

Sara Osborn,
Development Project Manager
City of San Diego
Development Services Department

Dear Sara Osborn,

I am writing to you regarding Planning Commission Agenda Item #1, for February 8, 2024.
Project No. PRJ-0688860.

I'm the sister of Sharon Keith, owner of 1405 Glenwood, immediately adjacent to the 3627 Crowell Street project Lot #3.

We communicated earlier about this project, and on February 2 you were kind to send me the necessary information I needed to understand the proposal and try to respond in my sister's place.

A printed copy of our statement was sent to Fedex in San Diego but it's not possible for Sharon to pick up and deliver to your offices today.

The stress of this situation has caused her such worry and upset that it's not possible. She was crying and distraught when I just spoke to her.

Clearly, a flight from Honolulu to San Diego during this extended weather event is not possible for me, nor wise. I am 84 LOL. So I cannot take the letter in to the Planning Commission.

I did send it as two attachments to my 200 word testimony/statement just posted to your offices online.

Can you let me know if this information will be made available to the Planning Commissioners in their meeting packet?

I intend to participate in the hearing via Zoom tomorrow.

Many thanks for your assistance,

Gail Baron

Before you vote, please visit the development site. See how the proposal will affect 1405 Glenwood Drive, home of my sister, Sharon Keith, 89 years old, for 44 years. Her bedroom extends close to 28-foot-wide Glenwood which will be torn up for water and sewer excavation and refill with reconnections, limiting residents, visitors, and emergency vehicle access to homes, plus intermittent water and power cutoffs. Then excavation & removal of 1200 yards of soil to build 100+ feet of retaining walls, house and drainage ditches.

The proposal will alter the steeply sloped site, with an elevation change of 36 feet in 100 feet or 36% slope. How will heavy rains impact the area left without vegetation?

Please explore how proposed drainage around a retaining wall, proposed concrete driveway, carport, garage/building “drains onto pvt walk then disburses onto alley/R-O-W”. And what happens on the east property line? Why is there no storm drain?

Sharon requires a guarantee that costs to repair any future damage to her home and any inconvenience and burden placed on her because of this project will be borne exclusively by the current owner of 3627 Crowell Street by way of a surety bond. Respectfully, Gail Baron.

City of San Diego Planning Commission
1222 First Ave, 5th floor
San Diego, CA 92101

RE: DATE ISSUED: February 1, 2024 REPORT NO. PC-24-002
HEARING DATE: February 8, 2024
SUBJECT: 3627 CROWELL STREET, Process Five Decision
PROJECT NUMBER: PRJ-0688860

Dear Commissioners,

My name is Gail Flaherty Baron. I speak on behalf of my sister, Sharon Keith, owner and continuous resident of 1405 Glenwood Drive for 44 years. Without computer access, she is not able to do so herself, and she can only be reached by telephone or in person. She has had several medical events requiring immediate medical attention and EMT assistance. She has limited mobility, walks with a cane, and has a heart condition. She receives weekday meals from Jewish Family Service of San Diego and will be 90 years old in September of this year. 1405 Glenwood Dr. is the home that she and her deceased husband, Donald Keith designed and built. Sharon's home is immediately adjacent to the proposed lot #3.

Dr. Keith was a retired Naval officer and dentist who practiced in North Park for over 30 years. Sharon was born in California to a Navy family who bought 4079 Falcon Street in 1938 where was raised. She served the State of California as a Parole officer for 25 years, including many years in San Diego. She is a third generation native of California. Now 89 years old, her plan has been to age in place at 1405 Glenwood Drive. She seeks nothing more than peace and quiet in her home in her final years.

This is a response to the 42-page document submitted by the applicant. I have only had a few days to review the proposal and hope that I have interpreted this information correctly. While the application is essentially a request for subdivision into 3 lots from 1, and the vacation of Guy Street Right of Way to adjoining owners, the applicant proposes a significant amount of demolition and construction on Lot #3 next door to 1405 Glenwood Drive.

There will be extensive retaining wall systems, hillside cutting requiring excavation and removal of 1200 cubic yards of dirt past Sharon's front door and bedroom, water and sewer excavation refill and reconnections with attendant vehicles, earthmovers, and pavers, plus other construction, such as the Lot #3 building pad, access driveway, carport, garage, stairs to a new building, several smaller retaining walls, a new 8-inch water main from Union Street to the end of Glenwood Drive, drainage and storm drains, and other infrastructure changes to the neighborhood.

There will be street trenching and repaving to install/replace water, sewer and storm drains, construction of major retaining walls construction of more retaining wall with carport and attached buildings, earthmoving equipment, all literally at Sharon's doorstep and within a few yards of her bedroom windows, which will certainly affect Sharon's health and welfare.

The proposed driveway, lengthy retaining wall and blank carport wall on Lot #3 will occur on two sides of 1405 Glenwood Drive and will block light and air to many of her rooms. Only two rooms in her home will be spared a direct impact; the kitchen, and the living room.

Sharon should be allowed to continue living in her home in a peaceful environment without noise, exhaust fumes, and dust from construction that would create a daily strain on anyone's ability to remain healthy. She faces her 90th birthday in September in a home that she had planned to live in as she "aged in place", a term used by the State Department of Aging as a major objective. Instead, her peaceful residence where she planned to age in place will be severely impacted and may become unlivable.

I admire the State of California Department of Aging and its goals. If only they applied to those who are already where they need to be, and just need to be protected from actions of others whose only interest is their own financial gain. Approval of Lot #3 allowing a major construction project immediately adjacent to an elderly person's bedroom, obstructing, and limiting their access to transportation, food, as well as medical care flies in the face, and makes a mockery of, the California Department of Aging and one of its primary objectives, aging in place.

Will Ms. Keith even be able to walk out her front door? What obstructions will she face in her street with no sidewalks, no parking for future caregivers, family visitors, or daily meal deliveries? Will she be forced to leave her home of 44 years to live in a care home, in spite of her careful planning and preparation to stay in her own home? Should she

eventually need Hospice care, how could it be provided with cement and paving trucks continuously running just feet away? How long is construction going to take? What noise and dust mitigation is even possible?

Please explain all changes that she should expect in utilities including water service, and the amount of time Sharon might be left with no water, electrical or gas service.

A new 8" water line will be installed on Glenwood Drive. How will continuous access to Sharon's home be provided during this and all construction, demolition, and reconstruction?

Where will construction vehicles and construction employee's vehicles park during this project?

Will Glenwood Drive remain open for Fire Department and emergency ambulance access?

Who will pay for all utility disconnects, reconnections and extensions to homes other than the project homes?

Sharon needs information on the structural reliability of retaining walls:

How will a heavy rainfall affect her property if the building above is being drained into Glenwood Drive?

What is the drainage plan in the event of a major rain event?

In the past, San Diego has been fortunate to escape the heavier downpour types of rains; these are changing times. Placing a home on a heavily altered lot with substantially sloped land under a steep hillside may well put the downslope property at increased risk in a hazardous situation. Can the applicant assure Sharon that a heavy rainfall from a storm will not damage her property as a result of the changes this development makes to the flow of water?

The proposed drainage ditch – shown with arrows on the plans—appears to connect to a proposed storm drainpipe, but then "drains onto pvt walk then disburses onto alley/R-O-W". Please explain. And the similar symbols across the top of proposed building don't show a connection to a proposed storm drainpipe. Why?

Access to water, power, and her own garage will be curtailed. She requires a guarantee that, should this application be granted, costs to repair damage to her home and any inconvenience and burden placed on her as a result of this project will be borne exclusively by the current owner of 3627 Crowell Street by way of a surety bond.

We all understand that more housing is needed, particularly housing close to commercial areas and jobs. This is not a local phenomenon limited to San Diego. It is occurring nationally and internationally. But in this case, granting permission to build in a hard to access and hard-to-build-on steeply sloped site will have the effect of taking away the right to live peacefully from its next-door neighbor. Doesn't she have rights too?

I am available anytime to answer questions and will be attending the hearing on Zoom.

With Respect,

Gail Flaherty Baron

Driveway to Lot #3 from 1405 Glenwood Drive





Foreground is Sharon's Lanai and bedroom window above.
Behind it is the construction area.



Site of retaining walls, driveway and garage from an upstairs bedroom window



Dining room window - outside will be a retaining wall with carport above.