

From: [Mike](#)
To: [Lawson-Remer, Terra](#); [Desmond, Jim](#); [Anderson, Joel](#); [BOS, District1Community](#); [FGG, Public Comment](#); [HHSa, BHSEngage](#); [MontgomerySteppe, Monica](#)
Subject: [External] Project ID # 1023736 at 4307 3rd Ave
Date: Wednesday, April 15, 2026 3:56:13 PM

I am writing in opposition to the 4307 3rd Ave. BHS Hub Bed and board that the county Behavioral Health Department is proposing with the County District 4/Uptown San Diego (Project ID # 1023736).

My opposition is based primarily on safety factors in this cul-de-sac location on a very narrow street, including impacts on traffic, especially involving access for emergency vehicles and police cruisers.

In addition, there is also a homeless canyon population, and many fires have been started in the area of Bachman Place canyon, adjacent to UC Medical Center and to the north facing Mission Valley down to Camino Del Rio South and to the east-side canyon off the 163 freeway. An aerial helicopter water dropped happened a couple years ago north of the UC hospital and fires trucks have put out several in the 4 years I lived in the area.

Third Ave from Lewis Street to the dead end at Camden Apts. is only 3/10ths of a mile. And current estimates of residential vehicles, including e-commerce, food deliveries have a average daily traffic ADT's from 3100 to 4100 ADT's not accounting for the emergency vehicles that attend the ESU at 4309 3rd Ave.

A large 193 Unit Apartment Complex is planning to be built removing 4 early 1900's homes located now at 4220 thru 4244 3rd Ave. Renters will need to move out at the end of the year. If this new Complex gets approved it will create another additional 1150-1500 ADT's, adding to this will increase to 5500 plus ADTs on a very narrow roadway with a blind S-curve close to the planned site at parcel 444-110-2100 (4307 3rd Ave.) This will need to be reviewed by the Fire Marshall and transportation Dept.

As it is now, many parked cars have been hit and car mirrors are often clipped. There is only about 20 ft clearance for a vehicle to pass with cars parked. And passing parallel is very risk taking! Rarely there is a courteous driver that will pull over or slow down.

Refuse trucks create a rolling blockage, totally blocking any egress/ingress travel backing up vehicles until, if only those trucks can pull over. Speeding with delivery drivers are clueless and careless to what is ahead of them, as they are looking at their phones for an address. And speedy delivery is of the essence.

Mitigating traffic now is paramount regardless of additional future projects.

Adding another Stop sign at Arbor Dr., and "rumble strips" grooved into the center divider will alert drivers that they are crossing into incoming traffic lane on a blind curve. And lowering the speed limit to 20 MPH. Red curbing will need to be in place if there are cranes for the pending additional project.

Off street parking is now at a premium and if this 193 Unit, 7 story structure will also be without adequate parking implemented by the City's Complete Community Ministerial projects have already decimated our Uptown community.

In closing please look at the attached photos. What I would like for this County Board to consider the quality of life for all residents, by having pocket park/dog park area for this parcel. We do not have enough parks in Uptown/Hillcrest. Philanthropist Joan Kroc donated 18 million dollars to fund what was a hospice home at the end of the canyon which went bankrupt. I would like you consider this site in honoring her legacy. If the plan is still moving forward, please consider an area for the neighbors to enjoy as well, with their pets.

Thank you in advance for considering my views and the importance of making your future projects safe

and livable for all San Diegan's.

Sincerely,

Mike Neville



















