

05/09/24

To whom it may concern,

I am writing to express my strong support for the Coastal Development Permit and Site Development Permit amendment for parcel APN: 358-130-0800, located at 1615 Clemson Circle, within the La Jolla Community Plan and Local Coastal Program Land Use Plan.

The proposed boundary adjustment of the existing conservation easement and associated work, including grading, landscaping, and the construction of a new retaining wall, presents an opportunity to responsibly develop this site while protecting its environmentally sensitive lands. This project is situated in a critical area characterized by steep hillsides and sensitive biological resources, necessitating careful consideration and management of the land.

The 0.98-acre parcel is currently governed by Coastal Development Permit (CDP) No. 404174 and Site Development Permit (SDP) No. 404177, with a conservation easement already in place to safeguard the portion of the lot containing steep hillsides. The proposed amendment seeks to adjust this conservation easement to better accommodate the site's development needs, ensuring the protection of sensitive resources while allowing for appropriate land use.

Furthermore, the project location, nestled within the Residential Single-Unit (RS1-2) Base Zone and Coastal (Non-Appealable) Overlay Zone, underscores the importance of responsible development practices to maintain the integrity of the surrounding natural environment. By adhering to stringent regulations and mitigation measures, the project aims to minimize its environmental footprint and preserve the unique character of the La Jolla Community.

It is worth noting that the owner of the subject parcel also owns the adjacent lot at 1615 Clemson Circle, where a one-story single-dwelling unit currently stands. This project presents an opportunity to enhance the overall aesthetics and functionality of the area while ensuring compatibility with existing developments and neighborhood character.

Additionally, the proposed amendment aligns with the goals and objectives outlined in the La Jolla Community Plan and Local Coastal Program Land Use Plan, emphasizing the importance of balanced growth and environmental stewardship. By carefully managing development activities and implementing appropriate mitigation measures, the project aims to achieve a harmonious coexistence between human habitation and natural ecosystems.

In conclusion, I urge the Planning Commission to approve the Coastal Development Permit and Site Development Permit amendment for parcel APN: 358-130-0800. This project represents a thoughtful approach to land use planning, striking a balance between development and environmental preservation. By supporting this initiative, we can contribute to the sustainable growth and vitality of the La Jolla community while safeguarding its natural heritage for future generations.

Thank you for your attention to this matter.

Sincerely,  
Sean Rafford