

MusickPeeler

ATTORNEYS AT LAW

JOHN PAUL TEAGUE
j.teague@musickpeeler.com
(619) 525-2554

225 BROADWAY, SUITE 1900
SAN DIEGO, CALIFORNIA 92101-5028

TELEPHONE: (619) 525-2500
FACSIMILE: (619) 231-1234
WWW.MUSICKPEELER.COM

LOS ANGELES
ORANGE COUNTY
SAN DIEGO
SAN FRANCISCO
VENTURA COUNTY
CHARLOTTESVILLE, VIRGINIA
WASHINGTON, D.C.

FILE No. 06820.001

September 2, 2025

VIA E-MAIL

Members of the Project Review Committee
Peninsula Community Planning Board
Attn: Project Review Committee
lawrence.grahaml@gmail.com

Re: **PRJ-1132081827 – 827 Rosecrans Street, San Diego, CA 92106**
Request for Access/Parking Restriction Along Private Drive Condition

Dear Members of the Project Review Committee:

I represent property owners Cathy Stiefel and Keith Behner, whose residence at 809 San Antonio Place lies at the end of the private driveway that constitutes their **sole means of ingress and egress** from and to San Antonio Place. Several adjacent parcels also rely upon this private driveway. 827 Rosecrans Street seeks to now use this private driveway despite never previously using it in the past.

This letter is submitted in reference to the proposed development application for 827 Rosecrans Street (PRJ-1132081827), which is currently under review by the Peninsula Community Planning Board. My clients respectfully request that any approval recommendation by the Committee, if applicable, be expressly conditioned on a prohibition of any parking along the private driveway—including by residents, guests, and contractors of 827 Rosecrans—so as to preserve clear and reliable access for emergency services.

Legal and Safety Basis for Requested Condition

The driveway is both narrow and privately maintained, and it constitutes the sole point of ingress and egress for several existing homes. Its use is governed by a series of express easements, and it is not designed to accommodate simultaneous parking and through access.

Increased occupancy and vehicular use from the proposed project—including the addition of an ADU—raises a material risk that parking along the driveway could obstruct access by fire, ambulance, or law enforcement vehicles. This would directly contravene established fire and life safety requirements.

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Members of the Project Review Committee
September 2, 2025
Page 2

Specifically:

- California Fire Code §503.2.1, as adopted by the City of San Diego Municipal Code Chapter 5, Article 9, requires a minimum 20-foot unobstructed fire apparatus access road
- §503.4 prohibits the obstruction of fire apparatus roads by parked vehicles.
- San Diego Municipal Code §142.0560 mandates that access for emergency vehicles be preserved for all residential projects.

The private driveway at issue is demonstrably narrower than 20 feet in several sections. Any street-side parking would render the path noncompliant with emergency access standards, raising both life-safety and liability concerns. We are particularly concerned that **unregulated parking along the private drive may obstruct emergency response access**, placing all residents at elevated risk. These are not theoretical concerns—any blockage of the drive could materially delay emergency response to elderly residents, children, or persons with limited mobility, as well as inconvenience everyone.

Conclusion

Accordingly, on behalf of my clients, I respectfully request that any recommendation for approval of this project by the Committee be conditioned on a clear and enforceable restriction prohibiting all forms of parking along the private driveway.

We appreciate the Committee's attention to this critical public safety concern and would welcome the opportunity to provide further information or participate in any related proceedings.

Very truly yours,



John Paul Teague
for MUSICK, PEELER & GARRETT LLP

JPT

cc: San Diego Fire-Rescue Department (via email)
Email: SDFD@sandiego.gov

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