

Serra Mesa Planning Group

A Recognized San Diego City Planning Group - Serving the Citizens of Serra Mesa

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Mayor Todd Gloria
City of San Diego Administration Building
202 C Street, 11th Floor
San Diego, CA 92101

RE: Approval of Sale of 3440 Sandrock Road to Community HousingWorks for development of affordable housing

Dear Mayor Gloria,

The Serra Mesa Planning Group on November 16, 2023, passed a motion to send a letter describing our concerns about the sale of the former Serra Mesa Library site at 3440 Sandrock Road. The concerns expressed at the SMPG meeting by the Board members and the audience focused on:

- **Height of Property, 5 stories Too High:** The surrounding properties are two stories high. Since a transition isn't described and the building faces Sandrock Road, a gateway to Serra Mesa, the 5-story height will be jolting. Also, will the height create a shadow on the adjacent 2-story multi-family housing?
- **Parking, 22 spaces Too Few:** Primarily multi-family housing (military, private, and San Diego Housing Commission) is found on Hurlbut Avenue and Glenhaven Street, the streets adjacent to the project. Street parking is constantly occupied. The proposal indicates that 32 units are designated for very low and low income (30% and 50% AMI). Another 27 units are for 60% AMI and one unit for the manager. Since the frequency and routes of the buses in the area are limited, it's anticipated that private transportation will be needed. The 27 60% AMI households will be the most likely to obtain a vehicle resulting in a parking space deficiency. Additionally, the 4 two-bedroom units may need more than 1 parking space.
- **Sale of Property, \$15,000 Too Low:** CommunityWorks was selected after a competitive bid. We were told that they would provide units for young adults leaving foster care. The current proposal indicates a non-targeted population, and that the property will be sold to CommunityWorks. Single-family dwellings, less than half the size of this property, sell for more than \$800,000 and fourplexes in the area are offered at over \$2 million. The sale of this property wasn't offered in a competitive bid and the \$15,000 amount is incredibly low.

Also, is any landscaping planned for the project? This is a small piece of property, .34 acres, and will need some landscaping to soften the large building.

SMPG looks forward to your response regarding our concerns.

Sincerely,

Cat Stempel
Chair, Serra Mesa Planning Group

cc: City Councilmember Raul Campillo