



La Jolla Community Planning Association

Regular Meetings: 1st Thursdays | La Jolla Recreation Center, 615 Prospect Street

Contact Us

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President: Joe LaCava

Vice President: Bob Steck

2nd Vice President: Patrick Ahern

Secretary: Helen Boyden

Treasurer: Nancy Manno

FINAL MINUTES

Regular Meeting | Thursday, 2 October 2014, 6:00 pm

Trustees present: Patrick Ahern, Cynthia Bond, Helen Boyden, Bob Collins, Mike Costello, Dan Courtney, Janie Emerson, Cindy Greatrex, Nancy Manno, Robert Mapes, Phil Merten, Alex Outwater, Jim Ragsdale, Bob Steck, Ray Weiss, Rob Whittemore, Fran Zimmerman

Trustee absent: Joe LaCava

1.0 Welcome and Call To Order: Bob Steck, First Vice President

He announced that he would be chairing the meeting in the absence of President LaCava. He asked that cell phones be turned off and announced that the meeting was being recorded.

2.0 Adopt the Agenda

Approved Motion: To adopt the agenda as distributed (Ahern, Boyden: 14-0-1)

In favor: Ahern, Bond, Boyden, Collins, Costello, Emerson, Greatrex, Manno, Mapes, Merten, Ragsdale, Weiss, Whittemore, Zimmerman

Abstain: Steck (Chair)

3.0 Meeting Minutes Review and Approval: 4 September 2014

Approved Motion: To approve the minutes of 4 September as corrected (Manno, Emerson: 13-0-2)

In favor: Ahern, Bond, Boyden, Collins, Costello, Emerson, Greatrex, Mapes, Merten, Ragsdale, Weiss, Whittemore, Zimmerman.

Abstain: Steck (Chair), Manno (Absent)

4.0 Elected Officials – Information Only

4.1 Council District 1 – Council President Pro Tem Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov

He stated that the City asked for public comments by November 5, 2014 via e-mail to dSDLDC@sandiego.gov to provide feedback on the proposed 9th Update to the Land Development Code.

There are 54 amendment issues. He provided handouts with information. Text is available at

<http://www.sandiego.gov/development-services/industry.landdevcode/index.shtml#projectsOpen>

There is a new Development Services Department website “OpenDSD”:

<http://www.sandiego.gov/development-services/opendsd/>. Online access to permit data including

Discretionary and Ministerial permit approvals and Code Enforcement Cases.

“Meet the Mayor” is scheduled for Monday, October 6 at 5:30 pm at the UTC Forum Hall.

Construction at the La Jolla Cove Lifeguard tower is on track to be completed by Spring 2015.

The Children’s Pool Lifeguard Tower is tentatively scheduled for completion in Spring 2015, but if the external construction is not complete by December 15, 2014, construction will cease until the end of the seal pupping season.

In response to queries by **Trustees Courtney** and **Ragsdale** and **Member Bob Whitney**. **Mr. Garver and Planning Department Rep Karen Bucey** replied that the LDC was updated about every other year and that the revision to 600-24 had finished staff review and would be heard by the City Council. Beach access roads and leaf blowers were also addressed by **Trustee Courtney**.

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City’s Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.

4.2 Mayor's Office – Mayor Kevin Faulconer

Rep: **Francis Barraza**, 619-533-6397, FBarraza@sandiego.gov was not present

4.3 39th Senate District – State Senator Marty Block

Rep: _____, 619-645-3133 – no information or representative present

4.4 78th Assembly District – Speaker of the Assembly Toni Atkins

Rep: **Toni Duran**, 619-645-3090, Toni.Duran@asm.ca.gov was not present

5.0 Non-Agenda Comment

Opportunity for the public to speak on matters not on the agenda & within LJCPA jurisdiction, 2 minutes or less.

5.1 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> announced a UCSD Open

House on November 19 from 4 to 7 PM at Forum Hall at UCSD. The SIO Meander expansion to connect two overlooks has been delayed with construction to begin October/November 2014. UCSD has initiated a conserve Water initiative, removing turf grass and working for other savings. **Member Merryweather** inquired about the total water use at UCSD. **Trustee Emerson** expressed her thanks for the recent campus tour and lecture.

5.2 Member Ed Ward commended the LJCPA Board for its hard work but castigated those who had voted against the Parade road closure at the September meeting. **Member Tim Lucas** also said that the issue of a name change had not been on the agenda.

Member Tim Lucas announced the October 8 meeting of the La Jolla Shores Association and stated that Del Sol would reopen by October 22. The LJS Fall Festival will take place at Kellogg from 4 to 6 PM on October 30.

Member Dave Little criticized **President LaCava's** remarks, as quoted in the LJPDO minutes, urging the PDO committee to maintain Process Ones as a voting item. Mr. Little said that the DSD flow charge for the DSD decision process did not provide for Community review of Process One projects.

Member Melinda Merryweather asked that since children could only use the Children's Pool Beach seven months of the year, the City needed to clean it up so it was usable.

Member Sally Miller gave the trustees an "Onion" for approving a project on Bonair Street that is out of bulk and scale with the neighborhood and said it will be an eyesore. She awarded an "Orchid" to whoever was painting one side of the trash cans in the Village.

6.0 Trustee Comment

Opportunity for trustees to comment on matters not on the agenda and within LJCPA jurisdiction, two minutes or less.

Trustee Courtney asked that leaf blowers start later.

Trustee Zimmerman inquired why the property at 541 Bonair Street, which is now demolished, had never been reviewed by the DPR.

Trustee Merten stated that the green construction fence by the La Jolla Country Club on Nautilus Street was blocking the view corridor and asked that the situation be remedied.

7.0 Officers' Reports

7.1 Secretary

Trustee Boyden stated that if you want your attendance recorded today, you should sign in at the back of the room. There are two sign-in lists: one for LJCPA members and a yellow one for guests.

LJCPA is a membership organization open to La Jolla residents, property owners and local business owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: www.lajollacpa.org/. We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March.

You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a trustee. You may document your attendance by signing in at the back, providing the Secretary before the end of the meeting a piece of paper with your printed

full name, signature and a statement that you want your attendance recorded, or providing independently verifiable proof of attendance.

You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at three LJCPA meetings in the preceding 12-month period.

Please note that members who failed to attend a meeting between March of 2013 and February 2014 (and similar for all time periods) have let their membership lapse and will need to submit another application to be reinstated

7.2 Treasurer

Trustee Manno presented the treasurer’s report. She reminded trustees and attendees that collections at the meetings are the only source of income for the LJCPA and that all contributions must be in cash. She thanked the members for their generosity in supporting the organization.

Beginning Balance as of 09/01/14	\$ 24.92	\$ 24.92
Income		
Collections	\$ 101.00	
- CD	20.00	
Total Income	\$ 121.00	\$ 121.00
Expenses:		
Agenda printing:	\$ 84.60	
Telephone expenses:	52.77	
Total Expenses:	\$ 137.37	<u>(137.37)</u>
Ending Balance as of 09/30/14	\$ 8.55	<u>\$ 8.55</u>

8.0 President’s Report – Information only unless otherwise noted.

8.1 Planned District Ordinance Appointment: _____ - Action Item – still looking

8.2 Whale Watch Way Appeal – PC stopped short of denial giving applicant chance to redesign and return to the PC after undergoing community review. **Trustees Merten** and **Boyden** noted how the Commissioners stated they were in favor of the appeal but voted to continue it to allow the architect to reduce the height of the courtyard wall. **Members Myrna Naegle** and **Mary Lowe** thanked Phil Merten for his presentation in support of the appeal.

8.3 Mayor Falconer Infrastructure Roadshow – District 1, UTC Forum Hall, Mon, Oct 6, 5:30pm and as reported by Justin Garver.

8.4 City Letter – The officers, having met with CPPT Lightner, have a scheduled meeting with the Mayor to discuss the March and July elections.

8.5 Appoint Ad Hoc Bylaw Update Committee – Ratify Appointments of Cindy Greatrex (Chair), Rob Whittemore, Ray Weiss. Public Meetings to be announced.

Approved Motion: To ratify the committee as appointed (Costello, Manno: 13-0-4)

In favor: Ahern, Bond, Boyden, Collins, Costello, Courtney, Emerson, Manno, Mapes, Merten, Outwater, Ragsdale, Zimmerman.

Abstain: Steck (Chair), Greatrex, Weiss, Whittemore (appointees)

8.6 Annual Elections: March 2015

Consider running, encourage your neighbors and colleagues.

Must be a Member and attend at least 3 LJCPA meetings between Mar 2014 and Feb 2015

9.0 REPORTS FROM AD HOC and NON-LJCPA COMMITTEES - Information only

9.1 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml>

No report

9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> --No report

10.0 Consent Agenda – Ratify or Reconsider Committee Action

The Consent Agenda allows the Trustees to ratify actions of our joint committees and boards in a single vote with no presentation or debate. The public may comment on consent items.

→ Anyone may request a consent item be pulled for full discussion by the LJCPA

→ Items “pulled” from Consent Agenda are automatically trailed to the next LJCPA meeting.

→ See Committee minutes for description of projects, deliberations and vote.

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4pm

PRC – LJ Shores Permit Review Committee, Interim Chair Phil Merten, 4th Tues, 4pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4pm.

PRC – No Recommendations

T&T – No Meeting

10.1 5668 La Jolla Boulevard – Sign Permit

PDO Motion: Sign as presented conforms to the PDO, 6-0-0.

10.2 The Ivanhoe, 7917 Ivanhoe Avenue – Color Palette

PDO Motion: Color palette as presented conforms to the PDO. 7-0-0.

10.3 Anzar Residence, 1253 Muirlands Vista Way

DPR Motion: Findings CAN be made for a Coastal Development Permit and Site Development Permit to demolish an existing single story residence and construct a new 8,636 sq ft, 2 story residence on a 24,766 sf lot. 5-0-3.

Approved Motion: To accept the recommendations of the PDO Committee: 10.2 5668 La Jolla Boulevard – Sign Permit: that the sign as presented conforms to the PDO and 10.2 The Ivanhoe, 7917 Ivanhoe –Color Palette: that the color palette as presented conforms to the PDO and the recommendation of the DPR 10.3 Anzar Residence: 1253 Muirlands Vista Way: that the findings CAN be made for a Coastal Development Permit and Site Development Permit to demolish an existing single story residence and construct a new 8,636 sq ft, 2 story residence on a 24,766 sf lot and forward the results to the City. (Costello, Manno: 16-0-1)

In favor: Ahern, Bond, Boyden, Collins, Costello, Courtney, Emerson, Greatrex, Manno, Mapes, Merten, Outwater, Ragsdale, Weiss, Whittemore, Zimmerman

Abstain: Steck (Chair)

11.0 La Jolla Country Club Pump Station and Reservoir, 7248 Encelia Drive – Action Item

WBS No. B-11024.02.06, SDP CDP Process- CIP-2 to construct a new 0.88 million gallon concrete reservoir almost entirely within the existing footprint of the existing reservoir bottom and overflow elevations. Replacement of pump station and 3 new pumps will be installed along with a pressure valve, valve vault, bypass lines, reservoir inlet/outlet piping, security/fencing, electrical upgrades, permanent drain. **City Reps: Genene Lehotsky, Darren Genova.**

Previous Action by DPR (Sep '14): Findings CAN be made for a Coastal Development Permit and Site Development Permit to construct a new 0.88 million gallon concrete reservoir. 7-0-1.

Presented by City Staff **David Manela**, **Silvia Rendon** and Contractor **Carlos Mendoza**. The City is scheduling the replacement of an aging reservoir and piping. The capacity will be increased from 500,000 to 800,000 gallons. New structure and capacity will comply with current regulations for this type of facility. It will have the same footprint and the walls will now be vertical instead of trapezoidal. Construction is expected to begin by October 2015 and take two years. Traffic disruption and noise will be minimized. In response to queries from **Trustees Whittemore, Emerson, and Collins** and **Member Tim Lucas**, it was emphasized the increase in size was to meet current standards and address fire safety issues; the Soledad pump station will be used in the interim and it too will be scheduled for upgrade after the current project was completed; the project is not visible from any adjacent homes.

Approved Motion: To approve the proposal to construct the La Jolla Country Club Pump Station and Reservoir, 7248 Encelia Drive. (Weiss, Whittemore: 16-0-1)

In favor: Ahern, Bond, Boyden, Collins, Costello, Courtney, Emerson, Greatrex, Manno, Mapes, Merten, Outwater, Ragsdale, Weiss, Whittemore, Zimmerman

Abstain: Steck (Chair)

12.0 La Jolla Cove Pavilion – Information Only

An update and presentation on a privately initiated effort to replace the public comfort station at Scripps Park/La Jolla Cove.

Presented by **Judy Halter** and **Trustee Patrick Ahern**, representing La Jolla Parks and Beaches. They outlined the history of the 5.2 acre Scripps Park, stating that it has potential for being named a World Heritage site. The restrooms in particular need upgrading in conjunction with a redo of the site. Currently the restrooms block the view. Trustee Merten and Michael Stepner headed up an architectural search committee (previously reported at the LJCPA) and selected Safdie-Rabines for a preliminary design which will feature additional toilet and shower facilities. They are seeking support of all La Jolla organizations. Current fundraising efforts have produced \$950,000 of the \$1.1 to \$1.3 needed to proceed. They answered queries from **Member Sally Miller** and **Trustee Whittemore** providing the information that underground construction was too costly and that ventilation and ADA issues come into play.

13.0 La Jolla Art & Wine Festival – Action Item

Permit application to close Girard Avenue between Torrey Pines Road and Prospect Avenue, including the adjacent half blocks (from Girard to the alley) of Silverado Street (north and south) and Wall Street. Closures are from 5:00 pm Friday, Oct 10th through 12 midnight, Oct 12th. Actual event is limited to daylight hours on Saturday and Sunday, the remainder of the closure is for setup and teardown. www.ljawf.com

Presented by **Laurel McFarlane** of **McFarlane Promotions**, the event planner. It is similar to past events but now will include the block on Girard from Kline to Torrey Pines Road. All proceeds will support Torrey Pines, Bird Rock and La Jolla Elementary schools and Muirlands Middle Schools. It is supported by the La Jolla Village Merchants Association. A map was provided. Traffic control, valet parking and parking shuttles from Muirlands Middle School will be provided. The only evening event will be a beer garden on Saturday night from 8 to 11 PM. **Trustee Courtney** explained the late request was due to the Traffic and Transportation Committee not meeting in August and September. The planner said they would start the process earlier next year. Also commenting were **Members Bob Whitney** and **Tim Lucas**.

Approved Motion: To approve the permit application of the La Jolla Art & Wine Festive to close Girard Avenue between Torrey Pines Road and Prospect Avenue, including the adjacent half blocks (from Girard to the alley) of Silverado Street (north and south) and Wall Street. Closures are from 5:00 pm Friday, Oct 10th through 12 midnight, Oct 12th. (Courtney, Merten: 13-2-1)

In favor: Ahern, Bond, Boyden, Collins, Costello, Courtney, Greatrex, Manno, Mapes, Merten, Outwater, Ragsdale, Whittemore

Opposed: Emerson, Zimmerman

Abstain: Steck (Chair)

14.0 McClelland Residence, 8352 La Jolla Shores Drive – Action Item

PROCESS 3 - CDP and SDP to demolish an existing structure and then construct a 4,060 sq. ft. two-story single family residence on a 5,500 sq. ft. property. The project site is located at 8352 La Jolla Shores Drive, in the Single Family Residence Zone of the La Jolla Shores Planned District.

Previous Action by LJCPA (Sep '14): Pulled from Consent Agenda

Previous Action by PRC (Aug '14): Findings can be made for a Coastal Development Permit and a Site Development Permit for project #355787, 8352 La Jolla Shores Drive. 4-3.

Trustee Dan Courtney stated that he had pulled the project due to the close vote with the Chair breaking a tie.

PRC Chair/Trustee Merten said that the issue had been the FAR of the project not the design, and that the PRC was beginning discussions about possibly recommending that maximum FARs be established in the LJSPD.

Architect Richard Gombes presented photo simulations of the street views of this project and 4 adjacent properties overlaying the outline of this project over the others as well as a street view simulation of these properties. He provided a map showing the FARs of all houses within a 300' radius and some further. These had an average FAR of .74 (four on the simulation had .73, .88, .69 and .96). While this project had a FAR of .89, the GFA included a covered area underneath the main part of the house where the lot sloped 3.5' in the rear and felt that this effectively reduced the bulk of the building. These houses are set well back from the PROW. He presented letters of support from a number of nearby neighbors, including some on LJ Shores Drive.

In response to a question from **Member Peggy Davis**, **Mr. Gombes** stated that there was .49% landscape coverage.

Neighbor Jim Thomas spoke in support, **Member Bob Whitney** commented. **PRC Member Dolores Donovan** said she liked the design, but that it was too big.

Trustee Merten said that though the project was large, he supported because the articulation was more pronounced than on any of the nearby large projects. **Trustee Emerson** stated that the high FARs were just concentrated in this section of the Shores. Other trustees commenting were: **Trustees Manno, Courtney, Whittemore, Zimmerman, Costello, Ragsdale.**

Failed Motion: To approve the CDP and SDP for the McClelland residence 8352 La Jolla Shores Drive to demolish an existing structure and then construct a 4,060 sq. ft. two-story single family residence on a 5,500 sq. ft. property. (Manno, Zimmerman: 8-8-0)

In favor: Ahern, Boyden, Manno, Mapes, Merten, Outwater, Steck (Chair making a tie), Zimmerman

Opposed: Bond Collins, Costello, Courtney, Emerson, Greatrex, Ragsdale, Whittemore

Failed Motion: To deny the CDP and the SDP for the McClelland residence 8352 La Jolla Shores Drive to demolish an existing structure and then construct a 4,060 sq. ft. two-story single family residence on a 5,500 sq. ft. property. (Whittemore, Collins: 8-8-0)

In favor: Bond, Collins, Costello, Courtney, Emerson, Greatrex, Ragsdale, Whittemore

Opposed: Ahern, Boyden, Manno, Mapes, Merten, Outwater, Steck (Chair making a tie), Zimmerman

15.0 Sacido Residence, 901 Skylark Drive – Action Item

(Process 3) Coastal Development Permit & Site Development Permit to permit a lot line adjustment and allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa and companion unit at 901 Skylark Drive on a 0.29 acre site, a deck, staircase, pergola and companion unit at 911 Skylark Drive on a 0.89 acre site in the RS-1-5 zone of the La Jolla Community Plan.

Previous Action by DPR (Sep '14): Findings CAN NOT be made for a Coastal Development Permit & Site Development Permit to permit a lot line adjustment and allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa and companion unit at 901 Skylark Drive on a 0.29 acre site, and a deck, staircase, pergola and guest quarters at 911 Skylark Drive on a 0.89 acre site. This is based upon the findings that:

- a. The proposed project is not consistent with the neighborhood character.*
- b. The habitable units and structure are inconsistent with the SDMC 141.0302.*

- c. The project presents a street wall that is inconsistent with SDMC 113.0103, 113.0264, and 113.0267.*
- d. The off street parking requirement is not met for these additional spaces that appear to serve as bedrooms.*
- e. The record of agreement with the City Attorney limiting the use of the companion units was not presented.*
- f. The boundary adjustment divides one larger open space and creates two smaller open spaces, which is inconsistent with recognized planning practice to consolidate and create larger and more coherent open space. 6-1-1.*

John Krizan, Architect and Mark Farrington, Consultant, presented. Mr. Farrington stated that the owners wanted to do a lot line adjustment between two lots so that they could construct secondary units on the lower portions of the lots and build walkways to access them. **Mr. Krizan** stated that the original proposal was for a guest quarters on the 901 lot and a companion unit on the 911 lot. After concerns expressed by the DPR Committee, they removed the accessory structure from the 911 lot. It is now proposed as a guest quarters. In response to questions from unidentified members of the public, the applicants stated: The slope of the land does not qualify as a steep slope under the SDMC; they studied the underlying land and grading done prior to current regulations, making adjustments to the drainage patterns. They had consulted affected neighbors, provided story poles and put it to the HOA. Since they had removed the kitchen, the accessory structure now qualified as guest quarters, not a companion unit. This had been done prior to the DPR review in September. They provided written responses to the DPR findings *a* to *f* listed above. There will be deed restrictions; the restrictive agreement for the guest quarters was not needed until the building permit was pulled. **Trustee Costello** stated that he did not believe that this would not be used as a companion unit and it did not meet those criteria for parking. In response to **Trustee Boyden's** comment about conforming to guest quarters requirements, it was noted that the provided revised plans showed only the outline of the accessory structure; no interior plans were presented at the meeting. **Trustees Ragsdale, Manno, Whittemore, Emerson and Outwater** commented. **Trustee Zimmerman** read a letter from **Bill Pierce** stating that after the DPR review he had been contacted by several neighbors who suggested reviewing the DCRs for the HOA to consider open space issues and the effect of this type of development on the neighborhood character and that they opposed this project for that reason. In response to the motion below the applicants stated that they were willing to return to the DPR.

Approved Motion: To return the project to the DPR Committee for further review of the revised project. (Outwater, Emerson: 12-2-1)

In favor: Ahern, Bond, Boyden, Courtney, Emerson, Greatrex, Manno, Mapes, Outwater, Ragsdale, Whittemore, Zimmerman
Opposed: Costello, Merten
Abstain: Steck (Chair)

16.0 Short-Term Vacation Rentals – Action Item

Consideration of the recommendations of the Ad Hoc Stakeholders Committee on Short-Term Vacation Rentals. Committee's recommendations and background are attached. Also posted at <http://www.lajollacpa.org/projects.html> along with material offered by others

Trustees Courtney and Outwater recused and left the room partway through the presentation of the committee report as they own vacation rental properties.

Trustee Boyden presented the report of the Committee, including the history, specific recommendations for solutions to identified problems and the final agenda showing the solutions suggested over the course of the meetings. She noted that Trustee Costello's posted submission had been reviewed by the committee. She reviewed the City Attorney opinion of 2007 and the office's confirmation in June 2014. She stated that there had not been data provided of the number of problem properties that existed in La Jolla. She focused on suggested improvements to the CAPP and the recommendations for a permit process that would produce revenue for enforcement. The Committee did not agree on minimum time limits or number allowed per year, nor did they consider zoning regulations or changes in definitions in the SDMC.

Member Jon Mangerich, representing the 30-day Club, presented “The Neighborhood vs ‘Vacation Rental.’” He stated that this was a nationwide growing industry operated for profit that threatened the livability of neighborhoods; that the committee focused too soon on solutions rather than research; that these were illegal businesses; there were problems with increased intensity of use and safety concerns; CAPP places citizens in the role of law enforcement. He noted the increase in STRV homes vs owner occupied homes in one 47-home neighborhood from 2008 to 2014. They wanted the City to strengthen the SDMC for RS-1, RM zones, Visitor Accommodation and related sections, with definitions to be consistent with a restriction of rentals of no less than 30 consecutive days.

Member Jonah Mechanic, representing the San Diego Vacation Rental Managers Alliance presented: “The Future of Short Term Rentals: What Is Good for Short-Term Rentals Should be Good for the Rest of La Jolla and San Diego.” He said the STVRs catered to a different demographic than hotels; that renters had to follow house rules and local laws; legal precedent does not distinguish between types of tenants; these are not party houses, which have control mechanisms; short term rentals generate \$4.4 million in TOT annually for the City of San Diego; STVRs have an estimated \$312 million direct economic impact in San Diego annually. They wish to “protect the use, restrict the abuse” by enforcing existing laws and adding effective regulations and adopting a community focused short-term rental permitting process. Examples were given and legal precedents were cited.

Public comment was limited to one minute with additional times ceded.

Speaking for were: **Jim Thomas, Evan Osborne, Stephanie Malcolm**. Speaking against STVRs were: **Mary Kinyon, Lani Buchbinder, Gale Baccaglioni, Mark Leinenweber, Barbara Leinenweber, David Como, Karen Heyman, Marcie Beckett, Leif LeLoup** (time ceded to him). An additional person handed in an unsigned statement against.

Due to the lateness of the hour, public comment was not concluded and several requests were made to add additional public comment at a subsequent meeting.

Approved Motion: To continue the item with public comment in progress to the November meeting of the LJCPA. (Whittemore, Ragsdale: 11-0-2)

In favor: Ahern, Bond, Boyden, Emerson, Greatrex, Manno, Mapes, Merten, Ragsdale, Whittemore, Zimmerman

Abstain: Steck (Chair) Costello (Personal interest)

Recused: Courtney, Outwater

17.0 Adjourned at 9:55 PM to next Regular Monthly Meeting, 6 November 2014, 6:00 pm