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Mr. Allen Jones
Chair, Project Review Committee
Peninsula Community Planning Board
P. O. Box 60447
San Diego, CA 92166

RE: Peeling Tentative Map (Project 239065)

Dear Mr. Jones:

Many of the neighbors surrounding the proposed project (239065) known as the Peeling Tentative Map have articulated significant concerns about the impact of this development. The areas of concern focus mainly on issues of safety and likely adverse environmental impact. These concerns were publicly discussed at the August 11, 2011 meeting of the Peninsula Community Planning Board.

The project proposes creating three new vacant lots on which new residences presumably would be constructed. Access to these new lots would be by way of a 20-foot wide driveway entered from Harbor View Drive. This driveway terminates at the end of the subject property without provision for emergency or service vehicle turnaround. As a 20-foot width is the minimum acceptable to firefighting services, there is grave concern about access to these new home sites during a fire or medical emergency. In addition, it is doubtful that trash collection will be accessible to these homes, necessitating placement of trash bins street side on Harbor View Drive.

Many neighbors related personal experiences with heavy water runoff from the steep slopes of this property onto Martinez Street and the homes below the subject property. On several occasions, during heavy rains, massive mudslides have engulfed the home of one property owner. The City of San Diego attempted mitigation, without correcting the conditions permitting these slides from the subject property, at considerable expense to the taxpayers.

Long time residents of the area reported numerous episodes of flooding and landslides over the years from these steep slopes. Several Martinez Street neighbors were ultimately forced to create water-resistant retaining walls to control the floods and mudslides. All of the neighbors expressed concern that development of these lots would result in worsening the runoff problems for the downhill houses as excavation and landscape irrigation increased the potential dangers from water flowing downhill from the steep slopes.

The proposed drainage and pump system might offer some protection to the new lots, but would provide no protection against the added risks of landscape irrigation and increased runoff following clearing these sites for house construction. One neighbor

also noted that during times of heavy storms, electrical power might be compromised, rendering the pump system useless.

Although the new lots would be assigned Martinez Street addresses, there would be no access from that street as the steep slopes leading from the subject properties to Martinez Street make construction of driveways impractical or impossible. One neighbor questioned whether this situation violated the zoning codes.

All of the neighbors voiced concerns about increased traffic and parking problems on Harbor View Drive, already seriously impacted by a narrow width when vehicles are parked on both sides of the street. It was expected that residents of homes on the proposed new sites would be forced to park some of their vehicles on Harbor View Drive, as would any guests or service personnel visiting these homes.

Individual homeowners in properties contiguous with this project were concerned about the quality of life impact on their residences, as the narrow driveway would closely abut their own lots and yards. Creating five home sites on this 0.97-acre property also threatens the established residential character of the immediate neighborhood where the tendency has been to remodel older homes into larger houses rather than increasing population density. The proposed driveway would seriously impair privacy for the adjacent homes.

On behalf of the neighbors immediately surrounding this proposed project, we ask that the Project Review Committee actively address these issues when making recommendations regarding the Peeling Tentative Map.

Respectfully,

Stanley M. Nadel, M.D.