

February 10, 2025

Peninsula Community Planning Board
Project Review Committee
Attn: Chairman Eric Law (erichlaw@gmail.com)

RE: 310 San Fernando St.
PRJ-1127900

I understand the developer has applied to demolish this architecturally significant “Prairie Style” home built in 1912. They have already torn down the carriage house. Currently the home is going through the historic review process, and those of us that love Point Loma are working hard to make sure it happens. The owner intends to subdivide the property into three lots and potentially build three houses and an unknown number of homes and ADUs on the existing single lot. This is a small neighborhood, on a dead-end street with very little parking. The streets are already filled with parked cars from the apartments, beach and the Navy base.

Aside from the historical significance of this home, there are many reasons that make this project untenable for the area. One that can't be ignored is the fact that our neighborhood relies on Rosecrans Street, a single, two-lane road with only one way in and out. In a major disaster--like the Pacific Palisades fire, where the road out could not handle evacuee traffic—our community would not fare well. Increased density will only make matters worse. The recent fires in Los Angeles bring these valid concerns to the forefront of any new planning in San Diego.

I strongly oppose the current plans to develop 310 San Fernando Street.

Sincerely,



Colleen Folsom

2413 Locust Street

cc: marcierothman@gmail.com