

From: Sandra Hodge [REDACTED]  
Sent: Monday, March 18, 2024 8:59 AM  
To: alan mil [REDACTED]  
Subject: Re: STATE SB10 HOUSING IS OPTIONAL CHULA VISTA PROPOSING CHANGE ZONING 10 RESIDENTIAL UNITS EVERY PARCEL

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

**WARNING** - This email originated from outside the City of Chula Vista. Do not click any links and do not open attachments unless you can confirm the sender. PLEASE REPORT SUSPICIOUS EMAILS BY USING THE **PHISH ALERT REPORT BUTTON** or to [reportphishing@chulavistaca.gov](mailto:reportphishing@chulavistaca.gov)

Dear Elected Officials, Civic Leaders, Media, and Individuals of Influence,  
As you can see, Alan Curry continues to do amazing research into the facts surrounding decisions that our Chula Vista City Council faces. Tuesday night's (3-19-24) City Council meeting will allow the public to express their concerns about the short and long-term effects of adopting an ordinance to zone a parcel of land for up to 10 units of residential density. Luckily this is an "optional" ordinance to adopt allows our city councilmembers to vote NO. SB10 is a monstrous bad idea.

I have lived in Chula Vista for over 50 years. I remember when our City Council worked together as a team to keep Chula Vista a beautiful bedroom community. I have been here since our city was led by Mayor Greg Cox, Mayor Tim Nader, Mayor Shirley Horton, Mayor Steve Padilla, Mayor Cheryl

Cox, Mayor Mary Salas, and now Mayor John McCann. Mayor John McCann is like a lone voice on the Council. It is evident from his votes, his active involvement and visibility, and his core values, that he advocates for good policy and community building ideas.

Adopting this ordinance will disrupt our "bedroom" community. Parking will become a nightmare. The "family" feeling of a neighborhood street will be disrupted. In essence our Planning Commissioners "expressed concerns with the destruction of community character, loss of local control related to zoning, exacerbated parking issues, and the effects on neighborhoods already struggling with Accessory Dwelling Units." I live on the West Side of Chula Vista, and I appreciate the Planning Commission expressing the above concerns as well as pointing out that SB10 would be disproportionately applied to parcels on my side of the City. This ordinance should be voted 0-5 NO!

I strongly advocate for a NO VOTE ON SB10.

Sincerely,  
Sandra Hodge

A black rectangular redaction box covering the signature area.

On Mon, Mar 18, 2024 at 7:32 AM alan mil [REDACTED] wrote:

COPY TO

NEWS

MAYORS

SANDAG

STATE REPS

EVERY CITY COUNCIL

SAN DIEGO SUPERVISORS

SAN DIEGO COUNTY DISTRICT ATTORNEY

BCC TO COMMUNITY THAT WILL VOTE OUT REPS THAT RUIN NEIGHBORHOODS

GOOD MORNING,

**@ CHULA VISTA CITY CLERK - PLEASE PLACE MY SECOND EMAIL INTO PUBLIC RECORD AGENDA 8.1. PLEASE PRINT OUT ENTIRE SECOND EMAIL WITH PICTURES FOR PLACEMENT INTO PUBLIC RECORD BINDER AGENDA 8.1.**

**@ ALL OTHER CITY CLERKS - SAN DIEGO COUNTY CLERK AND SANDAG CLERK - PLEASE PLACE ENTIRE EMAIL AND POWER POINT ATTACHMENT INTO PUBLIC RECORD NON AGENDA COMMENT AT NEXT MEETING.**

## **CONFLICT OF INTEREST**

**WHY IS UNELECTED APPOINTED  
CITY COUNCIL ALONSO GONZALEZ  
AS A REAL ESTATE AGENT PROFITING  
PUSHING BACKING SB10 2021 OPTIONAL  
LAW  
REMOVAL RESIDENTIAL ZONING  
PROTECTION**



# ALLOWING 10 UNITS PER RESIDENT PARCEL?

CHULA VISTA CITY MEETING TUESDAY AGENDA 8.1

<https://pub-chulavista.escribemeetings.com/Meeting.aspx?Id=f7a16499-f3ec-47aa-ad70-857aba501a57&Agenda=Agenda&lang=English&Item=56&Tab=attachments>



## CITY TUESDAY VOTE REMOVAL OF RESIDENTIAL ZONING PROTECTIONS

*"At the July 11, 2023 City Council meeting **Council member Gonzalez asked staff to review SB10 and provide the Council with an analysis of the legislation. Specifically, Council member Gonzalez asked if there were ways Chula Vista could take advantage of the provisions of SB10 (i.e., CEQA exemptions) without any of the "pitfalls".** The issue was referred to City Staff to analyze SB10 and provide feedback on what could be accomplished, if anything, at the local level. On September 16, 2021, the Governor of the State of California signed **SB10 into law (Attachment 1). This legislation is not mandatory, but rather allows a City to opt-in and adopt an ordinance that would significantly UPZONE RESIDENTIAL DENSITY on parcels that meet certain criteria. Pursuant to SB10, the City may adopt an ordinance to zone a parcel for up to 10 UNITS OF RESIDENTIAL DENSITY, at a height specified by the local government in the ordinance, if the parcel is located in one of the***

following: (1) transit rich area; (2) An urban infill site."

PDF: [https://pub-](https://pub-chulavista.escribemeetings.com/filestream.ashx?DocumentId=39356)

[chulavista.escribemeetings.com/filestream.ashx?DocumentId=39356](https://pub-chulavista.escribemeetings.com/filestream.ashx?DocumentId=39356)

## APPOINTED CITY ATTORNEY APPOINTED CITY COUNCIL WHY ARE YOU BREAKING THE LAW CONFLICT INTEREST?

<https://www.chulavistaca.gov/departments/city-attorney/contact-us>

*"Alonso Gonzalez, a newly appointed Chula Vista City Council member, has had a string of business, personal and financial hardships that were not disclosed when he applied for the position. According to public records, Gonzales has an outstanding tax debt, a conviction for driving under the influence and a foreclosed property. State records also indicate that the licenses for two businesses in his name are suspended. Public records also show Gonzalez had a federal tax lien filed against him in 2013, totaling \$44,300. Gonzalez said he is paying off the personal debt, which he said he accrued after pulling out retirement funds early to start **his real estate business, Pac Pro Real Estate Development. Gonzalez registered with the state to form Pac Pro as a corporation in 2018.** The Secretary of State's Office indicates Pac Pro failed to file a mandatory Statement of Information, a document that lists an entity's name, address and officers and is required every two years. In 2021, the Franchise Tax Board suspended the license for Pac Pro. If a business license is suspended, one cannot legally conduct business and could be subject to fines, according to the Franchise Tax Board. If one wishes to withdraw from the registration process, the state requires a formal dissolution or cancellation to be completed; otherwise, penalties can be issued. Gonzalez said he just never got around to completing the process and says he has been operating as a sole proprietor. **California does not require a license to run a sole proprietorship. In 2014, he obtained a real estate license and a broker's license two years later. According to the state Department of Real Estate, he remains licensed. Gonzalez listed his annual income as a broker between \$10,000 and \$100,000, according to an economic interest disclosure form he submitted to the city.** A Democrat, Gonzalez helped run political campaigns for other Democrats such as Ben Hueso, Juan Vargas and Alex Padilla. His top priorities for District 3: diversifying the housing stock with more affordable homes, exploring neighborhood parking programs as the area becomes denser, considering earlier curfew hours and increasing police presence, such as with a substation or more school resource officers."*

<https://www.sandiegouniontribune.com/communities/south-county/story/2023-02-05/who-is-alonso-gonzalez>

**PAC PRO REAL ESTATE DEVELOPMENT CO.** was registered on 07 Nov 2018 as Domestic Stock company type incorporated at 1320 5TH AVE, SAN DIEGO, CA 92101. The agent name of this company is: ALONSO GONZALEZ ,and company's status is Active. The jurisdiction of this company is CA. Pac Pro Real Estate Development Co. it's now 5 years 4 months, and 11 days since the date of establishment.

<https://ca.ltddir.com/companies/pac-pro-real-estate-development-co/>  
<https://ca.ltddir.com/Agent/ALONSO+GONZALEZ/>

**AMERICAN DREAM HOME OWNERSHIP GONE  
IF CITY VOTE TUESDAY PASSES AGENDA 8.1  
HOMES SOLD WILL NOT GO TO NEW HOME OWNERS  
HIGHEST BIDDER WILL BE GREEDY RICH DEVELOPERS  
SUCH AS AIR BNB TAKE OVER LAND YET CITY DOES NOT CARE**

## **CONTACT CHULA VISTA NO TO SB10 ZONING CHANGE SAVE OUR NIEGHBORHOODS**

<https://www.chulavistaca.gov/departments/mayor-council>



John McCann  
Mayor

Carolina Chavez  
Councilmember  
District 1

Jose Preciado  
Councilmember  
District 2

Alonso Gonzalez  
Councilmember  
District 3

Unfilled  
Councilmember  
District 4

<https://www.chulavistaca.gov/departments/mayor-council>

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**Alan Curry**

On Fri, Mar 15, 2024 at 10:36 AM alan mil [REDACTED] wrote:

COPY TO  
NEWS  
MAYORS  
SANDAG  
STATE REPS  
EVERY CITY COUNCIL  
SAN DIEGO SUPERVISORS  
SAN DIEGO COUNTY DISTRICT ATTORNEY

BCC TO COMMUNITY THAT WILL VOTE OUT REPS THAT RUIN NEIGHBORHOODS

GOOD MORNING,

**@ CHULA VISTA CITY CLERK - PLEASE PLACE EMAIL AND POWER POINT ATTACHMENTS INTO PUBLIC RECORD AGENDA 8.1. PLEASE PRINT OUT BOTH EMAIL WITH PICTURES AND ATTACHED POWER POINT FOR PLACEMENT INTO PUBLIC RECORD BINDER AGENDA 8.1.**

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## **EVERY CITY REP WILL YOU PROTECT OUR COMMUNITIES?**

**STATE SB10 HOUSING IS OPTIONAL  
HULA VISTA PROPOSING CHANGE ZONING  
10 RESIDENTIAL UNITS EVERY PARCEL!**

**PLEASE ATTEND MARCH 19 2024  
CITY MEETING 5PM TUESDAY  
276 FOURTH AVE CHULA VISTA  
PLEASE SEND AN EMAIL TO THE CITY  
[cityclerk@chulavistaca.gov](mailto:cityclerk@chulavistaca.gov) 619-691-5044**

### **NO ON AGENDA 8.1 SPEAK SAVE OUR NEIGHBORHOODS**

*"On December 13, 2023, the Planning Commission voted 7-0-0 in opposition to the City opting-in to SB10 Commissioners expressed concerns with the destruction of community character, loss of local control related to zoning, exacerbated parking issues, and the effects on neighborhoods already struggling with Accessory Dwelling Units ("ADU"s). Concerns were also expressed that SB10 this would be disproportionately applied to parcels on the west side of the City where developers could take advantage of the larger lots to add more units. Commissioners stated that while they understood that more housing is needed, "one size does not fit all" for the City of Chula Vista. On September 16, 2021, the Governor of the State of California signed SB10 into law (Attachment 1). This legislation is not mandatory, but rather allows a City to opt-in and adopt an ordinance that would significantly upzone residential density on parcels that meet certain criteria. Pursuant to SB10, the City may adopt an*

**ordinance to zone a parcel for up to 10 units of residential density**, at a height specified by the local government in the ordinance, if the parcel is located in one of the following: (1) transit rich area; (2) An urban infill site. To date, only one jurisdiction in California has opted into SB10, which is Humboldt County. In conversations with the Planning Department of Humboldt County, City staff have verified that as of December 2023, Humboldt County had not received any SB10 applications to upzone residential property. "

<https://pub-chulavista.escribemeetings.com/Meeting.aspx?id=f7a16499-f3ec-47aa-ad70-857aba501a57&Agenda=Agenda&lang=English&Item=56&Tab=attachments>

CORRUPT SENATOR WEINER CREATED ANOTHER HORRIBLE BILL  
GOVERNOR NEWSOM SIGNED **SB10** CHANGE ZONING OUR COMMUNITIES  
**THIS LAW IS OPTIONAL** FOR EACH CITY DECIDE ADOPT OR NOT

[https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill\\_id=202120220SB10&lt](https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202120220SB10&lt)

**SCOTT WIENER**  
REPRESENTING SENATE DISTRICT 11  
<https://sd11.senate.ca.gov/legislation>  
**RESPONSIBLE FOR MANY CORRUPT BILLS DESTROYING CALIFORNIA THE WORST POLITICIAN**

#SB10 Remove Suburbs  
#SB73 Reduce Jail Time  
#SB132 Allow Transgender Placed In Woman Prison  
#SB145 Remove Criminal Sex Offender Registration  
#SB866 Vaccinate Our Children Without Parent Permission  
#SB239 Todd Gloria Cosponsor Intentional Spread HIV Reduce To Misdemeanor Yet Okay COVID Restrictions  
<https://sfist.com/2017/03/17/hiv-bill-criminalization-scott-wiener/>

**TODD GLORIA**  
SAN DIEGO MAYOR

**Democrat**

These neighborhood have been destroyed by tax subsidized government housing with increase noise, lack of parking and blocking of sunlight view. **The property owners single family homes many are Senior citizens; the community never expected decades later the city would place a six story tax subsidized housing in ruining their community!**





## **FAILURES OF TAX FUNDED HOUSING**

### **K & 3RD - H and 4th - SUBURBS DESTROYED**

**GREED Mountain West Developer admitted even after tax payers fund of monthly subsidy rent still \$800 a month. THIS WILL NEVER HELP HOMELESS LIVING IN TENTS ON THE STREET!**

<https://www.mountainwest.com/development>

<https://www.mountainwest.com/hsmc>

<https://www.casaestilocv.com/>



## **PLEASE SPEAK AGENDA 7.1 SAVE OUR SUBURBS**

**NAME CHANGED FROM OOPS "PROJECTS" TO "CONGREGATIONAL PLACE"**

**E AND 3RD CITY USING OUR TAX MONEY \$30,000,000 (MILLIONS) TO DESTROY OUR**

## NEIGHBORHOODS

"The City of Chula Vista has received a request for the approval of issuance by the California Municipal Finance Authority of **\$30,000,000 in its tax-exempt multifamily housing revenue bonds for the purpose of financing the acquisition, construction, improvement, and equipping of a multifamily rental housing development to be known as Congregational Place, located at 305 E Street, Chula Vista, California.**"

<https://pub-chulavista.escribemeetings.com/Meeting.aspx?Id=f7a16499-f3ec-47aa-ad70-857aba501a57&Agenda=Agenda&lang=English&Item=59&Tab=attachments>

"NON PROFIT" RHF MAKING BILLIONS FROM TAX PAYERS <https://rhf.org/>  
CHULA VISTA NOV 2023 APPROVED AFTER BRIBE PAYMENT FROM RHF TO FUND 56 UNIT HOUSING

[https://pub-chulavista.escribemeetings.com/Meeting.aspx?Id=944aad36-884f-4db9-9b10-](https://pub-chulavista.escribemeetings.com/Meeting.aspx?Id=944aad36-884f-4db9-9b10-d7d50f634701&Agenda=PostMinutes&lang=English&Item=35&Tab=attachments)

[d7d50f634701&Agenda=PostMinutes&lang=English&Item=35&Tab=attachments](https://pub-chulavista.escribemeetings.com/Meeting.aspx?Id=944aad36-884f-4db9-9b10-d7d50f634701&Agenda=PostMinutes&lang=English&Item=35&Tab=attachments) AGENDA 5.9

<https://pub-chulavista.escribemeetings.com/filestream.ashx?DocumentId=36854>



**TALL BUILDINGS RUIN SUBURBS**  
**NO PARKING FOR THE 56 UNITS** E AND 3RD



**TAX SUBSIDIZED**

<https://pub-chulavista.escribemeetings.com/FileStream.ashx?DocumentId=35917> AGENDA 5.9

 **RHF®**  
**THE PROJECT**  
305 Est Chula Vista  
<https://twitter.com/RHFfoundation>

Alan Curry

The poster features a blue header with the City of Chula Vista logo on the left, which includes a stylized sun and waves. To the right of the logo, the word "COUNCIL" is written in large, bold, white capital letters, and "Meetings" is written in a yellow, cursive script. Below this, the address "276 Fourth Avenue Chula Vista CA 91910" is displayed in white. The central part of the poster is a wide-angle aerial photograph of the city of Chula Vista, showing residential neighborhoods, commercial areas, and a large stadium in the foreground. The bottom section of the poster has a dark blue background with white and yellow text. It includes the text "TUESDAY 5PM", "Learn how you can participate at", and "¡Hoy a las 5 pm el concilio se reúne en vivo! Más detalles en" followed by the website address "chulavistaca.gov/councilmeetings" in yellow.

 **COUNCIL** *Meetings*

**276 Fourth Avenue  
Chula Vista CA 91910**

**TUESDAY 5PM**  
Learn how you can  
participate at

¡Hoy a las 5 pm el concilio  
se reúne en vivo!  
Más detalles en

[chulavistaca.gov/councilmeetings](http://chulavistaca.gov/councilmeetings)