







Opposition to Proposed 3150 Dove Ct. Project



A Precursor to “Over-promise, under-deliver.”

AVAILABLE PUBLIC FACILITIES

PUBLIC FACILITIES APPEAR TO BE AVAILABLE TO SERVE THE PROPOSED INCREASE IN DENSITY / INTENSITY, OR THEIR PROVISION WILL BE ADDRESSED AS A COMPONENT OF THE AMENDMENT PROCESS

Silent to greatest infrastructure issue – No public storm drains on Bear Drive.

UNLIKELY **EXISTING UTILITIES**

Water and sewer main, gas, and electric lines on Dove Court, along with existing utility connections from Bear Drive are adequate for future housing.

WATER MAIN EXTENSION UNLIKELY

A proposed water main extension on Bear Drive will provide water services to future housing units, ensuring adequate water supply.

Bear Drive currently has smallest possible water main size

SEWER SYSTEM ENHANCEMENTS

Private sewer pump system for future housing, routing to a private manhole on Dove Court, then connecting to a new public manhole.

EXISTING FIRE SAFETY MISLEADING

Two fire hydrants on Dove Court and Bear Drive support future housing, meeting fire flow and utility needs.

IMPROVED ROAD ACCESS FALSE*

Bear Drive pavement upgrades to maximize the drivable width and maintain a standard historical roadway cross section to expand accessibility down Bear Drive. Proposed expanded fire turnaround on the south-west side of the property to improve fire apparatus turnaround capabilities for the surrounding area. Fire apparatus analysis was completed and was determined that the expanded fire turnaround area is sufficient for a standard San Diego apparatus turnaround.

Impossible to achieve for 80% of Bear Drive without encroaching on private property.

Plan Effect on Bear Drive

- Bear Drive is too narrow to support 2-way traffic.
- Width of street at “choke points” too narrow for 2 vehicles.
- Bear Drive is too narrow even for an alleyway
- City addressed this on Dove Ct. and removed parking on South side. Impossible on Bear Drive.
- Impossible for proponents to promise “widening Bear Drive” as little opportunity exists without encroaching on private property.
- Places a costly burden on First Responders.



Plan Effect on Bear Drive

The initiative is a threat to community safety

- The plan would allow for number of units on Bear Drive to potentially double.
- In the event of emergency, this plan could cost lives. Only 1 fire hydrant for the street located towards the end.
- Portions of Bear Drive already deemed deteriorating by city in street rebuild project of 2014 (retaining wall buckled. Rebuilt “to sustain current traffic patterns”)
- Parking availability already a concern
- One-lane road makes current traffic burdensome
- Properties on Bear Drive have already been damaged by increased traffic in last 10 years

