

January 16, 2026

Andrew Murillo, Development Project Manager  
City of San Diego Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

**Subject: Objection to Coastal Development Permit and Lot Split – 1855 Guizot Street PRJ-1134704**

Dear Mr. Murillo,

I remain concerned that the project file does not contain a completed Form DS-3063 from the record owner/applicant. This form is a required submittal for Urban Lot Splits and is directly relevant to statutory eligibility where a dwelling unit has been tenant-occupied within the prior three years.

City of San Diego Development Services Department Information Bulletin 409 (May 2025) provides, in relevant part:

Eligibility Requirements states: MDUDs/ULSs are not permissible on certain premises as specified by §143.1303(b). For example, they are not allowed if any portion of the parcel is located in or contains any of the following:

11. A development that requires demolition or alteration of a dwelling unit that contains rent-controlled housing or a dwelling that a tenant has occupied in the last three years.

Information Bulletin 409 further identifies required submittal documents for Urban Lot Splits, including Forms DS-3062 and DS-3063:

Additional Information for Urban Lot Splits, A. Permit Application Process and Submittal Documents:

2. Prior to the recording of the urban lot split, the record owner shall sign Form DS-3062, an affidavit acknowledging that the record owner intends to reside in one of the dwelling units as their primary residence for a minimum of three years from the date of approval. The document shall be signed by the City and recorded in the Office of the County Recorder. Form DS-3063 will also be required.

Accordingly, before any approval or recordation is processed, I respectfully request written confirmation that Form DS-3063 has been submitted, reviewed for completeness, and placed in the project file, and that the City has verified eligibility under the tenant-occupancy restriction stated above.

The existing dwelling unit is currently tenant-occupied. The owner does not live there. Publicly available Zillow information shows it being for rent as early as November 1, 2025. The application was filed on November 13, 2025 according to the Notice of Future Decision dated December 15, 2025. The lot split and any use of the provisions of SB 9 should be denied. Any use of SB 9 and approval with this knowledge would be illegal and against the Municipal Code.

For the reasons outlined below, the project is in violation of San Diego Municipal Code §143.1303(b)(2)(B), §143.1315 (f), and §131.0446:

1. As of my request on January 14, 2026, the City Project Manager did not have a DS-3063 on file for subject project. The property is currently rented and was put on market November 1, 2025 on Zillow.com. Several other rental sites have record of rental history. A neighbor across the street spoke to the tenants and verified they are not the owner. I am collecting photo evidence of the current occupant's vehicles showing occupancy with the earliest picture as early as December. 1855 Guizot Street PRJ-1134704 does not qualify for SB 9 Multiple Dwelling Unit Development (MDUD) or Urban Lot Split (ULS) as stated in the City's Bulletin 409 and Municipal Code §143.1303(b)(2)(B). The lot-split must be denied.

2. The development regulations of the base zone in which the lot is located shall apply. §143.1315 (f) is very clear that the development regulations of the base zone in which the lot is located shall apply. Current proposed Floor Area Ratios (FAR) exceed the limits of RS-1-7.

3. Floor Area Ratio (FAR) and Development Intensity. The San Diego Municipal Code establishes FAR limits as an objective control on building mass and intensity. Table 131-04J of San Diego Municipal Code Chapter 13-131.0446 sets forth FAR standards applicable to residential development, functioning independently of unit count to prevent over-building on small lots.

The denial of the lot splitting provisions of SB 9 means the RS-1-7 lot retains its original zoning designation which has a maximum FAR ratio of 0.58 on the approximately 7,000 square foot lot. Current building plans assume RX-1-2 zoning for lots less than 4,000 square feet since both building's FARs are just below 0.70 of 0.08 acres which represents a significant increase in density, bulk, and scale. If after denial of the lot split, building of an additional dwelling is still being pursued, the total FAR for both must be below 0.58 of 0.16 acres plus any special 800 square foot considerations (if eligible). Without clear, substantiated findings demonstrating FAR compliance and compatibility with the Peninsula Community Plan's scale and intensity policies, approval of the project would be premature.

4. I do not believe the required notice was posted properly. Additionally, a car often blocks its view from the street.

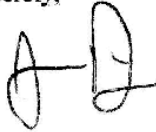
Conclusion

For the reasons stated above, the proposed subdivision and redevelopment at 1855 Guizot Street is ineligible for MDUD and ULS with Municipal Code §143.1303(b)(2)(B) and inconsistent with the Peninsula Community Plan, including its single-family neighborhood protection policies, the certified Local Coastal Program, San Diego Municipal Code FAR standards, and Coastal Act Section 30251. I respectfully request that the City deny the Coastal Development Permit as proposed or require substantial redesign that eliminates the lot split and reduces development intensity to ensure consistency with adopted coastal policies.

I am also concerned that the property owner is simultaneously the CEO of ECO Home Builders, Inc., the applicant for the proposed development. This dual role highlights a growing practice that, when compliant in form, undermines the legislative intent of SB 9—namely, to facilitate modest, homeowner-scale housing additions rather than enable de facto developer-driven intensification within established single-family neighborhoods.

Please include this letter in the administrative record for this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jesse Doiron', with a stylized, cursive script.

Jesse Doiron

San Diego, CA 92107

Evidence supporting my claim:



Originally listed for rent 11/01/25.

Application submitted to city on 11/13/25 as per the City's notice of future decision.

Evidence supporting my claim:

redfin.com/CA/San-Diego/1855-Guizot-St-92107/home/5340230#overview

Search Overview Sale & tax history Property details Favorite Edit Facts Share

OFF MARKET

Street View

RENTAL REMOVED on Dec 10, 2025

**\$6,944/mo**

— bd • — ba • — sq ft

1855 Guizot St, San Diego, CA 92107

Thinking of selling?

Estimated sale price

**\$1.69M – \$2.04M**

Reach more buyers when you sell with Redfin. Plus, you'll save **\$17,766** in fees. ☺

Schedule a selling consultation

redfin.com/CA/San-Diego/1855-Guizot-St-92107/home/5340230#overview

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Sale and tax history for 1855 Guizot St

Sale History Tax History

Today

Date	Status	Price
Dec 10, 2025	Rental Removed	\$6,944/mo
Nov 9, 2025	Listed for Rent	\$6,944/mo

Rental description

Discover your oasis by the sea with this impeccably renovated home boasting breathtaking ocean views and just moments from the beach. Meticulously redesigned by a skilled contractor, every detail exudes quality and craftsmanship.

Show more

Nov, 2025

Date	Status	Price
Nov 8, 2025	Rental Removed	\$6,944/mo
Nov 8, 2025	Listed for Rent	\$6,944/mo

Thinking of selling?

Estimated sale price

**\$1.69M – \$2.04M**

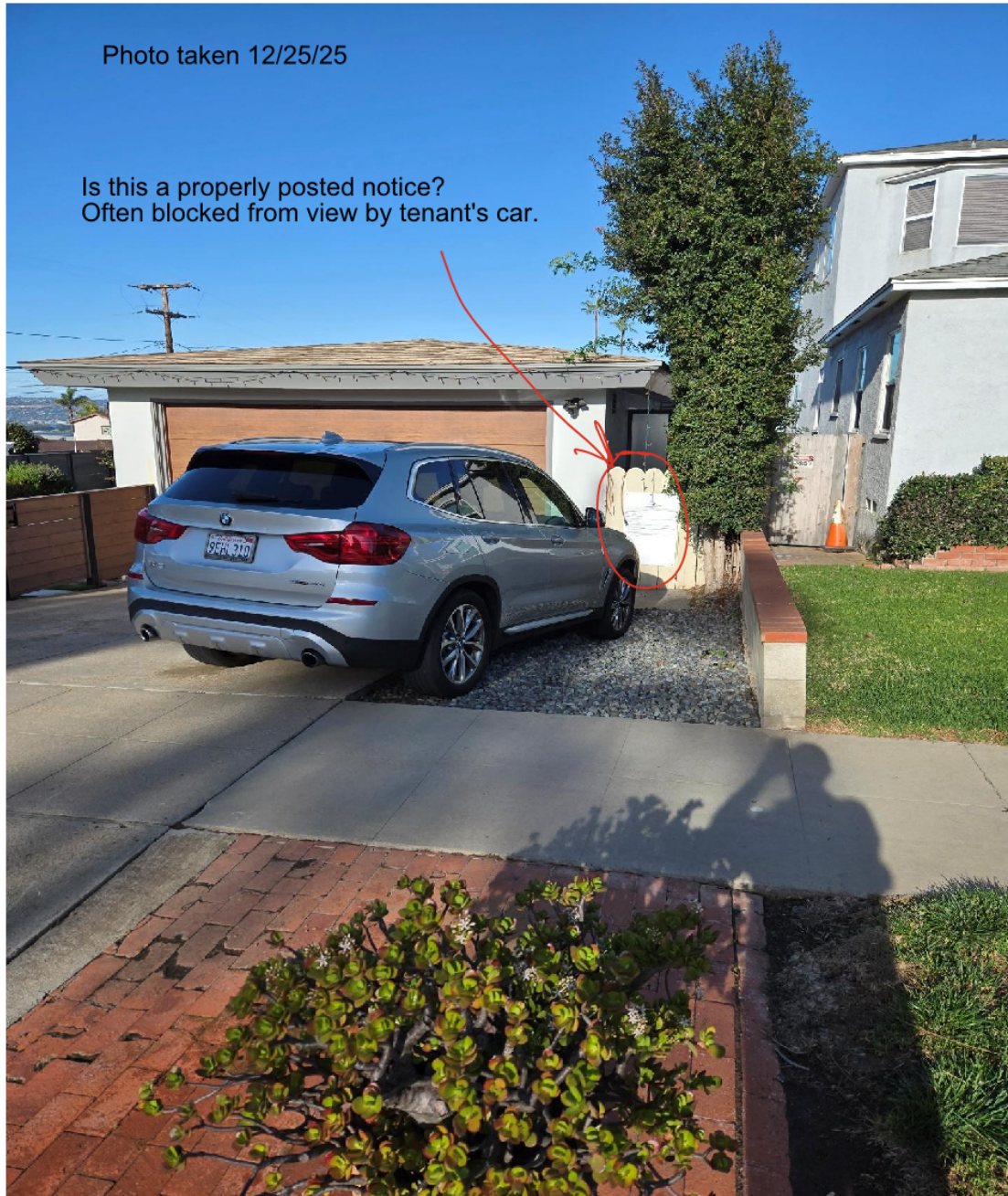
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Schedule a selling consultation

Need the cash from your home fast? Sell to **Opendoor**. ☺

Get a cash offer

Evidence supporting my claim:



Evidence supporting my claim:



Additional tenant vehicle. Photo taken 1/15/26.

Evidence supporting my claim:



Photo taken 1/16/26 showing both tenants' vehicles in morning.  
Establishes history of blocking required notice and occupation.