



Update for 3440 Sandrock Rd (old library site)



Background: When library moved in 2006 community requested community center at Sandrock site.

Oct 2020 – Community HousingWorks (CHW) was selected to build 29 units for chronically homeless youth and adults.

July 2021 – City Council passed resolution (R-313625) to declare the site as exempt surplus land “contingent upon council’s future discretionary approval of a lease of the property for development of affordable housing”.

Oct 2023 – Proposal to sell land to CHW for \$15,000 to build 60 units of affordable housing.

Aug 2024 – CHW proposes leasing Sandrock site and building a **5-story elevator building on .34 acres with 60 units** (56, one-bedrooms; 4 two-bedrooms); **22 parking spaces**. 30 units for veterans and 1 manager unit). Project can be built by right*.

Community Concerns: Insufficient Parking Spaces, Setback, Building Height, Lack of Landscaping

Community Response:

Aug 2024 – Serra Mesa Planning Group (SMPG) rejected the CHW proposal and voted to support an alternative proposal to renovate the building as a youth center.

Sept 2024 – Serra Mesa Community Council (SMCC) voted to support this position.

Jan 2025 – SMCC subcommittee met with Councilmember Raul Campillo and discussed community concerns along with financial concerns. Subcommittee’s presentation at <https://www.serramesa.org/hot-topics/>. Councilmember agreed to follow-up on legal and regulatory questions/issues.

Next Step: Item tentatively scheduled for City Council’s Economic Development & Intergovernmental Relations Committee on March 5. Reason this project will be heard by City Council is because approval for development agreement/lease and financing is needed.

Resources: Documents at <https://www.serramesa.org/hot-topics/>.

What Can You Do:

- Send **email with your comments to Councilmember Raul Campillo**, raulcampillo@sanidiego.gov, & Cc the email to communitycouncil@serramesa.org. Write in Subject line: 3440 Sandrock Comments.
- **Attend March 5, 2pm**, city council committee meeting either in person or online. Agenda will be posted at <https://sandiego.hylandcloud.com/211agendaonlinecomm>. Watch for email with meeting details prior to March 5 from SMCC. Sign-up for notices at <https://www.serramesa.org/>.

* *By right means project meets all the requirements of municipal code/regulations. Doesn’t need discretionary review or hearings to obtain approval, called ministerial, which means approval by staff.*