

February 5, 2025



Dear Eric,

I am writing with my deep concerns about the above referenced property. The property is across the street from my home on San Gorgonio Street. The property's driveway begins on San Fernando and winds up to San Gorgonio. Both streets are cul-de-sacs.

A few of my concerns:

1. The project applicant has, for years, sought to demolish the existing, potentially historic home on this lot and to subdivide the property into three or four lots. To avoid scrutiny, he created a new application, of which none of the neighbors were notified, to avoid historic review. And he now aims to cut the project up into pieces, first “only” asking for the demolition of the house – without showing that he still intends to subdivide the property and build an unknown number of structures (i.e., primary homes and ADUs, JADUs, etc.) – to artificially limit environmental review. It is unworkable knowing that the intent remains to not only demolish, but to subdivide and build multiple homes on this property.
2. The recent fires in Los Angeles made me acutely aware of the fact that in a major disaster such as a fire or earthquake, the only way out is Rosecrans, a two lane residential roadway. Add the Sub Base traffic mornings and afternoons, and getting to the Talbot intersection can take 10 to 15 minutes to go barely one mile from the Kellogg and Rosecrans intersection. Increased density will only make this much worse.
3. The house, built in 1912 should be designated historic. An independent historic analysis has been submitted indicating the house is likely to be historic under multiple criteria. Properly landscaped, the building, with good bones, could be a jewel among the other historic properties on San Fernando of which there are at least three in the surrounding blocks. For now, the applicant seeks to make the property as ugly as possible, most recently by boarding up the windows and doors as shown in [this](#) photo. This game play is further evidence of the applicant’s desire to manipulate the situation to his advantage.

At the very least, I ask that the Project Review Subcommittee continue this matter until after the city of San Diego has had an opportunity to review the project’s historic value.

Thank you for the important work you are doing for the community. I appreciate it.

Sincerely,

Marcie