

From: [Ema Letuli](#)
To: [Planning Commission](#)
Subject: Public Hearing for 3040 East 16th St building
Date: Monday, June 30, 2025 3:06:15 PM

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To Whom it May Concern:

I live at 2945 E. 16th St and we already have an issue with parking. A lot of times people from the condos or the apartments park on Earle Dr or here on 16th St.

With 5 units going in, that will possibility require at least 10 parking spots, 2 per unit.

I hope that will be provided on their property.

If these are 2 story units, the neighbor stands to lose **all** of their privacy.

Thanks,

Ema Letuli

From: [Beverly C Bingham](#)
To: [Planning Commission](#)
Subject: public hearing 8/18/2025 3040 E 16th Street National City, CA
Date: Monday, August 18, 2025 7:25:43 AM

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Rezoning this property to allow multiple units is not in the best interest of the neighborhood. When you look at housing in this area of National City you will see that for blocks along E 16th St west to Euclid, So Harbison E 16th Street north to Plaza Blvd and Earle Dr. E 16th St north to Harbison it consists primarily of single family homes.

By adding additional units at this location it will cause more traffic in an already congested area. It is also likely to add additional vehicles parking on the streets. That is already a challenge given the excess of cars from the apartment building and the condominium units just east of this location. On any given day cars are left for days without being moved causing issues for the local homeowners.

Lastly if this project is approved and rezoning takes place I would hope that genuine consideration be given to the fact that any structure above a single level will result in the complete loss of my privacy on the east side of my home.

Thank you
Beverly C Bingham



Sarah Esendencia

From: Alisha Morrison <[REDACTED]>
Sent: Monday, August 18, 2025 2:04 PM
To: Planning Commission
Cc: Alisha Morrison
Subject: Planning Commission Item 3 - 2025.08.18
Attachments: 2025.08.18 Planning Commission Item 3.docx

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Good Afternoon,

Please see attached public comment

Thank you,
Alisha

2025.08.18

Planning Commission – Item 3

Good Evening Commissioners,

Values are very important to the Public, it can be easy to overlook the fundamental fact that the Public expects and deserves its public servants to serve the **public's interest** – not private or political interests.

Values are very important to the Public. As public officials you have to sort through competing considerations and determine “the right thing to do?”

I would like to oppose the zone change on the grounds of negative impact and that it is non consistent and is out of character with the surrounding area.

Being someone who resides in a residential community knows first hand what happens when there is mixed use spot zoning in a residential community. I have enclosed photos that show how spot zoning with mixed use will negatively impact a residential community.

High density traffic

Noise pollution

Healthy & Safety risks

Disturbing the peace requires extra law enforcement resources

Please see attached photos









