



City of San Diego
 Development Services
 1222 First Ave. 3rd Floor
 San Diego, CA 92101
 (619) 446-5210

Development Permit/ Environmental Determination Appeal Application

FORM
 DS-3031
 October 2012

See Information Bulletin 505, "Development Permits Appeal Procedure," for information on the appeal procedure.

1. Type of Appeal:

- Process Two Decision - Appeal to Planning Commission
 Process Three Decision - Appeal to Planning Commission
 Process Four Decision - Appeal to City Council
 Environmental Determination - Appeal to City Council
 Appeal of a Hearing Officer Decision to revoke a permit

2. Appellant Please check one Applicant Officially recognized Planning Committee "Interested Person" (Per M.C. Sec. 113.0103)

Name: La Jolla Community Planning Group / Tony Crisafi, Chair E-mail Address: info@lajollacpg.org
 Address: P.O. Box 889 City: La Jolla State: CA Zip Code: 92037 Telephone: (858) 459-9291

3. Applicant Name (As shown on the Permit/Approval being appealed). Complete if different from appellant.

Bernate Ticino / Sarah Horton, Golba Architecture

4. Project Information

Permit/Environmental Determination & Permit/Document No.: Project No. 293008	Date of Decision/Determination: January 11, 2013	City Project Manager: Laura Black
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Decision (describe the permit/approval decision):
 That the project is categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction or Conversion of Small Structures).

5. Grounds for Appeal (Please check all that apply)

- Factual Error
 Conflict with other matters
 Findings Not Supported
 New Information
 City-wide Significance (Process Four decisions only)

Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code. Attach additional sheets if necessary.)

- The environmental determination is not final until the Coastal Development Permit has been approved, therefore the appeal period does not begin to run until the Coastal Development Permit has been approved.
- The environmental determination relies on improper baseline conditions, the proper baseline conditions are set at the time of application for modification of the roof overhang of "Windemere Cottage" in October 2011.
- The environmental determination fails to consider the "whole of the project" including the demolition of "Windemere Cottage" in order to allow construction of the proposed single family residence.
- There is substantial evidence to support a fair argument that the demolition of the "Windemere Cottage" and construction of the Bernate Ticino residence will have a significant effect on historic resources; therefore an environmental impact report ("EIR") must be prepared. The EIR must provide alternatives and mitigation measures designed to reduce significant impacts to historic resources to the maximum extent feasible.

6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature:  Date: 02/04/2013

Note: Faxed appeals are not accepted. Appeal fees are non-refundable.