 affordable housing units on the City Hall property will have a substantial detrimental affect on an already congested area of Strand Blvd., as well as increase traffic, noise and crowds, resulting in a significant impact that will forever change the existing charming neighborhood character of Coronado.

Regards,

Juan Carlos and Sophie Domenzain

1770 Avenida del Mundo 1008

Coronado, CA.

92118

Jesse Brown

From: Jennifer Ekblad
Sent: Monday, March 29, 2021 8:16 AM
To: Jesse Brown; Richard Grunow
Subject: FW: Coronado shores.

Best Regards,

Jennifer Ekblad | MMC | CPM
City Clerk

CITY OF CORONADO
City Clerk's Office | www.coronado.ca.us
1825 Strand Way | Coronado, California 92118
Direct: (619) 522-7321 | Main: (619) 522-7320 | Fax: (619) 522.2407

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

From: Mia Donley <66surfergirl@gmail.com>
Sent: Monday, March 29, 2021 07:02
To: Jennifer Ekblad <jekblad@coronado.ca.us>
Subject: Coronado shores.

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Good morning, we were told there is going to be a housing development next to the shores. We are residents at the shores, and we disagree with the development. It's unjust and unconstitutional. It violate our rights and our liberty. Thank you. Jim and Mia Donley

Sent from my iPhone

Jesse Brown

From: Jennifer Ekblad
Sent: Thursday, March 25, 2021 10:11 AM
To: Jesse Brown; Richard Grunow
Subject: FW: Coronado Low income housing

Will distribute to City Council/BK/JNC.

Best Regards,

Jennifer Ekblad | MMC | CPM
City Clerk



CITY OF CORONADO

City Clerk's Office | www.coronado.ca.us
1825 Strand Way | Coronado, California 92118
Direct: (619) 522-7321 | Main: (619) 522-7320 | Fax: (619) 522.2407

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From: michael dunleavy <michaeldunleavy7@gmail.com>
Sent: Thursday, March 25, 2021 09:59
To: Jennifer Ekblad <jekblad@coronado.ca.us>
Subject: Coronado Low income housing

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Jennifer

As a resident of Coronado, and specifically the Coronado Shores I take exception of low housing being located by the current city hall complex. Traffic is at horrendous levels currently in the area and pedestrian crossing is currently very dangerous. Locating additional housing will only further exacerbate these problems.

Please make my voice heard to the city, county and state.

Let me know if you require further info.

Mike Dunleavy

Cabrillo # 607
1730 Avenida Del Mundo
Coronado, CA 92118

Sent from [Mail](#) for Windows 10

March 01, 2021

TO: City of Coronado
Mayor Richard Bailey
Council Members
City Manager

rbailey@coronado.ca.us
bsandke@coronado.ca.us
ctanaka@coronado.ca.us
mdonovan@coronado.ca.us
mheinze@coronado.ca.us
bking@coronado.ca.us



RE: **Proposed Zoning and General Plan Housing Element Changes**

I support the City's efforts to challenge SANDAG's unfair Regional Housing Needs Assessment and encourage the use of legal remedies.

However, I am **STRONGLY OPPOSED** to the Council's decision to approve the inclusion of the Smart & Final site and the Broadstone site (North Commercial Site Rezone) in the inventory of City property proposed to be rezoned from commercial to mixed commercial/residential in order to meet SANDAG's RHNA targets.

A change in zoning and development of these two sites would greatly increase the housing density, placing additional burdens on residents like myself who live in the Northern quarter. We are already dealing with traffic congestion and pedestrian safety issues, which will only become worse with the Port's plans to redevelop the Ferry Landing marketplace.

The population of my area is much too dense already. Any additional residents would be overwhelming. According to the 2020 census, the population within a one mile radius of Smart & Final is 14,000. The daytime population is 18,000. On weekends it is even more crowded with visitors and residents, and more traffic and congestion.

The City has identified more than enough property sites to satisfy the HCD requirement (178% of the HCD requirement) without including the 111 housing units which are proposed for the North Commercial Rezone.

Further, the City's General Plan shows the Smart and Final site is zoned C (Commercial w/in OACSP). You cannot explore mixed use for this property as a strategy, because it is zoned Commercial.

The General Plan represents the community's view of its future; a constitution made up of the goals and policies upon which the City Council and Planning Commission will base their land use decisions. All zoning decisions must be consistent with the General Plan. If it is not consistent, you must not approve.

Regatta Bay, The Landing, The Point, The Village in Coronado, Crown View, and Coronado Village Residents **STRONGLY OPPOSE any rezone change** to the Smart and Final lot and the Broadstone site which are included in the North Commercial Rezone.

Due to the density issues discussed above, I am requesting the City Council to remove the entire North Commercial Site Rezone (Smart and Final parcels and Broadstone parking lot) from the plan. The number of units in all categories far exceed the amount of units requested by the State of California.

Sincerely,

KATHRYN HARVEY *Kathryn Harvey*
Print Name & Signature

1099 1st St #209 CORONADO
Address

Phone & Email (optional)

March 01, 2021

TO: City of Coronado
Mayor Richard Bailey
Council Members
City Manager

rbailey@coronado.ca.us
bsandke@coronado.ca.us
ctanaka@coronado.ca.us
mdonovan@coronado.ca.us
mheinze@coronado.ca.us
bking@coronado.ca.us



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Sincerely,

E. MILES HARVEY
Print Name & Signature

1099 1st ST #209 CORONADO
Address

Phone & Email (optional)

March 01, 2021

TO: City of Coronado
Mayor Richard Bailey
Council Members
City Manager

rbailey@coronado.ca.us
bsandke@coronado.ca.us
ctanaka@coronado.ca.us
mdonovan@coronado.ca.us
mheinze@coronado.ca.us
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Sincerely,

SABRINA TAYLOR *Sabrina Taylor*
Print Name & Signature
1099 1ST STREET CORONADO, CA 92118 #4121
Address
staylor221@ccncdons.com
Phone & Email (optional)

March 01, 2021

TO: City of Coronado
Mayor Richard Bailey
Council Members
City Manager

rbailey@coronado.ca.us
bsandke@coronado.ca.us
ctanaka@coronado.ca.us
mdonovan@coronado.ca.us
mheinze@coronado.ca.us
bking@coronado.ca.us



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Sincerely,

CLIFFORD P. BEE 
Print Name & Signature
1099 FIRST STREET, #319 CORONADO, CA 92118
Address
619-709-2388 bbee@sdsu.edu
Phone & Email (optional)

March 01, 2021

TO: City of Coronado
Mayor Richard Bailey
Council Members
City Manager

rbailey@coronado.ca.us
bsandke@coronado.ca.us
ctanaka@coronado.ca.us
mdonovan@coronado.ca.us
mheinze@coronado.ca.us
bking@coronado.ca.us



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Sincerely,

Mary W. Bee
Print Name & Signature

1099 First St. #319

Address

619-708-2387 *bee@sdaa.edu*

Phone & Email (optional)

March 01, 2021

TO: City of Coronado
Mayor Richard Bailey
Council Members
City Manager

rbailey@coronado.ca.us
bsandke@coronado.ca.us
ctanaka@coronado.ca.us
mdonovan@coronado.ca.us
mheinze@coronado.ca.us
bking@coronado.ca.us



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Sincerely,

Sondra Seeright Sondra Seeright
Print Name & Signature
1099 First St, Unit 403, Coronado, CA 92118
Address
619-435-3603
Phone & Email (optional)

March 01, 2021

TO: City of Coronado
Mayor Richard Bailey
Council Members
City Manager

rbailey@coronado.ca.us
bsandke@coronado.ca.us
ctanaka@coronado.ca.us
mdonovan@coronado.ca.us
mheinze@coronado.ca.us
bking@coronado.ca.us



RE: Proposed Zoning and General Plan Housing Element Changes

I support the City's efforts to challenge SANDAG's unfair Regional Housing Needs Assessment and encourage the use of legal remedies.

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Sincerely,

Karen Strouse

Print Name & Signature

1099 1st St, Unit 322, Coronado CA 92118

Address

201-924-6979, kstrouse14@yahoo.com

Phone & Email (optional)

March 01, 2021

TO: City of Coronado
Mayor Richard Bailey
Council Members
City Manager

rbailey@coronado.ca.us
bsandke@coronado.ca.us
ctanaka@coronado.ca.us
mdonovan@coronado.ca.us
mheinze@coronado.ca.us
bking@coronado.ca.us



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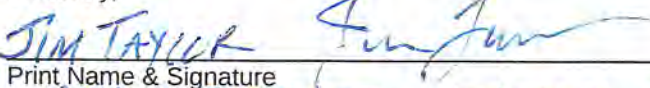
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Sincerely,


Print Name & Signature

1099 1ST STREET, CORONADO, CA 92118 #4121
Address

858-357-6831
Phone & Email (optional)

March 01, 2021

TO: City of Coronado
Mayor Richard Bailey
Council Members
City Manager

rbailey@coronado.ca.us
bsandke@coronado.ca.us
ctanaka@coronado.ca.us
mdonovan@coronado.ca.us
mheinze@coronado.ca.us
bking@coronado.ca.us



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Sincerely,

Carol Taylor *Carol Taylor*

Print Name & Signature

1099 1st STREET CORONADO, CA 92118 #421

Address

858-231-3330

Phone & Email (optional)

March 11, 2021

City Clerk

jekblad@coronado.ca.us

*Hand Delivered

Attached are 10 more opposition letters to the North Commercial Rezone site being added in order to meet SANDAG's RHNA targets. Please distribute a copy to the Mayor and all Council members for their upcoming meeting on the matter.

March 1, 2021

REC'D CLERK'S OFFICE
MAR 11 2021 PM 02:43

To: Mayor Richard Bailey, Council Members and Mr. King

rbailey@coronado.ca.us
ctanaka@coronado.ca.us
mheinze@coronado.ca.us

bsandke@coronado.ca.us
mdonovan@coronado.ca.us
bking@coronado.ca.us

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Sincerely,

Mary Hunt
Print Name & Signature

141 Orange Ave # 301
Address

505-263-6508
Phone & Email (optional)

March 1, 2021

To: Mayor Richard Bailey, Council Members and Mr. King

rbailey@coronado.ca.us bsandke@coronado.ca.us
ctanaka@coronado.ca.us mdonovan@coronado.ca.us
mheinze@coronado.ca.us bking@coronado.ca.us

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Sincerely,

Sheila K Gorey Sheila K Gorey
Print Name & Signature

1101 1st ST. Coronado, Ca.
Address

Phone & Email (optional)

March 1, 2021

To: Mayor Richard Bailey, Council Members and Mr. King

rbailey@coronado.ca.us
ctanaka@coronado.ca.us
mheinze@coronado.ca.us

bsandke@coronado.ca.us
mdonovan@coronado.ca.us
bking@coronado.ca.us

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Sincerely,

MICHAEL J. FINNANE
Print Name & Signature

Michael J. Finnane

1101 FIRST STREET #209, CORONADO, CA
Address

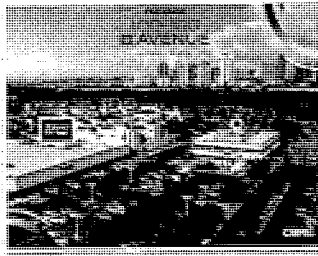
619-437-1192
Phone & Email (optional)

March 1, 2021

REC'D CLERK'S OFFICE
MAR 11 2021 PM 02:44

To: Mayor Richard Bailey, Council Members and Mr. King

rbailey@coronado.ca.us bsandke@coronado.ca.us
ctanaka@coronado.ca.us mdonovan@coronado.ca.us
mheinze@coronado.ca.us bking@coronado.ca.us



Re: Proposed Zoning and General Plan Housing Element Changes

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Sincerely,

JO LYNN WINTER Joey White
Print Name & Signature
1101 1st St #407 Coronado, CA 92118
Address
619 838-0440 JoeyW8000@aol.com
Phone & Email (optional)

March 1, 2021

To: Mayor Richard Bailey, Council Members and Mr. King

rbailey@coronado.ca.us bsandke@coronado.ca.us
ctanaka@coronado.ca.us mdonovan@coronado.ca.us
mheinze@coronado.ca.us bking@coronado.ca.us

Re: Proposed Zoning and General Plan Housing Element Changes



REC'D CLERK'S OFFICE
MAR 11 2021 PM02:44

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JEROME WINTER

Print Name & Signature

1101- 1st St. #407, Coronado, CA

Address

619-435-8900

JWINTER800@Gmail.com

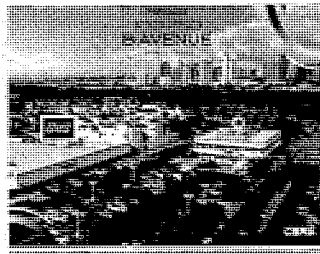
Phone & Email (optional)

March 1, 2021

REC'D CLERK'S OFFICE
MAR 11 2021 PM02:44

To: Mayor Richard Bailey, Council Members and Mr. King

rbailey@coronado.ca.us bsandke@coronado.ca.us
ctanaka@coronado.ca.us mdonovan@coronado.ca.us
mheinze@coronado.ca.us bking@coronado.ca.us



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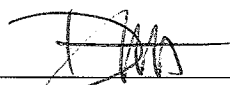
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Sincerely,

David Winter 
Print Name & Signature

1101 1st St., #407, Coronado, CA, 92118
Address

Phone & Email (optional)

March 1, 2021

To: Mayor Richard Bailey, Council Members and Mr. King

rbaily@coronado.ca.us bsandke@coronado.ca.us
ctanaka@coronado.ca.us mdonovan@coronado.ca.us
mheinze@coronado.ca.us bking@coronado.ca.us

Re: **Proposed Zoning and General Plan Housing Element Changes**



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Sincerely,

Jim Stewart
Print Name & Signature

1101 First St. #216, Coronado, Ca
Address

raydoc2000@msn.com
Phone & Email (optional)

March 1, 2021

To: Mayor Richard Bailey, Council Members and Mr. King

rbaily@coronado.ca.us bsandke@coronado.ca.us
ctanaka@coronado.ca.us mdonovan@coronado.ca.us
mheinze@coronado.ca.us bking@coronado.ca.us

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Due to the density issues discussed above, I urge the City Council to remove the entire North Commercial Site Rezone (Smart and Final parcels and Broadstone parking lot) from the plan. The number of units in all categories far exceed the amount of units requested by the State of California.

Sincerely,

LANET STEWART
 Print Name & Signature

1101 1st Street, #214, Coronado, CA 92118
 Address

(619) 444-2000 e msu.com
 Phone & Email (optional)

March 1, 2021

To: Mayor Richard Bailey, Council Members and Mr. King

rbaily@coronado.ca.us bsandke@coronado.ca.us
ctanaka@coronado.ca.us mdonovan@coronado.ca.us
mheinze@coronado.ca.us bking@coronado.ca.us

Re: **Proposed Zoning and General Plan Housing Element Changes**



I support the City's efforts to challenge SANDAG's unfair Regional Housing Needs Assessment and encourage the use of legal remedies.

However, I am STRONGLY OPPOSED to the Council's decision to approve the inclusion of the Smart & Final site and the Broadstone site (North Commercial Site Rezone) in the inventory of City property proposed to be rezoned from commercial to mixed commercial/residential in order to meet SANDAG's RHNA targets.

A change in zoning and development of these two sites would greatly increase the housing density, placing additional burdens on residents like myself who live in the Northern quarter. We are already dealing with traffic congestion and pedestrian safety issues, which will only become worse with the Port's plans to redevelop the Ferry Landing marketplace.

The population of my area is much too dense already. Any additional residents would be overwhelming. According to the 2020 census, the population within a one mile radius of Smart & Final is 14,000. The daytime population is 18,000. On weekends it is even more crowded with visitors and residents, and more traffic and congestion.

The City has identified more than enough property sites to satisfy the HCD requirement (178% of the HCD requirement) without including the 111 housing units which are proposed for the North Commercial Rezone.

Further, the City's General Plan shows the Smart and Final site is zoned C (Commercial w/in OACSP). You cannot explore mixed use for this property as a strategy, because it is zoned Commercial.

The General Plan represents the community's view of its future; a constitution made up of the goals and policies upon which the City Council and Planning Commission will base their land use decisions. All zoning decisions must be consistent with the General Plan. If it is not consistent, you must not approve.

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Sincerely,

Bruce Gill, Bruce D. Hill
 Print Name & Signature

411 First St, Coronado
 Address

619-437-1966
 Phone & Email (optional)

March 1, 2021

To: Mayor Richard Bailey, Council Members and Mr. King

rbailey@coronado.ca.us bsandke@coronado.ca.us
ctanaka@coronado.ca.us mdonovan@coronado.ca.us
mheinze@coronado.ca.us bking@coronado.ca.us

Re: **Proposed Zoning and General Plan Housing Element Changes**



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Due to the density issues discussed above, I urge the City Council to remove the entire North Commercial Site Rezone (Smart and Final parcels and Broadstone parking lot) from the plan. The number of units in all categories far exceed the amount of units requested by the State of California.

Sincerely,

Betsy Gill Betsy Gill

Print Name & Signature

411 First St, Coronado

Address

619-437-1966

Phone & Email (optional)

From: Uintah Collection
To: [Jennifer Ekblad](#)
Subject: Coronado Project
Date: Thursday, April 1, 2021 11:52:47 AM

RECEIVED

By Coronado City Clerk's Office at 2:31 pm, Apr 02, 2021

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Hi Jennifer

In 1973 my family purchased a condominium in Coronado Shores that was under construction. The fabric of Coronado is unique to other communities. It is like walking back in time. Please do not approve this location for housing units. This area would be overwhelmed with traffic including pedestrian traffic on our boardwalks. In addition, a loss of view corridors. We urge the City Council to remove this site from the plan. Thank you for your consideration,

Janie Franks

Jesse Brown

From: Jennifer Ekblad
Sent: Wednesday, March 24, 2021 4:40 PM
To: Jesse Brown; Richard Grunow
Subject: FW: Regional Housing Needs Allocation
Attachments: Before.png; After.png; Screen Shot 2021-03-24 at 4.49.00 PM.png; Screen Shot 2021-03-24 at 4.48.06 PM.png

FYI, expecting more of these since the Shores HOA letter...although I have not seen the letter.

Best Regards,

Jennifer Ekblad | MMC | CPM
City Clerk



CITY OF CORONADO

City Clerk's Office | www.coronado.ca.us
1825 Strand Way | Coronado, California 92118
Direct: (619) 522-7321 | Main: (619) 522-7320 | Fax: (619) 522.2407

Please note that email correspondence with the City of Coronado, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt.

From: Herm Franks/USA <Herm.Franks@cushwake.com>
Sent: Wednesday, March 24, 2021 16:36
To: Jennifer Ekblad <jekblad@coronado.ca.us>
Cc: Herm Franks/USA <Herm.Franks@cushwake.com>
Subject: Regional Housing Needs Allocation

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

In 1973 my family purchased a condominium in Coronado Shores that was under construction. The fabric of Coronado is unique it is to other communities. It is like walking back in time. Please do not approve this location for housing units. This area would be overwhelmed with traffic including pedestrian traffic on our boardwalks. In addition, a loss of view corridors. We urge the City Council to remove this site from the plan. What other locations have been identified? What is the City Council's reaction to this location? I quickly site planned a building on the parking lot. The building is a 4-5 stories that is approximately 209,206 square feet. This is terrible for all property owners. If you want to discuss my number is 801-580-4331. I uploaded my SketchUp site plan on Google Earth. See attached screen shots.

The information contained in this email (including any attachments) is confidential, may be subject to legal or other professional privilege and contain copyright material, and is intended for use by the named recipient(s) only.

Access to or use of this email or its attachments by anyone else is strictly prohibited and may be unlawful. If you are not the intended recipient(s), you may not use, disclose, copy or distribute this email or its attachments (or any part thereof), nor take or omit to take any action in reliance on it. If you have received this email in error, please notify the sender immediately by telephone or email and delete it, and all copies thereof, including all attachments, from your system. Any confidentiality or privilege is not waived or lost because this email has been sent to you by mistake.

Although we have taken reasonable precautions to reduce the risk of transmitting software viruses, we accept no liability for any loss or damage caused by this email or its attachments due to viruses, interference, interception, corruption or unapproved access.

Please see our website to view our privacy notice / statement.



before



after





Jesse Brown

From: Joe Garagiola <joe.garagiola@gmail.com>
Sent: Tuesday, March 30, 2021 7:49 PM
To: Jesse Brown
Subject: Housing across from Coronado Shores

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Mr. Brown: I write as an owner of a unit in Coronado Shores to express my opposition to locating what I understand to be 400 housing units in what are now the parking lots adjacent to City Hall. This section of Orange Avenue/Silver Strand is already extremely active, and the addition of this large number of units will only make a difficult situation much worse. It's hard to understand why the City would pick this congested area to jam hundreds of units into, when, for example, there is so much open land between the naval base and Imperial Beach. And this is to say nothing of what becomes of all the cars who currently use these lots. Street parking on that stretch of the Silver Strand is always at a premium. There is simply no ability to absorb any more cars in terms of parking. I realize there is a hint of "NIMBY" in this, but the property that has been identified as the site of this proposed housing simply makes no logical sense in terms of the impact it will have on the immediate area. I find it difficult to believe this is the best location. Thank you for your consideration.

Joe Garagiola, Jr. (El Encanto #105)

Mr. Brown,

I write to you as a unit owner and resident of The Shores. I am **STRONGLY OPPOSED** to the construction of 400 units across the street, known as the “City Hall” location for the following reasons:

1. The creation of such units is equivalent to three towers located at Coronado Shores. There is no location within Coronado that has greater **population density** than the Shores. Adding 30% more units creates unimaginable traffic problems. Ingress and egress from the Shores onto the Silver Strand is already difficult, not only because of the population at the Shores, but because of the residents and workers at the Base. It plainly makes no sense to take the most highly density area and exaggerate it beyond all reasonableness.
2. Individuals living at the proposed units will be employed either within the retail shopping area of Coronado, at the Naval Base, in San Diego, or at points south (Imperial Beach, Chula Vista). The traffic through the City to the Bridge, along Ocean Avenue to the Base, or southward is unimaginable today; the traffic will be impossible should the units be built at “City Hall.”
3. Parking is now a major problem. The current city parking is wholly inadequate today, particularly in the beach areas. Assuming two cars per unit, an additional 800 cars plus guest cars will need to be parked somewhere, taking either more ground space (which is unavailable) or force underground or above ground parking facilities. Underground parking is terribly expensive given the low water table. Above ground destroys the visual appeal that has made Coronado the great city it is.
4. Depending how tall the buildings will be, the view from various condos within the Shores will be inhibited, reducing the value of those condos. The location does not do justice to those who have paid a heavy price/sq. ft. to acquire their condos with a view.
5. Given the desecration of value for various condos, a property tax relief from the Prop 13 is most likely not being offered. This only suggests that some people will be paying an extremely high tax rate relative to value (depressed). This is not fair treatment. If there is an adjustment to “purchase price plus” under Prop 13, the tax revenue for the City of Coronado will be decreased at a time when school building and infrastructure needs are increased.
6. The local infrastructure of Coronado at “City Hall” cannot support the increase in the population. The impact on schools, the health care facilities and general trade is nothing but negative. Emergency runs to the hospital from the Shores will cause

the loss of life given the cross-island nature of the City Hall location relative to the hospital with the increase in traffic.

7. Virtually the only food shopping capability is Von's-a sad, dirty and currently too small-to- service store will be over-whelmed. Parking, not only a problem currently, will become horrendous should the units be built.

I STRONGLY URGE YOU TO DO EVERYTHING WITHIN YOUR POWER TO STOP THE 912 UNITS FROM BEING BUILT, BUT MOST CERTAINLY NOT BUILD THEM IN THE ONE AREA OF CORONADO THAT HAS THE HIGHEST POPULATION DENSITY!

Many thanks.

Jesse Brown

From: Glenda Garcia <glenda43.gg@gmail.com>
Sent: Monday, March 29, 2021 2:38 PM
To: Jesse Brown
Subject: housing issue

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Please reconsider the location for 400 units. You need to spread the 400 units OUT. NOT one location. Where are they going to park???

Glenda Garcia

Jesse Brown

From: Jennifer Ekblad
Sent: Monday, April 12, 2021 8:15 AM
To: Jesse Brown
Cc: Richard Grunow
Subject: FW: 400 affordable housing plan across the Silver Strand from the Coronado Shores

Best Regards,

Jennifer Ekblad | MMC | CPM
City Clerk



CITY OF CORONADO

City Clerk's Office | www.coronado.ca.us
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Direct: (619) 522-7321 | Main: (619) 522-7320 | Fax: (619) 522.2407

Please note that email correspondence with the City of Coronado, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt.

From: Juan Gavito <juangavitom@yahoo.com>
Sent: Friday, April 9, 2021 05:04
To: Jennifer Ekblad <jekblad@coronado.ca.us>
Subject: 400 affordable housing plan across the Silver Strand from the Coronado Shores

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Miss Ekblad,

I represent three properties at the Coronado Shores, I am very worried in relation to a planed development of 400 units of affordable housing across the Silver Strand.

I want to let you know that I strongly oppose this development, since it will very negatively affect all the owners at the Coronado Shores, do to the increase in traffic, the possible lack of water, the blocking of our view and and the crowding of our boardwalks.

Therefore I am asking the City Council to remove this planned project across the Silver Strand.

Thank you in advance for your prompt attention.

Sincerely,

March 25, 2021

Jennifer Ekblad, City Clerk
Coronado City Councilmembers
Coronado City Hall
1825 Strand Way
Coronado CA 92118

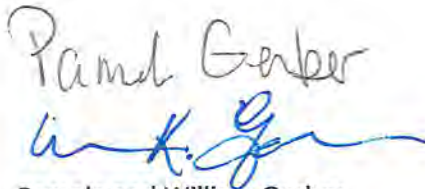
Dear Ms. Ekblad and Councilmembers:

We are not residents of California, however we own a vacation condo in Coronado. We strongly oppose building low-income housing or any housing on the parking lots next to City Hall on Strand Way. This project will overwhelm our boardwalks, increase traffic and block view corridors of Glorietta Bay.

Tourists and residents all enjoy what the city of Coronado has carefully created. To build such dense housing on that prime view site is too prominent of a location and will negatively impact this community.

Surely there are more suitable locations.

Respectfully submitted,



The image shows a handwritten signature in blue ink. The signature appears to be 'Pamela Gerber' followed by a stylized signature that likely represents 'William Gerber'.

Pamela and William Gerber

1730 Avenida del Mundo #602
Coronado CA 92118

REC'D CLERK'S OFFICE
MAR 29 2021 PM02:27

To whom it may concern,

I Alberto Lebrija, strongly oppose to the Regional Housing Needs Allocation.

I have an apartment in Cabrillo Shores and I am concerned about the overwhelming situation it will be with all these new people living in the Strand Way, I worry about more traffic, a lot of people at the sidewalk, contamination and loss of view/sight.

Best regards,

Alberto Lebrija

1730 Avenida Del Mundo
Unit 1008. Coronado CA
92118

03/27/2021

REC'D CLERK'S OFFICE
MAR 29 2021 PM 02:27

To whom it may concern,

My name is Gabriela Loizaga.

I own an apartment at the Cabrillo tower,

I strongly oppose to the Regional
Housing needs allocation. I worry
about the growing population, it will
cause, the increase of contamination
and the environment.

Best Regards,

Gabriela Loizaga

1730 Avenida del Mundo
unit 908

Jesse Brown

From: dean gesme <butchgesme@gmail.com>
Sent: Friday, March 19, 2021 1:53 PM
To: Jesse Brown
Subject: Public Review Draft Housing Element Update 2021-2029

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

I am writing as a 20 year homeowner in Coronado concerning the above named future Housing proposal.

The proposal to locate additional housing along Glorietta Bay in Coronado by relocation or modification of City Hall and our Community Center would unacceptably give rise to excessive increases in traffic congestion, air pollution, and noise pollution along Glorietta Bay over and above the extremely high population density preexisting in that small area of Coronado.

These decrements in quality of life will certainly lead to countless complaints to state & local government agencies and elected officials along with marked impairments to existing property valuations which will further burden San Diego county homeowners.

Weekends and Holidays presently are witness to restricted access to the Coronado Beach due to limited parking availability. Further housing in this corridor will severely exacerbate Californians access to this outstanding public natural resource. Our government has a responsibility to maximize rather than minimize access to these public assets.

Thank you for soliciting and considering the views of those of us whom seek to build a thriving, sustainable and livable California community.

Sincerely,

Dean Gesme
1770 Avenida del Mundo
Coronado, CA. 92118
612-709-1741

Jesse Brown

From: Jill Goldstein <jillgoldstein1@gmail.com>
Sent: Monday, April 12, 2021 12:44 PM
To: Jesse Brown
Subject: Strong opposition against dense housing on silver strand

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mr. Brown,

As a Senior planner for the City of Coronado, I am writing in STRONG opposition to the affordable housing site proposed on CA 75/Silver Strand. I URGE the city council to remove this site from the proposed recommendations. The density that 400 units would provide on the narrow isthmus is preposterous. The traffic, congestion and noise is already at an extreme level. If any council member would like to live in my condo for one day, they will hear the profound noise pollution..If any council member would like to dodge cars, bikes and people in the crosswalks from Avenida de las arenas and CA 75, I ask them to try this with conditions the way they currently are. It is impossible to add 400 housing units to this system at this location. IT WILL BREAK. Please strike this location from the recommendation to the STATE...It is NOT feasible on so many levels.

Please recommend open land like the parks, where there are roundabouts,, and access from many locations off of the streets...

I IMPORE YOU TO REMOVE THE SILVER STRAND location for 400 housing units.

Thank you

Jill Goldstein
1810 Avenida Del Mundo
Unit 902
Coronado, CA

From: Marissa Gonzalez <marissagonzalez09@me.com>
Sent: Friday, April 9, 2021 4:30 PM
To: Jesse Brown
Cc: Casey Tanaka; Mike Donovan (at home); El Mirador
Subject: Opposition with proposed new housing project

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THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Enviado desde mi iPhone

Jesse Brown

From: Marissa González <marissagr09@gmail.com>
Sent: Friday, March 26, 2021 9:24 AM
To: Jesse Brown
Cc: elmiradorcoronado@gmail.com; ken@sigelmanassociates.com
Subject: Not agree with the proposed

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

,

Dear Mr Brown,

I hope you and your family are doing well.

I write you , because we are not agree with the proposed new housing project to be built on the Coronado City. Our city doesnt have all the infraestructure necessary to built 1001 units.

Thank you for undertstand.

Sincerely

Kind regards

Marissa Gonzalez Ramirez
El Mirador Avenida del Mundo 1820- Unit1008

Jesse Brown

From: John Graham <jgraham@sunbeltholdings.com>
Sent: Friday, April 9, 2021 1:25 PM
To: senator.atkins@senate.ca.gov; assemblymember.ward@assembly.ca.gov; clerk@sandag.org
Cc: Jesse Brown; Richard Bailey; Casey Tanaka; Bill Sandke; Mike Donovan; Marvin Heinze; Kathleen Graham; coronadoshores2@att.net; olivermcgonigle@aol.com; hovlandbrennan@yahoo.com; feliciafbell@gmail.com; Jennifer Ekblad
Subject: Public Comment on Low Income Housing in Coronado

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Good afternoon all,

My name is John Graham and I have been an owner in La Sierra of the Coronado Shores since 2004. While I have been a homeowner since 2004, my frequent trips to Coronado span back nearly six decades. My address is 1720 Avenida del Mundo #1008, Coronado, CA 92118.

I have been in real estate development my entire life. I am well into my fourth decade in this business, and I have earned a sterling reputation doing such. I have worked in nearly every municipality in Maricopa County (the 4th largest County in America by population) and Pima County Arizona, as well as in Texas, Georgia, and others. My company, Sunbelt Holdings, has personally developed over 50,000 acres of raw land into residential, commercial, and industrial uses. We have built the largest single tenant commercial office building in the State of Arizona and many other large projects that have meaningful impact on infrastructure. This acreage equates to nearly 2 ½ times the size of the City of Coronado.

I have reviewed the City of Coronado Draft Housing Element Update which calls for nearly 400 low and very low income R-5 density housing units across the street from the Coronado Shores where a parking lot currently sits. Quite frankly, it is one of the most poorly planned and ill advised ideas I have ever seen. It does not take into account the absolutely overwhelming burden such development will place on the local streets, the burden it will place on city services, and the burden it will place on residents.

I cannot place the blame on the City of Coronado, however, as they have been mandated to find places for over 1,000 low income housing units in a completely developed City. We are bordered on three sides by ocean and cannot pull land out of thin air. Further, developing infrastructure for such a large and rapid growth will cost millions. The sanitary sewer, water supply, electrical grid, natural gas, fire suppression services, emergency medical services, and police services will all need to be augmented. Money does not grow on trees, so how do you suggest we fund such infrastructure development. It is particularly in poor taste to launch this on Coronado, a city that relies so heavily on tourism as their primary source of income when the tourism industry has been nearly dead for the past year.

Coronado is only predicted to grow in population by 1% in the next 30 years, so how do you suppose 1,000 new units fit into that growth? Do you suggest we disrupt the environment more, dredge out of the bay and build on this newly destroyed ecosystem? Or perhaps build more on the coast and destroy our coastline even more.

Bills such as SB9, introduced by Senator Atkins totally disadvantages smaller cities and eclipses any sense of local control. Small cities such as Imperial Beach, Carlsbad, Del Mar, Solana Beach, and Coronado are placed in an unfair situation.

I of course understand the need for low income housing, and further understand the need for every single municipality to participate in developing a fair share of low income housing. However, SANDAG and the State of California have completely neglected the fact that Coronado has a very low percentage of undeveloped land available for such units. Further, it ignores the fact that we have a large percentage of land controlled by the Federal Government that is not able to be developed into such units. Finally, it ignores the fact that our population does fluctuate significantly given seasonal residency and military residency.

I urge you to stand up for your constituents and make sure that percentage of undeveloped land, projected population growth, seasonal and military residency, and land controlled by the Federal Government be taken into account whenever these allocations of low income housing are made. So far, any allocations that have been made have neglected these extremely important factors. Anything less is a complete abdication of duty and shows that you are turning your back on your constituents. Senator Atkins, Assemblymember Ward, and SANDAG Board of Directors, it is time to do what is right for your communities.

Please contact me directly via email or my cell phone, 602-574-5603, if you have any questions or if I can be of assistance.

Respectfully,
John Graham

John W. Graham, Chairman and CEO
Sunbelt Holdings
6720 North Scottsdale Road, Suite 250 Scottsdale, AZ 85253
Reception: (480) 905-0770
Desk: (480) 609-2303
Sandy Johnson: (480) 609-2310

Jesse Brown

From: John Graham <jgraham@sunbeltholdings.com>
Sent: Wednesday, April 7, 2021 4:51 PM
To: Jesse Brown; Richard Bailey; Casey Tanaka; Bill Sandke; Mike Donovan; Marvin Heinze
Cc: coronadoshores2@att.net; Oliver Mcgonigle; Kathleen Graham;
hovlandbrennan@yahoo.com
Subject: Proposed Low Income Housing Across from the Coronado Shores

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Good afternoon all,

My name is John Graham and I have been an owner in La Sierra of the Coronado Shores since 2004. While I have been a homeowner since 2004, my frequent trips to Coronado span back nearly six decades. My address is 1720 Avenida del Mundo #1008, Coronado, CA 92118.

I have been in real estate development my entire life. I am well into my fourth decade in this business, and I have earned a sterling reputation doing such. I have worked in nearly every municipality in Maricopa (the 4th largest County in America) and Pima County Arizona, as well as in Texas, Georgia, and others. My company, Sunbelt Holdings, has personally developed over 50,000 acres of raw land into residential, commercial, and industrial uses. We have built the largest single tenant commercial office building in the State of Arizona and many other large projects that have meaningful impact on infrastructure. This acreage equates to nearly 2 ½ the size of the City of Coronado.

I have reviewed the plans for nearly 400 low income housing units across the street from the Coronado Shores where a parking lot currently sits. Quite frankly, it is one of the most poorly planned and ill advised ideas I have ever seen. It does not take into account the absolutely overwhelming burden this development will place on the local streets, the burden it will place on city services, and the burden it will place on residents.

I urge you to absolutely scrap any ideas of developing this parking lot for any kind of development other than its current use and function including low income housing. There are other better options that would place less burden on local streets, city services, and current residents.

Please contact me directly via email or my cell phone, 602-574-5603, if I can be of assistance.

Respectfully,
John Graham

John W. Graham Chairman and CEO
Sunbelt Holdings
6720 North Scottsdale Road, Suite 250 Scottsdale, AZ 85253
Reception: (480) 905-0770
Desk: (480) 609-2303
Sandy Johnson: (480) 609-2310

Jesse Brown

From: Harriet Greenberg <harrietj@att.net>
Sent: Wednesday, March 31, 2021 12:32 PM
To: Jesse Brown
Subject: Coronado Waterfront

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mr Brown. I am a resident of both New York and Coronado, having spent winters and vacations here for 30 years and living here virtually full time for the last 5. In New York, I live in Greenwich Village, a delightful enclave in lower Manhattan, with Washington Square Park at its heart. Several years ago New York University bought part of the block adjacent to the park and built a library. It hovers over the park and has negatively changed the area since it is totally out of character for Greenwich Village. That is why I am writing to you about the suggestion to erect a "tower" in the "City Hall" area of Coronado. It will destroy the character of this beautiful stretch of waterfront - in my mind the most beautiful in all of Coronado. The Yacht Club, the historic restaurant, the boats anchored and often rented to visitors, the Civic Center, Coronado Playhouse and even the tiny Children's Playground, all give Coronado it's unique character. The proposed building will change this area forever. Coronado is a tourist destination. Without tourists, the city's economy would collapse. That almost became reality because of COVID. This waterfront area fronts Coronado's Beach, our major attraction. The Del is upgrading its Avenida del Sol entrance and both beach goers and hotel guests will use it. The other access, Avenida Arenas, runs right through Coronado Shores to a tiny parking area that fills up early - virtually every day of the year. Beach goers then park along Silver Strand and fan out along nearby streets. This huge building will overwhelm the parking situation and many visitors will throw up their hands and head to Mission Beach. The other major draw here is The Civic Center and Coronado Playhouse. The Center offers programs for Coronadans of all ages- from toddlers to seniors. Many of the children come on their own, after school or all day during the summer, often on bicycles. Overcrowding will cause parents to be concerned for their children's safety. The Playhouse depends on locals but primarily on San Diegans and tourists. Where will they park ? What about safety concerns with so many people in this small area?

Finally, Silver Strand is virtually as traffic clogged as 3rd and 4th Streets. The Shores residents, people working at the adjoining Naval Base and other Naval facilities along Rte 75, arrive en masse in the morning and the traffic leaving in the afternoon is backed up for blocks and hours.

I recognize that Coronado is faced with a very difficult situation not of it's own making. Hopefully, continued action on our part will manage to change these absurd requirements but faced with this dilemma, the only solution is to build these units in outlying residential areas and not on the Waterfront - not in the part of the city that is already crowded and adds so much to the quality of life for all Coronadans and visitors. Thank you for your attention and for your service to the community. Harriet Greenberg. El Mirador, Coronado Shores.
Sent from my iPad

Jesse Brown

From: Alan Guindi <alanguindi@gmail.com>
Sent: Thursday, April 1, 2021 1:37 PM
To: Jesse Brown
Subject: I am STRONGLY OPPOSED to the construction of 400 units across from The Shores

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Mr. Brown,

I write to you as a unit owner and resident of The Shores. I am **STRONGLY OPPOSED** to the construction of 400 units across the street, known as the "City Hall" location for the following reasons:

1. The creation of such units is equivalent to three towers located at Coronado Shores. There is no location within Coronado that has greater **population density** than the Shores. Adding 30% more units creates unimaginable traffic problems. Ingress and egress from the Shores onto the Silver Strand is already difficult, not only because of the population at the Shores, but because of the residents and workers at the Base. It plainly makes no sense to take the most highly density area and exaggerate it beyond all reasonableness.
2. Individuals living at the proposed units will be employed either within the retail shopping area of Coronado, at the Naval Base, in San Diego, or at points south (Imperial Beach, Chula Vista). The traffic through the City to the Bridge, along Ocean Avenue to the Base, or southward is unimaginable today; the traffic will be impossible should the units be built at "City Hall."
3. Parking is now a major problem. The current city parking is wholly inadequate today, particularly in the beach areas. Assuming two cars per unit, an additional 800 cars plus guest cars will need to be parked somewhere, taking either more ground space (which is unavailable) or force underground or above ground parking facilities. Underground parking is terribly expensive given the low water table. Above ground destroys the visual appeal that has made Coronado the great city it is.
4. Depending how tall the buildings will be, the view from various condos within the Shores will be inhibited, reducing the value of those condos. The location does not do justice to those who have paid a heavy price/sq. ft. to acquire their condos with a view.
5. Given the desecration of value for various condos, a property tax relief from the Prop 13 is most likely not being offered. This only suggests that some people will be paying an extremely high tax rate relative to value (depressed). This is not fair treatment. If there is an adjustment to "purchase price plus" under Prop 13, the tax revenue for the City of Coronado will be decreased at a time when school building and infrastructure needs are increased.
6. The local infrastructure of Coronado at "City Hall" cannot support the increase in the population. The impact on schools, the health care facilities and general trade is nothing but negative. Emergency runs to the hospital from the Shores will cause

the loss of life given the cross-island nature of the City Hall location relative to the hospital with the increase in traffic.

7. Virtually the only food shopping capability is Von's-a sad, dirty and currently too small-to- service store will be over-whelmed. Parking, not only a problem currently, will become horrendous should the units be built.

I STRONGLY URGE YOU TO DO EVERYTHING WITHIN YOUR POWER TO STOP THE 912 UNITS FROM BEING BUILT, BUT MOST CERTAINLY NOT BUILD THEM IN THE ONE AREA OF CORONADO THAT HAS THE HIGHEST POPULATION DENSITY!

Many thanks.

Alan
1710 AVENIDA DEL Mundo

Jesse Brown

From: Lola Guindi <lolaguindi@gmail.com>
Sent: Tuesday, March 30, 2021 5:03 PM
To: Jesse Brown
Subject: Increase in Housing Units

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Jesse Brown

I am Lola Guindi. Resident in La Playa building in Coronado Shores.

My family and I are totally against the increase in housings units in front of Coronado Shores.

It will mean increase vehicle and pedestrian traffic, increase security costs, an loss of views.
And most important the magic of what Coronado is.

It is a terrible idea. It will impact Coronado life as well as Coronado Shores.

I don't know if the Planning Comisión is counting also the places where the soldiers live and all the marinas where also people live.

It is a really terrible idea.
We would like our voices heard.

Regards
Lola Guindi and Family

Mr. Brown,

I write to you as a unit owner and resident of The Shores. I am **STRONGLY OPPOSED** to the construction of 400 units across the street, known as the “City Hall” location for the following reasons:

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the loss of life given the cross-island nature of the City Hall location relative to the hospital with the increase in traffic.

7. Virtually the only food shopping capability is Von's-a sad, dirty and currently too small-to- service store will be over-whelmed. Parking, not only a problem currently, will become horrendous should the units be built.

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Many thanks.

RECEIVED

By Coronado City Clerk's Office at 11:04 am, Apr 05, 2021

From: noreply@coronado.ca.us
To: [CC Web Contact](#)
Subject: Contact the City Clerk 2021-04-05 10:54 AM(PST) Submission Notification
Date: Monday, April 5, 2021 10:54:24 AM

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Contact the City Clerk 2021-04-05 10:54 AM(PST) was submitted by Guest on 4/5/2021 1:54:18 PM (GMT-08:00) US/Pacific

Name	Value
Full Name	Carol Hegerman
Subject	up to 400 units for low income housing
Email	cahegerman@yahoo.com
Phone	619 708 1686
Message	I strongly oppose this proposition. I cannot think of even one positive aspect of this recommendation .

To view this form submission online, please follow the link below:

[https://www.coronado.ca.us/form/one.aspx?
objectId=17565987&contextId=2985045&returnto=submissions](https://www.coronado.ca.us/form/one.aspx?objectId=17565987&contextId=2985045&returnto=submissions)

1730 Avenida del Mundo
802

Coronado, CA
92118

March 26, 2021

REC'D CLERK'S OFFICE
APR 05 2021 PM 02:40

City Clerk, City of Coronado.

As a home owner in the Coronado Shores I am amazed of the possible choice by the city of Coronado to build low income housing in the pristine area on Strand Way, next to city Hall.

The increased traffic, loss of view will be horrendous. Surely there is another, more appropriate site.

Sincerely,
Lawrence G. Green

Jesse Brown

From: Janice Hunt <huntbroadcasting@gmail.com>
Sent: Monday, April 5, 2021 12:41 PM
To: Jesse Brown; Richard Bailey; senator.atkins@sen.ca.gov;
assemblymember.ward@assembly.ca.gov; Bill Sandke; Mike Donovan; Marvin Heinze
Subject: against building on bay

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Jesse and Mayor Bailey,

Thank you for all your work you do for Coronado. I am against any low income buildings being built on the bay side. Realistic planning wouldn't place low income residents where they have miles to travel to afford life's necessities. I am aware Sacramento isn't all that smart but ruining the bay views and cramming in a building is idiotic. Here's hoping better plans prevail.

Rock On,

Janice Hunt
Hunt Broadcasting, LLC
Hunt Media Group, LLC
1730 Avenida del Mundo
#809
Coronado, CA 92118

Mr. Brown,

I write to you as a unit owner and resident of The Shores. I am **STRONGLY OPPOSED** to the construction of 400 units across the street, known as the “City Hall” location for the following reasons:

1. The creation of such units is equivalent to three towers located at Coronado Shores. There is no location within Coronado that has greater **population density** than the Shores. Adding 30% more units creates unimaginable traffic problems. Ingress and egress from the Shores onto the Silver Strand is already difficult, not only because of the population at the Shores, but because of the residents and workers at the Base. It plainly makes no sense to take the most highly density area and exaggerate it beyond all reasonableness.
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Many thanks.

April 15, 2021

To: Jesse Brown, Senior Planner Mayor Richard Bailey Councilmember Mike Donovan Councilmember Casey Tanaka Councilmember Marvin Heinz Councilmember Bill Sandke	jbrown@coronado.ca.us rbailey@coronado.ca.us mdonovan@coronado.ca.us ctanaka@coronado.ca.us mheinz@coronado.ca.us bsandke@coronado.ca.us
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Re: Comments on City of Coronado 2021-2029 Housing Element Draft (DRAFT)

From: Stephanie Kaupp skaupp1@san.rr.com

Thank you for the opportunity to comment on Coronado's DRAFT Housing Element for the 6th Housing Cycle.

Following are a number of suggestions for revising the *DRAFT* and development of Coronado's *FINAL* Housing Element.

Public Engagement and Participation:

More public participation opportunities should be made available during the revision phase of the *DRAFT* to ensure public engagement is *"a vital component to the Housing Element update process"*.

As part of the process, access to the *DRAFT* needs to be made more accessible to the public by adding a condensed "printer friendly" version to the website. The file size of the current *DRAFT* is Over **31 MB**, too large to email or easily print at home. A condensed version of the file at **8 MB** was submitted to City staff, but still not posted on the City's site.

Hard copies of the *DRAFT* were recently made available at City Hall for a nominal fee. However, the public was not notified of this option. Residents who aren't computer literate, or don't have the capability of accessing and printing the document, would have appreciated obtaining a copy from the City.

Further the City has not done an adequate job meeting the requirements of 65583 of the Government Code *"to make diligent and continued efforts to achieve meaningful public participation, and ensure that a variety of stakeholders and community members are offered a platform to engage in the City's planning process."*

For example:

- * **Community Workshop (October 29, 2020) - 36 people participated**
- * **Online Housing Element Update Survey (October 14 - November 23, 2020) - 37 responses**
- * **City Council Meeting February 16, 2021- Review of Potential Housing Policies and Opportunity Sites - inadequate based on community response.**

With the significant number of petitions, emails, and letters in opposition to the Council's decision to vote and *"move forward with the recommended site inventory summary as is"*, it's evident the public was not informed of the significance of the meeting, Not until the Coronado Eagle published an article summarizing the actions taken by the Council and adding the list of proposed sites for high density housing did the public get energized and involved with the process.

The project schedule in the *DRAFT* indicates two additional Community Workshops and Public Hearings are scheduled for 2021. Dates for these events should be publicized as soon as possible in order that residents who are interested in attending can plan accordingly.

Questionnaires mailed directly to residents should also be considered. The previous online survey proved to be inadequate based on the small number of responses received.

Additional Zoom meetings similar to the one Mayor Bailey held with residents at the Coronado Shores is another way to update the public, obtain feedback, and improve public engagement and participation. Residents want to be involved with the process and work with the City on finding solutions to Coronado's housing dilemma.

Response to Public Comment:

The City should respond in a reasoned manner to the comments received, summarized in a spreadsheet and included in the *REVISED DRAFT* for public review. The comments and responses should also be included in Coronado's *FINAL* Housing Element for submittal to HCD.

Public comments from all sources (emails, letters, faxes, petitions, etc.) sent to the Mayor, Councilmembers, and Planning Department should be included, as well as feedback obtained from surveys, public workshops, hearings, zoom meetings, and Council meetings that pertain to the City's existing and projected housing needs.

Data Analysis:

More thorough research and **quantified analysis** is needed. Although the state only requires an "inventory and "identification" of suitable and adequate sites that have the potential for redevelopment, the City should go further and assure the public that the potential sites selected for housing do not impact the health and safety of residents, or the environment.

To meet the requirements of HCD, the City must ensure that *"Goals, programs and policies, **and quantified objectives** within the Housing Element are consistent with state law and are implemented with a designated timeline to ensure the City accomplishes the identified action as well as maintains compliance with state law"*.

Data Sources:

Active links to the referenced data sources should be included to allow for public access and review. Current data specific to Coronado population, number of residents in each district/area near sites proposed for high density housing, traffic counts, vehicle, pedestrian and bicycle collision data, all need to be analyzed prior to finalizing the proposed "Site Inventory List".

Coronado's Active Transportation Plan - Adopted by the City Council September 4, 2018

According to the City's website:

"The Active Transportation Plan is a strategic document which includes a Pedestrian Master Plan, a Safe Routes to School Plan, and a Bicycle Master Plan".

Coronado's Active Transportation plan was a project supported by SANDAG as part of the TransNet Active Transportation Grant Program and developed for Coronado to identify and prioritize existing pedestrian, bicycle, and other non-automobile transportation issues affecting Coronado. The Active Transportation Master Plan provides a set of recommendations to improve pedestrian and bicycle safety throughout the City."

Collision Locations:

*A total of 47 collisions involving people who were walking were reported in Coronado during the five-year analysis period. Figure 2-13 on the following page displays the location of these collisions across Coronado. The majority of collisions involving people who were walking occurred along Caltrans roadways that provide intercommunity connections, including Third Street, Fourth Street, Orange Avenue (SR-75), and Silver Strand Boulevard (SR-75). **An additional concentration of collisions occurred in the northeast area of the City, along First and Second Streets.***

Collisions involving people walking were examined by roadway location, differentiating between intersection and mid block locations. The majority of collisions occurred at intersection locations, 36 out of 47 collisions (76.6%).

Supporting Data:

The above numbers do not include current data or “near misses”. Vehicle traffic at the intersection of 1st and Orange in particular has become extremely hazardous for pedestrians and bicyclists, due to the significant increase in Navy traffic going to and from NASNI.

Although bike lanes have been installed along 1st Street, due to traffic congestion and narrow streets, bikes and surreys are now going the wrong way in the bike lanes in order to get to and from the Ferry Landing and other destinations in the North City area of Coronado.

Further, with the Port’s plans to redevelop the Ferry Landing, vehicle traffic, bike and pedestrian collisions, risks to public health and safety will increase even more.

Although HCD does not consider “lack of infrastructure” to be an impediment, health and safety does take precedence. The City needs to take a balanced and “**safe housing approach**” when analyzing which sites and areas are safe for adding high density housing.

Community Profile and Population Characteristics:

Military population data with duty location at Coronado bases needs to be updated to include the increase in military personnel and the need for military housing on military property.

Housing for Vets

The Navy should allow affordable housing for veterans on the 36.9 acre military parcel listed in the *DRAFT*.

Veteran housing in this area would be located near public transportation to VA Hospitals and support services throughout the San Diego region.

The City should also lobby the Navy to allow affordable housing for enlisted personnel on military land. This would also meet SANDAG’s requirements for providing housing near public transportation and job sites, reduce transit times, and reduce GHG emissions

SANDAG’s 6th Cycle Regional Housing Needs Methodology:

In addition to state housing element law, state law associated with development of Regional Transportation Plans (RTPs) requires that there be consistency between transportation planning, development of housing, and reduction of greenhouse gas (GHG) emissions. (See Government Code Sections 65080 and 65584.) Increased use of public transportation leads to reduced GHG emissions compared to driving alone. This is why the methodology was developed with an eye toward maximizing access between public transportation and all housing types.

Residential Development Standards:

The maximum building heights listed in the *DRAFT* should include the **number of stories** allowed for each zone designation to give the public a better description of what is allowed.

For example, building heights in the **R-5 Zone** (currently proposed for the North Commercial Rezone), is **150 feet, “no more and no less”**. This computes to **13 stories in height**, similar in height to buildings at the Coronado Shores. Building structures of this height will block existing residential views, in violation of Coronado’s building rules and regulations.

Coronado is entirely within the jurisdiction of the **California Coast Act**, which preserves, enhances, and where possible, restores views to the bay and beach for all of the people as stated and intended by the Coastal Act of 1976.

Coronado’s **Local Coastal Program** designates Orange Avenue from Third Street to the Bay as a “view corridor”.

The California Coastal Commission regulates land use within a defined coastal zone. Any changes in Local Coastal Program view corridors that restrict or obscure views to the bay or beach need to be submitted to the California Coastal Commission for approval.

In addition, the **Open Space Element of Coronado’s General Plan on View Preservation** states that *“Because of their significant aesthetic and psychological values, the City encourages the preservation of scenic corridors and view sheds. When possible the City shall, in coordination with Federal and State agencies, and the private sector, also support the Element of view corridors or view sheds.”*

Restrict R-5 Zoning:

To prevent building excessively high buildings like the Coronado Shores, the City should not allow R-5 zoning at any location in the City. All development should meet the City’s building rules and regulations and not exceed the City’s 40 foot height limit.

A section on the zoning process and procedures, including public notification, public hearings, and time frame should also be included in the revised *DRAFT* and *FINAL* Housing Element

Housing Plans and Goals - Program 1E: North Commercial Properties Rezone:

The *DRAFT* refers to “certain parcels” located in the North Commercial Rezone. This should be rephrased and state the “Smart & Final Site” and the “Broadstone Parking Lot”.

Further, these two sites are currently designated as **one parcel** to meet HCD’s acre requirements for high density low income housing. These sites do not share boundaries and should be analyzed as **separate sites**.

This would allow a more thorough analysis to determine if each individual site is suitable for high density housing other than the total acreage of both sites allows for 47 high density units per acre.

Further, the current Smart & Final leasehold extends for another 5 years with an option for a 2 year extension. The HCD requirements state construction must be completed within 36 months from the date the Housing Element is adopted. If the property owner has plans to develop the site for high density housing, then the leasehold agreement and any potential building plans and zoning requirements should be made available to the public prior to considering this site for high density housing.

The City should take a more **balanced and equitable approach** and locate housing sites in additional areas spread throughout the City to prevent impacting any one area with high density, excessively tall buildings used primarily for housing

The Smart & Final and Broadstone Parking lot in the North Commercial Rezone should not be included in the proposed Site Inventory List.

Additional Proposed Housing Sites:

To reduce the impacts of high density housing and to take a more equitable and balanced approach, the City should consider adding the following to the list of proposed affordable housing sites:

- * Coronado Police Station
- * Library and Senior Center
- * AT & T Building
- * Additional housing above businesses along Orange Avenue including the downtown area
- * Increased housing at the Coronado Retirement Village
- * Housing above local churches
- * Housing units in hotels for service workers
- * Parcels in the Coronado Cays along the Silver Strand
- * Low rise housing on City Hall property and other public and private properties
- * Incentives for apartment owners including the Shores and Broadstone to offer affordable housing
- * Incentives to private property owners of ADU's and carriage houses to offer affordable housing
- * Incentives to public and private property owners to offer affordable housing to military personnel, first responders and service workers

Time Frame:

If more time is required for public participation, revisions to the *DRAFT* and development of the *FINAL* Housing Element, the City should consider asking HCD for a time extension. With COVID restrictions placed on holding public meetings and reducing city operations, operational hours and on-site services, the difficulty of developing a Housing Element under these conditions is a legitimate reason for the City to ask for more time.

Conclusion:

I hope the City and the public can work together to identify sties for affordable housing that benefits and not detracts from the community. The more involvement by the public the greater the opportunity for finding creative solutions to meet our housing requirements. A considerate approach to a neighborhood's needs. Simply building more affordable housing isn't enough by itself.

Jesse Brown, Senior Planner
City of Coronado: Community Development Department
1825 Strand Way, Coronado, CA 92118
P: 619.522.2415
jbrown@coronado.ca.us

3/31.2021

Dear Mr. Brown:

I am an old resident of San Diego since 1977, in my old age I decided to move to beautiful Coronado for its peace and tranquility.

Now I have found a tremendous increase in traffic noise and most probably with the expansion of the Hotel del Coronado it will explode to more traffic and more people and noise and unfortunately more accidents.

Now I have been informed of the possibility to increase more traffic more people and a tremendous high density of housing just across the street of the building I live in Coronado Shores.

This is something I never expected to be possible in this community that's supposed to be quiet and tranquil.

I urge you to oppose to this potential development that will forever change this area. Security and tranquility will never be the same.

Respectfully, and Best Regards

Albert Klein
1750 Avenida del Mundo
Unit 408, Coronado, CA. 92118
858 354 2464

Mr. Brown,

I write to you as a unit owner and resident of The Shores. I am **STRONGLY OPPOSED** to the construction of 400 units across the street, known as the “City Hall” location for the following reasons:

1. The creation of such units is equivalent to three towers located at Coronado Shores. There is no location within Coronado that has greater **population density** than the Shores. Adding 30% more units creates unimaginable traffic problems. Ingress and egress from the Shores onto the Silver Strand is already difficult, not only because of the population at the Shores, but because of the residents and workers at the Base. It plainly makes no sense to take the most highly density area and exaggerate it beyond all reasonableness.
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Many thanks.

A handwritten signature in cursive script that reads "Jerry Knott". The signature is written in dark ink and is positioned below the "Many thanks." text.

March 01, 2021

TO: City of Coronado
Mayor Richard Bailey
Council Members
City Manager

rbailey@coronado.ca.us
bsandke@coronado.ca.us
ctanaka@coronado.ca.us
mdonovan@coronado.ca.us
mheinze@coronado.ca.us
bking@coronado.ca.us



RE: **Proposed Zoning and General Plan Housing Element Changes**

I support the City's efforts to challenge SANDAG's unfair Regional Housing Needs Assessment and encourage the use of legal remedies.

However, I am STRONGLY OPPOSED to the Council's decision to approve the inclusion of the Smart & Final site and the Broadstone site (North Commercial Site Rezone) in the inventory of City property proposed to be rezoned from commercial to mixed commercial/residential in order to meet SANDAG's RHNA targets.

A change in zoning and development of these two sites would greatly increase the housing density, placing additional burdens on residents like myself who live in the Northern quarter. We are already dealing with traffic congestion and pedestrian safety issues, which will only become worse with the Port's plans to redevelop the Ferry Landing marketplace.

The population of my area is much too dense already. Any additional residents would be overwhelming. According to the 2020 census, the population within a one mile radius of Smart & Final is 14,000. The daytime population is 18,000. On weekends it is even more crowded with visitors and residents, and more traffic and congestion.

The City has identified more than enough property sites to satisfy the HCD requirement (178% of the HCD requirement) without including the 111 housing units which are proposed for the North Commercial Rezone.

Further, the City's General Plan shows the Smart and Final site is zoned C (Commercial w/in OACSP). You cannot explore mixed use for this property as a strategy, because it is zoned Commercial.

The General Plan represents the community's view of its future; a constitution made up of the goals and policies upon which the City Council and Planning Commission will base their land use decisions. All zoning decisions must be consistent with the General Plan. If it is not consistent, you must not approve.

Regatta Bay, The Landing, The Point, The Village in Coronado, Crown View, and Coronado Village Residents STRONGLY OPPOSE **any rezone change** to the Smart and Final lot and the Broadstone site which are included in the North Commercial Rezone.

Due to the density issues discussed above, I am requesting the City Council to remove the entire North Commercial Site Rezone (Smart and Final parcels and Broadstone parking lot) from the plan. The number of units in all categories far exceed the amount of units requested by the State of California.

Sincerely,

SANDRA STOUER Kolack *Sandra Stouer Kolack*
Print Name & Signature
1094 FIRST STREET #104 CORONADO CA
Address

Phone & Email (optional)

March 01, 2021

TO: City of Coronado
Mayor Richard Bailey
Council Members
City Manager

rbailey@coronado.ca.us
bsandke@coronado.ca.us
ctanaka@coronado.ca.us
mdonovan@coronado.ca.us
mheinze@coronado.ca.us
bking@coronado.ca.us



RE: Proposed Zoning and General Plan Housing Element Changes

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However, I am STRONGLY OPPOSED to the Council's decision to approve the inclusion of the Smart & Final site and the Broadstone site (North Commercial Site Rezone) in the inventory of City property proposed to be rezoned from commercial to mixed commercial/residential in order to meet SANDAG's RHNA targets.

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Due to the density issues discussed above, I am requesting the City Council to remove the entire North Commercial Site Rezone (Smart and Final parcels and Broadstone parking lot) from the plan. The number of units in all categories far exceed the amount of units requested by the State of California.

Sincerely,

Print Name & Signature

Address

Phone & Email (optional)

Paul E. Krupp
1730 Avenida del Mundo
Unit #807
Coronado, CA 92118
Home: (619) 766-2001 Cell: (214) 435-7532
Email: pekrupp807@gmail.com

April 4, 2021

Mr. Jesse Brown
Senior Planner, City of Coronado
Community Development Department
1825 Strand Way
Coronado, CA 92118

Dear Mr. Brown:

What a unique pleasure it is to live in the beautiful city of Coronado. Being the "Crown Jewel" of the west coast, thousands of tourists visit our beaches and our merchants every year. Much of its appeal has come from your office and the strategic planning it has done to make Coronado the attraction it is. Our most famous and prominent landmark is of course the Hotel del Coronado. They are investing over \$400,000,000 in their property because they believe in their future and the future of Coronado. Are we not the most fortunate to be a part of such a magnificent place to live?

So, it is with great sadness that I have to write you this letter. But I must, because if I do, it just might make a difference to you, the Coronado Community Development Planners, and the powers that be as mandated by SANDAG's "Regional Housing Needs Allocation" (RHNA) vote to provide low to moderate income housing units. Specifically, I wish to address the Coronado Community Development Planner's proposal of 400 of these units that are in the planning stage for the tract of land on Strand Way currently being occupied by your office, City Hall, the Coronado Community (Recreation) Center, the Coronado Playhouse and the associated parking lots of these facilities.

As a city planner, I am hopeful that you see the folly of such a notion. To wantonly destroy existing pristine and very functional facilities to accommodate moderate to low-income housing construction should be considered impractical if not absurd on many levels. I am not a professional City Planner, as you are, but as a lay person, the concerns that come to mind as well as the concerns of many others are numerous:

1. Of necessity, in order to accommodate this number of units, the building(s) will need to be multi-storied. This, in and of itself, would be a distraction to the natural scenic beauty of the bay, Coronado Yacht Club and surrounding area.
2. Parking will have to be provided for cars owned by the tenants of these units as well as additional public parking for visitors to the beach across the street.

Mr. Jesse Brown
Senior Planner, City of Coronado
Page Two

3. Traffic will be significantly increased resulting in more exhaust and noise pollution. Be mindful that traffic along Strand Way is already very dense, particularly in the mornings and afternoons as Navy personnel travel to and from their duty stations in North Island and the Amphibious Base.
4. One could argue that property values would be significantly and unnecessarily diminished, particularly at each of the 1,500 condominium units of Coronado Shores. Reduced property values translate into less property tax revenue for the City, County and State not to mention the owners who have sizeable investments secured in their beach properties.
5. Lastly, no mention has been made of where City Hall plans to relocate its operational offices. Currently, this is a modern, multi-million-dollar facility that is a source of pride for our city. The same is applicable to the Recreation Center if that facility is to be included in this Strand Way proposal.

I strongly urge you, as the Senior Planner for the City of Coronado, and your colleagues to reject any proposal to use this site for any purpose other than for what it is being currently utilized. To do otherwise would be a tragic and unnecessary affront and significant loss to the city as well as the citizens of Coronado.

Very truly yours,

Paul E. Krupp

Ec: The Honorable Richard Bailey
Mayor, City of Coronado
rbailey@coronado.ca.us

Jennifer Ekbald
City Clerk
jekbald@coronado.ca.us

Jesse Brown

From: Dave Landis <davelandis18@gmail.com>
Sent: Tuesday, March 30, 2021 1:58 PM
To: Jesse Brown
Subject: Proposed Construction of Housing Units

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Mr. Brown,

I'm opposed to building 400 housing units by the Coronado Shores.

I came to Coronado in 1980 to attend BUD/S Training and have lived here off and on ever since. Just three months ago, my wife and I managed to buy a condo in the Coronado Shores. Now it looks like the quality of life here is in serious jeopardy!

I'm reminded of the book, Is Paris Burning, by Lapierre and Collins. True story. During the last days of WW2 in occupied France, Hitler gave a direct order to his Paris-based General to destroy the city. Haversacks of explosives were attached to all the historic landmarks and bridges. To disobey the order would mean certain death for the General and his family back in Germany. Still, he knew that "History will never forgive the man who destroyed Paris." He didn't... and we have Paris today.

400 housing units will not destroy Coronado, but it will irrevocably degrade the town with overwhelming human density and traffic. We hope you'll play the role of the aforementioned General and not let this happen. You would have the gratitude of the people of Coronado.

Regards,
Dave Landis!

Jesse Brown

From: laufer1@cox.net
Sent: Tuesday, March 30, 2021 9:36 PM
To: Jesse Brown
Subject: Opposition to 400 housing units next to city hall
Importance: High

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

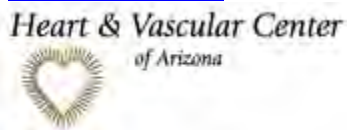
Dear Jesse Brown:

I understand that the parking lots next to City Hall have been identified as a potential site to accommodate affordable housing of up to 400 units for low to very low-income families.

As an owner in the Coronado Shores, and as a tax payer, I strongly oppose this location. Adding 400 housing units will ***mean increased vehicle and pedestrian traffic, increased security costs, and loss of views***. I urge the City Council to remove this site from their plan.

Thank you for your consideration of this request

Nathan Laufer, MD, FACC
Medical Director
Heart & Vascular Center of Arizona
1331 N. 7th Street, #375
Phoenix, AZ 85006
office: 602-307-0070
fax: 602-307-0080
cell: 602-692-5180
laufer1@cox.net
www.heartcenteraz.com



Jesse Brown

From: Levine Family <debra@schmeezle.com>
Sent: Wednesday, March 31, 2021 4:56 PM
To: Jesse Brown
Subject: 400 Housing Units on "City Hall"

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Mr. Brown,

I own a condo at 1820 Avenida Del Mundo. This is our second home, and as such, I've not been as invested in keeping up with the details of this issue as I might. Now that I'm trying to "catch-up" I'm having trouble finding detailed information on the City website regarding which areas are being considered for rezoning.

I've read David Zacharias' email to you of 3/27/21, and agree in principal with most of the issues he brings up. I've also read Jeri Hickman's letter which appeared in the 3/7/21 issue of The Coronado Times.

All these issues regarding traffic, parking, negative impact on infrastructure, property values, etc. are Coronado-wide, not just applicable to the "City Hall" or the "Smart N Final" properties.

From what I have kept up with, the City Council is already appealing the RHNA and I strongly encourage they continue to explore all legal remedies.

I cannot imagine Coronado with 900 additional housing units, but, assuming the Council must rezone properties, then I strongly recommend they rezone in as many areas of the community as they can, and limit actual building permit approvals in any one of those areas, so as to spread the impact evenly across the City.

Adding almost half the required units to just one property would be devastating to the small surrounding area. Especially taking into account the extra traffic etc. expected as the Hotel Del completes their construction, and can start hosting more guests, groups, and events when the pandemic situation resolves.

We can't all be NIMBY's. Of course I'm strongly opposed to the construction of 400 units across the street from The Shores. But I understand that the City's hands are tied.

As I mentioned above, if the Council must rezone, they should do it fairly, and across the entire City. Building permits should be approved or disapproved in the same manner, fairly, and across the entire City, so density is not concentrated in any one area.

Debra Levine
family@schmeezle.com
818-271-1307

Jesse Brown, Senior Planner
City of Coronado: Community Development Department

3/31/2021

1825 Strand Way, Coronado, CA 92118
P: 619.522.2415
jbrown@coronado.ca.us

Attention Mr. Brown:

I am aware of the **California's Regional Housing Needs Allocation policy, or RHNA**, and how it will impact the City of Coronado as well as Coronado Shores Residents.

I would like to express my concerns, because of the traffic, noise and security issues it will create. as well as changing completely the Charm and ambiance the City of Coronado provides.

Coronado is known for its charm and tranquility and with this proposal I believe the charm and the touristy nice little town feeling will be drastically changed.

It should be kept a small resort type little town. Not a hectic traffic location with security and traffic issues. I would appreciate if you can voice my concerns as many others who live in Coronado. And oppose to this 400 Units to be built.

Thank You! for your kind attention to this matter,

Best Regards,

Diane Lipowsky

1750 Avenida del Mundo,

Unit 507,

Coronado CA 92118

619 954 8031

Jesse Brown

From: Daniel Litchi <daniel.litchi@gmail.com>
Sent: Saturday, March 27, 2021 5:36 PM
To: Jesse Brown
Cc: daniel litchi
Subject: Public Review Draft Housing City Hall Site

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mr Brown,

Subject: Public Review of Housing at City Hall Site.

As residents of Las Flores building at the Coronado Shores complex, we are very worried about the proposed plan to allocate 400 units of low and very low income housing at the City Hall site. Building these units at this site will have a devastating impact on our investments and well being. It will create increased traffic, congestion, loss of views, and greatly increase the cost of security.

This project **will grind to a halt all future investments in Coronado**. Its remarkable what is being accomplished in terms of new investments at the Hotel Del, and all the new restaurants and businesses being set up in the last few years, all of this will stop and gradually disappear as tourists and conventions look for a better and safer city. We urge the Coronado planning Commission to reconsider allocating this low income housing in a more appropriate site where it will not have such a devastating impact on the local economy. We all have a responsibility to maintain Coronado as the very special place it is, lets work towards maintaining and creating a better place for future generations.

Thank You

Daniel Litchi
Resident Coronado Shores
Las Flores units 209,407, 408, 1604.

REC'D CLERK'S OFFICE
APR 01 2021 PM 12:45

Jennifer Ekblad, City Clerk
Coronado City Hall
1825 Strand Way
Coronado CA 92118

City Planning Commission and City Council:

I am an owner of a unit at the Shores and writing to voice my concerns about adding 400 housing units to the area across the Strand. This will overwhelm the boardwalks, increase traffic to an already overwhelmed area, and a loss of view corridors. I urge the City Council to remove this site from the plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Darran Littlefield". The signature is fluid and cursive, with a large initial "D" and a stylized "L".

Darran Littlefield
1730 Avenida Del Mundo, #408
Coronado, CA 92118
206-920-1199
dlittlefield@pointb.com

Mr. Brown,

I write to you as a unit owner and resident of The Shores. I am **STRONGLY OPPOSED** to the construction of 400 units across the street, known as the “City Hall” location for the following reasons:

1. The creation of such units is equivalent to three towers located at Coronado Shores. There is no location within Coronado that has greater **population density** than the Shores. Adding 30% more units creates unimaginable traffic problems. Ingress and egress from the Shores onto the Silver Strand is already difficult, not only because of the population at the Shores, but because of the residents and workers at the Base. It plainly makes no sense to take the most highly density area and exaggerate it beyond all reasonableness.
2. Individuals living at the proposed units will be employed either within the retail shopping area of Coronado, at the Naval Base, in San Diego, or at points south (Imperial Beach, Chula Vista). The traffic through the City to the Bridge, along Ocean Avenue to the Base, or southward is unimaginable today; the traffic will be impossible should the units be built at “City Hall.”
3. Parking is now a major problem. The current city parking is wholly inadequate today, particularly in the beach areas. Assuming two cars per unit, an additional 800 cars plus guest cars will need to be parked somewhere, taking either more ground space (which is unavailable) or force underground or above ground parking facilities. Underground parking is terribly expensive given the low water table. Above ground destroys the visual appeal that has made Coronado the great city it is.
4. Depending how tall the buildings will be, the view from various condos within the Shores will be inhibited, reducing the value of those condos. The location does not do justice to those who have paid a heavy price/sq. ft. to acquire their condos with a view.
5. Given the desecration of value for various condos, a property tax relief from the Prop 13 is most likely not being offered. This only suggests that some people will be paying an extremely high tax rate relative to value (depressed). This is not fair treatment. If there is an adjustment to “purchase price plus” under Prop 13, the tax revenue for the City of Coronado will be decreased at a time when school building and infrastructure needs are increased.
6. The local infrastructure of Coronado at “City Hall” cannot support the increase in the population. The impact on schools, the health care facilities and general trade is nothing but negative. Emergency runs to the hospital from the Shores will cause

the loss of life given the cross-island nature of the City Hall location relative to the hospital with the increase in traffic.

7. Virtually the only food shopping capability is Von's-a sad, dirty and currently too small-to- service store will be over-whelmed. Parking, not only a problem currently, will become horrendous should the units be built.

I STRONGLY URGE YOU TO DO EVERYTHING WITHIN YOUR POWER TO STOP THE 912 UNITS FROM BEING BUILT, BUT MOST CERTAINLY NOT BUILD THEM IN THE ONE AREA OF CORONADO THAT HAS THE HIGHEST POPULATION DENSITY!

Many thanks.

Jesse Brown

From: Michael <michaelallanlutz@gmail.com>
Sent: Friday, March 19, 2021 11:11 AM
To: Jesse Brown
Cc: michaelallanlutz@gmail.com
Subject: Housing Element Update

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Jesse, I am greatly troubled by the thought of having hundreds of units and thousands of low income residents on the proposed site between the Coronado boathouse and the Bluewater restaurant. I/we live in Las Flores and selected our condo based on the beautiful and unimpeded view of the golf course, Glorietta Bay and the downtown skyline with minimal lighting affecting that view at night. The plan will carry destruction of the unique character of the Strand at this end of town. I am prepared to do all I can to help mitigate what would surely be a catastrophe for the residents of the Shores with such a plan.

Please do not hesitate to contact me as to how I can help fight this plan.

Thanks, Michael

Michael Lutz
1770 Avenida del Mundo Unit 904
Coronado, CA 92118
michaelallanlutz@gmail.com
619-346-2277

Jesse Brown

From: Michael Smith <fyterdoc@gmail.com>
Sent: Sunday, March 21, 2021 9:28 AM
To: Jesse Brown
Subject: Low income tower

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

This sounds like such idiocy has to be unbelievable. Whoever ordered such a thing is not thinking straight, or is a liberal who feels that punishing people with more money is the proper thing to do in society. Such a project would get rid of a valuable building/office space, remove a large number of parking spots that are used by people all over the county who are middle income or lower income who want to go to the beach, and devalue the homes across the street in the shores by destroying their views. What about the school you were not using right next to the airfield - build a tower there. Better yet buy 500 acres in Alpine or Ramona in the unincorporated area, and annex it to the city of Coronado and then build there.

From the first time I heard about this whole project, I thought the people who directed Coronado to come up with 1000 low income housing units were obviously on some thing. There are only 1100 units in all of Coronado Shores.

Sent from my iPhone - Michael Smith

Jesse Brown

From: Jennifer Ekblad
Sent: Wednesday, March 24, 2021 11:40 AM
To: Jesse Brown; Richard Grunow
Subject: FW: New low Income Housing project coronado

This wasn't directed to the Council and not sure if its in reference to the Housing Element?

I have been told that the Shores HOA sent a letter regarding housing near City Hall.

Best Regards,

Jennifer Ekblad | MMC | CPM
City Clerk

CITY OF CORONADO
City Clerk's Office | www.coronado.ca.us
1825 Strand Way | Coronado, California 92118
Direct: (619) 522-7321 | Main: (619) 522-7320 | Fax: (619) 522.2407

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

From: Oscar a Fernandez Malvido <osferm@me.com>
Sent: Tuesday, March 23, 2021 22:59
To: Jennifer Ekblad <jekblad@coronado.ca.us>
Subject: New low Income Housing project coronado

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

To whom it May concern :

It was called to our attention a new low to very low income housing project in coronado california, and we totaly opose the idea as it would Ruin the years of care and maintenance of our town , considered a high end residential area , and its impact on our comunity and the value of our Properties in the neighborhood.

Thanks for considering the relocation of your project in This peaceful , quiet. And beautiful residential área .
Owners of Apt 609 Cabrillo .

Jesse Brown

From: Perry mansfield <pmansfield@mansfieldcompanies.com>
Sent: Sunday, March 28, 2021 9:14 PM
To: Jesse Brown; Perry mansfield
Subject: coronado housing development

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Jesse,

This letter is in strong opposition of any plan to put low income housing across from the Coronado Shores development.

My family has lived in Coronado for 25 years, and our children went to school in all three systems. As a resident of our Island community we have been repeatedly impacted adversely by massive military expansion and growth, which has not been adequately evaluated in this broad stroke of Government housing expansion.

The new Strand expansion of the military and the enormous car egress onto the Island have made it difficult as a surgeon to get off the Island in emergencies when I am on call especially between 7 to 9am and 3 to 4pm.

It is irresponsible to continue expanding housing when the military has expanded without compromise for our community.

It is the responsibility of our elected politicians of Coronado to stand up against this unjust and unfair and incorrect ruling that continues to stretch our Island resources. In addition, the Hilton Hotel Coronado Del expansion was NOT approved by the City nor the residents of the Coronado Shores with the understanding that an additional 400 housing units may exist adjacent to the Shores. If so, the Shores would likely not have participated cooperatively in the expansion, which is vital to the City's economic stability. I am hopeful the Del is involved with this ongoing negotiation with our State, as they represent a very powerful voice in this conversation.

Please keep me informed as to this ongoing problem.

Thank you,

PTM

Perry T. Mansfield MD., FRCSC.
Chief Executive Officer and Founder
E PMansfield@MansfieldCompanies.com
T 619.810.1111
W MansfieldCompanies.com

MANSFIELD
THE MANSFIELD COMPANIES

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The content of this email should not and cannot be considered in any regard, as either explicitly or by implication, to serve as medical advice under any circumstances or in any form. The reader acknowledges that this content does not represent medical advice.

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Jesse Brown

From: Jennifer Ekblad
Sent: Thursday, March 25, 2021 4:24 PM
To: Richard Grunow; Jesse Brown
Subject: FW: Housing

Another one....

Best Regards,

Jennifer Ekblad | MMC | CPM
City Clerk

CITY OF CORONADO
City Clerk's Office | www.coronado.ca.us
1825 Strand Way | Coronado, California 92118
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-----Original Message-----

From: Elaine Marcus <penny.19@comcast.net>
Sent: Thursday, March 25, 2021 14:00
To: Jennifer Ekblad <jekblad@coronado.ca.us>
Subject: Housing

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

As an owner at 1810 Avenida Del mundo I am opposed to your plan the increase in traffic will impact an already crowded space. Please take this site off your list Elaine Marcus

Sent from my iPhone

Jesse Brown

From: Elaine Marcus <penny.19@comcast.net>
Sent: Tuesday, March 30, 2021 8:49 AM
To: Jesse Brown
Subject: Housing

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Please don't consider putting housing up across from the hotel Del that area is already over congested and the increase in traffic would be intolerable! Thank you Elaine Marcus 1810 Avenida Del mundo unit 802

Sent from my iPhone

RECEIVED

By Coronado City Clerk's Office at 8:22 am, Mar 09, 2021

From: HOA Admin
To: [Richard Bailey](#); [Mike Donovan](#); [Bill Sandke](#); [Casey Tanaka](#); [Marvin Heinze](#); [CM Web Contact](#); [Jennifer Ekblad](#)
Subject: Assistance with Smart and Final Development
Date: Monday, March 8, 2021 5:14:24 PM

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Good Afternoon,

I co-manage 4 HOA's totaling roughly 140 Units on the corner of 1st St and C Ave including: Coronado Point, The Village in Coronado, Crown View and Regatta Bay. We are aware of the potential plans for rezoning and developing the Smart and Final lot and know that there is ample correspondence from the Ownerships in these communities that see this as detrimental to home values and day to day life on the Island. I trust their comments are playing a role in your considerations and plans, and I understand that you are being forced to make a decision on something you likely didn't want in the first place.

I am a firm believer in planning ahead for all of the possible outcomes and understand that the City is in a tight spot with some higher authorities. If there is no way around this plan and it moves forward, I believe my firm is uniquely situated to assist in the transition.

I've seen that many of the frustrations from the Homeowners comes from a lack of information and communication. This is not the fault of the City as it isn't feasible to expect daily updates and personnel calls to every Owner on the Island. Due to our close proximity, our relationship with the current residents, our ability to communicate quickly with each resident, and our expertise in managing residential and mixed used condominiums in Coronado, I feel that RG Investment would likely be a great asset to both the City and the Developer if the Project were to be approved.

I am very interested in the potential benefits for both the current residents, and potential future residents, and would like to be further involved in this process with both the City Council Members and the Developer. If there are ways that you can see us being of value, please let me know and I would be more than happy to discuss further.

Thank you for your time and I look forward to hearing from you.

[Nate Moncrief](#)
[RG Investment](#)
[Real Estate Services, Inc.](#)
hoadmin@rgpobox.com
Phone: 858-268-5004

Fax: 858-268-7743
www.rginvestmentre.com

Jesse Brown

From: Mike Morgan <morganmj2013@gmail.com>
Sent: Sunday, March 28, 2021 3:52 PM
To: Jesse Brown
Cc: Casey Tanaka; Richard Bailey; Marvin Heinze; Bill Sandke; mdonanvan@coronado.ca.us
Subject: Comments on the City of Coronado Housing Element Plan

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Mr. Brown,

Why are NASNI/NAB Military and Navy Civilian employees counted as working in Coronado? Has anyone considered that these bases could probably be considered Federal Enclaves, and the employees are actually working on Federal Land? I would think this would help get the population numbers down, and lower the requirement for affordable housing.

Thanks for your hard work on this issue,

Mike Morgan, CPA
Unit 701
1760 Avenida del Mundo
Coronado, CA 92118

DR. DONALD LEROY NIEWOLD
5140 RALLS ROAD
LAS CRUCES, NM 88012

April 3, 2021

RECEIVED

By Coronado City Clerk's Office at 9:00 am, Apr 05, 2021

Via Email

jekblad@coronado.ca.us

Ms. Jennifer Ekblad
City Clerk
Coronado City Hall
1825 Strand Way
Coronado, CA 92118

Re: Regional Housing Needs Allocation (RHNA)

Dear Ms. Ekblad:

This will confirm that I reside part of the year in the Cabrillo Towers at the Coronado Shores located at 1730 Avenida del Mundo in Coronado, California. I was advised that the Coronado City Council conducted a meeting on February 16, 2021. In that regard, the consultants hired by the City of Coronado were asked to identify particular sites for adding housing stock based on income categories pursuant to the Regional Housing Needs Allocation (RHNA) review of cycle of housing needs for Coronado, California.

I am opposed to the site wherein the property directly across the street from the Coronado Shores on Strand Way would be identified as a potential site to accommodate affordable housing of up to 400 units for low to very low income families.

The 400 housing units added to this area would overwhelm the ingress and egress from Coronado Shores to Strand Way. In addition, the traffic would overwhelm the traffic corridors. Further, based upon the height requirement, the housing would block and obscure my view of the downtown bay area of San Diego in that my condominium currently has a panoramic view of the City of San Diego and bay area, The Hotel Del, and the Pacific Ocean. The proposed housing development would greatly diminish the market value of my condominium. I would respectfully request and urge the city council to remove this site from the plan.

Further, I would request that your office forward a copy of this Comment to the California Department of Housing and Community Development (CDHCD) for consideration.

Respectfully,



Dr. Donald Leroy Niewold
The Cabrillo
1730 Avenida del Mundo
Unit 205
Coronado, CA 92118
Cell Phone Contact: (575) 496-6799

March 01, 2021

TO: City of Coronado
Mayor Richard Bailey
Council Members
City Manager

rbailey@coronado.ca.us
bsandke@coronado.ca.us
ctanaka@coronado.ca.us
mdonovan@coronado.ca.us
mheinze@coronado.ca.us
bking@coronado.ca.us



RE: **Proposed Zoning and General Plan Housing Element Changes**

I support the City's efforts to challenge SANDAG's unfair Regional Housing Needs Assessment and encourage the use of legal remedies.

However, I am STRONGLY OPPOSED to the Council's decision to approve the inclusion of the Smart & Final site and the Broadstone site (North Commercial Site Rezone) in the inventory of City property proposed to be rezoned from commercial to mixed commercial/residential in order to meet SANDAG's RHNA targets.

A change in zoning and development of these two sites would greatly increase the housing density, placing additional burdens on residents like myself who live in the Northern quarter. We are already dealing with traffic congestion and pedestrian safety issues, which will only become worse with the Port's plans to redevelop the Ferry Landing marketplace.

The population of my area is much too dense already. Any additional residents would be overwhelming. According to the 2020 census, the population within a one mile radius of Smart & Final is 14,000. The daytime population is 18,000. On weekends it is even more crowded with visitors and residents, and more traffic and congestion.

The City has identified more than enough property sites to satisfy the HCD requirement (178% of the HCD requirement) without including the 111 housing units which are proposed for the North Commercial Rezone.


Further, the City's General Plan shows the Smart and Final site is zoned C (Commercial w/in OACSP). You cannot explore mixed use for this property as a strategy, because it is zoned Commercial.

The General Plan represents the community's view of its future; a constitution made up of the goals and policies upon which the City Council and Planning Commission will base their land use decisions. All zoning decisions must be consistent with the General Plan. If it is not consistent, you must not approve.

Regatta Bay, The Landing, The Point, The Village in Coronado, Crown View, and Coronado Village Residents STRONGLY OPPOSE **any rezone change** to the Smart and Final lot and the Broadstone site which are included in the North Commercial Rezone.

Due to the density issues discussed above, I am requesting the City Council to remove the entire North Commercial Site Rezone (Smart and Final parcels and Broadstone parking lot) from the plan. The number of units in all categories far exceed the amount of units requested by the State of California.

Sincerely,

ANN NORMAN 
Print Name & Signature
1099 1st Street # 414, CORONADO
Address
(414) 412-1251 (cell) annseottcoronado@aol.com
Phone & Email (optional)

Jesse Brown

From: Raul Obregon <robregons@gmail.com>
Sent: Thursday, April 1, 2021 7:55 AM
To: Jesse Brown
Subject: Coronado Housing Proposal

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Jesse Brown
Senior Planner
City of Coronado

Mr Brown,

I have been visiting Coronado since the early 1990 and now I am home owner since 2015 of the Coronado Shores.

We as a family have been learning and understanding the planned development of low income and affordable housing project nearby.

We want to commend the City Council on taking a step towards being part of the solution in the State of California to a problem that keeps on growing and that is nor easy nor challenging.

Having said these I am very concerned on the solution provided for the development site. Unfortunately these housing development bring a broad scope of social vices to communities like Coronado. I am sure that there are severall families as well as ours that are very concerned with this fact.

I am sure that as City Council you have looked at the different yet limited options that Coronado has but this solution is really perplexing and not supported by us both as home owner and head of family.

Sincerely

Raul Obregon
El Encanto
Coronado Shores

Jesse Brown

From: judy parris <lrparris@sbcglobal.net>
Sent: Tuesday, March 30, 2021 1:13 AM
To: Jesse Brown
Subject: Hwy 75

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Jesse, I am a resident at The Coronado Shores. I have lived here since 2010. The traffic has doubled in the last five years. The traffic noise is horrendous. The housing that you are purposing on Hwy 75 will cause even more traffic in this already high traffic area. Has the city done research on the amount of traffic in this area? The amount of tourists that cross Hwy 75 at this City Hall area is enormous. Adding more traffic in this area will be fatal. May I suggest another area on the island. The Coronado Tidelands Park has room for housing and is easily accessed from the bridge. Easy on and easy off the bridge. Another thought is the Verneti Stadium baseball field between A and B Avenue. Please reconsider building at the City Hall area on Hwy 75.

Sincerely, Judy Parris

Sent from my iPhone

Jesse Brown

From: Irene Pedroza <elranchocoronado@gmail.com>
Sent: Thursday, April 1, 2021 2:46 PM
To: Jesse Brown; richard@richardbailey.com; caseytanaka@yahoo.com; mikedonovancornado@gmail.com
Subject: Letter Opposing Coronado's increase in density

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mr Brown,

My name is Irene Pedroza. Coronado is my home and my family owns several properties on this beautiful island including El Rancho Motel.

We are strongly opposed to the proposed increase of density in Coronado.

Coronado is one of the few Historic towns in California, why would any San Diegan see devaluing Coronado as something positive?

There are only two very tight points of access to the Island. Adding 900+ units to Coronado will strongly impact the island's uniqueness and tourism income.

Coronado lacks supermarkets, gas stations, schools and other basic infrastructure, residents would have to leave the island to purchase their groceries, and this would add traffic to the already problematic situation we live in.

We ask you to help us stop this construction, we believe it will be a huge mistake.

Sincerely,
Irene Pedroza
(619)206-9514

Jesse Brown

From: Dr Marvin Peterson <drmarvinpeterson@gmail.com>
Sent: Tuesday, April 13, 2021 8:22 AM
To: Jesse Brown; Richard Bailey; Bill Sandke; Casey Tanaka; Mike Donovan; Marvin Heinze
Subject: Re: Town Hall Meeting on Low Income Housing by City Hall - Wednesday, April 7th at 5:00pm via Zoom

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear fellow Coronado residents,

I see no benefit for either the potential new low income residents of Coronado with this plan to add them to Coronado be destroying badly needed areas of our city. I served for nine years in the Navy first with the SEALs, then as a pilot off the Aircraft Carriers. I do not see the reason to destroy the city to benefit low income housing. There is space in Imperial Beach and in the hills East of San Diego. There are many areas where the population is shrinking in the farming areas which could easily give space for more people. I specifically recommend areas like Kittson County, Minnesota where I was born. The schools have excess capacity and the population is plummeting. Why destroy Coronado to help a politician who wants more votes at the cost of destroying something beautiful? Many of us served in the military and fought for this country. Why should we be penalized to benefit people who have never served?

Cordially,

Dr. Marvin Peterson
Coronado Shores

On Thu, Apr 8, 2021 at 5:38 PM Leni Peterson <lpeterson@peterson.mx> wrote:

We should all write in. Mom

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

From: **Erika Taylor** <notify@buildinglink.com>

Date: Mon 5 Apr 2021 at 10:12

Subject: Town Hall Meeting on Low Income Housing by City Hall - Wednesday, April 7th at 5:00pm via Zoom

To: Helen Peterson <lpeterson@peterson.mx>

Good Morning La Playa Residents,

Please find the information on the Town Hall Meeting presented by Mayor Richard Bailey on Low Income Housing.

Rough outline below:

- 1) housing cycle background.
- 2) historical process for housing cycle.
- 3) what made this housing cycle different.
- 4) how the city is fighting it.
- 5) the city's current legal requirements.
- 6) what happens if city does not meet legal requirements.
- 7) the city's game plan for meeting legal requirements in least impactful way.
- 8) why the shores shouldn't worry about proposed units.
- 9) why the smart and final lot is being considered for "low income housing"
- 9) the public process going forward.
- 10) proposed state legislation that further complicates everything.
- 11) Q and A

The Zoom meeting is open to the first 100 participants and can be viewed on **YouTube** starting **Thursday, April 8th** by searching "Mayor Richard Bailey answers questions on proposed low income housing in Coronado".

Please encourage as many homeowners as possible to write a letter to:

Jesse Brown | Senior Planner

City of Coronado

Community Development Department

[1825 Strand Way](#)

[Coronado, CA 92118](#)

jbrown@coronado.ca.us

State Assembly (District 78) –

[Assembly Member Christopher M. Ward](#)-DEM

District Office

[1350 Front Street, Suite 6054](#)

[San Diego, CA 92101](#)

State Senate (District 39)-

[Senator Toni G. Atkins-DEM](#)

San Diego District Office

[1350 Front Street, Suite 4061](#)

[San Diego, CA 92101](#)

Mayor Richard Bailey:

rbailey@coronado.ca.us

Bill Sandke

bsandke@coronado.ca.us

Casey Tanaka

ctanaka@coronado.ca.us

Mike Donovan

mdonovan@coronado.ca.us

Marvin Heinze

mheinze@coronado.ca.us

Zoom Link:

Join Zoom Meeting

<https://us02web.zoom.us/j/81081346469?pwd=S25QS3VEQ2ZWdTFTWmFBUVZpSkNrZz09>

Meeting ID: 810 8134 6469

Passcode: 123456

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--



Dr. Marvin Peterson
Founder

Jesse Brown

From: Olen Petznick <olen@redrivercattle.com>
Sent: Tuesday, March 30, 2021 1:04 PM
To: Jesse Brown
Subject: RHNA HOUSING

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

March 30, 2021

Jesse Brown | Senior Planner
City of Coronado
Community Development Department
1825 Strand Way
Coronado, CA 92118

Dear Mr. Brown,

My wife and I have been residents of Coronado Shores since 1986, and we have seen many changes to the City over the past thirty-five years. What was once a calm summer haven for hot weather visitors is now almost unrecognizable. We understand that growth is beneficial to local businesses, and we also know that the City must comply with the RHNA mandate. However, we are adamantly opposed to the addition of low-income, high-density housing adjacent to City Hall for the following reasons:

1. **Parking.** The parking lot adjacent to City Hall is already overcrowded, even in the winter months. Without this lot, where would visitors park to access the beach, the Bluewater Grill, or Seaforth Rentals? The boardwalk lot on El Encanto is standing room only, and parking along the Strand west side curb is constantly full. Also, where would boat owners park who dock their boats at the Glorietta Bay Marina?
2. **Overcrowding.** As I mentioned, parking is at a premium, but so is ingress/egress to the beaches. To my knowledge, the only southern access point to the boardwalk sits west of the parking lot at City Hall, above the parking lot west of the Shores gate. RHNA residents could easily walk across the street to the beach while vacationers and residents would be forced to park inland, assuming they could find a space at all. Is this fair to vacationers and owners?
3. **Safety.** The addition of up to 400 housing units in this location would pose several areas of concern. First, The Shores is not a fully gated community. There are perimeter walls along a portion of the community, but somebody could easily jump them. The roadways between the units are protected from vehicle traffic by gate arms, but they are not fenced. Adding hundreds of additional residents around the area would inevitably cause the Shores to add more fencing and more round-the-clock security at the owner's expense. Is this fair to the Shores residents?
4. **Loss of views.** Many of our residents have purchased their homes to enjoy the view of Glorietta Bay. RHNA housing would adversely impact these views from their residences.

In closing, we understand that you must find space for RHNA housing, but this option would be unfair and create unneeded chaos. It is not the answer.

Respectfully Yours,

Belle and Olen Petznick

1810 Del Mundo Unit 1002
Coronado CA 92118

Jesse Brown

From: Lisa L. Portnoff <lportnoff@sbcglobal.net>
Sent: Tuesday, March 30, 2021 6:07 AM
To: Jesse Brown
Cc: 'Lee Portnoff '
Subject: FW: Regional Housing Needs Allocation

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Jesse Brown:

As owners of two condos at Coronado Shores we are strongly opposed to any kind of housing development on the property directly across the street on Strand Way on or near the parking lots next to City Hall. The last thing the area needs is loss of parking. The area is already densely populated and cannot accommodate more housing, more cars, more residents or more traffic. Please forward our comments to the California Department of Housing and Community Development for their consideration.

Sincerely,

Lisa and Lee Portnoff
1810 Avenida del Mundo 707
1830 Avenida del Mundo 1404
Coronado CA 92118

Jesse Brown

From: Jennifer Ekblad
Sent: Wednesday, April 14, 2021 7:55 AM
To: Richard Grunow; Jesse Brown
Subject: FW: Section 8 Housing

Best Regards,

Jennifer Ekblad | MMC | CPM
City Clerk



CITY OF CORONADO

City Clerk's Office | www.coronado.ca.us
1825 Strand Way | Coronado, California 92118
Direct: (619) 522-7321 | Main: (619) 522-7320 | Fax: (619) 522.2407

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From: Sunny Freidkin <sunnylynn22@gmail.com>
Sent: Tuesday, April 13, 2021 19:15
To: Jennifer Ekblad <jekblad@coronado.ca.us>
Cc: nado.tina23@gmail.com
Subject: Section 8 Housing

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

To whom it may concern,

I reside in the Shores Condos, and I have lived here for over 15 years. When I purchased this property I bought a 1700 sq ft unit at \$700 a sq ft. As of today, the equity in the unit has risen to \$1335 a sq ft. I understand you are considering adding Section 8 Housing across the street at the City Hall parking lots -- this move will affect traffic, property values, and the views that were many of the reasons I purchased this unit. If you go through with this construction project, I think you need to inform the condo owners of your plans to ease the traffic and parking, and provide compensation for the drop in property values that is sure to occur if you proceed. Also, added security will be required to keep parking overflow from moving to our parking lots that we pay to maintain.

I do not think it appropriate to put 400+ units here when there are other more accessible places to put these units, that would have better access to streets for the traffic that is certain to be added to the island. We are a small community within the island, and this is just another reason I so enjoy living here. This move will change

the dynamic of the complex, and not for the better. I pay over \$8000 a month in HOA fees to ensure the privacy of myself and my neighbors, and I fear the fee will rise and our privacy will be encroached upon if you proceed with building at this site.

I would love to hear from you on how you plan to resolve these issues with property owners that pay property taxes.

Sincerely yours,
Dr Tawfik Rizkallah MD
(619)435-1735

Jesse Brown

From: John Robinson <beitzen885@fastmail.fm>
Sent: Sunday, March 21, 2021 11:56 AM
To: Jesse Brown
Subject: Subject: Public Review Draft Housing Element Update 2021-2029

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Hello Mr. Brown,

Thank you for the chance to make an input for the record in regard to the subject housing element draft update.

The proposal to put 400 units where the mayor's office is located along with other community buildings I know is being forced upon you by the state. I also gather that unless the Navy can cede land for this effort, and I doubt if it will, your office can only look upon the land it actually owns for possible development.

Sometimes in my career, the answer to my superiors was that the mission was impossible. I think this is where we are at with the state. To try to build 400 units on that strip of land facing the yacht club and bay is impossible when you must also provide parking, safe entry and exit, and meet all the demands of the permitting process. Further, that large number of new residents and corresponding vehicles will result in a traffic nightmare as vehicles barrel down the highway on their way to work and individuals of all ages and in great numbers try to cross the street.

There will be a huge impact on the Shores owners who presently face that direction as I assume you will have to build a multi-story high-rise to accommodate so many units. How would such a high-rise meet the various codes for height I do not know, but in the end, there will be a very negative loss of value to the Shores units. I do not own a Shores unit facing in that direction, but I do care what happens to those that do.

I also wonder about the effect on the Hotel Del as large numbers of people wander through that facility already chocked full of tourists as they are bused in for the day. The beach is already packed by the Del and Shores, and the new development you have described will not help that situation either.

What about security for those yachts presently moored along the bay and facing west towards the mayor's office. My guess is that they would all have to relocate.

In closing, the concept to put on some of the most valuable bayfront land in the San Diego area low income high rise housing in an already congested area makes little sense. Why would the city government give up the facilities in which they now work, or the citizens of Coronado give up their meeting rooms and gym, the Playhouse Theater and much more and where would such amenities and offices relocate?

Sincerely,

John Robinson

Mr. Brown,

I write to you as a unit owner and resident of The Shores. I am **STRONGLY OPPOSED** to the construction of 400 units across the street, known as the “City Hall” location for the following reasons:

1. The creation of such units is equivalent to three towers located at Coronado Shores. There is no location within Coronado that has greater **population density** than the Shores. Adding 30% more units creates unimaginable traffic problems. Ingress and egress from the Shores onto the Silver Strand is already difficult, not only because of the population at the Shores, but because of the residents and workers at the Base. It plainly makes no sense to take the most highly density area and exaggerate it beyond all reasonableness.
2. Individuals living at the proposed units will be employed either within the retail shopping area of Coronado, at the Naval Base, in San Diego, or at points south (Imperial Beach, Chula Vista). The traffic through the City to the Bridge, along Ocean Avenue to the Base, or southward is unimaginable today; the traffic will be impossible should the units be built at “City Hall.”
3. Parking is now a major problem. The current city parking is wholly inadequate today, particularly in the beach areas. Assuming two cars per unit, an additional 800 cars plus guest cars will need to be parked somewhere, taking either more ground space (which is unavailable) or force underground or above ground parking facilities. Underground parking is terribly expensive given the low water table. Above ground destroys the visual appeal that has made Coronado the great city it is.
4. Depending how tall the buildings will be, the view from various condos within the Shores will be inhibited, reducing the value of those condos. The location does not do justice to those who have paid a heavy price/sq. ft. to acquire their condos with a view.
5. Given the desecration of value for various condos, a property tax relief from the Prop 13 is most likely not being offered. This only suggests that some people will be paying an extremely high tax rate relative to value (depressed). This is not fair treatment. If there is an adjustment to “purchase price plus” under Prop 13, the tax revenue for the City of Coronado will be decreased at a time when school building and infrastructure needs are increased.
6. The local infrastructure of Coronado at “City Hall” cannot support the increase in the population. The impact on schools, the health care facilities and general trade is nothing but negative. Emergency runs to the hospital from the Shores will cause

the loss of life given the cross-island nature of the City Hall location relative to the hospital with the increase in traffic.

7. Virtually the only food shopping capability is Von's-a sad, dirty and currently too small-to- service store will be over-whelmed. Parking, not only a problem currently, will become horrendous should the units be built.

I STRONGLY URGE YOU TO DO EVERYTHING WITHIN YOUR POWER TO STOP THE 912 UNITS FROM BEING BUILT, BUT MOST CERTAINLY NOT BUILD THEM IN THE ONE AREA OF CORONADO THAT HAS THE HIGHEST POPULATION DENSITY!

Many thanks.

Jesse Brown

From: Jennifer Ekblad
Sent: Wednesday, March 31, 2021 7:56 AM
To: Richard Grunow; Jesse Brown
Subject: FW: Coronado Low income Housing

Best Regards,

Jennifer Ekblad | MMC | CPM
City Clerk



CITY OF CORONADO

City Clerk's Office | www.coronado.ca.us
1825 Strand Way | Coronado, California 92118
Direct: (619) 522-7321 | Main: (619) 522-7320 | Fax: (619) 522.2407

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From: John Rubenstein <Johnr@rubensteinre.com>
Sent: Wednesday, March 31, 2021 07:36
To: Jennifer Ekblad <jekblad@coronado.ca.us>
Cc: 'arlo1234@aol.com' <arlo1234@aol.com>
Subject: Coronado Low income Housing

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

To the City of Coronado,

My wife and I own #403 @ 1730 Avenida Del Mundo, Coronado, CA

We agree with the City's position on this matter.

Respectfully

John L. Rubenstein
Rubenstein Real Estate
6310 Lamar, # 220
Overland Park, KS 66202
913-362-1999 office

816-804-7996 cell
johnr@rubensteinre.com

Jesse Brown

From: Jennifer Ekblad
Sent: Friday, March 26, 2021 8:42 AM
To: Jesse Brown; Richard Grunow
Subject: FW: Housing at strand

Best Regards,

Jennifer Ekblad | MMC | CPM
City Clerk

CITY OF CORONADO
City Clerk's Office | www.coronado.ca.us
1825 Strand Way | Coronado, California 92118
Direct: (619) 522-7321 | Main: (619) 522-7320 | Fax: (619) 522.2407

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

From: Lorena Saenz Ruiz <loregirault@me.com>
Sent: Thursday, March 25, 2021 21:30
To: Jennifer Ekblad <jekblad@coronado.ca.us>
Subject: Housing at strand

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Hi ,
I am writing you to please attend this matter, There is no logic in place 900 Houses , in a place that receives tourism Coronado has his value because of his beauty , small island, small community, recibe a lot of money from tourism , fro abroad an another states ,

That will result in:
Less tourists
Less money revenue
Less sells for stores an restaurant
Equals for less jobs .
Less school capacity.
To crowed equal to more crime .
It will lower the value o the land.
More traffic so more pulled.
People that buys uninstructed views

Will loose in a second the value o their propertied.

This is like communism,
I can not believe this is happening
In the US.
Thanks
Lorena

Jesse Brown

From: Diane Rutherford <dianelrutherford@icloud.com>
Sent: Thursday, March 18, 2021 2:05 PM
To: Jesse Brown
Subject: COMMENTS FOR - Public Review Draft Housing Element Update 2021-2029

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Jesse,
Thank you for sending me the Draft Housing Document.
Here are my comments:

I am opposed to the requirement that Coronado increases its housing by over 900 units. I encourage the City to **continue fighting** SANDAG on this requirement.

That being said, I am opposed to the use of the "City Hall Site" to support 400 units of low and very low income R5 housing (described on page 137 of the draft.). The 8.9 acres to accommodate these 400 units includes a parking lot, city hall building, park used for weddings, community center and playhouse, community rec center, olympic pool, the boat launch and city park. To rezone and bulldoze that entire area so that hundreds of units could be accommodated is an outrage. Coronado and its waterfront is a gem to the entire region. It allows free parking and access to the Bay, Marina, and Pacific Ocean at/near Avenida De Las Arenas. All that beauty and access would be destroyed by public housing units, increased congestion, reduced parking availability, increased foot traffic, the need for more public transportation, grocery stores, public infrastructure like household water, electricity, sewage, water runoff management, etc. Don't destroy Coronado!

PLEASE REMOVE THE CORONADO CITY HALL SITE from consideration for 400 R-5 units.

PLEASE FIGHT SANDAG's overreach and flawed plan requiring Coronado to bear this housing load without considering the US Navy and its role in Coronado's housing. Please elevate the fact that other communities have plenty of available land - without destroying the very fabric of their entire town. We love Coronado - please don't destroy our crown gem!

Respectfully submitted,

Diane Rutherford
Full-time Coronado Resident since 2016

On Mar 17, 2021, at 10:02 AM, Jesse Brown <jbrown@coronado.ca.us> wrote:

Hello,

You are receiving this email because you have expressed an interest in the City of Coronado's Housing Element Update process. The City has published the Public Review Draft Housing Element Update 2021-2029 document on our website and are seeking public comments. Comments received prior to April 16,

2021 at 5pm will be provided to the California Department of Housing and Community Development to consider, and all comments received will be considered by the City of Coronado's Planning Commission and City Council prior to adopting a Housing Element Update at a later yet to-be-determined date.

The Public Review Draft Housing Element Update can be found here: https://www.coronado.ca.us/government/departments_divisions/community_development/housing_element_update

Comments can be provided to me via email or mailed to City Hall to my attention at the address in my signature line below.

Regards,

Jesse Brown | Senior Planner

City of Coronado
Community Development Department
1825 Strand Way
Coronado, CA 92118
P: 619.522.2415

Jesse Brown

From: Nanette Saad <nanettesaad@hotmail.com>
Sent: Friday, March 26, 2021 8:01 AM
To: Jesse Brown
Subject: Do not agree with the housing project in Coronado

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Mr Brown I do not support Sandag's decision to build 912 new housings in Coronado by 2029 because we are already overbooked and the traffic is heavy in the Stand and in the bridge. Thank you Nanette Saad Coronado resident

Jesse Brown

From: Jacky Haddad <jsalome@live.com>
Sent: Monday, March 29, 2021 4:49 PM
To: Jesse Brown
Subject: Proposed construction of housing units

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Mr. Brown,

I own a condo at [1820 Avenida Del Mundo](#), (El Mirador), located immediately north of the Seal Base. I am **STRONGLY OPPOSED** to the construction of 400 units across the street, known as the “City Hall” location for the following reasons:

1. The creation of such units is equivalent to three towers located at Coronado Shores. There is no location within Coronado that has greater **population density** than the Shores. Adding 30% more units creates unimaginable traffic problems. Ingress and egress from the Shores onto the Silver Strand is already difficult, not only because of the population at the Shores, but because of the residents and workers at the Base. It plainly makes no sense to take the most highly density area and exaggerate it beyond all reasonableness.
2. Individuals living at the proposed units will be employed either within the retail shopping area of Coronado, at the Naval Base, in San Diego, or at points south (Imperial Beach, Chula Vista). The traffic through the City to the Bridge, along Ocean Avenue to the Base, or southward is unimaginable today; the traffic will be impossible should the units be built at “City Hall.”
3. Parking is now a major problem. The current city parking is wholly inadequate today, particularly in the beach areas. Assuming two cars per unit, an additional 800 cars plus guest cars will need to be parked somewhere, taking either more ground space (which is unavailable) or force underground or above ground parking facilities. Underground parking is terribly expensive given the low water table. Above ground destroys the visual appeal that has made Coronado the great city it is.
4. Depending how tall the buildings will be, the view from various condos within the Shores will be inhibited, reducing the value of those condos. The location does not do justice to those who have paid a heavy price/sq. ft. to acquire their condos with a view.
5. Given the desecration of value for various condos, a property tax relief from the Prop 13 is most likely not being offered. This only suggests that some people will be paying an extremely high tax rate relative to value (depressed). This is not fair treatment. If there is an adjustment to “purchase price plus” under Prop 13, the tax revenue for the City of Coronado will be decreased at a time when school building and infrastructure needs are increased.
6. The local infrastructure of Coronado at “City Hall” cannot support the increase in the population. The impact on schools, the health care facilities and general trade is nothing but negative. Emergency runs to the hospital from the Shores will cause the loss of life given the cross-island nature of the City Hall location relative to the hospital with the increase in traffic.
7. Virtually the only food shopping capability is Von’s-a sad, dirty and currently too small-to- service store will be overwhelmed. Parking, not only a problem currently, will become horrendous should the units be built.

I STRONGLY URGE YOU TO DO EVERYTHING WITHIN YOUR POWER TO STOP THE 912 UNITS FROM BEING BUILT, BUT MOST CERTAINLY NOT BUILD THEM IN THE ONE AREA OF CORONADO THAT HAS THE HIGHEST POPULATION DENSITY!

Many thanks.

Best regards,

Gerardo and Jacqueline Salomé

Jesse Brown

From: Jon sandler <grantproperties@hotmail.com>
Sent: Tuesday, March 30, 2021 4:16 PM
To: Jesse Brown
Subject: regional housing needs allocation

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Mr. Brown-

My family has been visiting Coronado for 40 years and has been an owner of an apt at the Shores since 2006. We were alerted by our building manager of the possible plans to build up to 400 units across the Strand from the Shores.

Coronado has changed so much over the time we have been visiting and it continues to do so, some for the good, some for the not so good. A 400 unit apt complex would fall into the latter category so I wanted to send off this email.

There are so many more people in the area, at the beach, in the restaurants (post pandemic hopefully) and the traffic is already horrible. Some of the problems may be the Del's construction but that is hopefully an end we can count on. A 400 unit, multi story complex, is a problem which will keep on giving increasing our traffic problems (both cars on the roads and people on the streets and boardwalk), affect what views we currently enjoy and in general, take much away from what Coronado is to those of us who have been coming for a long time.

I know of no way to write an email commenting on a government proposal/policy like this without sounding like a NIMBY (not in my backyard) but Coronado is a small island and I fear a project of this size and location can do nothing but harm the area and the people who call it home.

I appreciate you taking the time to read my email and can be reached here at any time as appropriate. Thank you.

Jon Sandler

Jesse Brown

From: Brian Shook <bshook1@me.com>
Sent: Tuesday, April 6, 2021 11:11 AM
To: Jesse Brown
Subject: Affordable Housing - City Hall Location

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

I am aware of the difficult challenge in Coronado of finding space to abide by California's and SANDAG's affordable housing requirement.

The proposal to locate 400 units along the strand adjacent to city hall will result extreme traffic issues. Currently, prior to the completion of the Hotel Del expansion, that portion of Silver Strand Blvd, Strand Way, Glorietta Blvd and Pamona Ave are heavily congested with

- Emergency/First Responders. Coronado Shores has an older demographic who frequently call upon Coronado's first responders during health emergencies.
- Buses
- Residents heading to/from their homes
- Military personnel to the based
- Boaters accessing the marina
- San Diegans headed to the beach and searching for parking
- Weddings along the bay
- Pedestrians and cyclists using the bike paths

There are times of the day when the roads are at a standstill. It's not difficult to foresee the outcome of 400 new homes.

The increased traffic, congestion and less parking will assuredly create not just a significant logistical problem, but certainly slow emergency vehicles and increase the likelihood of accidents involving bikers, runners, beach goers and tourists. The dynamics of that portion of The Strand make the city hall location an unnecessary safety risk to residents, tourists and children.

I ask that you reconsider the location and remove city hall from the list of options.

For consideration,

Brian Shook
1810 Avenida Del Mundo
Unit 607
Coronado, CA
92118

**PETITION TO THE CITY OF CORONADO
IN OPPOSITION TO CITY HALL HOUSING PROJECT**

1. The creation of 400 new residential units is equivalent to nearly three towers at the Coronado Shores. There is no location within Coronado that has greater population density than the Shores. Adding 30% more units would create unimaginable traffic problems. Ingress and egress from the Shores onto the Silver Strand is already difficult and potentially dangerous, not only because of the population at the Shores, but also because of the residents and workers at the Base. It plainly makes no sense to take the highest density area and enhance it beyond reasonableness.
2. Individuals living at proposed development would presumably be employed either within the retail shopping area of Coronado, at the Naval Base, in San Diego, or at points south (Imperial Beach, Chula Vista). The traffic through the City to the Bridge, along Ocean Avenue to the Base, or southward is horrendous today; the traffic would be close to impossible should the development be built at the City Hall site.
3. Parking is already a major problem. The current city parking is wholly inadequate today, particularly in beach areas. Assuming two cars per unit, an additional 800 cars plus guest cars would need to be parked somewhere, taking either more ground space (which is unavailable) or force underground or above-ground parking facilities. Underground parking is terribly expensive given the low water table. Above-ground destroys the visual appeal that has made Coronado the great city that it is.
4. Depending how tall the buildings will be, the view from various condos within the Shores would be inhibited, reducing the value of those condos. The location does not do justice to those who have paid a heavy price/sq. ft. to acquire their condos with a view.
5. Given the desecration of value for various condos, decreased assessments would result in decreased tax revenue to the County of San Diego. Alternatively, if property tax relief were not offered, many owners at the Shores would be paying an extremely high tax rate relative to the newly depressed value of their units. This would not be not fair treatment.
6. The local infrastructure of Coronado in the vicinity of the City Hall site cannot support the increase in the population. The negative impact on schools, health care facilities and general trade would be substantial. Emergency runs to Sharp Coronado Hospital from the Shores would likely be slowed considerably due to the cross-island nature of the City Hall site relative to the hospital, putting lives in jeopardy.
7. The only nearby market is VON'S which is already overwhelmed and arguably too small to serve its existing customer base. Parking is a problem currently, and would become a true nightmare should the units be built.

WE STRONGLY URGE YOU TO DO EVERYTHING WITHIN YOUR POWER TO STOP THE 912 UNITS FROM BEING BUILT, BUT MOST CERTAINLY NOT BUILD THEM IN THE ONE AREA OF CORONADO THAT HAS THE HIGHEST POPULATION DENSITY.

1. Name: SETH PINES Signature: [Signature] Date: 4/8/21
Building Name: EL MIRADOR Unit Number: 809
Email address: sethpines@tds.net
2. Name: FRAN KIRASNOW Signature: [Signature] Date: 4/8/21
Building Name: EL MIRADOR Unit Number: 809
Email address: fkirasnow@harrisonheld.com
3. Name: Dave & Rebecca Landit Signature: [Signature] Date: 4/8/21
Building Name: El Mirador Unit Number: 101
Email address: sidnal03@aol.com
4. Name: Manuelito Signature: [Signature] Date: 4/8/21
Building Name: El mirador Unit Number: 1101
Email address: _____
5. Name: gedone ll Signature: [Signature] Date: 4/8/21
Building Name: El Mirador Unit Number: 1102
Email address: _____
6. Name: BAIAN DRA Signature: [Signature] Date: 4/8/21
Building Name: EL MIRADOR Unit Number: 1505
Email address: _____
7. Name: BAIAN DRA Signature: [Signature] Date: 4/8/21
Building Name: EL MIRADOR Unit Number: 805

Email address: _____

8. Name: Catalonia Signature: Catalonia Date: 4/8/21

Building Name: El Mirador Unit Number: 1003

Email address: _____

9. Name: MICHAEL GARCIA Signature: [Signature] Date: 4.9.21

Building Name: Mirador Unit Number: 1503

Email address: _____

10. Name: Carlene McJella Signature: [Signature] Date: 4.9.21

Building Name: EL Mirador Unit Number: 1503

Email address: _____

11. Name: Thomas Green Signature: [Signature] Date: 4-9-2021

Building Name: EL MIRADOR Unit Number: _____

Email address: tom.p.047@yahoo.com

12. Name: CHARYL MAHONEY Signature: Cheryl Mahoney Date: 4-9-2021

Building Name: EL MIRADOR Unit Number: 603

Email address: Cherylmahoney@cox.net

13. Name: ROBERT MAHONEY Signature: [Signature] Date: 4-9-2021

Building Name: EL MIRADOR Unit Number: 603

Email address: bobmahoney@cox.net

14. Name: PATRICIA M. BOER Signature: [Signature] Date: 4/9/21

Building Name: EL MIRADOR Unit Number: 206

Email address: boet.patricia@gmail.com

15. Name: Clare Conley Signature: Clare Conley Date: 4-9-21

Building Name: El Mirador Unit Number: 310

Email address: clareconley@hotmail.com

16. Name: James Conley Signature: James E. Conley Date: 4-9-21

Building Name: El Mirador Unit Number: 310

Email address: jimconley37955@gmail.com

17. Name: Maria Vesce Signature: Maria Vesce Date: 4-9-21

Building Name: El Mirador Unit Number: 509

Email address: MariaVesce@comcast.net

18. Name: Ken Sigelman Signature: Ken M. Sigelman Date: 4/9/21

Building Name: El Mirador Unit Number: 1204

Email address: ken@sigelmanassociates.com

19. Name: Tamie Schrenfeld Signature: Tamie K. Schrenfeld Date: 4/10/21

Building Name: El Mirador Unit Number: 1109

Email address: trunick@comcast.net

20. Name: NABIL ZAKI Signature: Nabil Zaki Date: 4-10-2021

Building Name: EL CAMINO Unit Number: 507

Email address: NABILEZAKI@GMAIL.COM

21. Name: Callister Investment Co Signature: Callister Date: 4/10/21

Building Name: El Mirador Unit Number: 710

callister49@gmail.com

Email address: _____

22. Name: Therese Carranza Signature: Therese Carranza Date: 4/10/2021
Building Name: El Mirador Unit Number: 202

Email address: therese.carranza@gmail.com

23. Name: LILA ~~RUZ~~ RUIZ Signature: [Signature] Date: 04-12-21

Building Name: EL MIRADOR Unit Number: 1607

Email address: LILAABED@AOL.COM

24. Name: PABLO FONTANET Signature: [Signature] Date: 04/12/21

Building Name: _____ Unit Number: _____

Email address: _____

25. Name: Debbie ATO Signature: [Signature] Date: 4/12/21

Building Name: el Mirador Unit Number: 103

Email address: DebbieATO@gmail.com

26. Name: G WELCH Signature: [Signature] Date: 4/12/21

Building Name: El Mirador Unit Number: 706

Email address: acewelch65@gmail.com

27. Name: JAMES O. STRICKLAND Signature: [Signature] Date: 4/13/2021

Building Name: El Mirador Unit Number: 507

Email address: JOSIO48NADO@GMAIL.COM

28. Name: ANDRA STRICKLAND Signature: [Signature] Date: 4/13/2021

Building Name: El Mirador Unit Number: 507

Email address: SANDRA STRICKLAND@MAC.COM

29. Name: M GARCIA Signature: [Signature] Date: 4/13/21

Building Name: MIRADOR Unit Number: _____

Email address: _____

30. Name: Robert Bishop Signature: R. G. Bishop Date: 4/13/21

Building Name: El Mirador Unit Number: 602

Email address: BOBBISHOP303@OUTLOOK.COM

31. Name: J. DEHLER Signature: [Signature] Date: 4/15/21

Building Name: EL MIRADOR Unit Number: 503

Email address: 619-437-0234

32. Name: [Signature] Signature: [Signature] Date: _____

Building Name: _____ Unit Number: _____

Email address: _____

33. Name: Laury S. Graves Signature: Laury S. Graves Date: 4/16/21

Building Name: El Mirador Unit Number: 1509

Email address: lsggraves@pacbell.net

34. Name: Quenbin Ocas Signature: Quenbin Ocas Date: 4/16/21

Building Name: Mirador Unit Number: 405

Email address: QUENBIN MX@GMAIL.COM

35. Name: _____ Signature: _____ Date: _____

1. Name: Stacy McCarthy Signature: [Signature] Date: 9 April 2020
Building Name: El Mirador Unit Number: 16-01
Email address: mccarthy_stacy@yahoo.com
2. Name: _____ Signature: _____ Date: _____
Building Name: _____ Unit Number: _____
Email address: _____
3. Name: _____ Signature: _____ Date: _____
Building Name: _____ Unit Number: _____
Email address: _____
4. Name: _____ Signature: _____ Date: _____
Building Name: _____ Unit Number: _____
Email address: _____
5. Name: _____ Signature: _____ Date: _____
Building Name: _____ Unit Number: _____
Email address: _____
6. Name: _____ Signature: _____ Date: _____
Building Name: _____ Unit Number: _____
Email address: _____
7. Name: _____ Signature: _____ Date: _____
Building Name: _____ Unit Number: _____

March 01, 2021

TO: City of Coronado
Mayor Richard Bailey
Council Members
City Manager

rbailey@coronado.ca.us
bsandke@coronado.ca.us
ctanaka@coronado.ca.us
mdonovan@coronado.ca.us
mheinze@coronado.ca.us
bking@coronado.ca.us



RE: **Proposed Zoning and General Plan Housing Element Changes**

I support the City's efforts to challenge SANDAG's unfair Regional Housing Needs Assessment and encourage the use of legal remedies.

However, I am **STRONGLY OPPOSED** to the Council's decision to approve the inclusion of the Smart & Final site and the Broadstone site (North Commercial Site Rezone) in the inventory of City property proposed to be rezoned from commercial to mixed commercial/residential in order to meet SANDAG's RHNA targets.

A change in zoning and development of these two sites would greatly increase the housing density, placing additional burdens on residents like myself who live in the Northern quarter. We are already dealing with traffic congestion and pedestrian safety issues, which will only become worse with the Port's plans to redevelop the Ferry Landing marketplace.

The population of my area is much too dense already. Any additional residents would be overwhelming. According to the 2020 census, the population within a one mile radius of Smart & Final is 14,000. The daytime population is 18,000. On weekends it is even more crowded with visitors and residents, and more traffic and congestion.

The City has identified more than enough property sites to satisfy the HCD requirement (178% of the HCD requirement) without including the 111 housing units which are proposed for the North Commercial Rezone.

Further, the City's General Plan shows the Smart and Final site is zoned C (Commercial w/in OACSP). You cannot explore mixed use for this property as a strategy, because it is zoned Commercial.

The General Plan represents the community's view of its future; a constitution made up of the goals and policies upon which the City Council and Planning Commission will base their land use decisions. All zoning decisions must be consistent with the General Plan. If it is not consistent, you must not approve.

Regatta Bay, The Landing, The Point, The Village in Coronado, Crown View, and Coronado Village Residents **STRONGLY OPPOSE any rezone change** to the Smart and Final lot and the Broadstone site which are included in the North Commercial Rezone.

Due to the density issues discussed above, I am requesting the City Council to remove the entire North Commercial Site Rezone (Smart and Final parcels and Broadstone parking lot) from the plan. The number of units in all categories far exceed the amount of units requested by the State of California.

Sincerely,

Richard Irene Red

Print Name & Signature

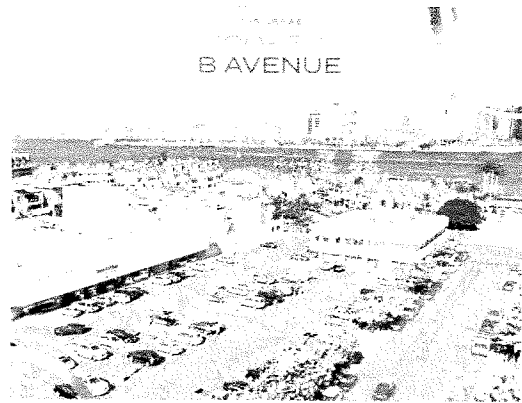
Address

Phone & Email (optional)

March 01, 2021

TO: City of Coronado
Mayor Richard Bailey
Council Members
City Manager

rbailey@coronado.ca.us
bsandke@coronado.ca.us
ctanaka@coronado.ca.us
mdonovan@coronado.ca.us
mheinze@coronado.ca.us
bking@coronado.ca.us



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Sincerely,

Donna Irene Donna Irene
Print Name & Signature
1099 1st St. # 423 Coronado, CA 92118
Address
Coronado, CA 92118
Phone & Email (optional)
donnairene@gmail.com

March 01, 2021

TO: City of Coronado
Mayor Richard Bailey
Council Members
City Manager

rbailey@coronado.ca.us
bsandke@coronado.ca.us
ctanaka@coronado.ca.us
mdonovan@coronado.ca.us
mheinze@coronado.ca.us
bking@coronado.ca.us



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Due to the density issues discussed above, I am requesting the City Council to remove the entire North Commercial Site Rezone (Smart and Final parcels and Broadstone parking lot) from the plan. The number of units in all categories far exceed the amount of units requested by the State of California.

Sincerely,

Arlene Inch

Arlene Inch

Print Name & Signature

1099 1st Street #404

Address

415/225-8884 arleneinch1@gmail.com

Phone & Email (optional)

Jesse Brown

From: Jennifer Ekblad
Sent: Thursday, March 25, 2021 8:04 AM
To: Richard Grunow; Jesse Brown
Subject: FW: LOW INCOME SITE SELECTION

Will distribute this one to the City Council.

Best Regards,

Jennifer Ekblad | MMC | CPM
City Clerk



CITY OF CORONADO

City Clerk's Office | www.coronado.ca.us
1825 Strand Way | Coronado, California 92118
Direct: (619) 522-7321 | Main: (619) 522-7320 | Fax: (619) 522.2407

Please note that email correspondence with the City of Coronado, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt.

From: DANIEL SINGER <dan7140@comcast.net>
Sent: Wednesday, March 24, 2021 20:44
To: Jennifer Ekblad <jekblad@coronado.ca.us>
Subject: LOW INCOME SITE SELECTION

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

CITY COUNCIL: PUTTING. LOW. INCOME HOUSING ACROSS FROM MILLION DOLLAR
YAUGHTS IS WITHOUT ANY MERIT.
IT WILL DEVALUE THE REAL ESTATE VALUE OF THE SHORES WHICH WILL REFLECT
LOWER. PROPERTY TAXES TO CORONADO.
IT WILL INTRODUCE THE WRONG SOCIAL ELEMENT TO OUR NEIGHBORHOOD.
THE CITY COUNCIL SHOULD BE RECALLED WITH GAVIN FOR APPROVING SUCH A.
RIDICULOUS PLAN TO. DEVALUE PROPERTY IN CORONADO.
THE NEGATIVE VALUE AS IT WILL AFFECT THE DEL AFTER THEY. ARE SPENDING. OVER
\$221 MILLION TO UPGRADE IS A SLAP IN. THE. FACE.

ASK THE RESIDENCE OF CORONADO THEIR OPINION AND YOU WILL GET A VERY POOR
RESPONSE TO THEIR VOTE.

DANIEL SINGER
1730 AVENIDA DEL UNDO. # 1402

Jesse Brown

From: Jennifer Ekblad
Sent: Monday, March 29, 2021 10:44 AM
To: Jesse Brown; Richard Grunow
Subject: FW: Proposed housing

Best Regards,

Jennifer Ekblad | MMC | CPM
City Clerk



CITY OF CORONADO

City Clerk's Office | www.coronado.ca.us
1825 Strand Way | Coronado, California 92118
Direct: (619) 522-7321 | Main: (619) 522-7320 | Fax: (619) 522.2407

Please note that email correspondence with the City of Coronado, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt.

From: Dave Slaughter <dave@dlslaughter.com>
Sent: Monday, March 29, 2021 09:44
To: Jennifer Ekblad <jekblad@coronado.ca.us>
Subject: Proposed housing

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Good morning Jennifer. My name is David Slaughter and I live in the Coronado Shores, Cabrillo Tower, #210. My wife and I strongly opposed the proposed low-rent housing being considered next to the City Hall. The traffic on Strand Way is already almost unmanageable, and additional housing in that area would increase the traffic flow many times over. We understand the wonderful lifestyle we all enjoy in Coronado and realize how attractive it is for anyone to live here. However, more housing units, especially in the numbers that are proposed would present a huge detriment to not only the Shores, but everyone living on Coronado. Please consider our opposition and determine that this location would not be suitable to such density. Thank you, Dave Slaughter

Jesse Brown

From: Susie <gobbletalk@aol.com>
Sent: Thursday, April 1, 2021 7:29 PM
To: Jesse Brown
Subject: Fwd: Proposed Low Income Housing Regional Project

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Susan H. Sloman

Begin forwarded message:

From: Jill Esrock <jillesrock@gmail.com>
Date: April 1, 2021 at 4:06:24 PM PDT
To: NEIL SLOMAN <nsloman@aol.com>, Susan Sloman <gobbletalk@aol.com>
Subject: Re: Proposed Low Income Housing Regional Project

Excellent and well written letter. Well done gang!
Jill

On Thu, Apr 1, 2021 at 12:29 PM NEIL SLOMAN <nsloman@aol.com> wrote:

Susan H. Sloman
Chef's Pride: Director-Holiday Sales 🍷
913.219.0010 Susie
913.221.6667 Neil
gobbletalk@aol.com
www.chefspride.com

Begin forwarded message:

From: Susan Sloman <gobbletalk@aol.com>
Date: April 1, 2021 at 12:25:41 PM PDT
To: Rbailey@coronado.ca.us
Cc: Nsloman@aol.com
Subject: Proposed Low Income Housing Regional Project

To whom it may concern,

Please note that my husband, Neil and I are Coronado Shores owners since 2001. (Retiree's from KC, Mo). After falling in love with Coronado, since the late 80's, We bought in Las Flores, a bay view Terrace Unit. City Hall and The Community Center were under construction at that time. Our Bay view is unobstructed, and a total delight. Further our daughter (& son in law, & boys 8&5) have chosen to live in Coronado, and are extremely active in local business, and civic affairs.

We oppose the California Regional Housing Project being built in the proposed site of The Bay Front reaching from the Boat House to the South beach Launch, which directly impacts Shores properties.

Please note we feel that this is not a prudent site. The city hall and multiple community assets and structures are "perfect and exquisite" where they exist and provide phenomenal facilities to all Coronado residents.

Please reconsider...we deem the site proposed would become obtrusive and irresponsible to our community needs. Further, the assets removed would need to be relocated, obviously at "theoretically unknown locations," and certainly at unreasonable expense. We strongly feel this proposed site of regional housing impacts not only Shores residents but all residents of Coronado in a negative way.

In an attempt to be reasonable, (and not merely a complainer), we feel a better site conceivably exists. This being the vacant land mass (less than 1 mile south), directly south of the Navy Seal Base, on the Bay side, and parallel to the Strand. It seems a 3 story project at that site, could meet the "unit requirement," and with creativity, could become "iconic." I offer the analogy of "Turning Lemons into Lemonade."

I hope our input might be relevant to the issue at hand.

.

Thank you for your consideration, All the Best,

Susie & Neil

Susan H. & Neil W. Sloman

Chef's Pride/Honeybake Farms: Director-& CEO

1770 Avenida del Mundo #106

Coronado, Ca. 92118

913.219.0010 Susie

913.221.6667 Neil

gobbletalk@aol.com

www.chefspride.com

Jesse Brown

From: Sandra Smith <sandrasmithaz@gmail.com>
Sent: Tuesday, March 30, 2021 3:59 PM
To: Jesse Brown
Subject: RHNA

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Hi Jesse Brown:

It has come to my attention that the City of Coronado is being forced to add 912 units of affordable housing. As a resident of the Shores, I feel that the addition and increase in density would be detrimental to those living at the Shores and to the whole of Coronado. The area where you are proposing these 912 units is already congested. I also think it would impact tourism because Orange Avenue is already a busy thoroughfare.

It seems like there is more space down by the Cays.

The Del has already spent a great deal of money improving its facilities and a building like this would impact it as well.

Thank you.

Sandra Smith
1750 Avenida del Mundo #606
Coronado, Ca. 92118

Jesse Brown

From: shawn syndergaard <:ssyndergaard@yahoo.com>
Sent: Monday, March 29, 2021 2:58 PM
To: Jesse Brown
Subject: Affordable housing

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

> Dear Jesse,

>

> As one of your constituents I am saddened and concerned to hear about the new strand way proposal for affordable housing in Coronado next to the Shores.

>

> Adding 400 housing units to this area will overwhelm our boardwalks, increase traffic which is already bad on the strand, and with it, a loss of view corridors. Me and my wife strongly urge you and the City Council to remove this site from the plan.

>

> Shawn & Lindsey Syndergaard
> 1810 Avenida Del Mundo #1107
> Coronado CA 92118
> Phone : 619-992-1937

>

>

> Sent from my iPhone

Jesse Brown

From: Henry Steinberg <henysteinberg@yahoo.com.mx>
Sent: Monday, April 12, 2021 10:30 AM
To: Jesse Brown; Richard Bailey; Casey Tanaka; Mike Donovan; Marvin Heinze; Atkins@sen.ca.gov; Bill Sandke
Subject: CITY OF CORONADO HOUSING ELEMENT PLAN

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Subject: City of Coronado Housing Element Plan

To whom it may concern,

As a decades-long resident of Coronado Shores, I strongly oppose the current City of Coronado Housing Element Plan under consideration to build low and very low income housing.

It places an unfair and heavy burden on our community, as 85% of the low and very low income units are to be shouldered by our very small side of town. There isn't any other area of the island that is being overtaxed as severely as ours.

We understand the difficulties of the imposed number of dwellings required by the city, but this should not be a burden to be suffered by a small fraction of the island's population. The impact of having this project approved, not only will affect the quality of our daily lives, but the ecological impact to the area will be devastating.

During the summer months, one can clearly see the impact in traffic, noise, and pollution to the area. Buses full of tourists park exactly where you are planning to build these units. And the summer influx of people is nothing compared to what the council is proposing. The impact will be destructive to the area.

By approving this plan you are destroying a community that has been in this place since 1976. We have a right to preserve the quality of life we have worked so hard for. This will completely transform the landscape, wellbeing, and lifestyle of the current residents. It will devalue our properties and increase our building's security costs.

This is an absolute disregard for people like me, who have always been responsible taxpaying residents, taking care of our community. You cannot ask people to suffer the impact, not only of the months of construction of 400 units, but a senseless and excessive amount of population for such small stretch of land.

The Silver Strand has empty stretches of land down the road that can be repurposed for this development without ruining the lives of hundreds of current residents.

Also, I stand against the dismantling of the current installations of city hall, the community center, and the park, which taxpayers paid for and use, to repurpose this land. Why do you completely disregard our use of the installations our taxes paid for? It was clearly another wasteful use of our taxes.

The congestion created by the military base already makes traffic on the bridge a tremendous problem. The island only has two access points — this will be another terrible hit to the island's population.

This is by no means the least impactful way to resolve this situation. It's the least impactful way for only a handful of people who are not taking into consideration the rest of the residents of this specific area.

I strongly stand against this proposal.

Sincerely,
Frida Steinberg

Jesse Brown

From: Alina Stempa <alinastempa@gmail.com>
Sent: Monday, April 12, 2021 10:51 AM
To: Jesse Brown; Richard Bailey; Bill Sandke; Casey Tanaka; Mike Donovan; Marvin Heinze
Subject: City of Coronado Housing Element Plan

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

To whom it may concern,

As a decades-long resident of Coronado Shores, I strongly oppose the current City of Coronado Housing Element Plan under consideration to build low and very low income housing in the City Hall site.

It places an unfair and heavy burden on our community, as 85% of the low and very low income units are to be shouldered by our very small side of town. There isn't any other area of the island that is being overtaxed as severely as ours.

We understand the difficulties of the imposed number of dwellings required by the city, but this should not be a burden to be suffered by a small fraction of the island's population. The impact of having this project approved, not only will affect the quality of our daily lives, but the ecological impact to the area will be devastating.

During the summer months, one can clearly see the impact in traffic, noise, and pollution to the area. Buses full of tourists park exactly where you are planning to build these units. And the summer influx of people is nothing compared to what the council is proposing. The impact will be destructive to the area.

By approving this plan you are destroying a community that has been in this place since 1976. We have a right to preserve the quality of life we have worked so hard for. This will completely transform the landscape, wellbeing, and lifestyle of the current residents. It will devalue our properties and increase our building's security costs.

This is an absolute disregard for people like me, who have always been responsible taxpaying residents, taking care of our community. You cannot ask people to suffer the impact, not only of the months of construction of 400 units, but a senseless and excessive amount of population for such small stretch of land.

The Silver Strand has empty stretches of land down the road that can be repurposed for this development without ruining the lives of hundreds of current residents.

Also, I stand against the dismantling of the current installations of city hall, the community center, and the park, which taxpayers paid for and use, to repurpose this land. Why do you completely disregard our use of the installations our taxes payed for? It was clearly another wasteful use of our taxes.

The congestion created by the military base already makes traffic on the bridge a tremendous problem. The island only has two access points — this will be another terrible hit to the island's population.

This is by no means the least impactful way to resolve this situation. It's the least impactful way for only a handful of people who are not taking into consideration the rest of the residents of this specific area.

I strongly stand against this proposal.

Sincerely,
Alina Stempa

Mr. Brown,

I write to you as a unit owner and resident of The Shores. I am **STRONGLY OPPOSED** to the construction of 400 units across the street, known as the “City Hall” location for the following reasons:

1. The creation of such units is equivalent to three towers located at Coronado Shores. There is no location within Coronado that has greater **population density** than the Shores. Adding 30% more units creates unimaginable traffic problems. Ingress and egress from the Shores onto the Silver Strand is already difficult, not only because of the population at the Shores, but because of the residents and workers at the Base. It plainly makes no sense to take the most highly density area and exaggerate it beyond all reasonableness.
2. Individuals living at the proposed units will be employed either within the retail shopping area of Coronado, at the Naval Base, in San Diego, or at points south (Imperial Beach, Chula Vista). The traffic through the City to the Bridge, along Ocean Avenue to the Base, or southward is unimaginable today; the traffic will be impossible should the units be built at “City Hall.”
3. Parking is now a major problem. The current city parking is wholly inadequate today, particularly in the beach areas. Assuming two cars per unit, an additional 800 cars plus guest cars will need to be parked somewhere, taking either more ground space (which is unavailable) or force underground or above ground parking facilities. Underground parking is terribly expensive given the low water table. Above ground destroys the visual appeal that has made Coronado the great city it is.
4. Depending how tall the buildings will be, the view from various condos within the Shores will be inhibited, reducing the value of those condos. The location does not do justice to those who have paid a heavy price/sq. ft. to acquire their condos with a view.
5. Given the desecration of value for various condos, a property tax relief from the Prop 13 is most likely not being offered. This only suggests that some people will be paying an extremely high tax rate relative to value (depressed). This is not fair treatment. If there is an adjustment to “purchase price plus” under Prop 13, the tax revenue for the City of Coronado will be decreased at a time when school building and infrastructure needs are increased.
6. The local infrastructure of Coronado at “City Hall” cannot support the increase in the population. The impact on schools, the health care facilities and general trade is nothing but negative. Emergency runs to the hospital from the Shores will cause

the loss of life given the cross-island nature of the City Hall location relative to the hospital with the increase in traffic.

7. Virtually the only food shopping capability is Von's-a sad, dirty and currently too small-to- service store will be over-whelmed. Parking, not only a problem currently, will become horrendous should the units be built.

I STRONGLY URGE YOU TO DO EVERYTHING WITHIN YOUR POWER TO STOP THE 912 UNITS FROM BEING BUILT, BUT MOST CERTAINLY NOT BUILD THEM IN THE ONE AREA OF CORONADO THAT HAS THE HIGHEST POPULATION DENSITY!

Many thanks.

Jesse Brown

From: RStrimling <rstrimling@aol.com>
Sent: Thursday, March 25, 2021 5:03 PM
To: Dbstrimling@aol.com; csc4a@aol.com; Jesse Brown
Subject: Re: Coronado City Hall! Public Review Draft Housing Element Update 2021-2029

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Hi, I strongly oppose this measure. Coronado is extremely over-crowded now. What needs to be done from us to voice our very strong disapproval of this.

Sincerely, Robert Strimling, MD

[This email is confidential. If received in error, please notify sender and delete.](#)

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

From: Debbie Strimling <Dbstrimling@aol.com>
To: Bob <rstrimling@aol.com>
Sent: Thu, Mar 25, 2021 3:13 pm
Subject: Fwd: Coronado City Hall! Public Review Draft Housing Element Update 2021-2029

Did you see this????

Sent from my iPhone

Begin forwarded message:

From: Debbie Strimling <dbstrimling@aol.com>
Date: March 25, 2021 at 3:12:29 PM PDT
To: Kim Cohen <cohenkim@yahoo.com>
Subject: Fwd: Coronado City Hall! Public Review Draft Housing Element Update 2021-2029

Sent from my iPhone

Begin forwarded message:

From: csc4a@aol.com
Date: March 19, 2021 at 10:57:01 AM PDT
To: csc4a@aol.com
Subject: Coronado City Hall! Public Review Draft Housing Element Update 2021-2029
Reply-To: csc4a@aol.com

Dear Homeowners,

Below is an important email from the City of Coronado Community Development Department Jesse Brown, Senior Planner regarding the addition of 900+ dwelling units to be built here in Coronado by 2029. The draft Housing Update document can be

downloaded from the link below. The purpose of this draft is to show WHERE that many units could be built in Coronado. City Hall must approve zoning changes to enable these units to be built. On page 137 of the document, it mentions the City Hall site - to be allocated 400 units of low and very low income R5 density housing. The map shows a blue shaded area of 8.9 acres for these units - spanning from the boathouse parking lot, city hall, the wedding park, community center, pool, and past the boat launch. There are no indications that the units would be built on the boathouse parking lot or if the entire city hall complex would be redeveloped. The purpose is to show WHERE and HOW MANY units and the zoning required. Building 400 units on the City Hall site will impact every resident of Las Flores and of the Coronado Shores in general (increased traffic, congestion, loss of views, increased campus and building security costs, etc.). The deadline to provide public commenting on this document is April 16 at 5pm.

From: Jesse Brown jbrown@coronado.ca.us
Date March 17, 2021 at 10:02:52 AM PDT
To: Jesse Brown jbrown@coronado.ca.us
Cc: MaeColleen Balcobero mbalcobero@coronado.ca.us

Subject: Public Review Draft Housing Element Update 2021-2029

You are receiving this email because you have expressed an interest in the City of Coronado's Housing Element Update process. The City has published the Public Review Draft Housing Element Update 2021-2029 document on our website and are seeking public comments. Comments received prior to April 16, 2021 at 5pm will be provided to the California Department of Housing and Community Development to consider, and all comments received will be considered by the City of Coronado's Planning Commission and City Council prior to adopting a Housing Element Update at a later yet to-be-determined date.

The Public Review Draft Housing Element Update can be found here: https://www.coronado.ca.us/government/departments_divisions/community_development/housing_element_update

Comments can be provided to me via email or mailed to City Hall to my attention at the address in my signature line below.

Regards,

Jesse Brown | Senior Planner
City of Coronado
Community Development Department
1825 Strand Way
Coronado, CA 92118
P: 619.522.2415

Sincerely,
Anthony Diaz
Association Manager
Coronado Shores Condominium Association #4
1770 Avenida Del Mundo
Coronado, CA 92118
PH 619-437-1267
FX 619-437-4507
csc4a@aol.com



This message may contain information which may be confidential and/or legally privileged. Unless you are the addressee (or authorized to receive e-mail from the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message or any attachment. If you have received the message in error, please advise the sender by reply e-mail and delete the message and any attachments and destroy the hard copies of same. Thank you.

Jesse Brown

From: Bombon <bombon100@prodigy.net.mx>
Sent: Tuesday, March 30, 2021 10:59 AM
To: Jesse Brown
Subject: PROJECT CITY HALL

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

HELLO

I OWN TWO UNITS ON EL MIRADOR TOWER, located JUST north of the Seal Base. **AND I AM WRITING THIS TO OPPOSE TO THE** construction of 400 units across the street, known as the “City Hall” location for many reasons:

The creation of such units is equivalent to three towers at Coronado Shores. It has greater **population density** and adding 30% more units creates unimaginable traffic problems. Acces

From and to the Shores onto the Silver Strand is already difficult, not only because of the population at the Shores, but because of the residents and workers at the Base..

Another problems is the parking , which as now is crowded almost every day. The current city parking is wholly inadequate today, particularly in the beach areas.

WE don't know how tall the building will be, but the shores where bought and owned with the assurance that the view will always stay the same, with this units the view will be compromised and the value of our property's will be decreased.,

The local infrastructure of Coronado at “City Hall” will not support the increase in the population. Everything will have a great impact including schools, hotels, retails, etc. The tourism in the area will be affected by the lack of fluence, accessible areas, accessible parking, etc.

The Coronado Island as we know it will disappear, it will become a nightmare to live in, to spend vacation in, to visit, etc. **PLEASE ALL THE NEIGHTBORS AGREE IN THIS, WE ARE NOT COMFORTABLE AND HAPPY FOR THIS PROYECT. PLEASE TRY TO DO EVERYTHING TO STOP THIS PROYECT FROM BUILDING, SPECIALLY IN THE CITY HALL AREA, WHERE IS PROGRAMED TO BE BUILD. WE CAN GET ENOUGH SIGNATURES FROM THE CORONADO POPULATION TO STOP THIS PROYECT. COUBT US IN.**

THANK YOU

MARIA IVONNE TAME
1820 AVENIDA DEL MUNDO 604 AND 605

RECEIVED

By Coronado City Clerk's Office at 8:13 am, Mar 15, 2021

March 14, 2021

415.774.2991 direct
kgarner@sheppardmullin.com

File Number: 76GD-326909

VIA ELECTRONIC MAIL ONLY

City of Coronado
City Council
1825 Strand Way
Coronado, California 92118
cityclerk@coronado.ca.us

Re: Comment Letter - 2020-2025 Nonpoint Source Program Implementation Program

To The Hon. Mayor Richard Bailey and Members of the Coronado City Council:

This firm represents the Coronado Point Condominium Owners Association (the "Association"). The Association hopes the City Council will consider these comments regarding the draft 2021-2029 Housing Element Update policies and housing opportunity sites in the North Commercial Zone. The Association asks that the City Council consider the potential impacts associated with adoption of the draft 2021-2029 Housing Element Update policies and the resulting development would have on capacity of the City's infrastructure, including the sanitary sewer system.

The Coronado Point Condominiums (the "Condominiums") are located at 1101-1133 First Street, adjacent to the North Commercial Zone. The Condominiums were constructed with a system of sump pumps below the garage level to pump tidal water and groundwater from under and around the building and discharge the pumped water into the San Diego Bay via the Centennial Park stormwater outfall. This dewatering apparatus is necessary to preserve the integrity of the structures that constitute the Condominiums. The sump pump system was part of the building plans that were approved by the City in the early 1990s.

Over the past several years, the Association has been in discussions with the City of Coronado's Department of Public Services and Engineering and the San Diego Regional Water Quality Control Board regarding a permitting strategy for the groundwater discharge to the San Diego Bay from the Condominiums. During those discussions, three potential options have been identified: (1) adding the Condominiums to the City's existing general discharge permit (Order No. R9-2015-0013) as a grandfathered discharge, (2) the Association obtaining an individual permit from the San Diego Regional Water Quality Control Board to discharge into the San Diego Bay, and (3) routing the flow from the Condominiums' pumps into the City's sanitary sewer system.

Based on initial evaluations by the Association's engineers, options (1) and (2), above, are logistically difficult and may prove cost prohibitive due in part to design challenges associated

with stringent treatment standards for discharge to the San Diego Bay. Option (3), by contrast, would not involve discharge to the Bay and therefore would avoid those same design challenges. Although under option (3) the Association would be required to pay the City's sewer discharge usage fee, the costs associated with this option are orders of magnitude lower than those associated with the other options.

Nonetheless, City staff have raised concerns regarding option (3) due to the capacity of the sanitary sewer system to handle the flow associated with the Condominiums. City staff have stated that routing the Condominiums' flow to the sanitary sewer would increase the probability of sanitary sewer overflow events, with San Diego Bay as the receiving waters. The Association is currently performing extensive flow monitoring and water composition analysis to assess the viability of all of the options listed above.

The Association is concerned that the draft 2021-2029 Housing Element Update policies and related rezoning would result in development that would significantly increase the burden on existing City infrastructure, including the City's sanitary sewer system. Because the City has cited sewer flow capacity as a possible impediment to routing the Condominiums' dewatering flows to the City's sanitary sewer, it follows that any additional burden due to rezoning in the area could further limit the options available to the Association for permitting its dewatering flows.

The Association is an existing user of the City's sewerage infrastructure and the Association's members have been longstanding residents of the City. The Association asks that the City consider these potential burdens on City infrastructure, and the specific impacts to the Association, in its 2021-2029 Housing Element Update and related decisions. The Association submits that the City Council should not make any decisions that would unnecessarily limit the options available to the Association and the City in resolving this challenge.

Thank you for your consideration. The Association looks forward to continuing to work with the City on these issues.

Very truly yours,



S. Keith Garner
for SHEPPARD, MULLIN, RICHTER & HAMPTON LLP

SMRH:4828-0435-7855.3

cc: Tom Gorey, Coronado Point Condominium Owners Association
Pete Ceccherini, RG Investment Real Estate Services

Jesse Brown

From: diane tierney <dynidt1@cox.net>
Sent: Monday, March 29, 2021 7:10 PM
To: Jesse Brown
Subject: Housing Proposal Route 75

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

As residents in Coronado Shores, we are greatly concerned about the possible location of additional housing on Rte. 75 across from Coronado Shores.

Traffic congestion, as it exists today, is already **extremely heavy** due to the 10 condo buildings at the Shores, military base traffic, the Coronado Community Center, City Hall and last but not least the Hotel Del Coronado. With the expansion of the Del and relocation of the main entrance as well as the addition of a new convention hall and villas, it is **unfathomable** what the traffic will be like when that is completed. More housing on that stretch is **insane**. Traffic on Glorietta is already 100% backed up during rush hour with traffic trying to get onto the bridge and traffic coming off the bridge. There is an overcrowding of parking as it stands right now in order to provide access to the beaches. What will happen to the bike path? Where in the world would 400 family units with probably more than one car per household park?

The island is jam packed as it is. A more reasonable solution would be to take away the baseball field down on the Bay. Games could be played at the middle school or high school fields. Tideland Park is another solution. Putting more housing units in the direct route of the village is careless.

We know this is being forced on you but this scenario is **crazy!**

Tom and Diane Tierney
1810 Avenida Del Mundo
Unit 909

Jesse Brown

From: John Valencia <john@McKinneyTc.com>
Sent: Tuesday, March 30, 2021 2:31 PM
To: Jesse Brown
Subject: 400 Housing Units on "City Hall"

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mr. Brown,

I believe you received the below email from David Zacharias recently that I would like to "DITTO". Basically I agree with each of his points. I'm sure there are others, but he pretty much said how, I would suspect, ALL of the current residents, their families and their visitors would feel.

I am a family member of one of the residents that is an original owner since 1978. There are great grandchildren (four generations) that are now visiting and creating new memories. To have such a project built across the street would be a travesty to these new generations and disrespectful to the residents that make the El Mirador what it is today. A wonderful and beautiful home!

I totally agree with Mr. Zacharias and his concerns. Please put me in the NO category of support for this proposal.

Thank you,

John Valencia

Family Member of El Mirador

Subject: 400 Housing Units on "City Hall"

David Zacharias <davidlzacharias@gmail.com>
to jbrown@coronado.ca.us

Sat, Mar 27, 4:15 PM (3 days ago)

Mr. Brown,

I own a condo at 1820 Avenida Del Mundo, (El Mirador), located immediately north of the Seal Base. I am **STRONGLY OPPOSED** to the construction of 400 units across the street, known as the “City Hall” location for the following reasons:

1. The creation of such units is equivalent to three towers located at Coronado Shores. There is no location within Coronado that has greater **population density** than the Shores. Adding 30% more units creates unimaginable traffic problems. Ingress and egress from the Shores onto the Silver Strand is already difficult, not only because of the population at the Shores, but because of the residents and workers at the Base. It plainly makes no sense to take the most highly density area and exaggerate it beyond all reasonableness.
2. Individuals living at the proposed units will be employed either within the retail shopping area of Coronado, at the Naval Base, in San Diego, or at points south (Imperial Beach, Chula Vista). The traffic through the City to the Bridge, along Ocean Avenue to the Base, or southward is unimaginable today; the traffic will be impossible should the units be built at “City Hall.”
3. Parking is now a major problem. The current city parking is wholly inadequate today, particularly in the beach areas. Assuming two cars per unit, an additional 800 cars plus guest cars will need to be parked somewhere, taking either more ground space (which is unavailable) or force underground or above ground parking facilities. Underground parking is terribly expensive given the low water table. Above ground destroys the visual appeal that has made Coronado the great city it is.
4. Depending how tall the buildings will be, the view from various condos within the Shores will be inhibited, reducing the value of those condos. The location does not do justice to those who have paid a heavy price/sq. ft. to acquire their condos with a view.
5. Given the desecration of value for various condos, a property tax relief from the Prop 13 is most likely not being offered. This only suggests that some people will be paying an extremely high tax rate relative to value (depressed). This is not fair treatment. If there is an adjustment to “purchase price plus” under Prop 13, the tax revenue for the City of Coronado will be decreased at a time when school building and infrastructure needs are increased.
6. The local infrastructure of Coronado at “City Hall” cannot support the increase in the population. The impact on schools, the health care facilities and general trade is nothing but negative. Emergency runs to the hospital from the Shores will cause the loss of life given the cross-island nature of the City Hall location relative to the hospital with the increase in traffic.
7. Virtually the only food shopping capability is Von’s-a sad, dirty and currently too small-to- service store will be over-whelmed. Parking, not only a problem currently, will become horrendous should the units be built.

I STRONGLY URGE YOU TO DO EVERYTHING WITHIN YOUR POWER TO STOP THE 912 UNITS FROM BEING BUILT,
BUT MOST CERTAINLY NOT BUILD THEM IN THE ONE AREA OF CORONADO THAT HAS THE HIGHEST
POPULATION DENSITY!

Many thanks.

Jesse Brown

From: Trend Manor <greg@trendmanor.com>
Sent: Thursday, April 1, 2021 11:41 AM
To: Jesse Brown
Subject: Housing Project

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

To : Jesse Brown | Senior Planner

This email is in regards to the housing project for route 75. My business has owned a unit in El Encanto since it was built and my family owned 3 other units since the early 80's. Coronado has always been a special unique place, unlike any place in the country. Peaceful and safe are the best words to describe a visit to Coronado Island. We have had customers visit for over 30 years, for anniversaries, honeymoons and to get away. This rule by the State of California is absolutely ridiculous. It should be fought with every available resource. If it cannot be removed, this site in question is a bad idea. There are already major parking and traffic issues. If you add that many more people, the problem will be intolerable. I also think it a safety risk to increase the amount of people in such a small area. Traffic Collisions with pedestrians will sky rocket.

Please do everything in your power to fight this rule and find a suitable place to build. I want to make sure all our community voices are heard, whether you just bought a place or if you have been an owner like us since the beginning.

Thank you in advance for your consideration.

Greg Vecchione

Trend Manor Furniture
17047 Gale Ave
Industry, CA 91745
626-964-6493
greg@trendmanor.com

Jesse Brown

From: maria vesce <mvesce@comcast.net>
Sent: Thursday, April 15, 2021 7:07 AM
To: Jesse Brown
Subject: Sandag housing proposal

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Mr. Brown,

As a long time Shores owner in El Mirador, I'd like to state that I am strongly opposed to the 400 proposed residential units for the Coronado City Hall location.

There are multiple reasons for my **opposition**.

I am concerned that the current infrastructure cannot support the additional population, traffic and parking. Often times, the current flow of traffic on Orange Ave. has caused delays not only for residents but for base workers and emergency vehicles. The additional congestion will slow the path for emergency vehicles to act when time is of the essence.

The increase in population will no doubt be a strain on our schools, retail and medical care facilities. Parking is difficult now. It will become a major problem with the additional numbers of cars traveling on our roads.

Simply put, adding that many units and an unknown number of residence is just not safe and it's irresponsible.

I implore you to please use your powers and all available tools to prevent these units from being constructed especially those in the most densely populated location on Coronado.

Thank you for your time,
Maria Vesce

Jesse Brown

From: javier villa <javiervr@yahoo.com>
Sent: Friday, March 26, 2021 11:53 AM
To: Jesse Brown
Subject: Coronado city hall site

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

I hereby express my opposition to the proposal to authorize the construction of housing in the Coronado City hall site.

Coronado is a small island, which can be accessed either by the Coronado bridge or via silver strand, which creates a high risk in case the island has to be evacuated.

Increasing the population of the island is an irresponsibility that cause many deaths in the event of an evacuation, it is enough to try to enter the island al 7 am or leave it from 2 pm to 4.30 pm to corroborate what I am commenting on.

Like any island in the world, we have limited infrastructure and limited services, an example of this is new house development, schools, police, firefighters etc.

Today we are responsible for the growth decision of a place limited by nature, do not make mistakes that make us regret in the future.

Javier Villa

Jesse Brown

From: Guillermo Merino de Villasante <gmerino@resonancia.com.mx>
Sent: Friday, April 9, 2021 1:55 PM
To: Jesse Brown
Cc: Flora H-P de Merino; Severino Pérez Alonso
Subject: 400 Housing Units on City Hall

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mr. Brown,

I own an apartment at 1820 Avenida Del Mundo, (El Mirador), located immediately north of the Seal Base. I am **STRONGLY OPPOSED** to the construction of 400 units across the street, known as the “City Hall” location for the following reasons:

1. The creation of such units is equivalent to three towers located at Coronado Shores. There is no location within Coronado that has greater **population density** than the Shores. Adding 30% more units creates unimaginable traffic problems. Ingress and egress from the Shores onto the Silver Strand is already difficult, not only because of the population at the Shores, but because of the residents and workers at the Base. It plainly makes no sense to take the most highly density area and exaggerate it beyond all reasonableness.
2. Individuals living at the proposed units will be employed either within the retail shopping area of Coronado, at the Naval Base, in San Diego, or at points south (Imperial Beach, Chula Vista). The traffic through the City to the Bridge, along Ocean Avenue to the Base, or southward is unimaginable today; the traffic will be impossible should the units be built at “City Hall.”
3. Parking is now a major problem. The current city parking is wholly inadequate today, particularly in the beach areas. Assuming two cars per unit, an additional 800 cars plus guest cars will need to be parked somewhere, taking either more ground space (which is unavailable) or force underground or above ground parking facilities. Underground parking is terribly expensive given the low water table. Above ground destroys the visual appeal that has made Coronado the great city it is.
4. Depending how tall the buildings will be, the view from various condos within the Shores will be inhibited, reducing the value of those condos. The location does not do justice to those who have paid a heavy price/sq. ft. to acquire their condos with a view.
5. Given the desecration of value for various condos, a property tax relief from the Prop 13 is most likely not being offered. This only suggests that some people will be paying an extremely high tax rate relative to value (depressed). This is not fair treatment. If there is an adjustment to “purchase price plus” under Prop 13, the tax revenue for the City of Coronado will be decreased at a time when school building and infrastructure needs are increased.
6. The local infrastructure of Coronado at “City Hall” cannot support the increase in the population. The impact on schools, the health care facilities and general trade is nothing but negative. Emergency runs to the hospital from the Shores will cause the loss of life given the cross-island nature of the City Hall location relative to the hospital with the increase in traffic.
7. Virtually the only food shopping capability is Von’s-a sad, dirty and currently too small-to- service store will be overwhelmed. Parking, not only a problem currently, will become horrendous should the units be built.

I STRONGLY URGE YOU TO DO EVERYTHING WITHIN YOUR POWER TO STOP THE 912 UNITS FROM BEING BUILT, BUT MOST CERTAINLY NOT BUILD THEM IN THE ONE AREA OF CORONADO THAT HAS THE HIGHEST POPULATION DENSITY!

Best regards,

Guillermo Merino de V

Jesse Brown

From: patricia wars <patriciawars@gmail.com>
Sent: Friday, March 26, 2021 10:35 AM
To: Jesse Brown
Subject: Housing

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Hi

I've been a resident of Coronado since 1973 and have enjoyed every minute being there ,I honestly think that if the housings in front of the Coronado Shores are built they would ruin our town,please I am asking you NOT TO ALLOW IT.

My best regards

Patricia Warschawski
La Princesa 1602
Coronado Shores

Sent from my iPhone

Jesse Brown

From: G N <goodmorning1956@icloud.com>
Sent: Thursday, March 25, 2021 9:46 PM
To: Jesse Brown
Subject: Housing project on city hall ground next to glorietta bay. Accros from the shores!!!!

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Please confirm if this is accurate !!

If this is accurate it is the most pathetic crazy idea on the planet - a plethora of law suites will abound ——. We will fight this till hell freezes over

Who do you think you are ?

Wayne
619-699-9968

Sent from my iPhone

Jesse Brown

From: Joni weikel <wjoni55@gmail.com>
Sent: Tuesday, March 30, 2021 6:47 AM
To: Jesse Brown
Subject: Construction of 400 units

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Jesse Brown

My family has owned a unit in El Mirador for over 40 years. We are raising our 3rd generation of grandchildren to enjoy Coronado. We have seen many changes in our years, some good and some bad. The construction of 400 units is a BAD idea by City Hall.

With the expansion of the Del and then these units there is no doubt that would create more traffic which is already an issue, not to mention the parking. I don't know if you live around the strand but the traffic starts at 5:30 am and slows down around 9 am. Then a repeat around 2:30 pm till 6 pm. Is the city planning on widening the strand? What infrastructure goes along with all this increased population? Grocery Stores, schools, hospitals, emergency services?

This area of the strand is the most densely populated area on the island. How about the park area over by the bridge - the Marriot isn't expanding and that park is only busy in the summer, not like the pool and community center which is busy year round. Or take some of the golf course area. Spread the traffic out - the south end of town does NOT need any more traffic.

There are many other concerns but I will stop with this.

Best Regards,
Joni Weikel



Virus-free. www.avast.com

Jesse Brown

From: Joni weikel <wjoni55@gmail.com>
Sent: Sunday, March 28, 2021 9:50 AM
To: Jesse Brown
Subject: City Hall - Housing Units

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Mr. Brown

I will be short - I'm not in favor of a housing unit at City Hall - I've owned a home since the Shores was built.

Lorraine Weikel



Virus-free. www.avast.com

Jesse Brown

From: Jackie Wendt <jackie@jackiewendt.com>
Sent: Tuesday, April 6, 2021 10:14 AM
To: Richard Bailey; Bill Sandke; Casey Tanaka; Mike Donovan; Marvin Heinze; Jesse Brown
Subject: Letter for L

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

To whom it may concern

I am a homeowner and Coronado resident and I am a former owner of a condo at the Coronado Shores and was for over 20 years. I copied a letter from another Coronado homeowner because I believe all my concerns and the concerns of the community are addressed.

I STRONGLY OPPOSE the construction of 400 units across the street, known as the "City Hall" location for the following reasons:

1. The creation of such units is equivalent to three towers located at Coronado Shores. There is no location within Coronado that has greater population density than the Shores. Adding 30% more units creates unimaginable traffic problem, Ingress and egress from the Shores onto the Silver Strand is already difficult, not only because of the population at the Shores, but because of the residents and workers at the Base. It plainly makes no sense to take the most highly density area and exaggerate it beyond all reasonableness.
2. Individuals living at the proposed units will be employed either within the retail shopping area of Coronado, at the Naval Base, in San Diego, or at points south (Imperial Beach, Chula Vista). The traffic through the City to the Bridge, along Ocean Avenue to the Base, or southward is unimaginable today the traffic will be impossible should the units be built at "City Hall."
3. Parking is now a major problem. The current city parking is wholly inadequate today, particularly in the beach areas. Assuming two cars per unit, an additional 800 cars plus guest cars will need to be parked somewhere, taking either more ground space (which is unavailable) or force underground or above ground parking facilities. Underground parking is terribly expensive given the low water table. Above ground destroys the visual appeal that has made Coronado the great city it is.
4. Depending how tall the buildings will be, the view from various condos within the Shores will be inhibited, reducing the value of those condos. The location does not do justice to those who have paid a heavy price/sq. ft. to acquire their condos with a view.
5. Given the desecration of value for various condos, a property tax relief from the Prop 13 is most likely not being offered. This only suggests that some people will be paying an extremely high tax rate relative to value (depressed). This is not fair treatment. If there is an adjustment to "purchase price plus" under Prop 13, the tax revenue for the City of Coronado will be decreased at a time when school building and infrastructure needs are increased.
6. The local infrastructure of Coronado at "City Hall" cannot support the increase in the population. The impact on schools, the health care facilities and general trade is nothing but negative.

Emergency runs to the hospital from the Shorewall cause the loss of life given the cross-island nature of the City Hall location relative to the hospital with the increase in traffic

7. Virtually the only food shopping capability is Von's-a sad, dirty and currently too small-to- service store will be overwhelmed. Parking, not only a problem currently, will become horrendous should the units be built.

**I STRONGLY URGE YOU TO DO EVERYTHING WITHIN YOUR POWER TO STOP THE
912 UNITS FROM BEING BUILT,
BUT MOST CERTAINLY NOT BUILD THEM IN THE ONE AREA OF CORONADO THAT
HAS THE HIGHEST POPULATION DENSITY!**

Thank you,
Jackie Wendt

Jesse Brown

From: Sandra Westin <westincabo@gmail.com>
Sent: Friday, March 19, 2021 8:50 PM
To: Jesse Brown
Subject: Planned housing

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mr. Brown -

My family and I have owned in Coronado at the Shores for 47 years.

The charm and quaintness of the island will, in my opinion, certainly be destroyed if the proposed, high-density housing plan is approved and subsequently implemented.

I **STRONGLY** oppose doing this.

Respectfully,
Sandra Westin
1770 Avenida del Mundo, #1002
Coronado

Jesse Brown

From: Charles Wilson <charles.wilson474@gmail.com>
Sent: Monday, April 5, 2021 9:18 AM
To: Jesse Brown; Mike Donovan (at home)
Subject: Urgent Letter City of Coronado .

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Good morning, This is a Letter that one of my good neighbors wrote, and I agree 100% , that is why I will just resend the same letter . I own a condo at 1820 apartment # 607 in Avenida Del Mundo, (El Mirador), located immediately north of the Seal Base.

I am **STRONGLY OPPOSED** to the construction of 400 units across the street, known as the "City Hall" location for the following reasons:

1. The creation of such units is equivalent to three towers located at Coronado Shores. There is no location within Coronado that has greater **population density** than the Shores. Adding 30% more units creates unimaginable traffic problems. Ingress and egress from the Shores onto the Silver Strand is already difficult, not only because of the population at the Shores, but because of the residents and workers at the Base. It plainly makes no sense to take the most highly density area and exaggerate it beyond all reasonableness.
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3. Parking is now a major problem. The current city parking is wholly inadequate today, particularly in the beach areas. Assuming two cars per unit, an additional 800 cars plus guest cars will need to be parked somewhere, taking either more ground space (which is unavailable) or force underground or above ground parking facilities. Underground parking is terribly expensive given the low water table. Above ground destroys the visual appeal that has made Coronado the great city it is.
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5. Given the desecration of value for various condos, a property tax relief from the Prop 13 is most likely not being offered. This only suggests that some people will be paying an extremely high tax rate relative to value (depressed). This is not fair treatment. If there is an adjustment to "purchase price plus" under Prop 13, the tax revenue for the City of Coronado will be decreased at a time when school building and infrastructure needs are increased.
6. The local infrastructure of Coronado at "City Hall" cannot support the increase in the population. The impact on schools, the health care facilities and general trade is nothing but negative. Emergency runs to the hospital from the Shores will cause the loss of life given the cross-island nature of the City Hall location relative to the hospital with the increase in traffic.
7. Virtually the only food shopping capability is Von's-a sad, dirty and currently too small-to- service store will be overwhelmed. Parking, not only a problem currently, will become horrendous should the units be built.

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Thanks . Charles Edward Wilson.
Alejandra Wilson.

Jesse Brown

From: Jennifer Ekblad
Sent: Thursday, March 25, 2021 8:03 AM
To: Jesse Brown; Richard Grunow
Subject: FW: Regional Needs Housing Allocation

Here you go...

Best Regards,

Jennifer Ekblad | MMC | CPM
City Clerk



CITY OF CORONADO

City Clerk's Office | www.coronado.ca.us
1825 Strand Way | Coronado, California 92118
Direct: (619) 522-7321 | Main: (619) 522-7320 | Fax: (619) 522.2407

Please note that email correspondence with the City of Coronado, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt.

From: Cyndy Wright <clfwright@yahoo.com>
Sent: Thursday, March 25, 2021 07:20
To: Jennifer Ekblad <jekblad@coronado.ca.us>
Subject: Regional Needs Housing Allocation

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

March 25, 2021

Dear Ms. Ekblad,

We are writing to voice our strong objection to using the parking lots next to City Hall as a possible site for 400 low-income units. It is not that we object to these units because they are "low-income" per se, it is the addition of any high-density project in this location.

Adding any type of 400-unit project to this location, on the waterfront next to the marina, is an idea that we believe would adversely impact the delicate synergism that currently exists between the Del, the marina, the beaches and downtown.

While we do support the addition of units to address the needs of low-income families and persons, we think the city should concentrate on locations or even multiple locations where the addition of such a project would clearly enhance the area.

As retired real estate developers, we have found that any existing synergism that exists in any area can only be amplified and improved when a well thought out and thoroughly circumspect project is approved based only upon answering one simple question, and that is whether the proposed project will likely add to the synergism of the area or will it likely degrade the synergism of the area. The answer is almost always unequivocally clear to all.

If a project will likely amplify the existing synergism of an area, the project should be approved and be deemed to serve the greater good, if it is determined that it will likely detract from the synergism that exists in an area then it should be rejected.

We have found that when this one question is posed to City Planners as the only relevant question that should be asked and answered, it tends to clarify any tangle of opinions and arguments that typically arise from the complex analysis of the data - competing interests, what is known, and the human effort to try and know what is ultimately unknowable or which is only something which can only be known in hindsight, typically after a mistake is made which of course usually produces upset and regret.

When you factor in the fact that the revenue the city generates is derived from City Planner's ability to create such synergisms, it become even more obvious as to what is the right path to follow.

Thanks for listening to us. We appreciate you being there doing the job and we sincerely hope this perspective will help you.

Best wishes and good luck!

Michael and Cyndy Wright

Cabrillo Tower 1504

Property owners

Jesse Brown

From: Yetwin, Richard <ryetwin@dmyl.com>
Sent: Tuesday, March 30, 2021 10:35 AM
To: Jesse Brown
Cc: CoronadoShores9@live.com; elmiradorcoronado@gmail.com
Subject: Proposal to construct residential units on the "City Hall Site"

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mr. Brown

I very recently became aware of the above referenced proposal and wanted to support the recent email you received from David Zacharias and to add a couple of my comments to his well thought out correspondence to you.

My wife and I also live in a condo in El Mirador where we moved last June after having retired to a home on E Ave in 2014. Before that I practiced law in Tucson for 44 years in the general areas of litigation and complex commercial real estate transactions. I also taught a single Real Estate Transactions course at the U. of AZ School of Law for 19 years as an Adjunct Professor and am currently a lecturer at UCSD teaching real estate transactions to undergraduates for one quarter per year. I am NOT an expert in Land Use Law nor am I licensed in the State of California to practice law. Nothing in this letter to you should be construed as a professional opinion and I write to you only on behalf of my wife and myself and not in a professional capacity.

I assume for purposes of this letter that the City Hall parcel under consideration for residential development is a portion of the 13.5 acres of property designated as CU (Civic Use) in the Glorietta Bay Master Plan adopted in 2001, as may have been amended. I have not had an opportunity as yet to review any previous materials sent out by your office to stake holders about this issue and I apologize if this is incorrect or misleading.

I would like to add two additional comments to the Zacharias email.

First, the expansion of the Hotel del Coronado will also have a dramatic impact on the Strand and the City Hall, Rec. Center, Marina, Parks and open space. The addition of rooms at the del will allow it to qualify for major off season conventions and events, particularly if the San Diego Convention Center ever expands. Major corporations that have not found the del large enough for their events will now, in my view, consider it. The increase in traffic that we as residents all feel in the few summer months will likely become a year round event. The movement of the main vehicular entrance to the del to Avenida del Sol will bring an enormous new traffic flow down the Orange "hill". That flow has not been extensively evaluated (at least that I am aware of) but common sense tells me that its impact on the Civic complex will be dramatic, certainly during the rush hours. In my view construction of a significant number of residential units anywhere on the Civic Use parcel will have a significant and continuing negative impact on the whole Island.

Second, I believe it is likely that the proposed residential use on the CU parcel may be prohibited by the Master Plan and Title 86 zoning code as they now exist. I have done a very cursory reading of both and recognize that a lengthy series of governmental actions may allow that use, but an expert California Land Use lawyer will need to be hired by the 10 buildings in the Shores to render those opinions. It also appears to me that certain possible changes to the Civic Center may require a majority vote of the citizens of Coronado and that the clear purpose and intent of the CU zone is not for residential use.

Thank you for your consideration of this email. I am not completely up to date on the current State requirements to add these units within our city limits, but it appears to me that this would be one of the worse possible sites.

Richard and Deborah Yetwin

Jesse Brown

From: ANITA YORK <anitacyork@aol.com>
Sent: Monday, March 29, 2021 3:17 PM
To: Jesse Brown
Subject: route 75 Housing project

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mr. Brown,

As you know there is much concern over the low income housing development in Coronado. i live in the Shores and this will not only impede my view but lower my property value. Increased traffic, crime, will also decrease all of the property values in Coronado. Please reject the proposed project for Coronado.

sincerely,

Anita York
ElEncanto #104

Amy and Howard Young
1830 Avenida del Mundo, Unit 611
Coronado, California 92118

April 13, 2021

Jesse Brown
Senior Planner
City of Coronado
Community Development Department
1825 Strand Way
Coronado, CA 92118
jbrown@coronado.ca.us

Re: Low Income Housing Proposal

Dear Jesse:

We are writing to add our voice of concern to the proposal that has been circulating to add 400+ units of low income housing on the Glorietta Bay land bordering Strand Way and across from Coronado Shores.

We've been told that the city is not pleased with the need to add this housing, but that it's being dictated by the State of California despite your objections. While we understand the city has opposed this requirement, we would support further efforts to challenge the inequities of forcing a municipality like Coronado to submit to such aggressive additional housing requirements, without regard for preserving the unique nature of the community, and without consideration for the lack of available space. (Especially since the city is bordered on all sides by either the North Island Naval Air Station and its operations, the ocean, or the bay.) As you are aware, The Coronado Bay Bridge, as the main access point for both residents and personnel working on the island, is already a bottleneck. Traffic starts backing up either onto Silver Strand Blvd or Orange Avenue every day starting at about 3:00 pm until 6:00 pm or later. This situation then impacts all access roads with significant traffic as commuters leave the island by winding through the neighborhoods to avoid the congestion through town or around the golf course to reach the entrance to the bridge (recently we experienced wait times in traffic that barely moved of 25 minutes simply trying to access the bridge).

With respect to the location that is being targeted on Strand Way, we would like to express our strong concern that this will make this area of Coronado almost impassable and unlivable. With the additional accommodations going up at Hotel del Coronado, and what feels like an increasingly busy Navy facility to the south, Strand Way south of Orange Avenue is experiencing constant traffic and congestion. For those of us that frequently travel by foot or bicycle, it's become a much more harrowing experience navigating around and across Strand Way, and passage by car is slow and very congested. Even crossing with the light in a pedestrian crosswalk has become dangerous due to the sheer number of people passing through the intersection currently. The city has already posted signs to no avail asking

people to slow down, and limit the noise of loud cars and motorcycles on that busy street. It is simply astonishing that the city is even entertaining the possibility of locating 400 additional high density housing units on that narrow section of road, where there is already congestion, safety and traffic issues.

On sunny beach days, the Coronado Beach in front of Coronado Shores is packed with residents and visitors. On weekends and holidays, there is little available parking for the public as the public beach lot within the shores is usually full by mid morning, along with the cul de sac parking on the east side of Coronado Shores (Avenida Lunar). Currently, beach goers park along Silver Strand Blvd and unload children and beach chairs and then cross directly through traffic rather than walk the additional distance past other parked cars to the crosswalk at Avenida de las Arenas. If the tide is high and sand space is limited, the crowding and lack of public facilities on this stretch of beach is a real problem. The addition of more beachgoers and crowds from the expansion currently taking place at the Hotel del and the construction of more high density resort condo suites has already impacted and severely limited the beach access on Avenida del Sol, and will greatly impact the number of people using this area. And this is already impacting the area before the proposed low income housing units are approved.

We're surprised that with all of the low-density space further south on Silver Strand Blvd, both on the Naval Base and further toward Imperial Beach, another location could not be found within the Coronado city limits that would direct resident traffic south rather than over the Coronado Bridge, which, as mentioned earlier, has become a terrible traffic bottleneck from the Island. We understand that the large housing requirement was driven in part by the inclusion of the number of military personnel that work on the island, so it would seem that the Navy should cooperate in a solution to the housing problem, or at least be involved in identifying resources where they can contribute to the allocation since their personnel were included in the data used.

Also, the site on Glorietta Bay is the only direct access to the bayfront for residents and visitors. Whether to walk along and enjoy the views, picnic at the park, or launch personal watercraft from the city facilities located there, it is unbelievable that this location is even being considered for mandatory high density housing. Other than walking across the golf course, after this development, there will be no open space left to enjoy the beauty of this bay, let alone have access to one of the most unique and historic waterfront locations in Coronado. And it is our belief once that line is crossed, additional development will follow either in future quotas assigned from the capital, or via developers realizing that this prized land is up for grabs under the right circumstances or with the right influence.

Please note our profound concern about this proposal and our strong desire that the Strand Way location not be selected for the additional housing quotas assigned at this time. We would encourage the City to continue to fight to be heard at this important juncture in planning for the future and will back any efforts to continue this discussion rather than moving ahead at this time.

Thanks for your consideration,

Amy Young / Howard Young

Amy and Howard Young
(801) 201-0584

Jesse Brown

From: Sandy Zacharias <sandylzacharias@gmail.com>
Sent: Tuesday, March 30, 2021 10:25 AM
To: Jesse Brown
Subject: Fwd: 400 Housing Units on "City Hall"

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Mr. Brown,

I own a condo at 1820 Avenida Del Mundo, (El Mirador), located immediately north of the Seal Base. I am **STRONGLY OPPOSED** to the construction of 400 units across the street, known as the "City Hall" location for the following reasons:

1. The creation of such units is equivalent to three towers located at Coronado Shores. There is no location within Coronado that has greater **population density** than the Shores. Adding 30% more units creates unimaginable traffic problems. Ingress and egress from the Shores onto the Silver Strand is already difficult, not only because of the population at the Shores, but because of the residents and workers at the Base. It plainly makes no sense to take the most highly density area and exaggerate it beyond all reasonableness.
2. Individuals living at the proposed units will be employed either within the retail shopping area of Coronado, at the Naval Base, in San Diego, or at points south (Imperial Beach, Chula Vista). The traffic through the City to the Bridge, along Ocean Avenue to the Base, or southward is unimaginable today; the traffic will be impossible should the units be built at "City Hall."
3. Parking is now a major problem. The current city parking is wholly inadequate today, particularly in the beach areas. Assuming two cars per unit, an additional 800 cars plus guest cars will need to be parked somewhere, taking either more ground space (which is unavailable) or force underground or above ground parking facilities. Underground parking is terribly expensive given the low water table. Above ground destroys the visual appeal that has made Coronado the great city it is.
4. Depending how tall the buildings will be, the view from various condos within the Shores will be inhibited, reducing the value of those condos. The location does not do justice to those who have paid a heavy price/sq. ft. to acquire their condos with a view.
5. Given the desecration of value for various condos, a property tax relief from the Prop 13 is most likely not being offered. This only suggests that some people will be paying an extremely high tax rate relative to value (depressed). This is not fair treatment. If there is an adjustment to "purchase price plus" under Prop 13, the tax revenue for the City of Coronado will be decreased at a time when school building and infrastructure needs are increased.

6. The local infrastructure of Coronado at “City Hall” cannot support the increase in the population. The impact on schools, the health care facilities and general trade is nothing but negative. Emergency runs to the hospital from the Shores will cause the loss of life given the cross-island nature of the City Hall location relative to the hospital with the increase in traffic.

7. Virtually the only food shopping capability is Von’s-a sad, dirty and currently too small-to- service store will be over-whelmed. Parking, not only a problem currently, will become horrendous should the units be built.

I STRONGLY URGE YOU TO DO EVERYTHING WITHIN YOUR POWER TO STOP THE 912 UNITS FROM BEING BUILT, BUT MOST CERTAINLY NOT BUILD THEM IN THE ONE AREA OF CORONADO THAT HAS THE HIGHEST POPULATION DENSITY!

Many thanks.

Sandra Zacharias
sandylzacharias@gmail.com

Jesse Brown

From: David Zacharias <davidlzacharias@gmail.com>
Sent: Saturday, March 27, 2021 2:16 PM
To: Jesse Brown
Subject: 400 Housing Units on "City Hall"

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Mr. Brown,

I own a condo at 1820 Avenida Del Mundo, (El Mirador), located immediately north of the Seal Base. I am **STRONGLY OPPOSED** to the construction of 400 units across the street, known as the "City Hall" location for the following reasons:

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3. Parking is now a major problem. The current city parking is wholly inadequate today, particularly in the beach areas. Assuming two cars per unit, an additional 800 cars plus guest cars will need to be parked somewhere, taking either more ground space (which is unavailable) or force underground or above ground parking facilities. Underground parking is terribly expensive given the low water table. Above ground destroys the visual appeal that has made Coronado the great city it is.
4. Depending how tall the buildings will be, the view from various condos within the Shores will be inhibited, reducing the value of those condos. The location does not do justice to those who have paid a heavy price/sq. ft. to acquire their condos with a view.
5. Given the desecration of value for various condos, a property tax relief from the Prop 13 is most likely not being offered. This only suggests that some people will be paying an extremely high tax rate relative to value (depressed). This is not fair treatment. If there is an adjustment to "purchase price plus" under Prop 13, the tax revenue for the City of Coronado will be decreased at a time when school building and infrastructure needs are increased.
6. The local infrastructure of Coronado at "City Hall" cannot support the increase in the population. The impact on schools, the health care facilities and general trade is nothing but negative. Emergency runs to the hospital from the Shores will cause the loss of life given the cross-island nature of the City Hall location relative to the hospital with the increase in traffic.
7. Virtually the only food shopping capability is Von's-a sad, dirty and currently too small-to- service store will be overwhelmed. Parking, not only a problem currently, will become horrendous should the units be built.

I STRONGLY URGE YOU TO DO EVERYTHING WITHIN YOUR POWER TO STOP THE 912 UNITS FROM BEING BUILT, BUT MOST CERTAINLY NOT BUILD THEM IN THE ONE AREA OF CORONADO THAT HAS THE HIGHEST POPULATION DENSITY!

Many thanks.

From: [Brower, Sandra J.](#)
To: [Richard Bailey](#); [Bill Sandke](#); [Casey Tanaka](#); [Mike Donovan](#); [Mike Donovan](#)
Cc: [Jesse Brown](#)
Subject: Opposition to City Hall/Civic Property Site for Designation in 2021-2029 Housing Element Update/City Council Meeting June 15, 2021/Agenda Item 10.c.
Date: Monday, June 14, 2021 5:21:48 PM

THIS IS AN EXTERNAL EMAIL. Do not click links or open attachments unless you trust the sender and know the content is safe.

Dear Mayor Bailey and City Councilmembers;

As a homeowner and full-time resident at Coronado Shores, I earlier submitted an email to you on April 6, 2021 opposing the City Hall/Civic property as a designated site in the Draft Housing Element Update (HEU). My email along with close to 800 other emails and letters were received by the City opposing that site designation, including a petition in opposition to the City Hall /Civic site signed by 258 Coronado residents. Together the oppositions to that site designation were detailed and diverse as to the detrimental impacts of such a designation, all of which were made loud and clear.

A review of the comments to the Draft HEU received back from the Department of Housing and Community Development (HCD), along with the City staff's report to the City Council in response, demonstrates staff's recommended Option 2, to revise the HEU to designate only the 200 opportunity sites that could currently accommodate 200 new housing units without amendments to the General Plan, Zoning Ordinance, Local Coastal Program or Orange Avenue Corridor Specific Plan, is the only realistic and justifiable option moving forward.

Staff's own analysis shows that Option 1, to proceed with present HEU, is doomed to failure, for all the reasons outlined by staff. In addition, HCD stated in its comments that the designated sites have "realistic and demonstrated potential for redevelopment" within the next 8 years, and in particular, nonvacant sites, such as the City Hall/Civic site, "shall also support the assumption that these uses will likely discontinue based upon past trends." This cannot be said of the City Hall/Civic site, especially since statements have been made on behalf of the City at a recent Town Hall meeting that "the Coronado Shores should not worry at all about the proposed units ever being constructed on that site"; "the City is required only to rezone, not to actually see them built, it's a paper chase"; "it is very unlikely to see those units come to fruition"; and "can't force the City to build, just to rezone." That being said, it would not be possible for the City to meet HCD's requirement that it is realistic to redevelop the City Hall/Civic site with 400 low income units within the next 8 years.

Staff's Option 2, designate 200 sites already zoned and planned for the required use, demonstrates a realistic, good faith effort to comply with RHNA while the appeal of the lawsuit is pending. Any penalty would hopefully be no more than placement on a four-year update cycle.

Staff's Option 3, to do nothing further, would likely result in unwanted sanctions being imposed on the City as described in staff's report.

Thank you and your staff for the diligent work performed in addressing this most difficult task and your anticipated support of the approach outlined in staff's Option 2.



Sandra J. Brower
Partner

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MEMORANDUM

TO: CITY OF CORONADO CITY COUNCIL

FROM: M. NOLAN GRAY, AICP

SUBJECT: DRAFT 6TH CYCE RHNA HOUSING ELEMENT

DATE: 06/07/2021

CC: CORONADO DEPARTMENT OF COMMUNITY DEVELOPMENT;
CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT

For the 6th Cycle of the Regional Housing Needs Assessment (RHNA), the City of Coronado (“the City”) is required to plan for the construction of 912 housing units between 2021 and 2029, of which 312 must be very low-income, 169 must be low-income, 159 must be moderate-income, and 272 may be above moderate-income. The City recently submitted a draft 6th Cycle Housing Element to the California Department of Housing and Community Development (HCD) toward this end.

While Coronado officials have thus far characterized this process as a “paper chase,” the City has a legal obligation to plan for its fair share of housing in good faith¹. Failure to do so could result in the loss of substantial state funds, the loss of local zoning powers, and years of costly litigation. As it exists today, Coronado has not produced a Housing Element that HCD can in good faith certify.

Without substantial revisions, the City’s draft Housing Element is unlikely to produce any income-restricted housing over the 6th Cycle planning period. In a letter to Coronado dated May 12, 2021, HCD raised various concerns toward this end. The following memo expands on this feedback. In its current form, Coronado’s housing element makes no attempt to revisit underperforming 5th Cycle programs, offers a sites inventory full of sites virtually guaranteed to remain undeveloped, and sets out a rezoning program that leaves most sites physically and/or financially incapable of redevelopment.

¹ “City Council Debates Housing Allocation Plan; State Route Relinquishment; Tree Removal,” *Coronado Eagle & Journal* (February 26, 2021): http://www.coronadonewsca.com/news/coronado_city_news/city-council-debates-housing-allocation-plan-state-route-relinquishment-tree-removal/article_a380bb22-7ac3-11eb-8984-8708085af800.html

To rectify these errors, Coronado staff should amend the Housing Element in three ways: First, the City should specify the likelihood of development for each site, based on market realities and available funding sources. Second, the City must expand the sites inventory to account for the historically low likelihood of development on any given parcel; particularly the City Hall site, which City leaders have admitted they will not allow to be redeveloped. Finally, the City should develop a rezoning program that makes redevelopment physically and financially feasible by amending its R-5 zoning district.

Fifth Cycle Retrospective

In 2013, Coronado was tasked with accommodating 50 housing units as part of the 5th Cycle RHNA spanning from 2014 to 2021, including 13 very low-income units, 9 low-income units, 9 moderate-income units, and 19 above moderate-income units. Unlike many other 6th Cycle Housing Elements, Coronado's draft Housing Element does not meaningfully assess this previous cycle's Housing Element. In its current form, the Review of Past Performance is a superficial restatement of 5th Cycle programs, with no qualitative assessments of any kind.

So how *did* Coronado's 5th Cycle Housing Element perform? Based on federal permitting data, we know that the City permitted 283 single-family units and 22 multifamily units between 2014 and 2021. It is laudable that Coronado continues to permit housing in any form, yet we should approach these figures with a great deal of caution. While data is limited, a quick survey of the City would indicate that many of these single-family housing permits were preceded by the demolition of an older, cheaper single-family unit, producing no net gain in housing.

There is also no evidence that any income-restricted units were produced during this period. None of the 283 single-family units or three duplexes developed would have been subject to the City's inclusionary zoning ordinance. While the four fourplexes constructed may have been subject to its provisions, these developments would have produced only four income-restricted units in total; yet these developers would most likely have paid the \$7,000 in-lieu fee, as cross-subsidy rarely pencils within projects of this scale without significant outside subsidies.

While it is possible that some of these duplexes and fourplexes—or some unknown share of the single-family units—were income-restricted, Coronado has produced no evidence of this. If the City can produce evidence that its 5th Cycle programs successfully produced even one income-restricted unit, it should include this in the 6th Cycle Housing Element and assess the efficacy of each 5th Cycle program accordingly.

Another way to assess the efficacy of Coronado's 5th Cycle Housing Element would be to audit the proposed developable sites. In 2013, the City proposed 18 possible sites for low-income housing production. As of 2021, all but two of these sites remain as they existed in 2013. One of the developed properties—575-59 Orange Avenue—now hosts three

single-family units priced at well above market rate.² The City's 5th Cycle Housing Element incorrectly reported to the state that this lot would soon sustain 10 low-income multifamily units, thus potentially running afoul of "No Net Loss" provisions.

The other project underdoing development—434 Orange Avenue—is a five-unit multifamily development. It is unclear whether any of these units are income-restricted. Let us assume that at least two are, as the City's 5th Cycle Housing Element does; this would indicate, at most, a 5.5 percent success in identifying sites for income-restricted housing production, as the remaining 17 sites either followed a radically different development path—as with 575-79 Orange Avenue—or remain undeveloped—as with the 16 remaining sites.

What can we learn from the apparent failure of Coronado's 5th Cycle Housing Element to plan for the City's fair share of housing? First, we see that its housing programs—largely repeated word-for-word in the draft 6th Cycle Housing Element—are not sufficiently accommodating the City's fair share of income-restricted housing. This should engender significant revisions to the draft 6th Cycle Housing Element and heightened scrutiny by HCD in their review.

Second, we see that the City has a poor track record of identifying and/or following through on sites earmarked for future low-income housing production. Like the 5th Cycle Housing Element, Coronado's draft 6th Cycle Housing Element does not attempt to ascertain the likelihood that its predictions will come to pass. The City should make a good faith attempt to estimate the likelihood of redevelopment for each site in the sites inventory and considerably expand the inventory to accommodate this risk.

Sixth Cycle Sites Inventory

A likelihood of redevelopment analysis would significantly improve Coronado's draft 6th Cycle Element, as many of the sites listed in the draft element are transparently unlikely to be developed into low-income housing. As outlined on the next page (Chart 1), none of the low-income housing sites offered as part of the draft 6th Cycle sites inventory survive even a preliminary attempt at ground-truthing. The following section discusses the barriers to redevelopment facing these sites that the City must meaningfully address as part of a revised draft.

² According to Zillow, the estimated value of at least one of these homes is \$4.4 million.

Chart 1: Coronado 6th Cycle Housing Element Sites Inventory Assessment						
APN	Site	Potential Units	Parcel Size (Acres)	Current Occupant	Proposed Action	Assessment
7600551500	1825 Silver Strand Blvd	400	8.5	City Hall; Park; Marina Parking	R-5 Zoning	Highly unlikely
Current site of a relatively new City Hall. Mayor has indicated this site will not in fact be developed as low-income housing at 4/7/2021 town hall.						
5373411900	900 C Ave	19	0.7	Church, Religious School	None (R-3)	Unlikely
Long-standing religious institution; No additional zoned capacity offered; No indication of owner interest						
5370912400	706 C Ave	18	0.7	Church; Religious School	None (R-3)	Unlikely
Long-standing religious institution; No additional zoned capacity offered; No indication of owner interest						
5373423400	919 C Ave	16	0.6	Church	None (R-3)	Unlikely
Long-standing religious institution; No additional zoned capacity offered; No indication of owner interest						
5372422200	845 D Ave	19	0.7	Supermarket Parking	None (R-3)	Highly unlikely
Required parking for an adjacent Vons and retail; Development of the site would require significant discretionary approvals; Zoned capacity unlikely to justify redevelopment.						
5375611700	1320 Ynez Pl	13	0.5	USPS Office	None (R-3)	Highly unlikely
Only USPS office in Coronado; No additional zoned capacity offered; No indication of owner interest						
5370822500	756 Orange Ave*	16	0.3	AT&T Data Center	R-5 Zoning	Highly unlikely
Essential data center; R-5 zoning absurdly presumes the construction of a 150-foot tower on a 0.3 acre lot; No indication of owner interest.						
5370821500	776 Orange Ave*	9	0.2	AT&T Data Center	R-5 Zoning	Highly unlikely
Essential data center; R-5 zoning absurdly presumes the construction of a 150-foot tower on a 0.2 acre lot; No indication of owner interest.						
5361023200	0 C Ave**	35	0.8	Supermarket Parking	R-5 Zoning	Highly unlikely
Required parking for an adjacent Smart & Final; Development of the site would require significant discretionary approvals; Zoned capacity unlikely to justify redevelopment; Unworkable massing standards.						
5361101900	0 2nd Ave	60	1.3	Multifamily Parking	R-5 Zoning	Highly unlikely
Required parking for an adjacent garden apartments; Development of the site would require significant discretionary approvals; Zoned capacity unlikely to justify redevelopment; Unworkable massing standards.						
5361023100	0 C Ave**	23	0.5	Supermarket Parking	R-5 Zoning	Highly unlikely
Required parking for an adjacent Smart & Final; Development of the site would require significant discretionary approvals; Zoned capacity unlikely to justify redevelopment; Unworkable massing standards.						
5361023300	120 B Ave**	21	0.5	Multistory Commercial	R-5 Zoning	Highly unlikely
Development of the site would require significant discretionary approvals; Zoned capacity unlikely to justify redevelopment; Unworkable massing standards.						
5361022800	140 B Ave**	32	0.7	Supermarket	R-5 Zoning	Highly unlikely
Existing supermarket; No indication of owner interest; Development of the site would require significant discretionary approvals; Zoned capacity unlikely to justify redevelopment; Unworkable massing standards.						

Sites in the City’s 6th Cycle Housing Element commit one of three errors: First, sites theoretically hosting 91 of the proposed 681 low-income units—13.3 percent—currently host either long-standing institutions or essential infrastructure, neither of which are natural candidates for redevelopment. As noted above, all of the R-3 sites currently host religious institutions. Another site, which the draft element proposes will soon host 13 low-income units, currently hosts Coronado’s United States Postal Service office. Two sites currently comprising cellular infrastructure are characterized as likely to host 25 low-income housing units. The draft element provides no evidence for any of these self-evidently unlikely scenarios.

Second, sites theoretically hosting 98 of the proposed 681 low-income housing units—14.4 percent—currently host Coronado’s only two supermarkets. In their current form, these are highly profitable land uses, providing essential goods and services for the city. Redevelopment along the lines envisioned in the draft Housing Element would involve the suspension of these profitable uses, to be replaced by inherently unprofitable low-rise income-restricted units. While Coronado could develop a financially feasible rezoning program that would keep these existing commercial uses while adding housing, the draft Housing Element envisions no such policy. These sites are guaranteed to remain in their current state without significant changes to zoning or support with public subsidy, neither of which is *contemplated/offered/discussed/established by program* in the draft Housing Element.

Third, and most gallingly, Coronado’s draft 6th Cycle Housing Element proposes to build 400 of the City’s projected low-income housing units—two-thirds—on a lot that currently hosts a relatively new City Hall, a parking lot for a marina, and public park. The draft 6th Cycle Housing Element includes no plan for such an ambitious redevelopment proposal. Indeed, in an April 7, 2021 town hall, the Mayor of Coronado explicitly assured residents that redevelopment of the site would not occur.³ How can HCD in good faith certify a draft Housing Element so heavily dependent on a project that city leadership has indicated—repeatedly, publicly, and in no uncertain terms—is not going to occur?

³ “It’s hard for me to imagine that a city council would approve building on the City Hall site.” (36:55); Mayor Richard Bailey Answers Questions On Proposed Low Income Housing in Coronado; <https://youtu.be/sexsrbMma4c>.

While this memo focuses on the draft low-income housing sites inventory, two elements of the moderate-income housing sites inventory deserve consideration. First, 38 of the 61 moderate-income sites—all of which have remained in their present form for decades—receive no increase in zoned capacity. The remaining 23 moderate-income sites receive a minor increase in zoned capacity, subject to massing rules that make redevelopment physically infeasible without discretionary relief.⁴ Why does the City expect these sites to redevelop now, after all these years? The draft Housing Element is silent.

Second, the draft 6th Cycle Housing Element reserves the only site likely to be redeveloped—a vacant 40-acre lot along Silver Strand Boulevard—for mostly above-market income single-family homes. At a modest 12 units per acre, this site alone could realistically host all of Coronado’s 6th Cycle very-low- and low-income allocation. Yet as written, the plan reserves this site for 275 above-moderate-income homes and 200-moderate income homes. As evinced by permitting data, the City has no trouble meeting its above-moderate-income housing production targets. Privileging its production over low-income housing in this way defies the spirit and purpose of the RHNA process, is noncompliant with Housing Element Law, and cannot be certified by HCD.

The Trouble with R-5 Zoning

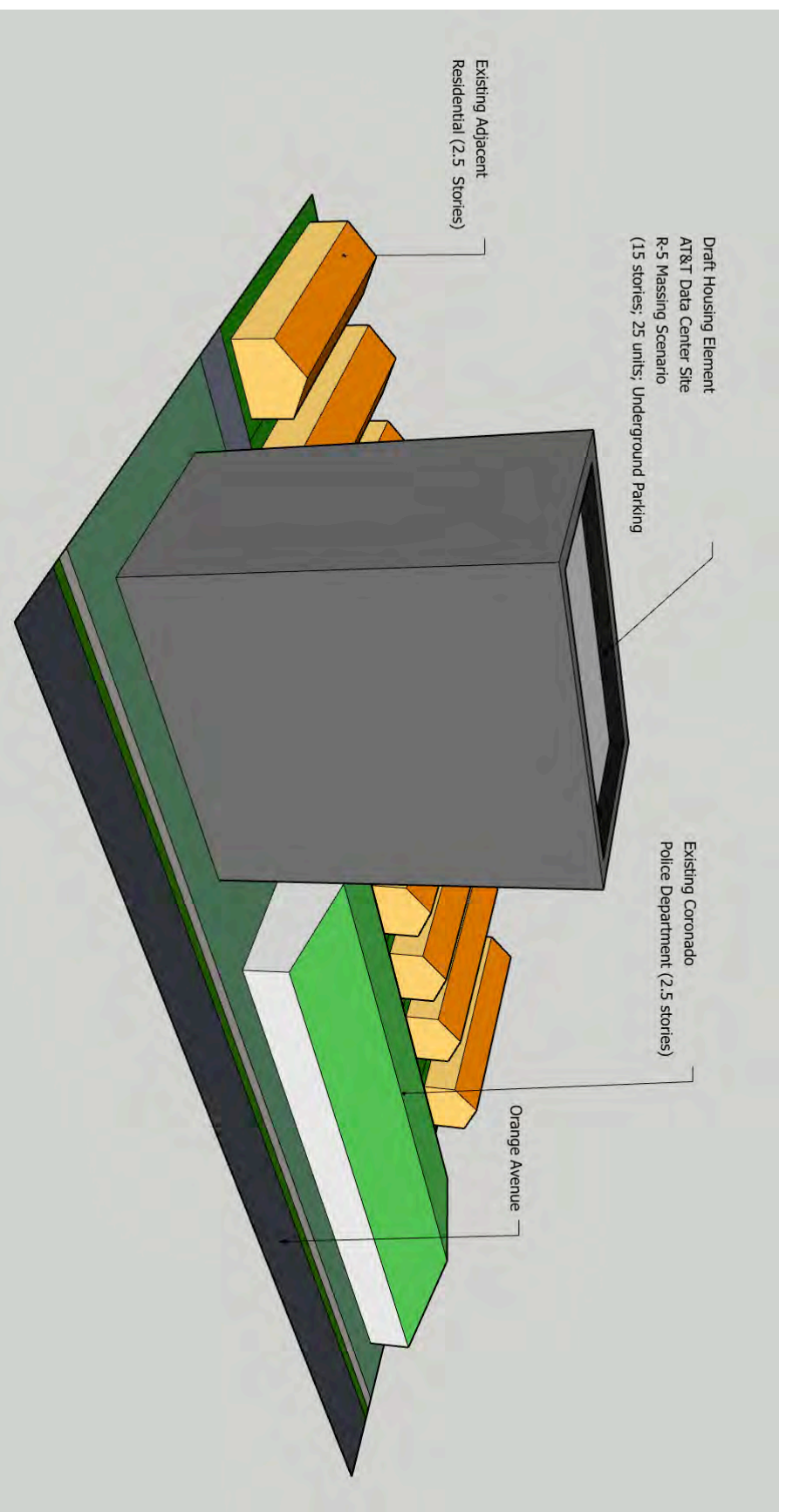
A perceptive reader will note that the success of Coronado’s 6th Cycle Housing Element depends on the R-5 zoning district. As indicated above, the City proposes to accommodate 88 percent of low-income units in newly designated R-5 districts. Even if we remove the City Hall site—which City leaders have admitted is off the table—nearly 70 percent of Coronado’s proposed low-income housing would need to be built on parcels rezoned to R-5 districts. There is just one problem: The massing parameters of the R-5 district make redevelopment of these sites physically and financially infeasible.

The draft Housing Element characterizes R-5 as a high-density multifamily zone, allowing 47 units per acre. In truth, the R-5 zone is a boutique district adopted specifically for Coronado Shores, a luxury tower-in-the-park condominium campus. In addition to the typical zoning standards that would make infill on most of the small lots referenced above infeasible—such as parking requirements or maximum lot coverage—this district contains an unusual provision: “All multiple-family dwelling structures shall be no more and no less than 150 feet in height.”⁵

⁴ At least two sites along Orange Avenue—comprising a proposed 17 moderate-income units—have simply been laundered from the 5th Cycle Housing Element sites inventory, with only a very slight increase in zoned capacity.

⁵ Coronado Municipal Code 86.18.030

Figure 1: AT&T Data Center Site R-5 Massing Scenario



The City’s draft 6th Cycle Housing Element thus envisions one of two scenarios: Either 15-story towers—with as few as nine units each, based on a maximum density of 47 units per acre—will sprout up next to two-story homes across the city, or each of these projects will require substantial discretionary zoning relief. For an illustrative example of what this first scenario might look like for the AT&T site, see Figure 1. Needless to say, both scenarios are equally unlikely. Whether by negligence or bad faith, these provisions guarantee that none of the R-5 low-income housing sites will be developed. If this rezoning program is indicative of other programs discussed in the draft 6th Cycle Housing Element, this document requires substantial revisions and heightened scrutiny by HCD.

Conclusion

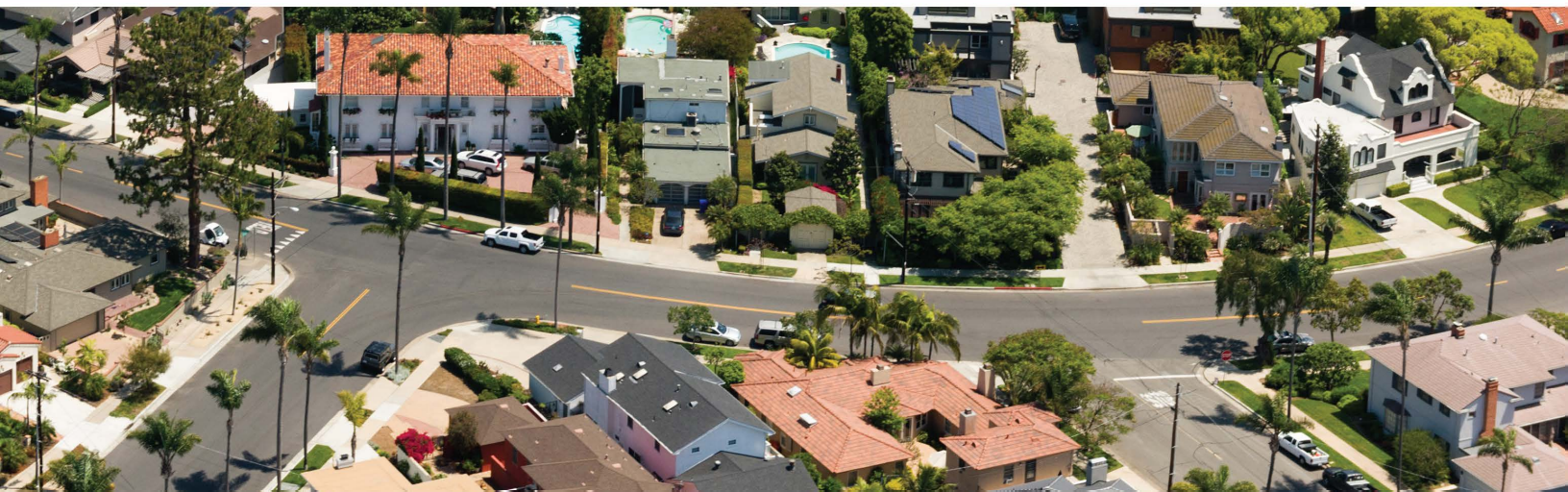
Like every city in California, Coronado has a legal and ethical obligation to plan for its fair share of housing. In its current form, the draft 6th Cycle Housing Element does not satisfy this obligation. Without learning the lessons of the City’s failed 5th Cycle Housing Element, producing a sites inventory that incorporates a likelihood of redevelopment for each site, or developing a realistic zoning program that is both physically and financially feasible, this document is unlikely to produce a single income-restricted unit between 2021 and 2029, let alone 481 very low- and low-income homes. That is to say, it is not a document that HCD can certify as compliant with state law.

Now is the time to bring this document into compliance and put together a workable plan for meeting the City’s RHNA obligations. City leaders have indicated their intention to drag the process out as long as possible, risking significant financial penalties and the suspension of local zoning powers.⁶ But that is a cure worse than the supposed disease. In a revised Housing Element, the City could easily accommodate its allocation with thoughtful plans for the Silver Strand Boulevard site, or mixed-use redevelopments on either supermarket site. Either scenario would preserve Coronadans’ quality of life while providing affordable housing for people—many of whom *already* live in unaffordable or overcrowded conditions in the City—who would like to live, work, or retire in Coronado.

⁶ “City Council Debates Housing Allocation Plan; State Route Relinquishment; Tree Removal,” *Coronado Eagle & Post* (February 18, 2021): http://www.coronadonewsca.com/news/coronado_city_news/city-council-debates-housing-allocation-plan-state-route-relinquishment-tree-removal/article_a380bb22-7ac3-11eb-8984-8708085af800.html



Appendix D: Glossary of Terms



Appendix D: Glossary of Housing Terms

Above-Moderate-Income Household. A household with an annual income usually greater than 120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available legibility limits established by the U.S. Department of housing and Urban Development (HUD) for the Section 8 housing program.

Affirmatively Furthering Fair Housing (AFFH): Affirmatively Furthering Fair Housing (AFFH) is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act. AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

Apartment. An apartment is one (1) or more rooms in an apartment house or dwelling occupied or intended or designated for occupancy by one (1) family for sleeping or living purposes and containing one (1) kitchen.

Assisted Housing. Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Sections 221 (d) (3) (below-market interest rate program), Federal Sections 101 (rent supplement assistance), CDBG, FmHA Sections 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Below-Market-Rate (BMR). Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. Both the State of California and the U.S. Department of Housing and Urban Development set standards for determining which households qualify as "low income" or "moderate income." (2) The financing of housing at less than prevailing interest rates.

Build-Out. That level of urban development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum level of development envisioned by the General Plan. Build-out does not assume that each parcel is developed to include all floor area or housing units possible under zoning regulations.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitled communities and administered by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Condominium. A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units. (See "Townhouse.")

Covenants, Conditions, and Restrictions (CC&Rs). A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Deed. A legal document which affects the transfer of ownership of real estate from the seller to the buyer.

Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density, Residential. The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre.

Developable Land. Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Down Payment. Money paid by a buyer from his own funds, as opposed to that portion of the purchase price which is financed.

Duplex. A detached building under single ownership that is designed for occupation as the residence of two families living independently of each other.

Dwelling Unit (DU). A building or portion of a building containing one or more rooms, designed for or used by one family for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette. See Housing Unit.

Elderly Housing. Typically, one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Emergency Shelter. A facility that provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs. (See “Homeless” and “Transitional Housing.”)

Extremely Low-Income Household. A household with an annual income equal to or less than 30% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Fair Market Rent. The rent, including utility allowances, determined by the United States Department of Housing and Urban Development for purposed of administering the Section 8 Program.

Family. (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An Individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [Governor’s Office of Planning and Research, General Plan Guidelines].

General Plan. A comprehensive, long-term plan mandated by State Planning Law for the physical development of a city or county and any land outside its boundaries which, in its judgment, bears relation to its planning. The plan shall consist of seven required elements: land use, circulation, open space, conservation, housing, safety, and noise. The plan must include a statement of development policies and a diagram or diagrams illustrating the policies.

Goal. A general, overall, and ultimate purpose, aim, or end toward which the City will direct effort.

Green Building. Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (US Environmental Protection Agency)

Historic Preservation. The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Historic Property. A historic property is a structure or site that has significant historic, architectural, or cultural value.

Household. All those persons—related or unrelated—who occupy a single housing unit. (See “Family.”)

Housing and Community Development Department (HCD). The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low-and moderate-income households.

Housing Element. One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

Housing Payment. For ownership housing, this is defined as the mortgage payment, property taxes, insurance and utilities. For rental housing this is defined as rent and utilities.

Housing Ratio. The ratio of the monthly housing payment to total gross monthly income; also called Payment-to-Income Ratio or Front-End Ratio.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Housing and Urban Development, U.S. Department of (HUD). A cabinet-level department of the federal government that administers housing and community development programs.

Implementing Policies. The City’s statements of its commitments to consistent actions.

Implementation. Actions, procedures, programs, or techniques that carry out policies.

Infill Development. The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Jobs-Housing Balance. A ratio used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area. The General Plan uses SANDAG's definition which is a job total equal to 1.2 times the number of housing units within the area under consideration.

Land Use Classification. A system for classifying and designating the appropriate use of properties.

Live-Work Units. Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Low-Income Household. A household with an annual income usually no greater than 51%-80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Low-income Housing Tax Credits. Tax reductions provided by the federal and State governments for investors in housing for low-income households.

Manufactured Housing. Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U.S. Department of Housing and Urban Development (HUD). (See "Mobile home" and "Modular Unit.")

Mixed-Use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Moderate-Income Household. A household with an annual income usually no greater than 81%-120% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

Monthly Housing Expense. Total principal, interest, taxes, and insurance paid by the borrower on a monthly basis. Used with gross income to determine affordability.

Multiple Family Building. A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Ordinance. A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowded Housing Unit. A housing unit in which the members of the household, or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

Parcel. A lot or tract of land.

Planning Area. The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Policy. A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its objectives before undertaking an action program. (See “Program.”)

Poverty Level. As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Program. An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the “who,” “how” and “when” for carrying out the “what” and “where” of goals and objectives.

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.

Regional Housing Needs Assessment. A quantification by the local council of governments of existing and projected housing need, by household income group, for all localities within a region.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Residential. Land designated in the General Plan and zoning ordinance for building consisting of dwelling units. May be improved, vacant, or unimproved. (See “Dwelling Unit.”)

Residential Care Facility. A facility that provides 24-hour care and supervision to its residents.

Residential, Multiple Family. Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single-Family. A single dwelling unit on a building site.

Retrofit. To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings have been retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning. An amendment to the map to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Second Unit. A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. “Granny Flat” is one type of second unit.

Section 8 Rental Assistance Program. A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market

Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30% of the household’s adjusted gross monthly income (GMI). “Section 8” includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Shared Living Facility. The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by Section 1566.3 of the California Health and Safety Code.

Single-Family Dwelling, Attached. A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit. (See “Townhouse.”)

Single-Family Dwelling, Detached. A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use. (See “Family.”)

Single Room Occupancy (SRO). A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

Subsidize. To assist by payment of a sum of money or by the granting to terms or favors that reduces the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Substandard Housing. Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population as defined in California Health and Safety Code Section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. “Target population” means adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. [California Health and Safety Code Sections 50675.14(b) and 53260(d)]

Target Areas. Specifically, designated sections of the community where loans and grants are made to bring about a specific outcome, such as the rehabilitation of housing affordable by Very-Low and Low-income households.

Tax Increment. Additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes but requires at least 20 percent to be used to increase and improve the community’s supply of very low- and low-income housing. Anaheim currently allocates 30 percent of its tax increment to increase and improve the community’s supply of very low- and low-income housing.

Tenure. A housing unit is owner-occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is owner-occupied only if the owner or co-owner lives in it. All other occupied units are classified as renter-occupied including units rented for cash rent and those occupied without payment of cash rent.

Townhouse. A townhouse is a dwelling unit located in a group of three (3) or more attached dwelling units with no dwelling unit located above or below another and with each dwelling unit having its own exterior entrance.

Transitional Housing. Shelter provided to the homeless for an extended period, often as long as 18 months, and generally integrated with other social services and counseling programs to assist in the transition to self-sufficiency through the acquisition of a stable income and permanent housing. (See “Homeless” and “Emergency Shelter.”)

Undevelopable. Specific areas where topographic, geologic, and/or superficial soil conditions indicate a significant danger to future occupants and a liability to the City.

Acronyms Used

ACS: American Community Survey
BMPs: Best Management Practices
CALTRANS: California Department of Transportation
CEQA: California Environmental Quality Act
CHAS: Comprehensive Housing Affordability Strategy
CIP: Capital Improvement Program
DDS: Department of Developmental Services
DIF: Development Impact Fee
DU/AC: Dwelling Units Per Acre
EDD: California Employment Development Department
FAR: Floor Area Ratio
FEMA: Federal Emergency Management Agency
HCD: Department of Housing and Community Development
HOA: Homeowners Association
HUD: Department of Housing and Urban Development
LAFCO: Local Agency Formation Commission
MFI: Median Family Income
NPDES: National Pollutant Discharge Elimination System
RTFH: Regional Task Force on the Homeless
RTP: Regional Transportation Plan
SANDAG: San Diego Association of Governments
SPA: Sectional Planning Area
STF: Summary Tape File (U.S. Census)
TOD: Transit-Oriented Development
TDM: Transportation Demand Management
TSM: Transportation Systems Management
WCP: Water Conservation Plan