

## POINT LOMA SUMMIT – PROJECT NO. 153840

City Council District: 2

Plan Area: Peninsula



# POINT LOMA SUMMIT SUBDIVISION

414 La Crescentia Drive – Point Loma, CA - 92106

## OPENING STATEMENT:

I am here today to represent a group of neighbors who are not supportive of the proposed development of 414 La Crescentia Drive in Point Loma (AKA Point Loma Summit). Their concerns are widespread and extend well beyond the typical, "not in my back yard" mentality. This is not a group of people who are opposing development for the sake of opposition. We have a booklet containing 99 letters from neighbors who have reviewed these plans as submitted and find them to be inappropriate for the neighborhood. None of these signatures are from people who are losing any private views as a result of this development, nor do they have any interest in future development that would be impacted by this subdivision being approved. They are simply concerned that this 1.45 acre parcel which is predominantly steep slopes and heavy vegetation is unsuitable for the development of 4 single family homes.

In the first section of our presentation, we will review the goals as outlined by the General plan for development published by the City of San Diego (specifically the Housing Element) as well as the goals set forth by the Peninsula Community plan. Additionally, we will discuss the relationship they share in defining appropriate future development as it applies to this proposed subdivision. We will look at identifiable locations for future development as outlined by the general plan and we will break down the issues in the Peninsula community plan that has prompted the Peninsula Community Planning Association to deny approval of this project numerous times.

In section 2, we will address the concerns of the neighbors as they relate to safety, character of the neighborhood and hillside stability and runoff. Furthermore we will identify, and discuss in further detail, the numerous concessions in the San Diego Municipal code required



to consider this a viable project, including the 3 deviations requested. Finally, we will produce several 3-D renderings of the proposed designs for the new homes which clearly illustrate that this proposed subdivision is not sensitive to the site, the community or the existing natural character of the neighborhood.

In closing, a neighbor of the proposed subdivision will address the long standing history of the neighborhood opposition to this proposed subdivision as well as discuss the on-going denial of support from the Peninsula Community Planning Group.

# POINT LOMA SUMMIT SUBDIVISION

414 La Crescentia Drive – Point Loma, CA - 92106

## CITY OF SAN DIEGO'S VISION FOR FUTURE DEVELOPMENT

- GENERAL & COMMUNITY PLAN WORKING TOGETHER
- GENERAL AND COMMUNITY PLAN GOALS
- ADEQUATE SITES FOR FUTURE DEVELOPMENT
- PENINSULA COMMUNITY PLAN



## CITY OF SAN DIEGO'S VISION FOR FUTURE DEVELOPMENT

### • GENERAL & COMMUNITY PLAN WORKING TOGETHER

- **Community plans work together with the General Plan** to provide location-based policies and recommendations in the City's 50+ community planning areas. The community planning program is the mechanism to refine citywide policies, designate land uses, and make additional site specific recommendations as needed. (LU-3) **It will be the role of the community plans to refine general plan goals and policies into site specific recommendations** that will guide the development of each community. **Each community plan must establish itself as an essential integral component of the City's General Plan** with clear implementation recommendations and links to General Plan goals and policies. Recommendations are as follows:

1. Develop community plan policies that implement citywide goals and address community or neighborhood-specific issues; such policies may be more detailed or restrictive than the General Plan as needed
2. Rely on community plans for site specific land use and density designations and recommendations.
3. Maintain consistency between community plans and the General Plan, **as together they represent the City's comprehensive plan**. In the event of an inconsistency between the General Plan and a community plan, action must be taken to either: 1) amend the community plan, or 2) amend the General Plan in a manner that is consistent with the General Plan's Guiding Principles. (LU-23 LU-C.1.)



## CITY OF SAN DIEGO'S VISION FOR FUTURE DEVELOPMENT

### • GENERAL & COMMUNITY PLAN WORKING TOGETHER

#### I. SCOPE AND PURPOSES:

1. To enhance and preserve the city's distinctive neighborhoods.
2. To promote development that protects and improves upon the desirable features of San Diego's neighborhoods.
3. To **encourage architectural design that contributes to the creation and preservation of neighborhood character** and vitality.
4. To promote infill housing, roadways and new construction that are sensitive to the character and quality of existing neighborhoods.
5. To advocate pedestrian connections linking residential areas, commercial areas, parks and open spaces.

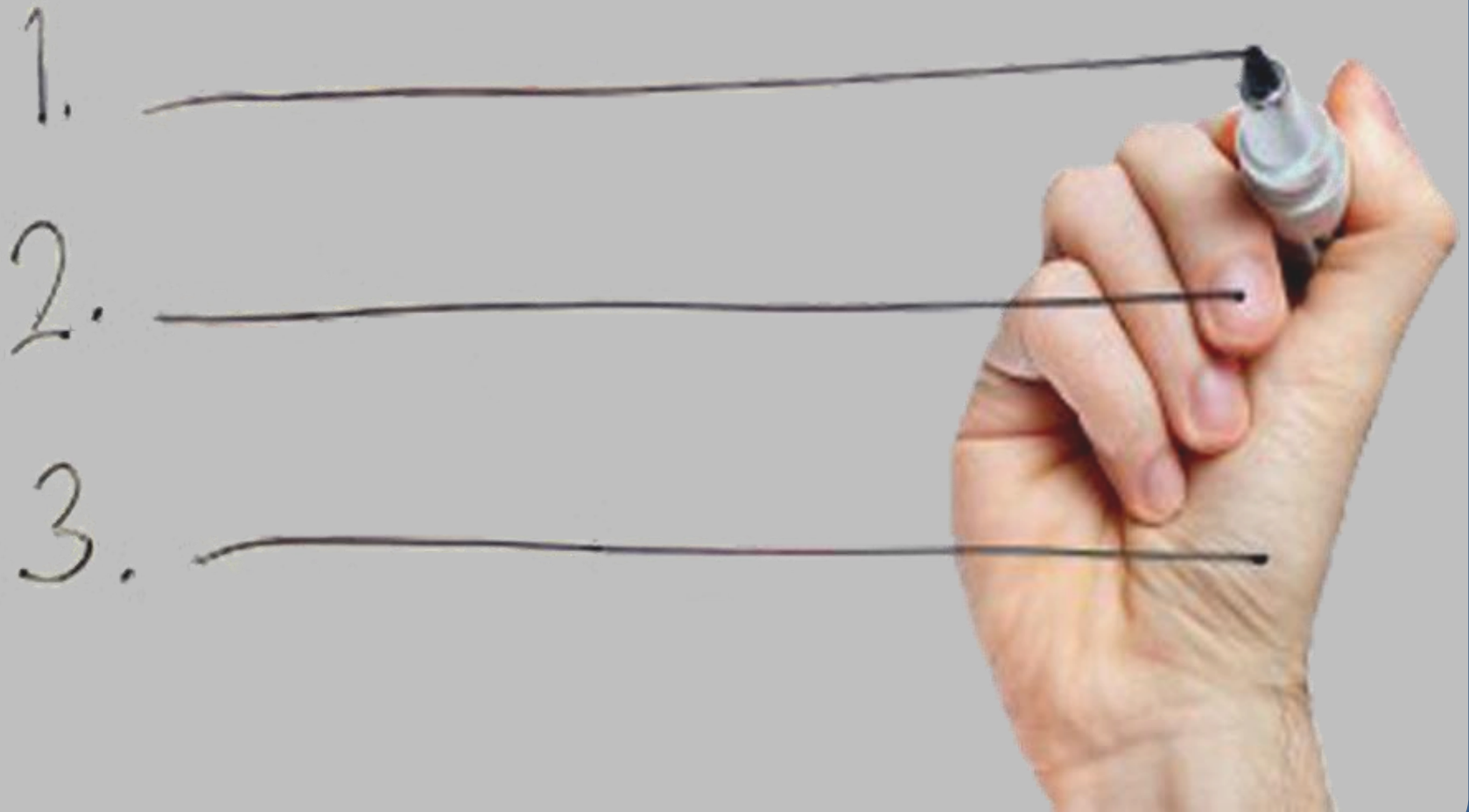
The design and quality of infill housing is critical to ensuring that new housing fits into our existing neighborhoods. Preserving neighborhood character does not mean maintaining the status quo. Sometimes change is welcome, as private and public investment can contribute to the beauty, vitality, and functionality of a neighborhood. However, **new development, whether it is in the form of infill, redevelopment, or first-time development, should contribute to the creation and preservation of neighborhood character** and creation of a sense of place. (UD-16)

The Neighborhood character is defined in part by certain physical qualities that repeat throughout neighborhoods, such as landscape and massing of buildings, colors, and materials. The character of a neighborhood or community is also defined by factors including topography and natural features, street layout and street name, and landmarks and civic landmarks. (UD-17)

### • GENERAL AND COMMUNITY PLAN GOALS

- ADEQUATE SITES FOR FUTURE DEVELOPMENT
- PENINSULA COMMUNITY PLAN

Goals

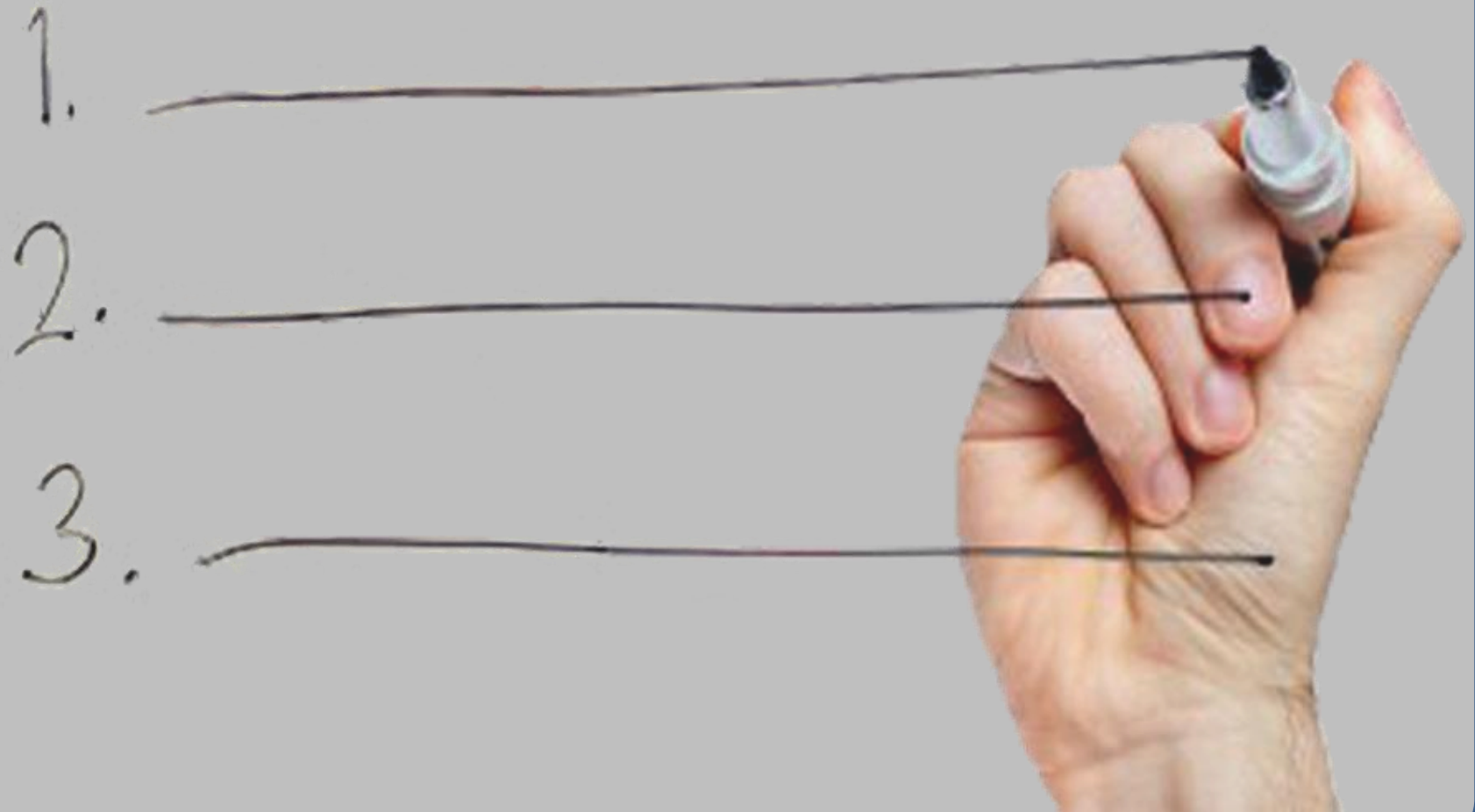


## CITY OF SAN DIEGO'S VISION FOR FUTURE DEVELOPMENT

- GENERAL & COMMUNITY PLAN WORKING TOGETHER
  - GENERAL AND COMMUNITY PLAN GOALS
- II. PENINSULA OVERALL COMMUNITY PLAN GOALS:

1. To **conserve the character of existing single family neighborhood including the very low density character of certain neighborhoods.**
2. To promote multifamily infill in areas proximate to transit lines.
3. To **conserve existing open spaces including, canyons, hillsides,** wetlands and shorelines.
4. To **maintain and complement the existing scale, architectural features and vegetation** in the Peninsula.

Goals



- ADEQUATE SITES FOR FUTURE DEVELOPMENT
- PENINSULA COMMUNITY PLAN

# POINT LOMA SUMMIT SUBDIVISION

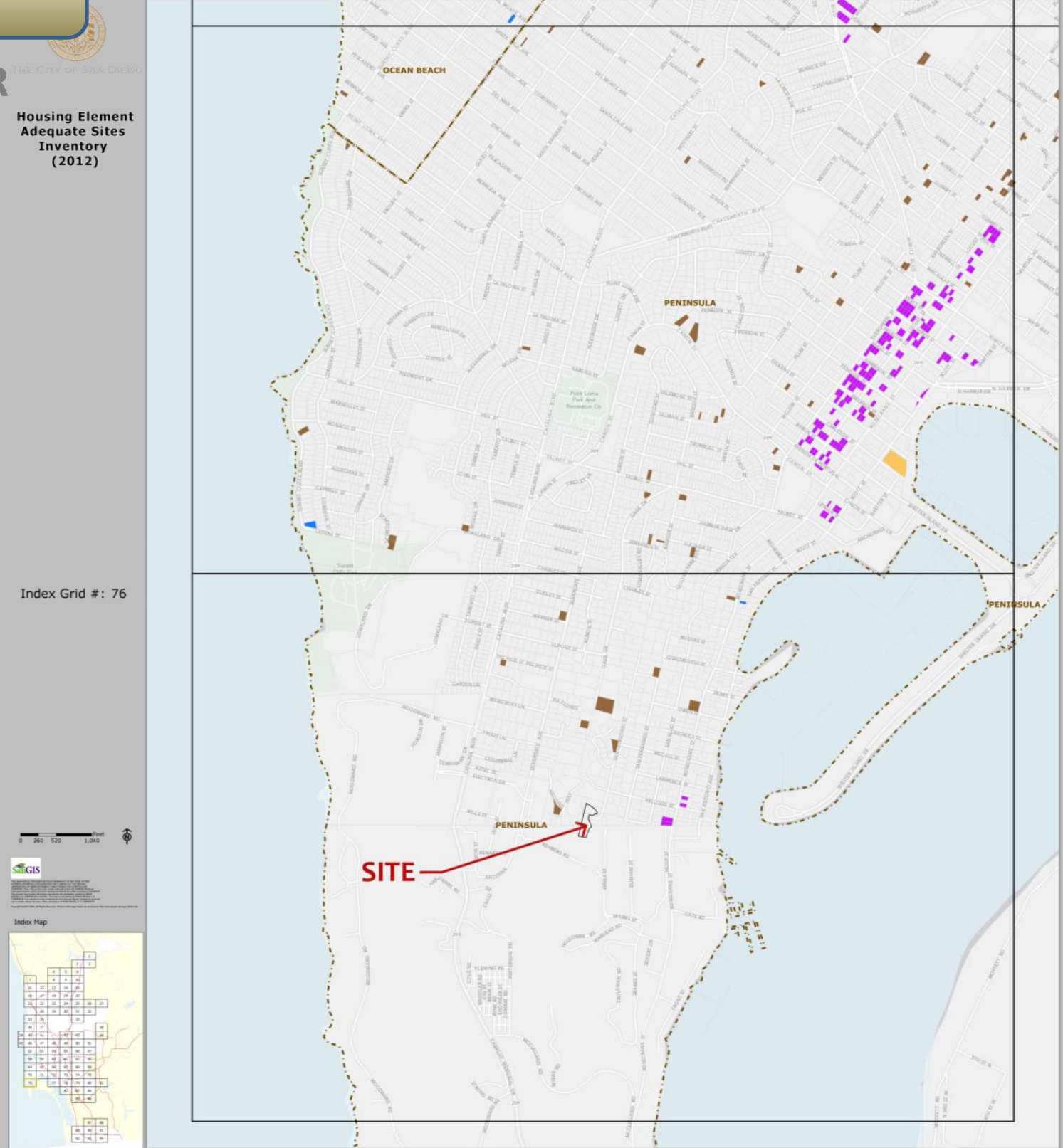
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## CITY OF SAN DIEGO'S VISION FOR FUTURE DEVELOPMENT

- GENERAL & COMMUNITY PLAN WORKING TOGETHER
- GENERAL AND COMMUNITY PLAN GOALS

### I. HOUSING ADEQUATE SITES INVENTORY MAP

The City has provided a housing element **adequate site inventory list that encourages development in specific site locations. These areas have been considered capable of accommodating future potential growth and expansion.** The La Playa parcel in question is not highlighted as such on this map.



- ADEQUATE SITES FOR FUTURE DEVELOPMENT
- PENINSULA COMMUNITY PLAN

#### LEGEND

- Permit issued not complete
- Potential Future Infill
- Potential Future Infill - Community with Plan Update
- Potential Future Infill - Downtown
- Potential Future Infill - Sites with Plan Amendment
- Review in process
- Military Housing - Planned
- Vacant - zoned residential with a unit allocation
- Vacant - zoned residential

# POINT LOMA SUMMIT SUBDIVISION

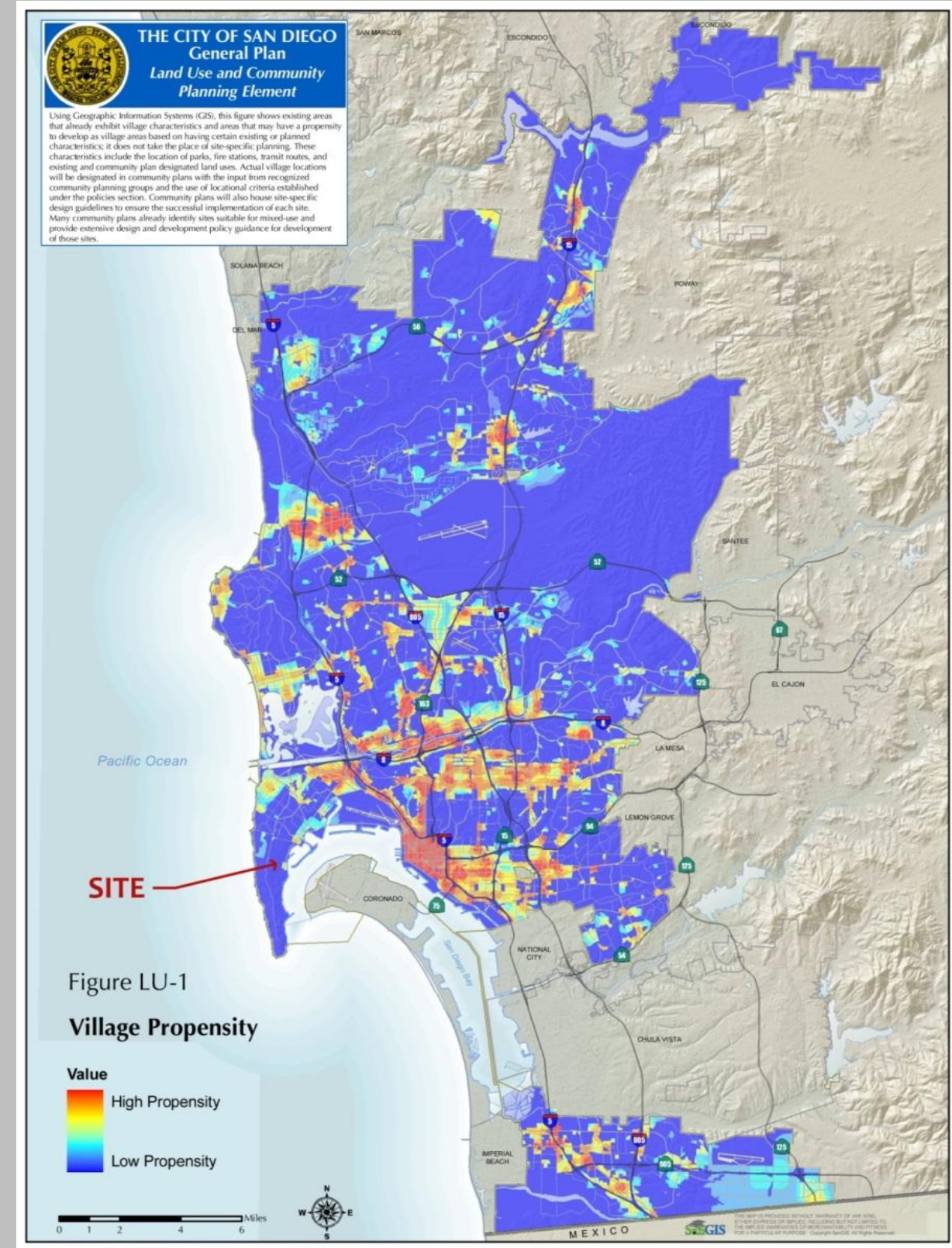
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- ADEQUATE SITES FOR FUTURE DEVELOPMENT

### II. VILLAGE PROPENSITY MAP

Using Geographic Information Systems (GIS), **this figure shows existing areas that already exhibit village characteristics and areas that may have a propensity to develop as village areas based on having certain existing or planned characteristics**; it does not take the place of site-specific planning. These characteristics include the location of parks, fire stations, transit routes, and existing and community plan designated land uses. Actual village locations will be designated in community plans with the input from recognized community planning groups and the use of locational criteria established under the policies section. Community plans will also house site-specific design guidelines to ensure the successful implementation of each site. Many community plans already identify sites suitable for mixed-use and provide extensive design and development policy guidance for development of those sites



- PENINSULA COMMUNITY PLAN

# POINT LOMA SUMMIT SUBDIVISION

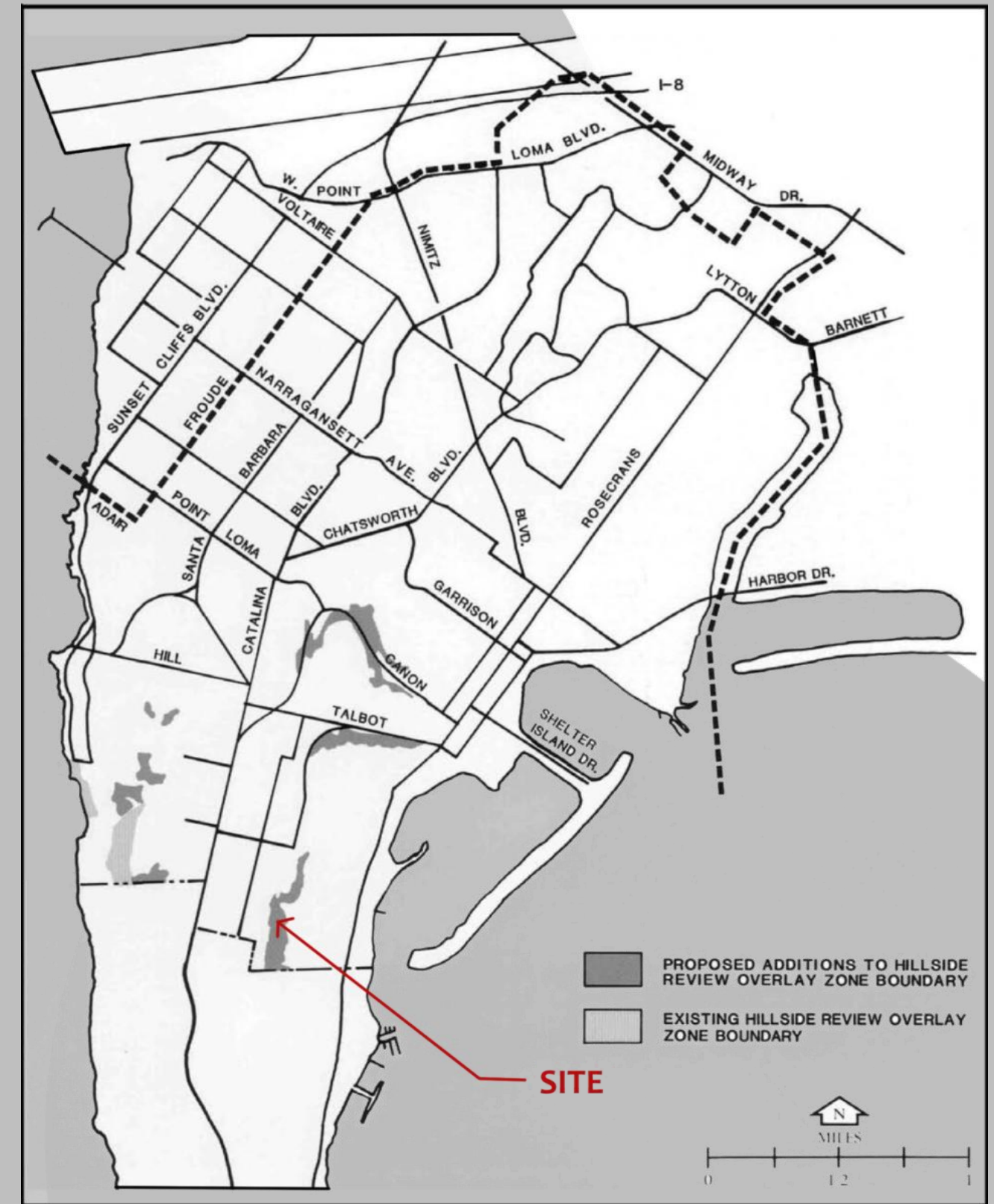
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## CITY OF SAN DIEGO'S VISION FOR FUTURE DEVELOPMENT

- GENERAL & COMMUNITY PLAN WORKING TOGETHER
- GENERAL AND COMMUNITY PLAN GOALS
- **ADEQUATE SITES FOR FUTURE DEVELOPMENT**

### III. HILLSIDE REVIEW OVERLAY ZONE BOUNDARY

This figure highlights proposed areas to be added to the hillside review overlay zone boundary. **In the Peninsula community planning code under Hillside development it states; that Steep sloped areas which retain natural topography and native vegetation should remain in their natural state.** Hillside areas of the Peninsula community which meet the City's adopted guidelines for application of the Hillside Review (HR) Overlay Zone should be placed within the HR Overlay Zone. These areas are indicated on Figure 26. Placing these areas in the HR Overlay Zone will help to preserve the natural topography and native vegetation in the few remaining natural areas within Peninsula. (PCP-113)



- PENINSULA COMMUNITY PLAN

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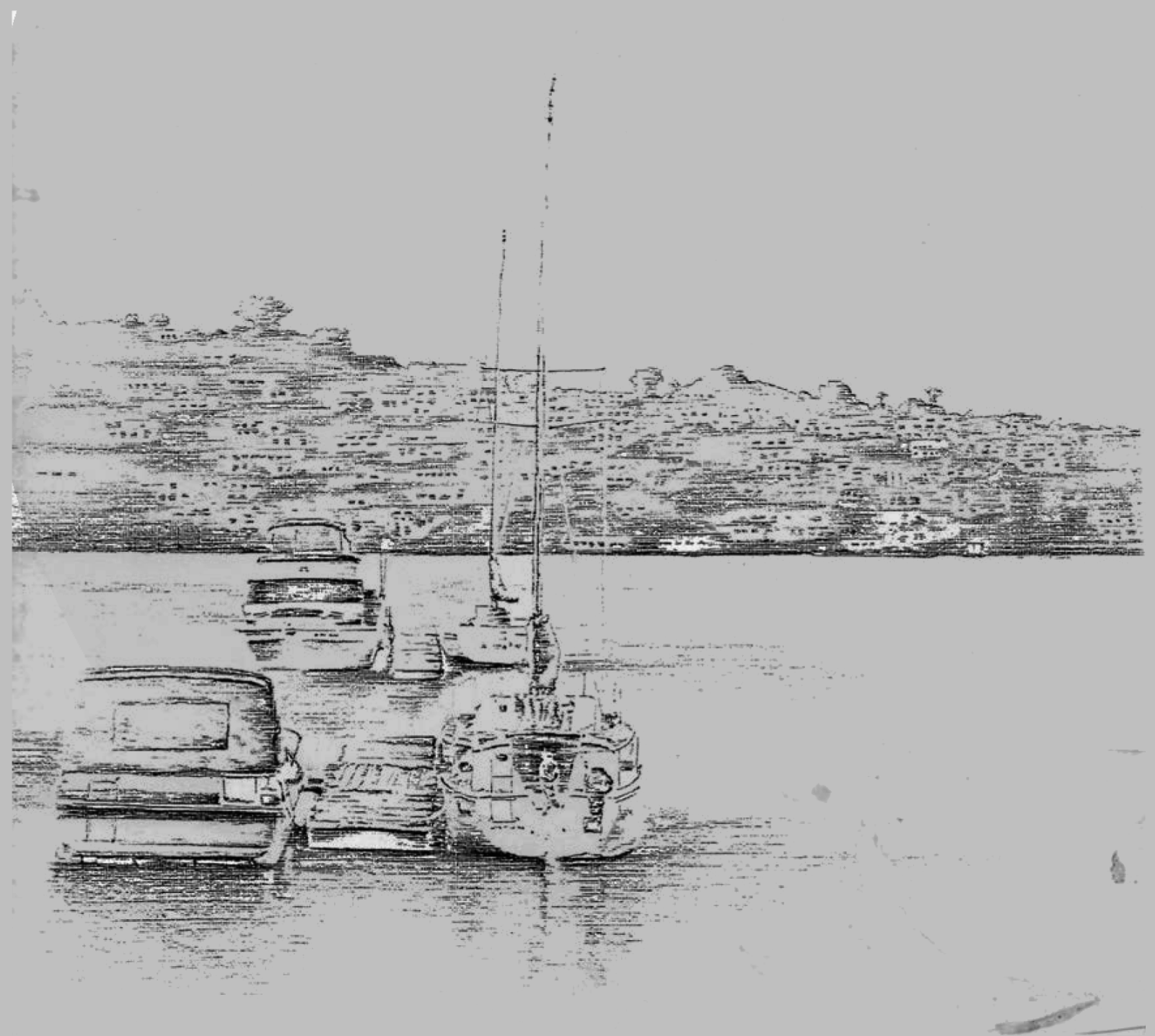
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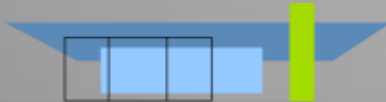
I. SCOPE AND PURPOSES:

II. CONSISTENCY WITH THE GENERAL PLAN:

III. RESIDENTIAL PLAN ELEMENTS:



- PENINSULA COMMUNITY PLAN



## CITY OF SAN DIEGO'S VISION FOR FUTURE DEVELOPMENT

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- **PENINSULA COMMUNITY PLAN**

- I. **SCOPE AND PURPOSES:**

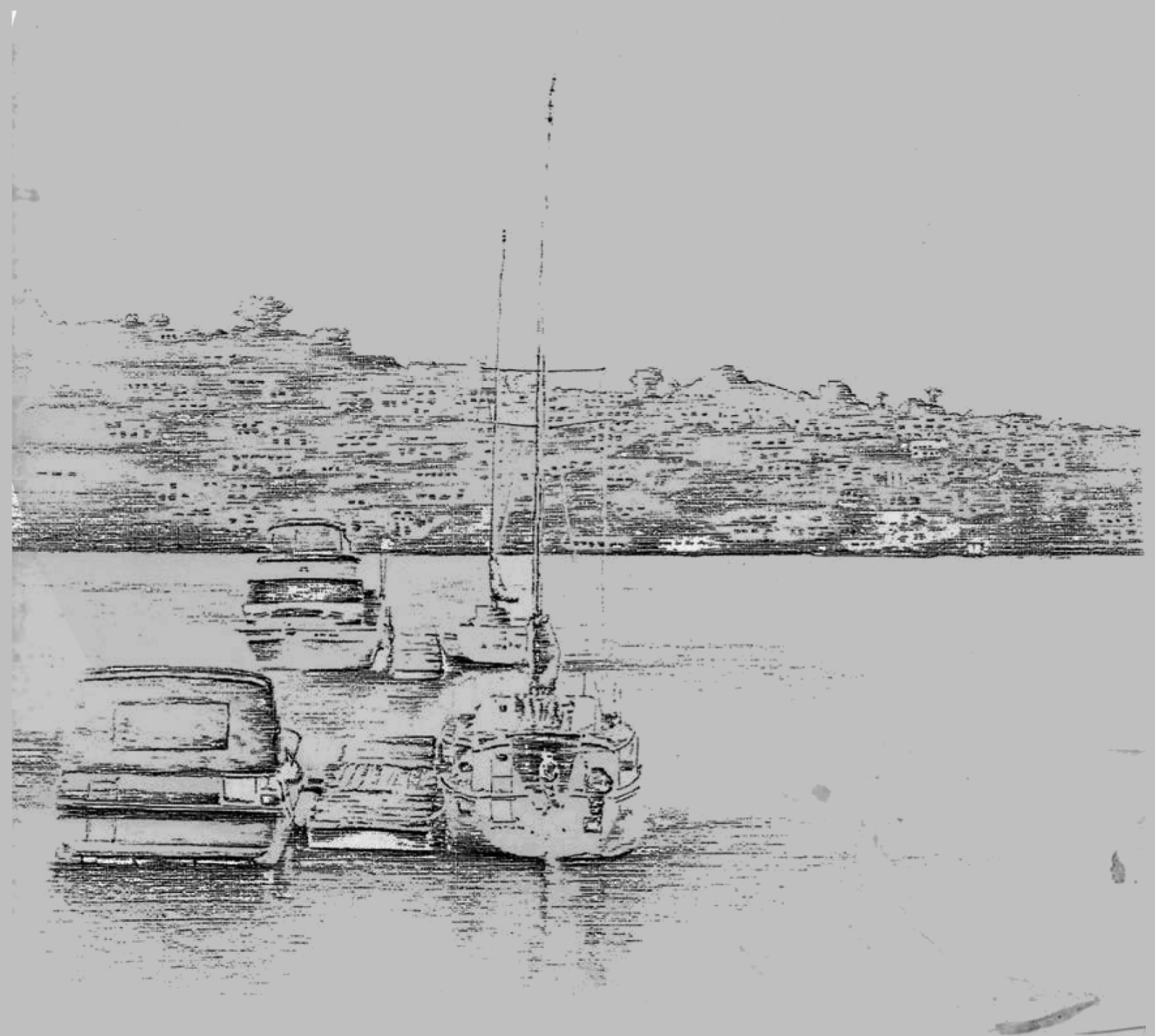
The **Peninsula Community Plan** is intended to provide guidance for the orderly growth of the Peninsula community. It is designed to guide development within Peninsula for the next twenty years. In order to respond to unanticipated changes in environmental, social or economic conditions, the Plan must be continually monitored & amended when necessary, to remain relevant to community & City needs.

- 1. **The La Playa Neighborhood** (PCP-6)

The Peninsula is divided into eleven neighborhoods due to its topography and the way that the community has developed over time. The subdivision in question is located in the neighborhood of La Playa. **La Playa is characterized by large single-family homes of various ages and architectural styles.....This neighborhood is heavily vegetated with a variety of large trees and shrubs that add to the beauty and exclusiveness of the area.** Views from the hillside above Rosecrans are provided to San Diego Bay and downtown.

- 2. **Land Use Plan Summary** (PCP-11):

La Playa mainly consists of Single-family residential land uses that will continue to occupy a majority of the land area in the Peninsula community. **Very low-density housing will be retained in** parts of Loma Portal, **La Playa** and Fleetridge. Multifamily housing will continue to develop adjacent to major thoroughfares in several areas of the community, most notably Loma Palisades, Loma Alta, Voltaire corridor and Roseville.



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- ADEQUATE SITES FOR FUTURE DEVELOPMENT

### • PENINSULA COMMUNITY PLAN

#### I. SCOPE AND PURPOSES:

##### 1. Residential Development:

The basic concept of this Plan is that the existing stable residential neighborhoods which comprise most of the Peninsula should be conserved. This concept is consistent with the General Plan objective that radical and intrusive changes to existing residential character should be avoided in existing, well-maintained communities. (PCP-13)

##### 2. Conservation:

This Plan proposes to add several areas in the Peninsula with steep slopes and natural vegetation to the Hillside Review Overlay Zone. This will help implement the General Plan goal of preserving the City's unique landforms and the character they impart to San Diego. (PCP-14)

#### II. CONSISTENCY WITH THE GENERAL PLAN:

#### III. RESIDENTIAL PLAN ELEMENTS:



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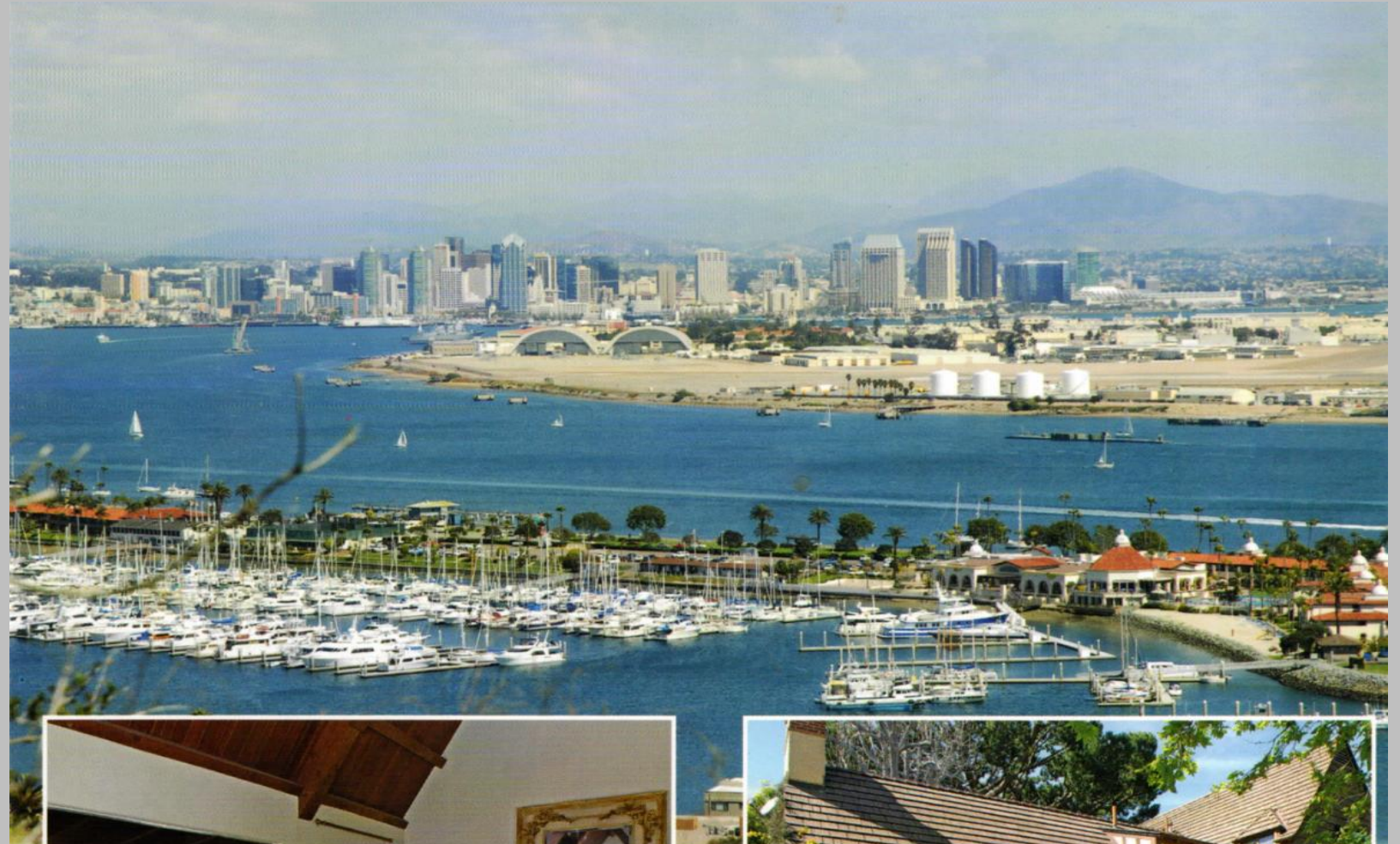
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- ADEQUATE SITES FOR FUTURE DEVELOPMENT
- **PENINSULA COMMUNITY PLAN**
  - I. SCOPE AND PURPOSES:
  - II. CONSISTENCY WITH THE GENERAL PLAN:

### 1. Residential Objectives (PCP-22):

- a. **Conserve character of existing stable single-family neighborhoods throughout Peninsula including the very low-density character of certain neighborhoods.**
- b. **Preserve existing landscaping and vegetation within established residential neighborhoods.**
- c. **Encourage design compatible with existing residential development in all new infill housing.**
- d. **Encourage sensitive placement of structures in steeply sloped residential areas to minimize removal of natural vegetation, grading and landform alteration.**



### III. RESIDENTIAL PLAN ELEMENTS:

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- ADEQUATE SITES FOR FUTURE DEVELOPMENT

### • PENINSULA COMMUNITY PLAN

- I. SCOPE AND PURPOSES:
- II. CONSISTENCY WITH THE GENERAL PLAN:
- III. RESIDENTIAL PLAN ELEMENTS:

#### 2. Recommendations (PCP-23):

- a. The existing low- and very low-density residential areas shown on Figure 7A are **characterized by traditional single-family development - i.e., detached housing units on individual lots.** These areas should have single-family zoning (R1-5,000, R1-8,000, R1-10,000 or R1-20,000) and should be protected as single-family neighborhoods in the future.
- b. **Rehabilitation of existing housing should be a major priority.** This should be accomplished through economic and development incentives. City, state and federal subsidy programs should be utilized when they are available.
- c. Residential areas in the Peninsula with **slopes in excess of 25 percent which meet the guidelines for application of the Hillside Review Overlay Zone should be added to the Hillside Review Overlay Zone** (see Figure 26).
- d. The majority of the residentially zoned land in the Peninsula should continue to be designated for single-family residential land use. **The existing character of single-family neighborhoods should be preserved** with the exception of a few small pockets in Roseville and the Nimitz/Voltaire area which should be upgraded through increased maintenance and rehabilitation of existing structures. **Redevelopment of individual lots and development of the few remaining vacant lots in the Peninsula's single-family neighborhoods should be compatible with the existing development pattern** in terms of scale, placement of buildings, and architectural features, colors and materials.



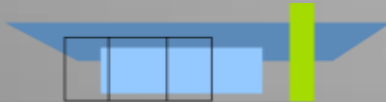
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## NON-CONFORMANCE WITH THE CODE

### Point Loma Summit by the Book

There are several facets of this application that requires special consideration or compromise for approval. It is our position that any one of them singularly could justify denial of the project.

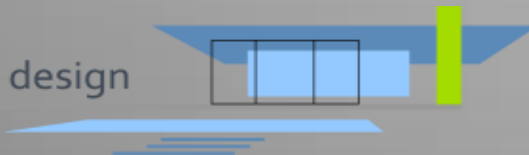


# POINT LOMA SUMMIT SUBDIVISION

414 La Crescentia Drive – Point Loma, CA - 92106

## NON-CONFORMANCE WITH THE CODE

1. NO FIRETRUCK ACCESS
2. NO BRUSH MANAGEMENT PLAN
3. NO STREET FRONT ON LOTS 2, 3 AND 4
4. REDUCTION OF REQUIRED REAR YARD SETBACK
5. OVERSIZED SITE WALL
6. LOTS 2,3 AND 4 HAVE NO FRONT OR REAR YARD SETBACK REQS.
7. SITE AREA LESS THAN 25% SLOPE IS MINIMAL
8. PREVIOUSLY NON CONFORMING STRUCTURES



# POINT LOMA SUMMIT SUBDIVISION

414 La Crescentia Drive – Point Loma, CA - 92106

## NON-CONFORMANCE WITH THE CODE

### 1. NO FIRETRUCK ACCESS

2. **Due to the steep nature of this site, the proposed driveway/easement exceeds the allowable slope for fire truck access.**

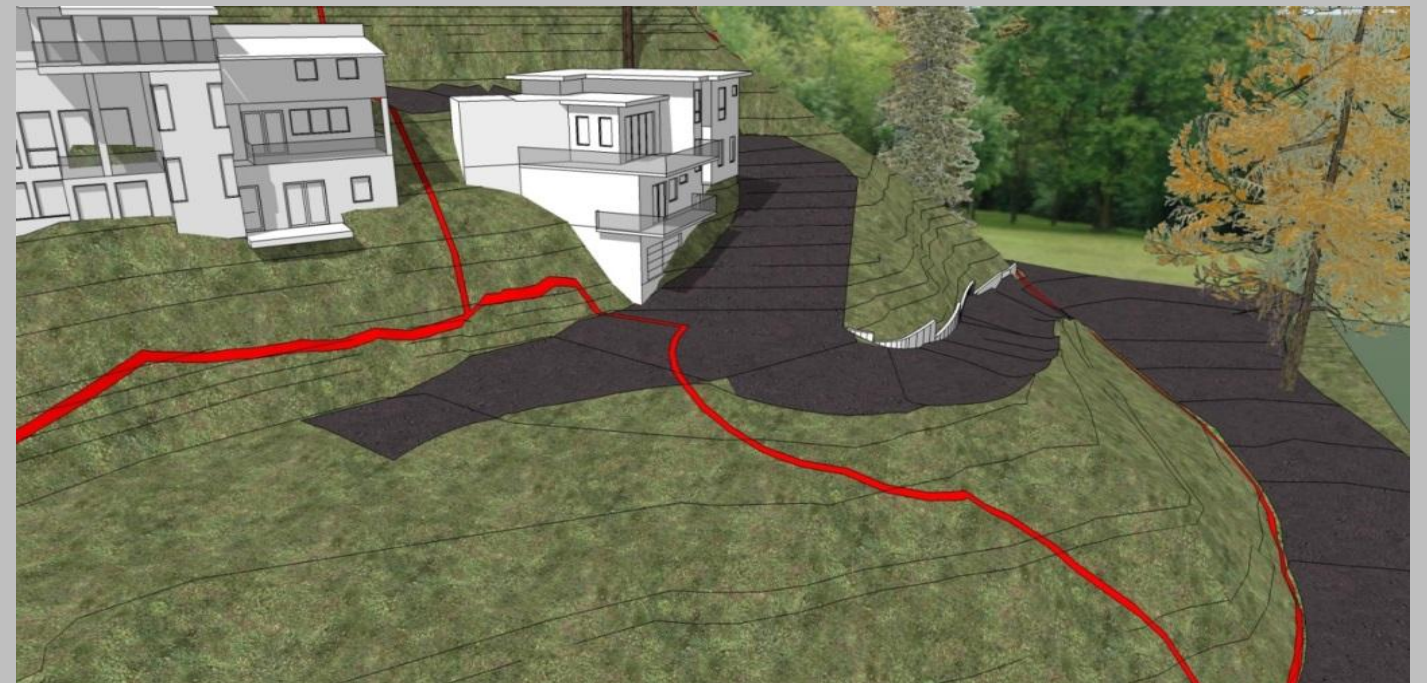
3. **Additionally the radius of the driveway is significantly smaller than the allowable radius, again preventing any fire equipment access.**

### 4. OVERSIZED SITE WALL

5. LOTS 2,3 AND 4 HAVE NO FRONT OR REAR YARD SETBACK REQ.

6. SITE AREA LESS THAN 25% SLOPE IS MINIMAL

7. PREVIOUSLY NON CONFORMING STRUCTURES



# POINT LOMA SUMMIT SUBDIVISION

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## NON-CONFORMANCE WITH THE CODE

### 1. NO FIRETRUCK ACCESS

..... **Due to the steep nature of the site along with the limited buildable pads, there is no defensible brush management plan on site.** The proposed new homes lurch near the top or over the edge of the slopes.

### 2. NO BRUSH MANAGEMENT PLAN

3. NO STREET FRONT ON LOTS 2, 3 AND 4

4. REDUCTION OF REQUIRED REAR YARD SETBACK

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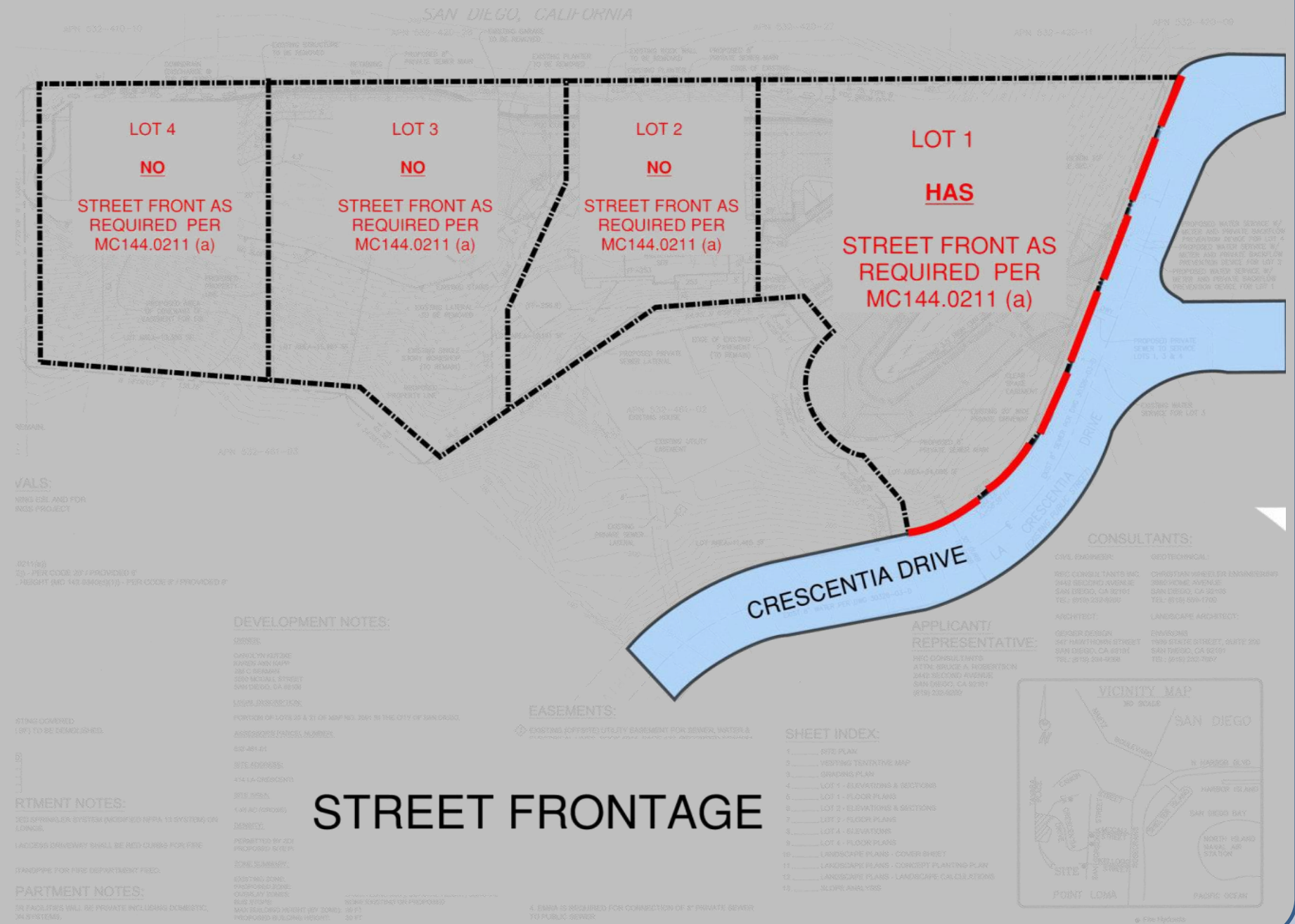
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## NON-CONFORMANCE WITH THE CODE

1. NO FIRETRUCK ACCESS
2. NO BRUSH MANAGEMENT PLAN

..... Municipal code MC144.0211(a) requires that each lot have its own street front...Deviation requested

3. NO STREET FRONT ON LOTS 2, 3 AND 4
4. REDUCTION OF REQUIRED REAR YARD SETBACK
5. OVERSIZED SITE WALL
6. LOTS 2,3 AND 4 HAVE NO FRONT OR REAR YARD
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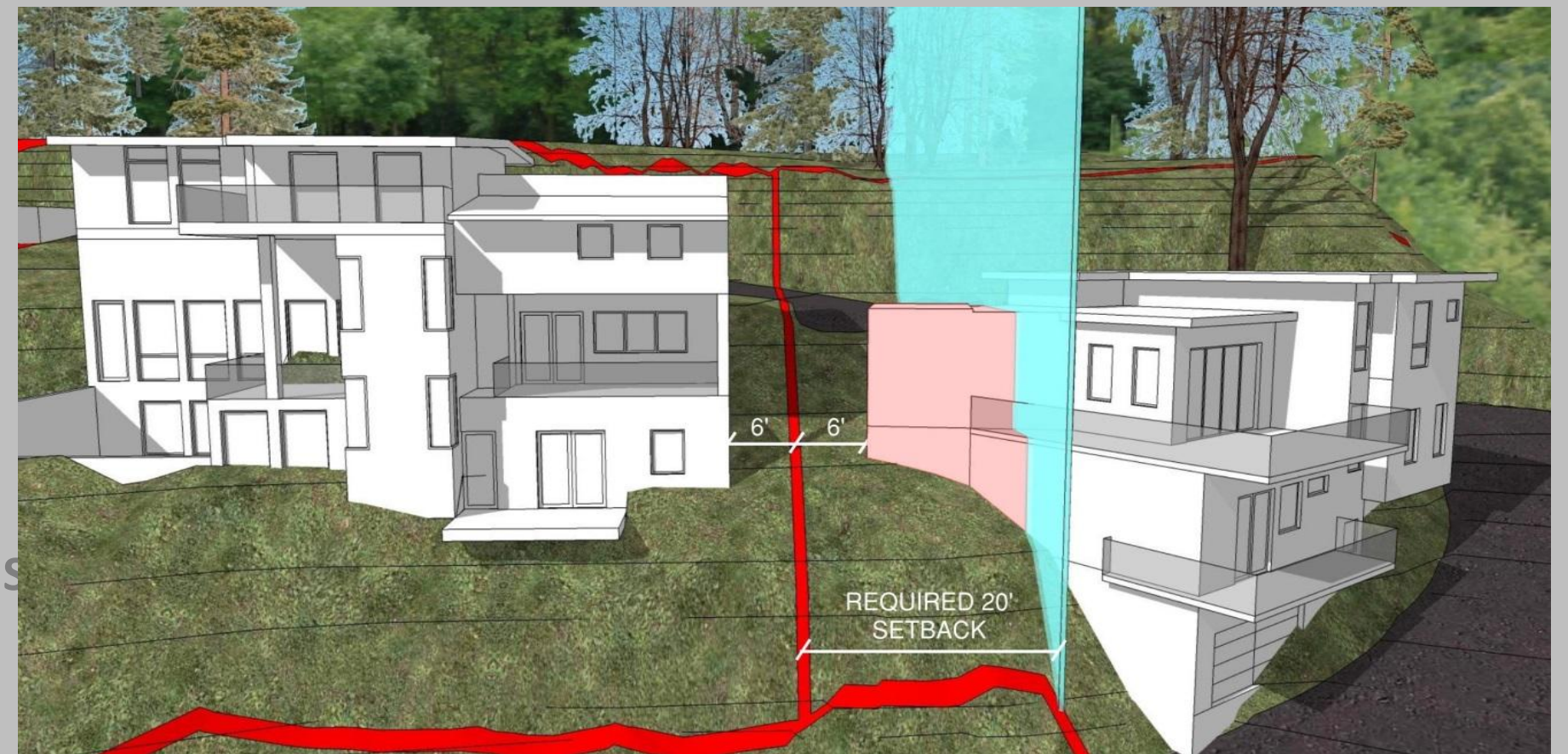
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## NON-CONFORMANCE WITH THE CODE

1. NO FIRETRUCK ACCESS
2. NO BRUSH MANAGEMENT PLAN
3. NO STREET FRONT ON LOTS 2, 3 AND 4

..... **Lot 1 (the only lot with any street front) is requesting a reduction of the rear yard setback from the required 20' to 6' - Second Deviation Requested.**

4. **REDUCTION OF REQUIRED REAR YARD SETBACK**
5. OVERSIZED SITE WALL
6. LOTS 2,3 AND 4 HAVE NO FRONT OR REAR YARD S
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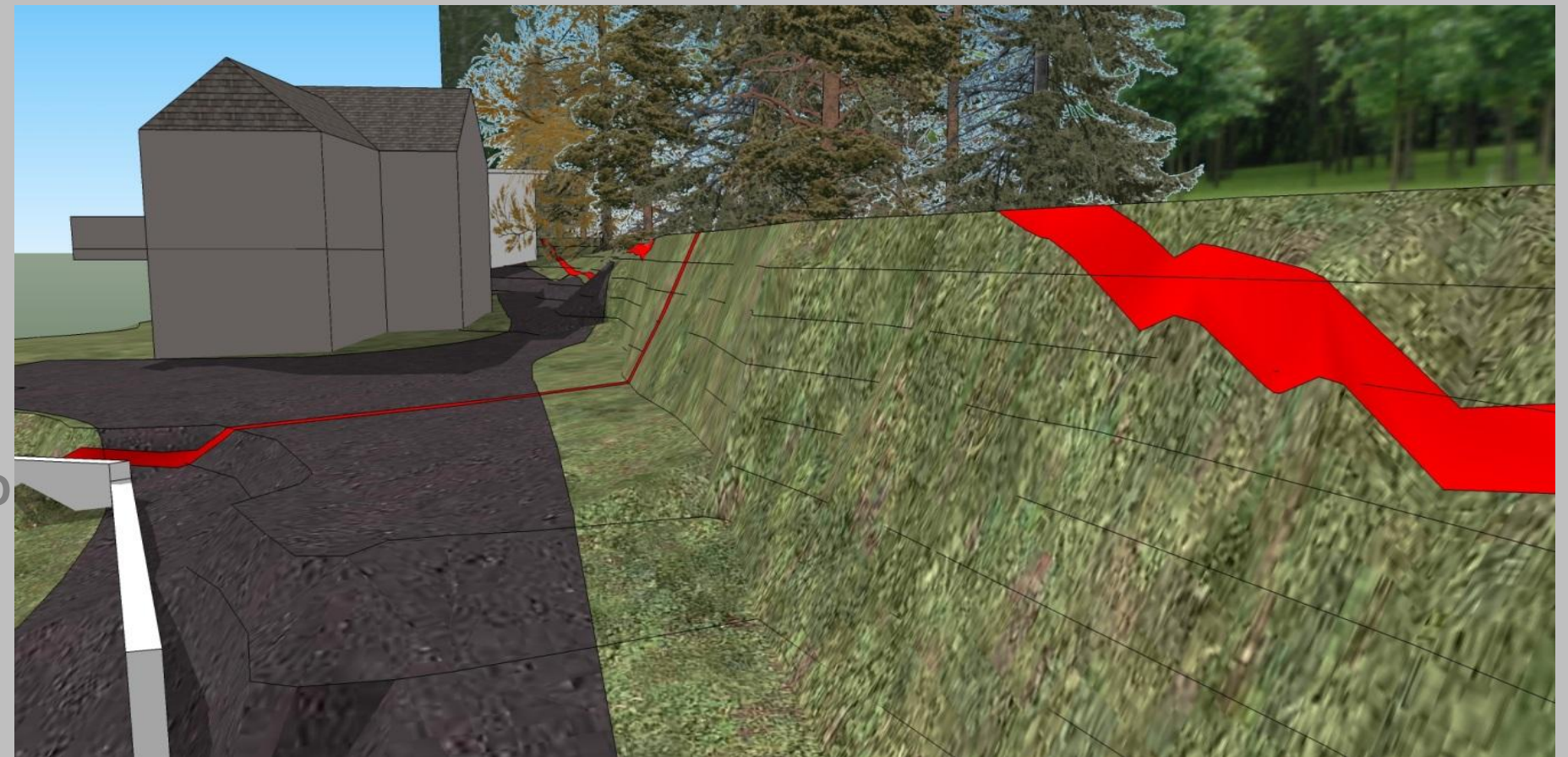
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4. REDUCTION OF REQUIRED REAR YARD SETBACK

.....Where 6' is allowed the applicant has requested an 8' tall site/retaining wall. Due to ambiguity in the drawings, the length of the wall cannot be determined but it appears to be approximately 40' to 80' long... **Deviation # 3 requested**

## 5. OVERSIZED SITE WALL

6. LOTS 2,3 AND 4 HAVE NO FRONT OR REAR YARD
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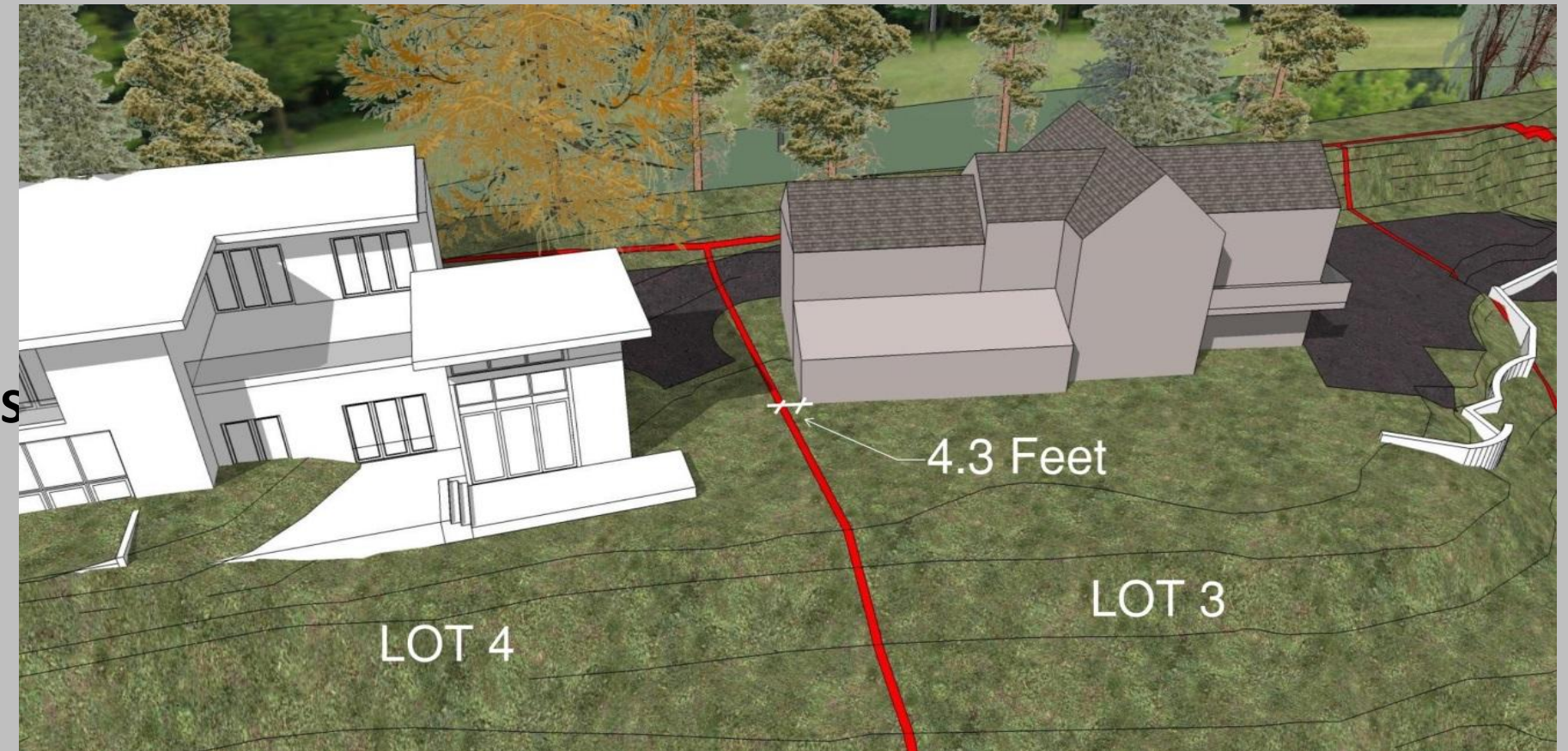
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5. OVERSIZED SITE WALL

....It has been interpreted by staff that since they have no street front (deviation #1) there is no front or rear yard. Accordingly all setbacks are measured as side yard setbacks. Upon inquiry with staff, I was told there is no code that allows this, it was just their way of interpreting it.

**Lot 1 has a reduced' rear yard setback of 6' (deviation #2) and will abut the home on lot #2 which is built with a 6' side yard setback. Additionally lot #3 has a 4.3' side yard setback.**

6. LOTS 2,3 AND 4 HAVE NO FRONT OR REAR YARD S
7. SITE AREA LESS THAN 25% SLOPE IS MINIMAL
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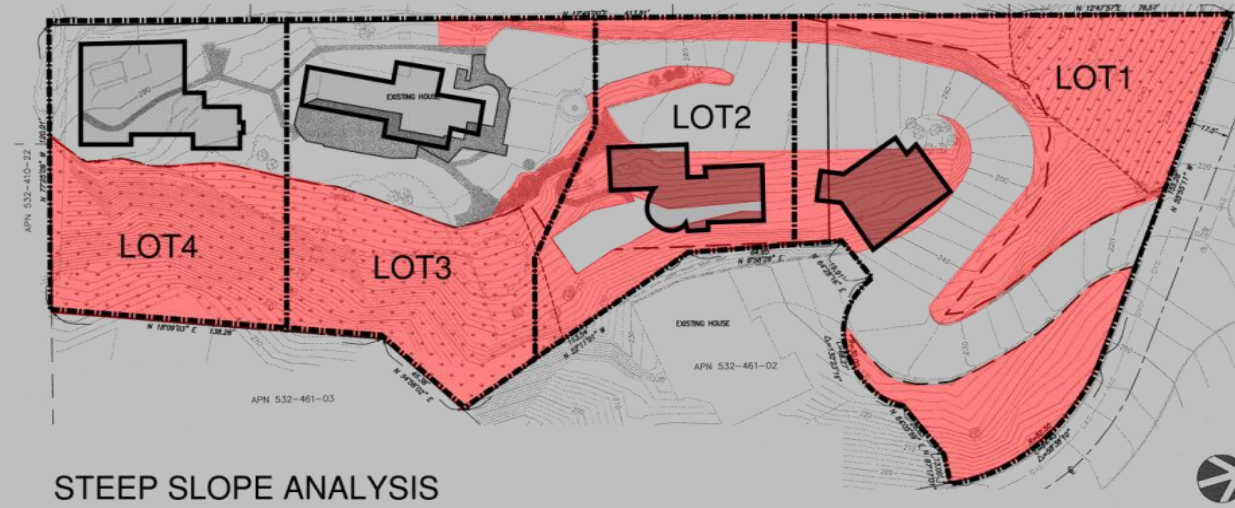
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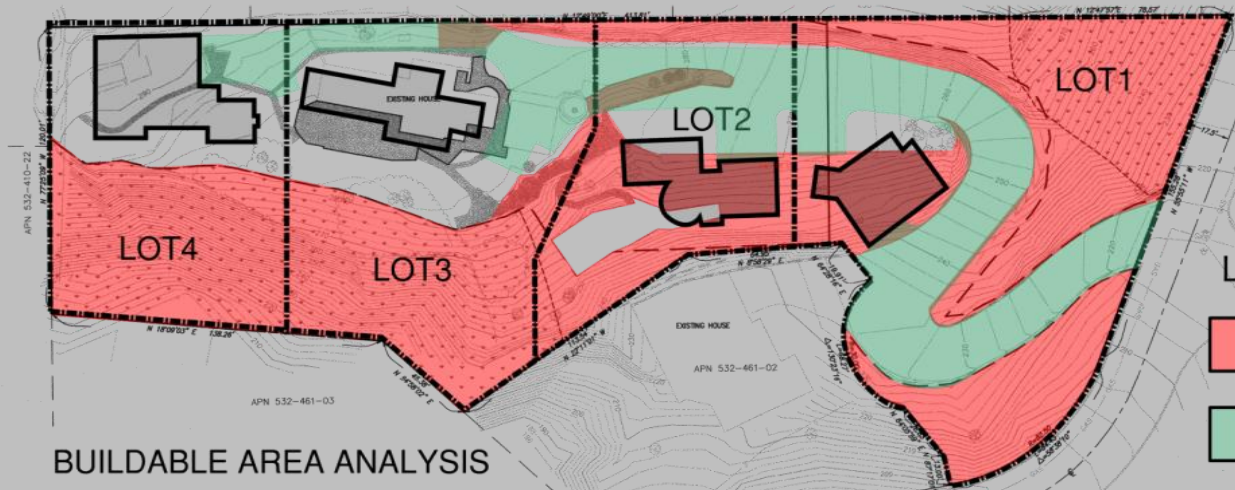
.... Above and beyond the identified ESL of 25% slope there is a high percentage of steep hillside on the site leaving no brush management and designs that are in congruent with the character of the neighborhood perched on the edge of steep hillsides.

7. SITE AREA LESS THAN 25% SLOPE IS MINIMAL
8. PREVIOUSLY NON CONFORMING STRUCTURES



STEEP SLOPE ANALYSIS

LOT #	LOT AREA	GREATER THAN 25% SLOPE	
1	24,088	15,234	63%
2	10,141	6,162	61%
3	15,461	8,070	52%
4	13,380	6,533	49%
TOTAL	63,070	35,999	57%



BUILDABLE AREA ANALYSIS

### LEGEND

- > 25 % ESL SLOPE (Hgt. = 50'+)
- BUILDABLE AREA

LOT #	LOT AREA	GREATER THAN 25% SLOPE	% OF LOT	ACCESS/ EGRESS	% OF LOT	BUILDABLE AREA	% OF LOT
1	24,088	15,234	63%	8,190	34%	664	3%
2	10,141	6,162	61%	2,383	23%	1,596	16%
3	15,461	8,070	52%	2,861	19%	4,530	29%
4	13,380	6,533	49%	782	6%	6,065	45%
TOTAL	63,070	35,999	57%	14,216	23%	12,855	20%

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7. SITE AREA LESS THAN 25% SLOPE IS MINIMAL

.... On what will become lot 2, there is an **existing residential rental unit. It is called out as "a workshop to remain". There is no application for a guest house for lot 2.**

## 8. PREVIOUSLY NON CONFORMING STRUCTURES



# POINT LOMA SUMMIT SUBDIVISION

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## NON-CONFORMANCE WITH THE CODE

### CLOSING STATEMENT:

This project is being processed under the guidelines of "Sustainable Building Projects" because the new houses have solar panels on them. Without those solar panels this project would be processed in a traditional manner and these deviations would be considered Variances. In order for the decision makers to approve a variance there would have to be identifiable hardship which proved to "*deprive the applicant reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises;*". Clearly turning this single family home into a 4 home subdivision is well beyond what one would consider the minimum necessary to have reasonable use of this land.

This, along with the 8 aforementioned items requiring deviations and special consideration suggests that the applicant, in an effort to maximize this development, is simply trying to squeeze too much into too little.



# POINT LOMA SUMMIT SUBDIVISION

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## NEIGHBORHOOD CONTINUITY

ATTACHMENT 1 2



City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

### Community Planning Committee Distribution Form Part 1

<b>Project Name:</b> Point Loma Summit		<b>Project Number:</b> 153840	<b>Distribution Date:</b>
<b>Project Scope/Location:</b> PENINSULA JO#43-0686. (PROCESS 4) *SUSTAINABLE EXPEDITE* CDP, SDP for ESL & Deviations, VTM to create 4 parcels from one existing 1.43 acre site to construct 3 SFR's (1 ex to remain) at 414 La Crescentia Dr in the RS-1-4 Zone within the Peninsula Com Plan, Coastal (non-appealable), Coastal Ht Limit, Parking Impact.FAA Part 77 Council Dist 2. Notice Cards=1.			
<b>Applicant Name:</b> Robert Furey		<b>Applicant Phone Number:</b> (619) 232-9200	
<b>Project Manager:</b> Laura C. Black	<b>Phone Number:</b> (619) 236-6327	<b>Fax Number:</b> (619) 446-5245	<b>E-mail Address:</b> lblack@sandiego.gov
<b>Project Issues (To be completed by Community Planning Committee for initial review):</b> <p>THE COMMUNITY WAS VERY CONCERNED ABOUT FIRE SAFETY AND THE ABILITY OF THE FIRE DEPARTMENT TO ACCESS THE SITE GIVEN THE NATURE OF THE ROAD TO THE SITE. DENSITY WAS ALSO AN ISSUE. AND, THE REQUEST FOR VARIOUS DEVIATIONS JUST SO THE DEVELOPER COULD BUILD WHAT THEY WANTED WAS UNACCEPTABLE. <del>DEVELOP</del> DEVELOPERS NEED TO WORK ON MAKING THEIR PROJECTS FIT THE SITE, <u>NOT</u> TRY TO MAKE THE SITE FIT THEIR PROJECT.</p>			
<i>Attach Additional Pages If Necessary.</i>		<b>Please return to:</b> Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			

(01-12)



# POINT LOMA SUMMIT SUBDIVISION

414 La Crescentia Drive – Point Loma, CA - 92106

## NEIGHBORHOOD CONTINUITY

### NEIGHBORHOOD OPPOSITION SIGNATURE LIST:

- |   |  |  |   |   |   |   |
|---|--|--|---|---|---|---|
| 1. James Jessop<br>San Diego, CA 92106                                | 17. Barbara Armour -<br>432 La Crescentia Dr.<br>San Diego, CA 92106 | 31. Anne Ryan -<br>340 San Gorgonio St.<br>San Diego, CA 92106       | 45. Jack Crivello II -<br>3404 Kellogg Way<br>San Diego, CA 92106   | 59. Thomas Volle -<br>3536 Dupont St.<br>San Diego, CA 92106          | 73. Geves Kenory -<br>560 San Elijo St.<br>San Diego, CA 92106          | 87. 521 San Gorgonio St.<br>San Diego, CA 92106                       |
| 2. Anne Jessop Hill   |  |  |   |   |   | 88. Alexis Pyle -<br>393 San Gorgonio St.<br>San Diego, CA 92106      |
| 3. John Landis –<br>381 Silvergate Ave<br>San Diego, CA 92106         | 18. Chris Brown -<br>432 La Crescentia Dr.<br>San Diego, CA 92106    | 32. Jerome Ryan -<br>340 San Gorgonio St.<br>San Diego, CA 92106     | 46. Jennie Crivello -<br>3404 Kellogg Way<br>San Diego, CA 92106    | 60. Cara Thome -<br>3114 Lawrence St.<br>San Diego, CA 92106          | 74. Ruby Hurley -<br>3547 Lowell St.<br>San Diego, CA 92106             | 89. Charles Pyle -<br>393 San Gorgonio St.<br>San Diego, CA 92106     |
| 4. Carol Landis -<br>381 Silvergate Ave<br>San Diego, CA 92106        | 19. Bennet Grenwald -<br>596 San Elijo St.<br>San Diego, CA 92106    | 33. Kathleen Brown -<br>3580 Kellogg Way<br>San Diego, CA 92106      | 47. Jill Young -<br>3255 Kellogg Way<br>San Diego, CA 92106         | 61. Joseph Thome –<br>3114 Lawrence St.<br>San Diego, CA 92106        | 75. Marsha Brun -<br>614 San Fernando St.<br>San Diego, CA 92106        | 90. Cindy Edson-<br>3120 Owen St.<br>San Diego, CA 92106              |
| 5. Tim O'Brien -<br>3765 Garden Lane<br>San Diego, CA 92106           | 20. Karan Greenwald -<br>596 San Elijo St.<br>San Diego, CA 92106    | 34. Edward Brown Jr. -<br>3580 Kellogg Way<br>San Diego, CA 92106    | 48. Douglas Wemmer -<br>426 San Remo Way<br>San Diego, CA 92106     | 62. Lawrence Cushman -<br>3403 Kellogg Way<br>San Diego, CA 92106     | 76. Celeste Holthaus -<br>370 Rosecrans St. #205<br>San Diego, CA 92106 | 91. Niza Brown –<br>4621 Pescadero Ave.<br>San Diego, CA 92106        |
| 6. Brian Hurley -<br>3765 Garden Lane<br>San Diego, CA 92106          | 21. Michael Bolton -<br>429 La Crescentia Dr.<br>San Diego, CA 92106 | 35. Marye Short -<br>320 San Gorgonio St.<br>San Diego, CA 92106     | 49. June Greening -<br>439 La Crescentia Dr.<br>San Diego, CA 92106 | 63. Lawrence Cushman -<br>3333 Kellogg Way San<br>Diego, CA 92106     | 77. Douglas Peterson -<br>555 San Gorgonio St.<br>San Diego, CA 92106   | 92. Jane Curtis –<br>445 San Fernando St.<br>San Diego, CA 92106      |
| 7. William Hamlin -<br>360 San Gorgonio St.<br>San Diego, CA 92106    | 22. Anne Bolton -<br>429 La Crescentia Dr.<br>San Diego, CA 92106    | 36. Willis Short II -<br>320 San Gorgonio St.<br>San Diego, CA 92106 | 50. Maisie Kelly -<br>425 Tavera Place<br>San Diego, CA 92106       | 64. Natalie McQueen -<br>3606 Rosecroft Lane<br>San Diego, CA 92106   | 78. Bobby Dandy -<br>5033 Niagira Ave.<br>San Diego, CA 92107           | 93. Kendall Curtis –<br>445 San Fernando St.<br>San Diego, CA 92106   |
| 8. Jane Hamlin -<br>360 San Gorgonio St.<br>San Diego, CA 92106       | 23. Marcie Rothman -<br>330 San Gorgonio St.<br>San Diego, CA 92106  | 37. Tracey DeBello -<br>373 San Gorgonio St.<br>San Diego, CA 92106  | 51. Mike Martin -<br>605 Gage Dr.<br>San Diego, CA 92106            | 65. Tim McQueen -<br>3606 Rosecroft Lane<br>San Diego, CA 92106       | 79. Nicholas Caldwell -<br>3760 Wawona Dr.<br>San Diego, CA 92107       | 94. Jeff Brown –<br>575 San Gorgonio St.<br>San Diego, CA 92106       |
| 9. Doug Holthaus -<br>419 La Crescentia Dr.<br>San Diego, CA 92106    | 24. Robert Harward -<br>102 Earline Ave.<br>Hendersonville, TN 37075 | 38. James DeBello -<br>373 San Gorgonio St.<br>San Diego, CA 92106   | 52. Lori Martin -<br>605 Gage Dr.<br>San Diego, CA 92106            | 66. Cleo Pearson -<br>3549 Silvergate Place<br>San Diego, CA 92106    | 80. Charles Mellor -<br>3722 Del Mar Ave.<br>San Diego, CA 92107        | 95. Karen Busch -<br>2930 Owen St. San<br>Diego, CA 92106             |
| 10. Jane Harward -<br>414 San Remo Way<br>San Diego, CA 92106         | 25. Edward Brown Jr. -<br>3311 Kellogg Way<br>San Diego, CA 92106    | 39. Joseph Wambaugh -<br>3520 Kellogg Way<br>San Diego, CA 92106     | 53. Donald Young -<br>3225 Kellogg St.<br>San Diego, CA 92106       | 67. Ben Williams -<br>3549 Silvergate Place<br>San Diego, CA 92106    | 81. Stacey Sampson -<br>515 San Elijo St.<br>San Diego, CA 92106        | 96. Benjamin Mitchell –<br>1235 Shafter St.<br>San Diego, CA 92106    |
| 11. Linda Bixler -<br>430 Tavera Place<br>San Diego, CA 92106         | 26. Kathleen Brown -<br>3311 Kellogg Way<br>San Diego, CA 92106      | 40. Susan Moyer -<br>3759 Cedarlane Lane<br>San Diego, CA 92106      | 54. Steven Untiedt -<br>345 San Gorgonio St.<br>San Diego, CA 92106 | 68. Vam Chatepie -<br>3549 Silvergate Place<br>San Diego, CA 92106    | 82. James Reynolds -<br>960 Scott St.<br>San Diego, CA 92106            | 97. Robert Landis –<br>535 San Gorgonio St.<br>San Diego, CA 92106    |
| 12. Randy Bixler -<br>430 Tavera Place<br>San Diego, CA 92106         | 27. Jeanette Osias -<br>461 Silvergate Ave.<br>San Diego, CA 92106   | 41. Janice Mckinnon -<br>3300 Kellogg Way<br>San Diego, CA 92106     | 55. Susan Houser -<br>567 San Gorgonio St.<br>San Diego, CA 92106   | 69. Caramia Justian -<br>3549 Silvergate Place<br>San Diego, CA 92106 | 83. Doug Augustine -<br>3350 Byron St.<br>San Diego, CA 92106           | 98. Christine Landis –<br>535 San Gorgonio St.<br>San Diego, CA 92106 |
| 13. Colin Shanner -<br>408 La Crescentia Dr.<br>San Diego, CA 92106   | 28. David Osias -<br>461 Silvergate Ave.<br>San Diego, CA 92106      | 42. Malin Burnham –<br>3560 Kellogg Way<br>San Diego, CA 92106       | 56. Catherine Hervey -<br>755 Bangor St.<br>San Diego, CA 92106     | 70. Marcia LoVecchio -<br>3510 Kellogg Way<br>San Diego, CA 92106     | 84. Katheryn Rhodes -<br>371 San Fernando St.<br>San Diego, CA 92106    | 99. Lynn Komar –<br>153 Little Oaks<br>Encinitas, CA 92024            |
| 14. Clarisa Shanner -<br>408 La Crescentia Dr.<br>San Diego, CA 92106 | 29. John Adriany –<br>3022 Elliott St.<br>San Diego, CA 92106        | 43. Roberta Burnham -<br>3560 Kellogg Way<br>San Diego, CA 92106     | 57. Matthew Hervey -<br>755 Bangor St.<br>San Diego, CA 92106       | 71. Gail Charman -<br>3510 Kellogg Way<br>San Diego, CA 92106         | 85. Linda Copson -<br>515 San Gorgonio St.<br>San Diego, CA 92106       |   |
| 15. Jane Shanner -<br>408 La Crescentia Dr.<br>San Diego, CA 92106    | 30. William Moody -<br>418 La Crescentia Dr.<br>San Diego, CA 92106  | 44. Brenda Azer -<br>3255 McCall St.<br>San Diego, CA 92106          | 58. Kathleen Volle -<br>3536 Dupont St.<br>San Diego, CA 92106      | 72. Nicholas Frazee -<br>3569 Silvergate Place<br>San Diego, CA 92106 | 86. Sharon Carroll -<br>540 San Gorgonio St.<br>San Diego, CA 92106     |   |
| 16. Thomas Shanner -<br>408 La Crescentia Dr.                         |  |  |   |   |   |   |

## POINT LOMA SUMMIT – PROJECT NO. 153840

City Council District: 2

Plan Area: Peninsula

