

# Opposition to the 12-Unit ADU Project at 1441 Woodrow Avenue, San Diego, CA 92114

## Negative Impacts on Safety and Privacy in the Neighborhood

April 13, 2025

Noel R. Avilucea  
1560 Woodrow Avenue  
San Diego, CA 92114

City of San Diego  
202 C Street  
San Diego, CA 92101

Dear San Diego City Planning Commission,

I am writing to express my strong opposition to the proposed 12-unit Accessory Dwelling Unit (ADU) project at 1441 Woodrow Avenue in San Diego, CA 92114. This project has raised significant concerns among residents regarding its potential adverse effects on the safety and privacy of our neighborhood. Below, I delineate the key negative impacts associated with the project.

## Safety Concerns

### Increased Traffic

The addition of twelve new units is anticipated to result in a substantial increase in traffic flow within the neighborhood. This escalation can lead to heightened risks of accidents, particularly in a residential area where children play and pedestrians traverse.

### Emergency Response Delay

The proliferation of vehicles on the road may impede emergency services such as fire trucks and ambulances, potentially delaying their response times. In a crisis situation, such delays could have severe ramifications.

### Parking Issues

With twelve additional units, the demand for parking will rise significantly. The neighborhood may experience overcrowded streets and illegal parking, leading to blockages and reduced accessibility for residents and emergency services.

## Crime Rates

Higher population density often correlates with increased crime rates. The influx of new residents can strain local law enforcement resources, potentially compromising the safety of the existing community.

## Privacy Concerns

### Overlooking and Noise

The construction of multiple units will result in taller structures that may overlook existing homes, thereby infringing on the privacy of current residents. Additionally, the increased population density can lead to more noise, disrupting the tranquil environment of the neighborhood.

### Loss of Green Space

The development of additional units will likely necessitate the utilization of land that was previously green space or open areas. The loss of these spaces can negatively impact the aesthetic value of the neighborhood and reduce areas where residents can enjoy outdoor activities in privacy.

### Community Character

A sudden increase in population and the presence of new buildings can alter the existing character of the community. The sense of familiarity and privacy that residents currently enjoy may be compromised as the neighborhood becomes more crowded and less personal.

## Conclusion

While the need for additional housing is acknowledged, the negative impacts on the safety and privacy of the neighborhood at 1441 Woodrow Avenue in San Diego are substantial. Increased traffic, parking issues, emergency response delays, potential rise in crime rates, loss of green space, and disruptions to the existing community character are all valid concerns that require careful consideration. It is imperative to address these factors and explore alternative solutions that balance the need for housing with the preservation of community safety and privacy.

Thank you for considering my opposition. I trust that you will take these concerns seriously and act in the best interest of our community.

Sincerely,

*Noel R. Avilucea*

April 11, 2025

To: Whom it may concern

Re: PRJ-1128933, Bonus ADU, (6) new 2-STORY buildings for ADUs.

Located at 1441 Woodrow Av, San Diego, CA, 92114, located within Council District 4, SD County Supervisor District 4, 79<sup>th</sup> District, District 52

The residents in the Jamacha Community and the Jamacha Neighborhood Council are opposing this 12 unit Bonus ADU **outlier project** noted above on a parcel# 5767010100 that is 11,100 sq. ft. in a RS 1-7 zone.

Our area is definitely does not qualify for Bonus ADUs. We request that the City of San Diego Bonus ADU program, be revised to ensure that it meets the same standards as the CA State ADU program for all RS 1-7 zones, and to comply with CA State Transit Priority Zones and Sustainable Development Areas. Furthermore, the Bonus ADU program is unfairly targeting our culturally diverse, lower income Jamacha Community.

This large project is being built in a RS 1-7 single family zone. This is a very quiet, single-family neighborhood, with single story homes. This project will harm our community by destroying the community character. The increased density without infrastructure is a risk to our safety.

Our Jamacha Community does not meet the conditions of a Transit Priority Area (TPA), as bus #4 is our only transit route and none of our 18 bus stops connect with any other bus routes and no bus stop exists on Woodrow Ave. In addition, the nearest Transit Station is more than a half mile distance from 1441 Woodrow Ave and the majority of Jamacha.

We do not meet the conditions of a Sustainable Development Area; we only have a limited number of entry level minimal wage job opportunities. The City of San Diego has failed to provide a proper environmental analysis of the Sustainable Development Area.

Furthermore, the PRJ-1128933, 1441 Woodrow Ave. has an application dated 1/2/2025, with misinformation about the property in question. (see applicant's responses below)

**Historic Designation**- The applicant's response below is false.

Does your proposed construction include work on a site containing buildings or structures **45 years old or older** in which there will be a change to the exterior of the existing buildings or structures?

**No**- The fact is that the existing house was built in 1965 and is **60 years old**.

**Code Enforcement** – The applicant's response below is Inaccurate.

Is there a code enforcement violation case on this site? **No**

The applicant's response "NO" above is false and should have been **YES**.

There is a current Get It Done complaint #05179845, as well as past complaints. The Code Enforcement has been visiting this property for years, see case CE-0517505, assigned to Mr. Val Sanchez, (619) 533- 3433. The home was condemned, and both the Fire Department and San Diego Police Department have visited multiple times. The existing home was declared inhabitable and a fire hazard.

**PROJECT INFORMATION-** The applicant's response below describing the project is false.

DSD Defined Scope:

SKYLINE-PARADISE HILLS, Combination building permit propose ADU bonus program.(1) new SFD 1-STORY building and (6) new 2-STORY buildings for **ADUs added to empty lot.** Model A - are for building 2,3,4 (3) buildings, (6) ADUS added to the rear of the property. Model B - are for BULDING 5,6,7 (3) buildings, (6) ADUS added to the rear of the property. Model C - are for building 1, (1) SFD.

The fact is, that as of today, an existing home, and a large shed are currently on this property. Please see the photos below: No Trespassing/Letter of Agency, and house with curb number, and backyard which prove that the property **is not an empty lot.**



**AFFORDABLE HOUSING COMPLIANCE-** None of the responses stated Yes, though the applicant's project information lists ADU Bonus program.

In closing, we feel that the Application for 1441 Woodrow Ave project is invalid. Please comply with our concerns about the applicant's misinformation in the application and halt this unwanted project as soon as possible before any construction commences.

Sincerely,

On behalf of the Jamacha Neighborhood Council,

Dorene Dias Pesta, Founder and Interim Chairperson



Printed	Signature	Address
Rodrigo GONZALEZ		7105 Lisbon St
DIANE MOSS		1002 Woodrow Ave
Carol J. Turner		6857 Jamocha Rd,
Shirley HUGHES		1431 Woodrow Ave
Sandra Hawthorne		7433 Jamocha Rd. SD 92114
Marie Kristine Razon		1426 Woodrow Ave.
Silva, Julian		1426 Woodrow Ave S.D. CA 92114
Alaciel Haddad		7119 Lisbon St
Noel Avilucea		1560 Woodrow Ave. SD 92114
CRUMP, ALAN		510 CADMAN ST. SD 92114
Holly Hedgecock		1509 Woodrow Ave., S.D. 92114
Terrence P. Pesta		7465 Minerva Dr. 92114
Rodney Tilk		7581 Viewcrest Dr 92114
James A. Black		1557 Woodrow Ave. 92114
Lilia C Black		1557 Woodrow Ave 92114
SONIA FREEMAN		1442 Woodrow Ave 92114
Ben Kelman		6839 Samacha Rd. 92114
Dorene R Dias		7465 Minerva Dr. 92114

The members of the Samacha Neighborhood Council, listed above, support this letter and oppose the project at 1441 Woodrow Avenue.

Signed on April 9, 2025

Galaxy S20 FE 5G  
 April 11, 2025 2:25 PM  
 Verified by Terrence Pesta (Interim Secretary)





NO  
TRESPASSING  
Letter of Agency on file with  
SAN JUAN POLICE DEPARTMENT  
12441 Woodrow Ave.

12441



# **NO TRESPASSING**

Letter of Agency on file with  
**SAN DIEGO POLICE DEPARTMENT**

**1441 Woodrow Ave.**

Report suspicious activity to San Diego Police Department at 531-2000

Property managed by:  
Source Group Realty (858) 999-0070



Jordan Z. Marks, San Diego County - Assessor

Property Address: 1441 WOODROW AVE SAN DIEGO CA 92114-3336

General Information

Parcel # (APN): 576-701-01-00 [Open Map](#)  
Owner: [See Full Detail](#)  
Mailing Address: 3952 CLAIREMONT MESA BLVD #D SAN DIEGO CA 92117  
Legal Description: TR 4747 LOT 103\*  
Use Type: RESID. SINGLE FAMILY  
Tax Rate Area: 008-024

Assessment

Total Value:	\$257,026	Year Asst:	2024
Land:	\$110,785	Zoning:	<a href="#">See Full Detail</a>
Structures:	\$146,241	Use Code:	<a href="#">See Full Detail</a>
Other:		Census Tract:	<a href="#">See Full Detail</a>
% Improved:	<a href="#">See Full Detail</a>	Price/SqFt:	<a href="#">See Full Detail</a>
Exempt Amt:	\$7,000		
HO Exempt:	Y		



Full Detail \$14.95 [Add to Cart](#)

PLEASE NOTE: If a field is empty on this page, there is no data available, and the field will also be empty on the Full Detail property report.

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	05/08/2024			<a href="#">See Full Detail</a>
Document Number:	0114810			<a href="#">See Full Detail</a>
Document Type:	<a href="#">See Full Detail</a>			
Transfer Amount:	\$495,000			
Seller (Grantor):				

Property Characteristics

Bedrooms:	4	Fireplace:		Units:	<a href="#">See Full Detail</a>
Baths (Full):	2	A/C:		Stories:	
Baths (Half):		Heating:		Quality:	
Total Rooms:		Pool:		Building Class:	
Bldg/Liv Area:	1,299	Park Type:		Condition:	
Lot Acres:	0.254	Spaces:	<a href="#">See Full Detail</a>	Site Influence:	
Lot SqFt:	11,100	Garage SqFt:		Timber Preserve:	
Year Built:				Ag Preserve:	
Effective Year:	<a href="#">See Full Detail</a>				

\*\*The information provided here is deemed reliable, but is not guaranteed.

[Additional reports on this property](#)