
Torrey Pines Community Planning Board

Document: Zoom Meeting Minutes

Meeting Date: Thursday, March 17, 2022

Website: www.torreypinescommunity.org

Board Member	Term Expiration	Continuous Service	Present	Absent	Total Absences*
Troy Van Horst, Chair	3/2022	6	x		1
Adam Gevanthor, Vice Chair	3/2023		x		0
James Smith, Treasurer	3/2023	1	x		1
Susan Lyon, Secretary*	3/2024	3	x		3
Eduardo Savigliano	3/2023	1	x		1
Jeff Harasha	3/2022			x	3
Jake Mumma	3/2025	7		x	2
Brad Remy	3/2024	4		x	2
Deborah Currier	3/2024	1		x	1
Jeff Burges	3/2025		x		3
Dee Rich	3/2025		x		0
Dennis Ridz	3/2025		x		0
OPEN SEAT	3/2022		x		0

*Per our bylaws, a fourth cumulative, or a third consecutive, absence from regular meetings in the board year (April-March) will result in a written report from the secretary documenting the seat's vacancy. The absence tally, above, will serve as said report. (Special meetings do not impact the tally.)

There is no excused absence, thus the generous policy for our volunteers. Secretary notes attendance at start of Zoom meeting, confirms all attendees still in attendance after each vote to note tally correctly.

CALL TO ORDER at 7:01 pm: Troy Van Horst, Chair.

General Announcements: Conduct at meetings follows City Council 600-24

I. Visiting Speakers

- a. **Officer Briggs, SDPD:** Not present. Contact info for Officer Briggs is jbriggs@pd.sandiego.gov.

II. Information Reports

- a. California 78th District Assemblymember Christopher Ward, represented by Rachel Grandino. Rachel.Granadino@asm.ca.gov, District office 619-645-3090, <https://a78.asmdc.org>
 - Not Present.

- b. California State Senator Toni Atkins (39th District), represented by Cole Reed, Cole.Reed@sen.ca.gov, <https://sd39.senate.ca.gov>, 619-645-3133
- Not Present. Please see provided attached information after these minutes. The provided document was posted to the chat during the meeting.
- c. San Diego County District 3 Supervisor Terra Lawson-Remer, represented by Rebecca Smith, Rebecca.Smith2@sdcounty.ca.gov, www.supervisorterralawsonremmer.com Not Present.
- Sign up for more updates from the County via our newsletter at: <https://lp.constantcontactpages.com/su/m3KNUKW/D3SignUp>
- d. San Diego City District 1 Councilmember Joe LaCava, (attended himself and presented first due to limited time) represented by Krissy Chan (also in attendance), chank@saniego.gov. Krissy's hours are Thursday, 11-12pm (<https://www.sandiego.gov/citycouncil/cd1/staff>)
- Many thanks to our leaving board members, Troy Van Horst, Liz Shopes, and Jeff Harasha, who will be getting certificates.
 - Two streets were added into the repaving projects—Bahama Cove and Vantage Rd. did get added to current contracts.
 - Traffic light is funded and moving into design stage.
 - Road projects website is being revamped, a better tracking page should be available in May.
 - Joe agreed with Jim Smith that we would like to see the state permit a hybrid meeting when we go back to meeting in person.
 - Map websites:
Different projects map: <https://sandiego.maps.arcgis.com/apps/webappviewer/index.html?id=a1c45c92fb6d46efa4b1209941f58c8a>
Street projects map: <https://sandiego.maps.arcgis.com/apps/webappviewer/index.html?id=a1c45c92fb6d46efa4b1209941f58c8a>
More maps: <https://www.sandiego.gov/street-div>
 - RFPs out for public power, Eduardo will be following up with the block number for Del Mar Terrace to pursue more information about the undergrounding of utilities.
 - This Saturday, March 19th 9-11AM, Cup of Joe in the main seating area outside of the Breakfast Republic at the Village at Pacific Highlands Ranch (13490 Pacific Highlands Ranch Pkwy, San Diego, CA.) Registration here: <https://bit.ly/joewithjoe319>. Come out to meet and speak with your Councilmember (We will be holding these events throughout the DI communities)
- e. San Diego City Office of the Mayor, represented by Matthew Griffith, GriffithM@saniego.gov)
- Not Present

MOTION to approve agenda with item 9 before 8, passed 7-0.
MOTION to approve January and February minutes, passed 7-0.

Non-Agenda Public Comments:

1. Adam suggested we consider moving to a different night
2. Judy Strang, a long-time attendee of TPCPB and other community planning meetings, mentioned that she and some other involved parents have been speaking in public about the quality of the meetings content as the city considers change to the CPB program.

III. Clean Energy Presentation

BENEFITS OF CLEAN ENERGY PRESENTATION by Sonja Robinson, program manager/lead organizer. (Sonja@ProtectOurCommunities.org) Like to keep rooftop solar thriving in CA. Presentation slide deck is attached to the minutes at the end. Specific call to action contact information is in the slide deck—the ask was to please call Governor Newsom and State Senator Toni Atkins. SDG&E charges the highest rate in the US, already double what Sacramento pays, which does run a public utility model. Without rooftop solar it would be even more expensive. SD ratepayer is also paying quite a bit towards shareholder profits, in excess of \$1 million/day, according to presentation. Utility-scale solar comes from a long way away, and the transmission costs

IV. Action Items

- a. Suggested code revisions regarding the 50% rule (La Jolla is proposing, and would like TPCPB's support), will continue to next month, see attachment to minutes with brief overview. Brief discussion.
- b. Board Election, everyone running for re-election is re-appointed for three-year terms, see grid above with their term expirations adjusted from 2022 to 2025. Discussed Dennis Ridz as chair, Adam Gevanthor as vice chair, Jim Smith treasurer, and we are seeking a secretary (Susan has a year on her term, but due to work commitments is missing some meetings, so does not want to continue as secretary.)

V. Consent Agenda (from Project Review Committee meeting)

- a. Project 96537 Pine Needles CDP: TORREY PINES (Process 2) Coastal Development Permit to convert the existing garage and portion of residence into a new 897 square foot ADU, new 665 square foot attached garage, and 1,157 SF addition to the existing residence at 13792 Pine Needles Dr. The 0.23-acre site is zoned RS-1-6 within the Coastal (Non-Appealable) Overlay and Coastal Height Limit Overlay Zones within the Torrey Pines Community Plan area and Council District.

MOTION made to approve consent agenda in full, seconded, and approved, 7-0.

VI. Non-Consent Agenda (Reports, Information)

- a. Treasurer Report (in chat) from Jim Smith, unchanged, TPCPB has \$443.26.
- b. Eduardo Savigliano updated on the Del Mar Train Track Realignment Subcommittee. Many objections to the train undergrounding/tunneling. If

SANDAG ultimately determines a tunnel is the only way they could proceed, ultimately the entry to the southern side, the entrance would be closer to the pump station than Carmel Valley Rd. This would push the problems away from the residential areas. Likely funded from outside City and County, so committee will reach out to state and federal entities. Adam added that the subcommittee is working on a letter that will come to the board at the next meeting for potential approval to go out to the various organizations and representatives. Current revisions are focused on the north end of the tunnel. Jim noted that due to redistricting Mike Levin is not going to be our representative, although the north end of the tunnel will remain in his district.

- c. Little more to report yet on undergrounding of the utilities in the Del Mar Terrace area, as briefly discussed at the start of the meeting when Joe LaCava was present, but Eduardo continues to pursue this, as we are 10 years overdue, and costs continue to rise as the delay goes on.

MEETING ADJOURNED at 9:01 pm: Troy Van Horst, Chair.

Register in advance for future meetings, using the link on the agendas, also here:
[https://us02web.zoom.us/meeting/register/tZ0kfuyqqDssHN2XF0A-wYoU7mdsigvEw2QY](https://us02web.zoom.us/join/zoom.us/meeting/register/tZ0kfuyqqDssHN2XF0A-wYoU7mdsigvEw2QY)
After registering, you will receive a confirmation email containing information about joining the meeting.



Addendum

TPCPB is happy to add information from government and other representatives that supplement the meeting minutes above in order to make our minutes a more valuable resource for the community. Any notes below are printed as supplied.

If you present to us, we will happily add your slide deck to the end of the presentation, please post it in the chat on Zoom. **You can send items to secretary@torreypinescommunity.org and no matter who is serving as secretary, it will make it to the board. We do ask that planned presentations be sent ahead of time. They will not be reviewed or shared prior to the meeting, but it enables us to deliver minutes with attachments in a timely fashion and provides a backup for technical difficulties during the meeting.**

State Senate Report from Cole Reed
Clean Energy Presentation
50% rule on remodels

Office of Senator Toni G. Atkins - State Report for March 2022

Women of the District

- Tuesday, March 8th - On International Women's Day, Senator Atkins announced the Woman of the Year for California's 39th State Senate District as well as the 2022 Women of the District.
- Darrah DiGiorgio Johnson, CEO and President, Planned Parenthood of the Pacific Southwest and Planned Parenthood Action Fund of the Pacific Southwest, was selected as the Woman of the Year nominee and 25 other amazing women were chosen as Women of the District.
- See the full list here: <https://sd39.senate.ca.gov/news/20220308-2022-women-district>

New Bill Announcement – SB 1041

- Senator Atkins announced a new bill titled SB 1041, which legislation that would make permanent the sales tax exemption for the Navy-Marine Corps Relief Society (NMCRS) and other qualifying organizations that provide financial, educational, and other assistance to members of the Armed Forces of the United States, their family members, and survivors.
- Since 2014, the NMCRS has provided an average of \$11 million each year to over 14,000 California-based service members, veterans, and military family members. The tax savings created as a result of this bill will add to the NMCRS' ability to continue supporting military families across the state.
- AB 163, the current 10-year extension of this tax exemption that Senator Atkins authored in 2013, is set to expire on January 1, 2024. New legislation is required to make the tax exemption permanent, which SB 1041 would accomplish.

For any questions, feel free to contact me at: Cole.Reed@sen.ca.gov

Sign up for the Senator's newsletter: <https://sd39.senate.ca.gov/contact/newsletter>

Local clean energy: How the community can fight for it

The Protect Our Communities Foundation

Sonja Robinson, program manager/lead organizer

March 17, 2022

<https://protectourcommunities.org/>

Three topic areas will be covered

- 1) Addressing the immediate threat to the rooftop solar revolution in San Diego
- 2) San Diego Community Power and accountability to the local power mission

Why it matters

- **Cost** – RATES ARE OUT-OF-CONTROL AND RISING
- **Equity** – LOCAL SOLUTIONS MEAN LOCAL BENEFITS FOR SAN DIEGANS
- **Climate Action** – ROOFTOP SOLAR IS KEY PART OF SOLUTION – BUT UNDER ATTACK BY SDG&E



City Council wants the rooftop revolution to continue, but SDG&E does not

RESOLUTION NUMBER R- 313783
DATE OF FINAL PASSAGE NOV 15 2021

A RESOLUTION OF THE SAN DIEGO CITY COUNCIL
URGING THE CALIFORNIA PUBLIC UTILITIES
COMMISSION TO ADOPT A LAWFUL NET ENERGY
METERING RULEMAKING DECISION WHICH SUPPORTS
CONTINUING GROWTH OF CUSTOMER SITED SOLAR
ENERGY INSTALLATIONS.

Take action now to keep rooftop solar thriving

[PCF contact: Sonja Robinson, sonja@protectourcommunities.org]

- **Call Governor's Office, (916) 445-2841 [press "6", leave message]** and urge Gov. Newsom to support a fair solar deal that keeps rooftop solar growing.
- **Call Sen. Toni Atkins, (619) 645-3133**, requesting she sign on to the legislator NEM solar support letter sponsored by Senator Nancy Skinner.
- **Call Asm. Chris Ward, (619) 645-3090**, express your appreciation that he sign on to the NEM solar support letter.

SDG&E focused on expanding conventional infrastructure – highest rates, wasted dollars, slow progress on local green power

- Investor-owned private utility focused on maximizing shareholder value.
- Over \$1 million/day net profits from City residents.
- Profits driven by build-out of transmission and distribution lines.
- Undercutting San Diego Community Power, and local solar focus, with exorbitant exit fees.



At the other end of the high cost (~\$2 billion) transmission line, a low cost solar farm

Solar Feeds, *Top 10 Biggest Solar Farms in the USA 2021*, September 13, 2021: <https://www.solarfeeds.com/mag/solar-farms-in-the-usa/>.



The more rooftop solar, the less justification for new transmission & distribution investment

■ Edison Electric Institute (EEI), IOU trade association

EEI on rooftop solar, 2012:¹ “prospect of declining retail sales and earnings; financing of major investments in the T&D [transmission and distribution] . . . ; potential obsolescence of existing business and regulatory models.”

■ EEI is architect of the NEM solar cost shift attack strategy.

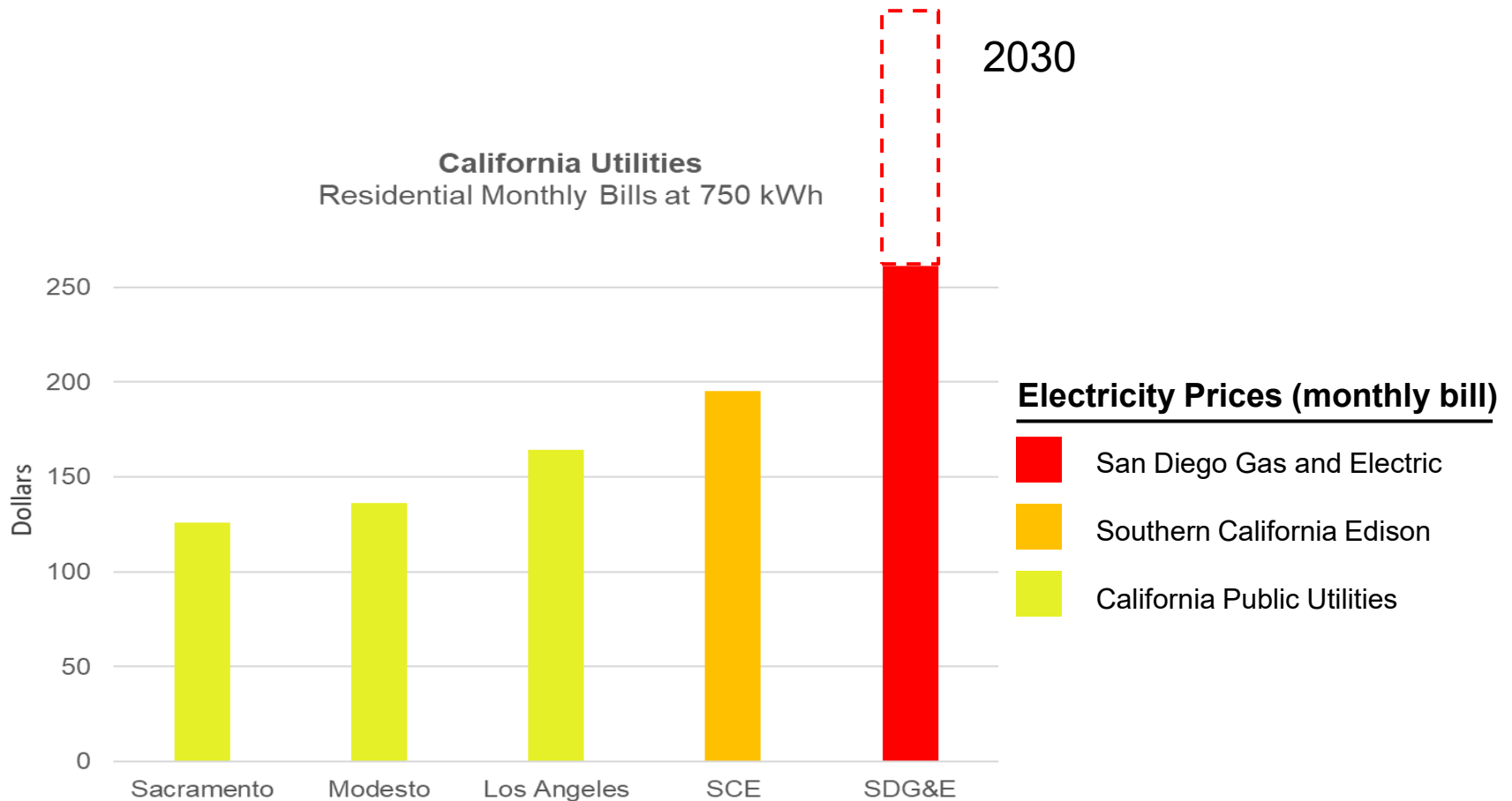
■ CA’s IOUs onboard - each give about \$2 million/yr to EEI.²

1) Environment America, *Blocking the Sun - 12 Utilities and Fossil Fuel Interests That Are Undermining American Solar Power*, October 2015, p. 4.

2) Most recent IOU GO-77 executive compensation and contribution reports on dedicated CPUC webpage, accessed June 13, 2021: <https://www.cpuc.ca.gov/General.aspx?id=6442454119>. SDG&E 2019 GO-77, p. 38 and p. 56, SDG&E paid EEI \$1.843 million in dues and contributions in 2019; PG&E 2018 GO-77, p. 118, PG&E paid EEI \$2.263 million in dues and contributions in 2018; SCE 2018 GO-77, p. 92, SCE paid EEI \$1.871 million in dues and contributions in 2018.

SDG&E – highest rates in the country and rising

SDG&E 2021 Rates Compared To Other California Utilities



Source: Sacramento Municipal Utility District (rates as of Oct 1, 2021) <https://www.smud.org/en/Rate-Information/Compare-rates>

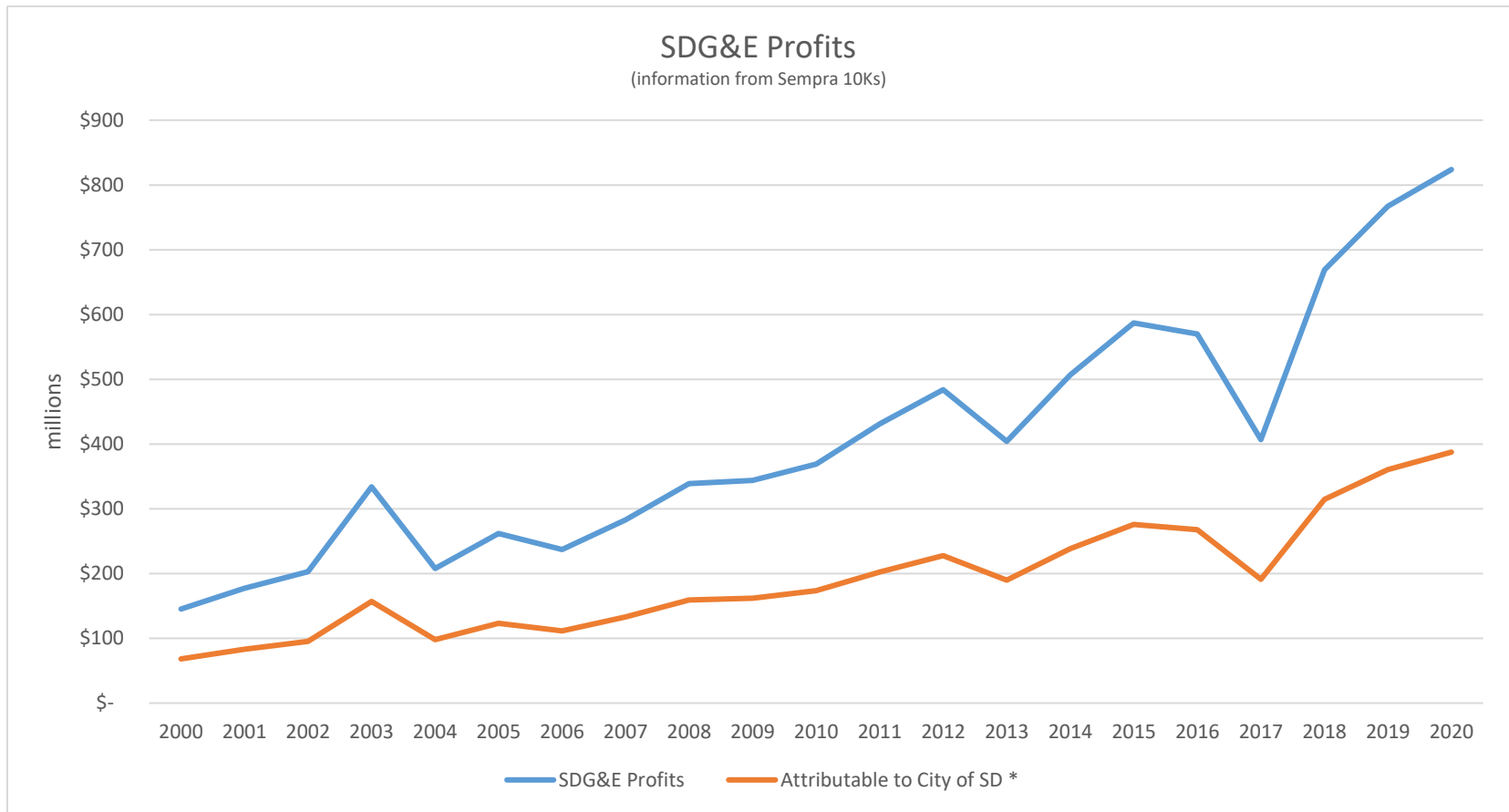
SDG&E rates and profits will keep rising relentlessly this decade

sources: 1) SDG&E “*Electric Rates Overview – December 2021*,” p. 10, presented to San Diego City Council on December 7, 2021, and 2) CPUC, *Utility Costs and Affordability of the Grid of the Future*, February 2021, Figure ES-3, p. 5.

Year	Increase (\$ per kilowatt-hour)	Average system rate (\$ per kilowatt-hour)
2021	baseline	0.28
2022	0.04 - 0.05	0.32 – 0.33
2030	0.16	0.44

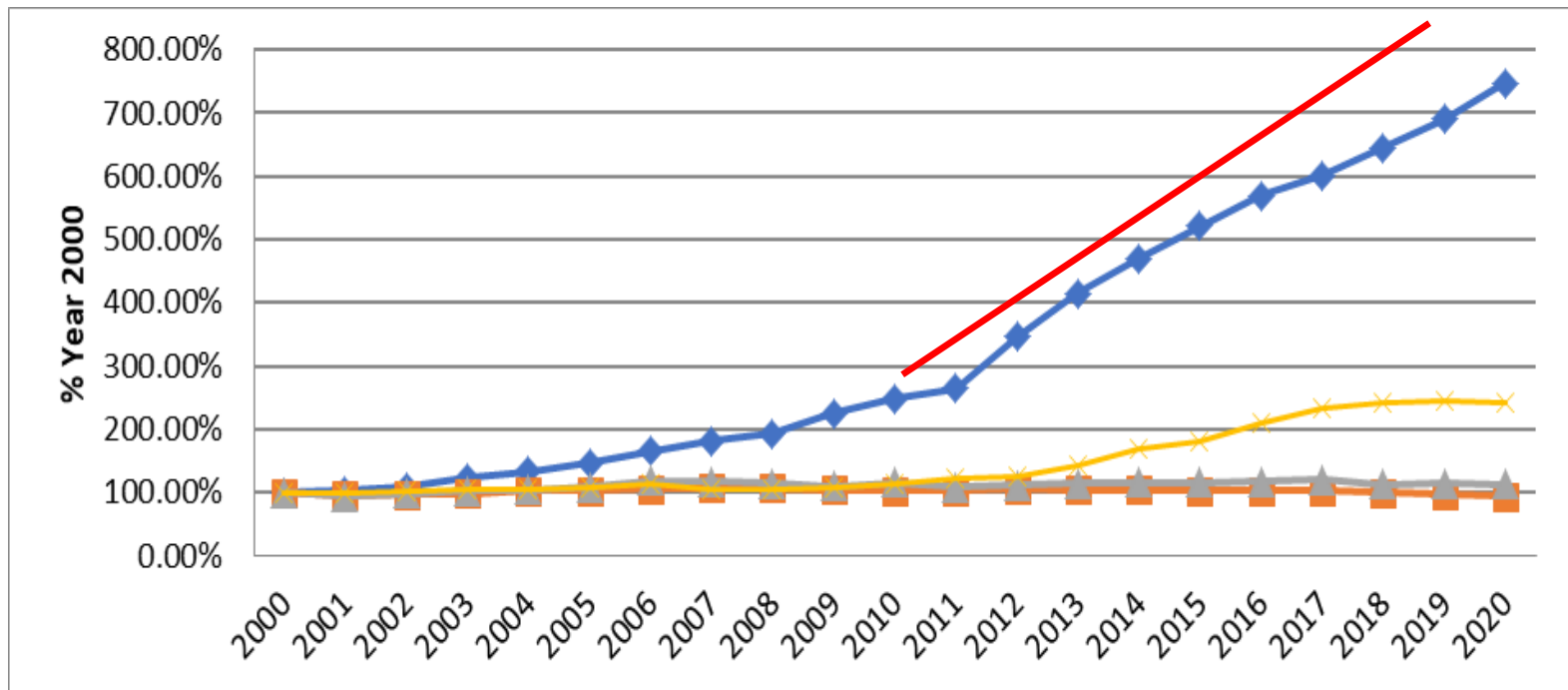
SDG&E profits – relentless rise, greater than \$1 million/day from customers in City of San Diego

source: Sempra Energy, SEC Form 10-K filings: <https://last10k.com/sec-filings/sre>



Transmission & distribution capital costs rising fast, would be rising faster without rooftop solar

source: source: J. Firooz, P.E., June 21, 2021: http://protectourcommunities.org/wp-content/uploads/2021/06/2021-06-21_data-revisions_J-Firooz_Is-the-CAISO-bringing-benefits-to-california-consumers-2019-update.pdf. Blue = growth in CA IOU transmission plant value; yellow = growth in renewable energy production; gray = growth in non-coincident peak load; orange = growth in annual demand.



Red line – transmission capital costs without rooftop solar

The status quo future – without rooftop revolution, relentlessly rising T&D costs

- Wildfire mitigation grid hardening, projected ~\$40 billion spending, 2021-2030.¹
- Power shutoffs to continue.
- The right path is rooftop solar + battery storage as low-cost solution.

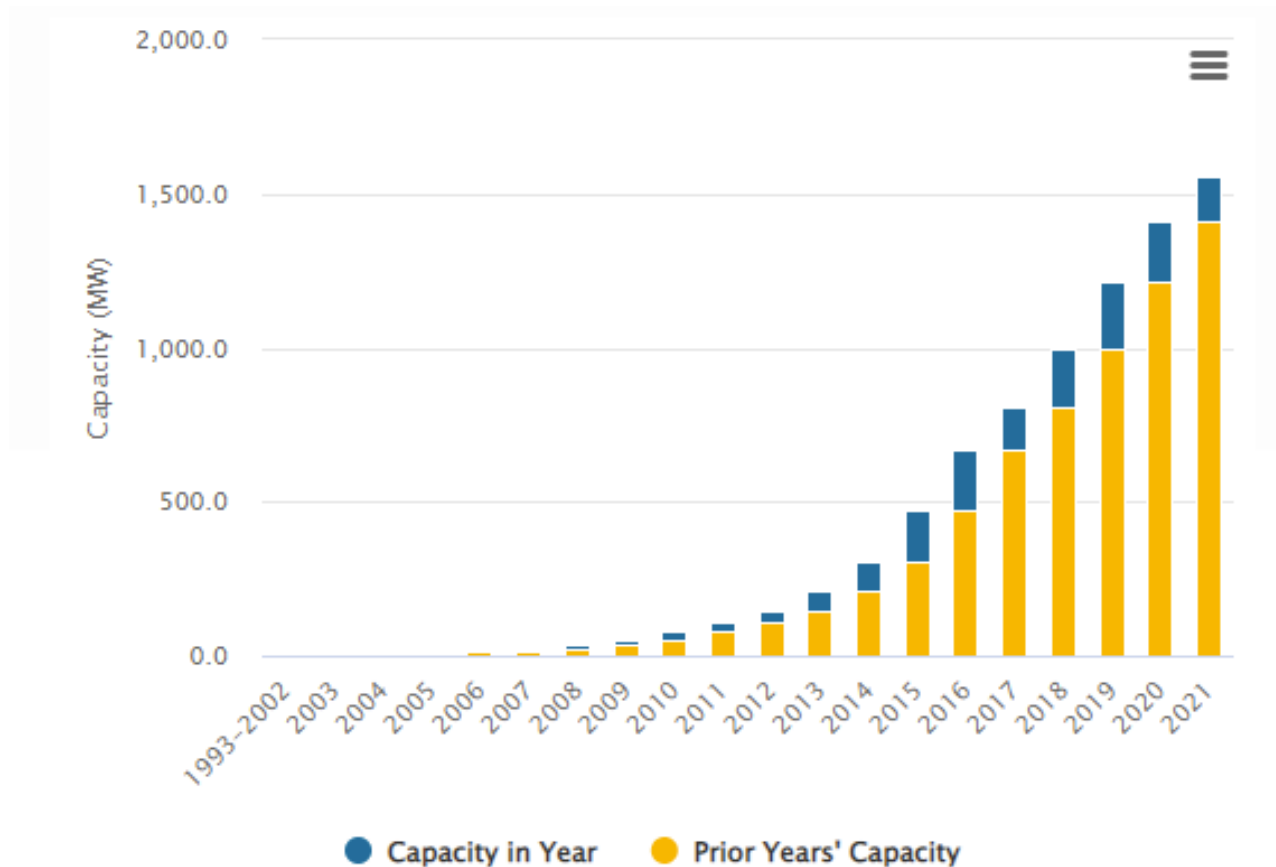
1) CPUC, *Utility Costs and Affordability of the Grid of the Future*, February 2021, p. 60. Total forecast California IOU spending on wildfire mitigation, 2021-2030 = \$38.9 billion.



Rooftop revolution very popular in SDG&E territory, 215,000 systems, citizens taking action

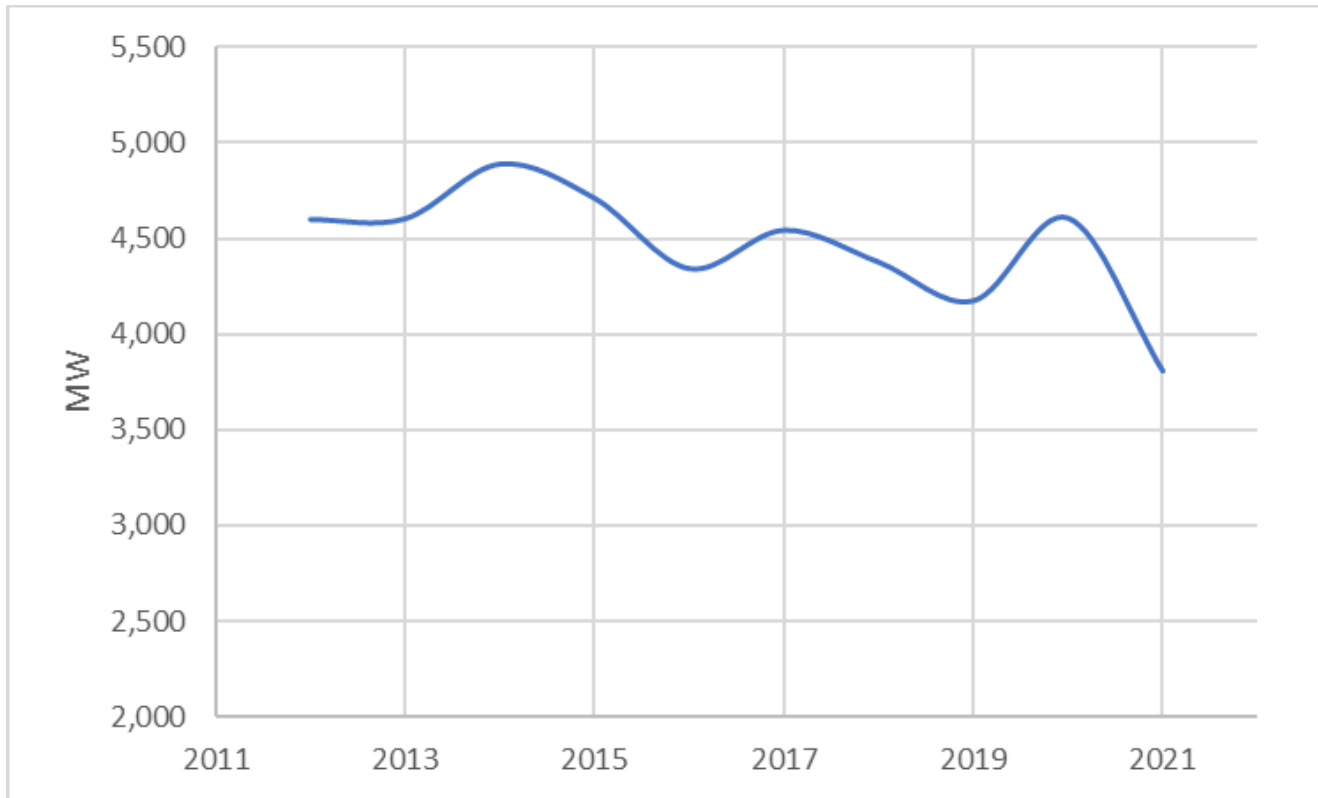
source: California Distributed Generation Statistics (SDG&E only as of 9/30/21), December 30, 2021:

<https://www.californiadgstats.ca.gov/charts/>



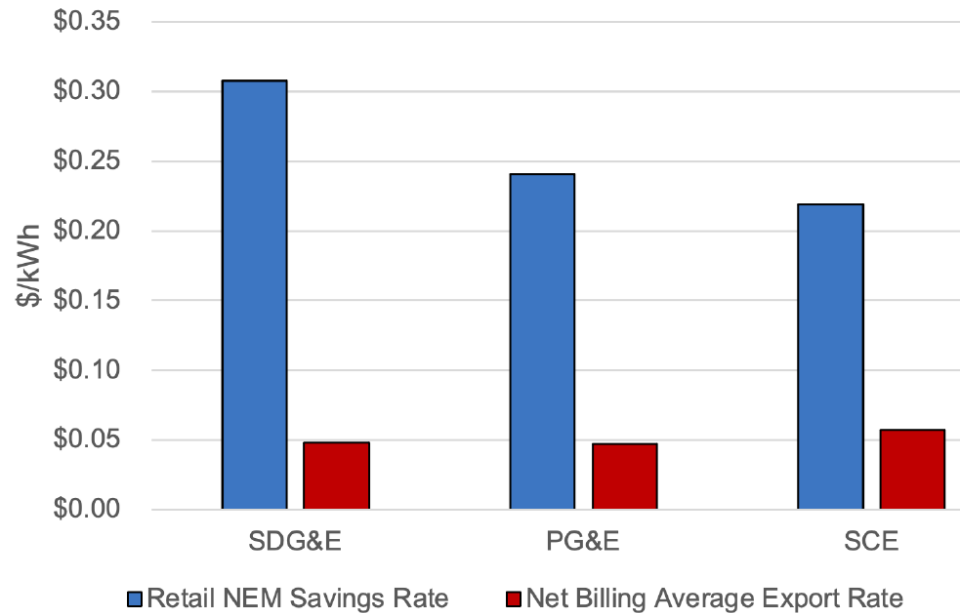
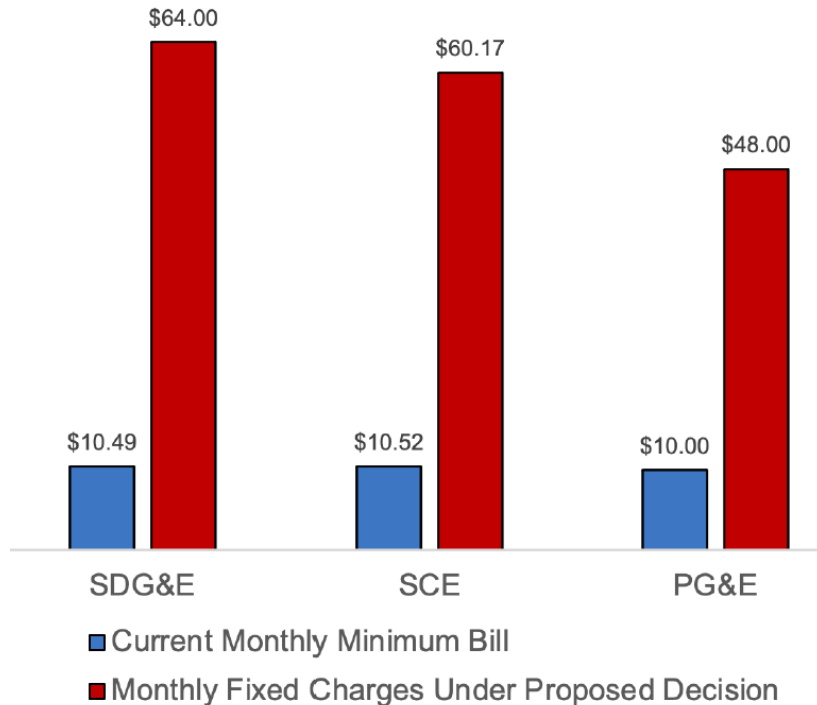
Decline in SDG&E peak demand over time

sources: SDG&E FERC Form 1s, 2012 – 2020, p. 401b; CAISO OASIS database, August 26, 2021.



Proposed rooftop solar tariff – fixed charges go way up, export value goes way down

source: EQ Research LLC, Memorandum - *How the Proposed Decision in R.20-08-020 Compares to Current Policy and Recent Net Energy Metering Decisions in Other States*, December 23, 2021, Figures 5 and 7.



Editorials around the state support rooftop solar – this fight is not over

Editorial: LA Times

Don't slash incentives for California rooftop solar

<https://www.latimes.com/opinion/story/2021-12-06/rooftop-solar-net-metering>

Editorial: Sac Bee

Slashing solar incentives only helps private utilities. California regulators must back down

<https://www.sacbee.com/opinion/editorials/article256325352.html>

Editorial: SF Chronicle

If California is worried about energy prices, take on PG&E before gouging rooftop solar

<https://www.sfchronicle.com/opinion/editorials/article/Editorial-If-California-is-worried-about-energy-16692616.php>

Editorial: Santa Cruz Sentinel
CPUC ruling will cast dark spell on local rooftop solar owners

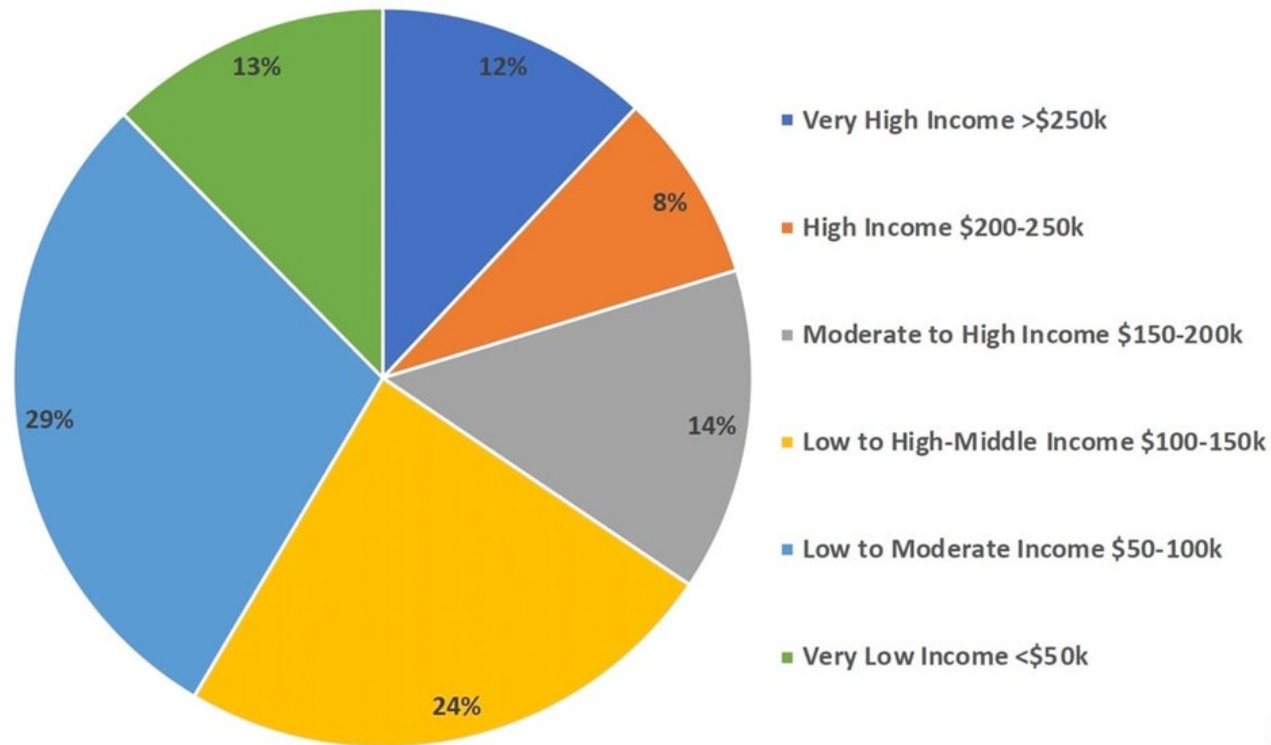
<https://www.santacruzsentinel.com/2021/12/19/editorial-cpuc-ruling-will-cast-dark-spell-on-local-rooftop-solar-owners/>

About 50 percent of the state's rooftop solar market today is in low- and moderate-income neighborhoods

source: Canary Media, *Is there hope of finding middle ground on California's rooftop solar policy?*, January 31, 2022: (chart from California Solar and Storage Asso.) <https://www.canarymedia.com/articles/solar/is-there-hope-of-finding-middle-ground-on-californias-rooftop-solar-policy>.

2019 California Solar Adoption By Household Income

Data Source: LBNL Solar Demographics Tool
<https://emp.lbl.gov/solar-demographics-tool>



Equity and rooftop solar – using the monthly bill payment to cover the cost

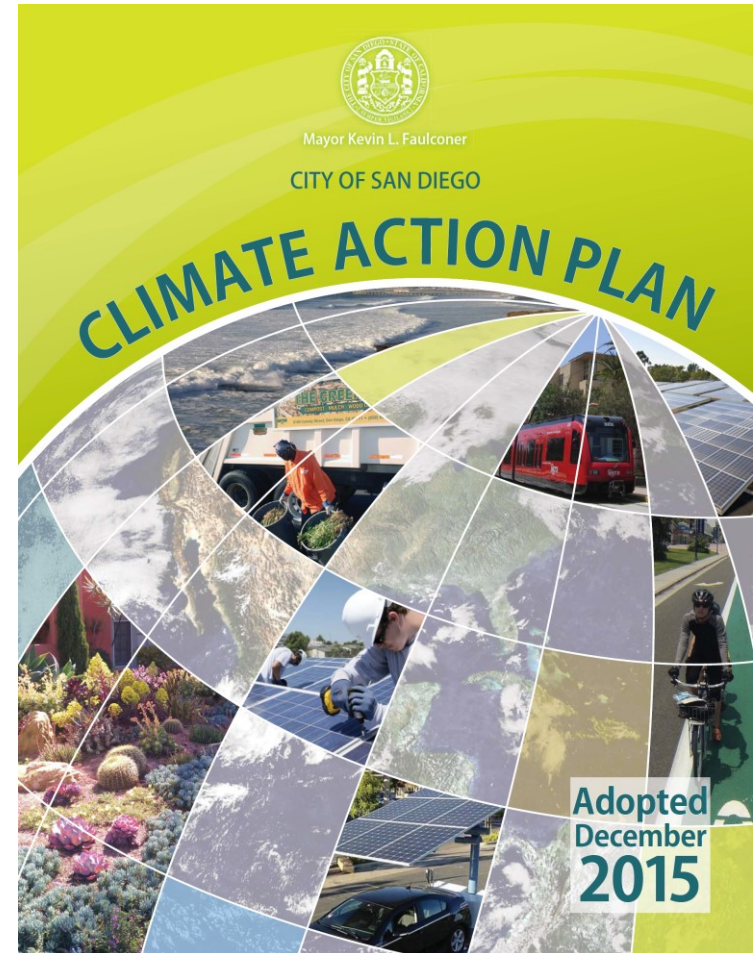
- Customer bill payment used to pay for rooftop solar and batteries.
- Monthly payments set at less than historic average monthly payment for grid power.
- Payment is tied to meter, not the customer – works for renters, & credit history is not an issue.
- Known as “tariffed on-bill financing”.

Update on San Diego Community Power

2015 San Diego Climate Action Plan – look at options to SDG&E to reach 100% green energy

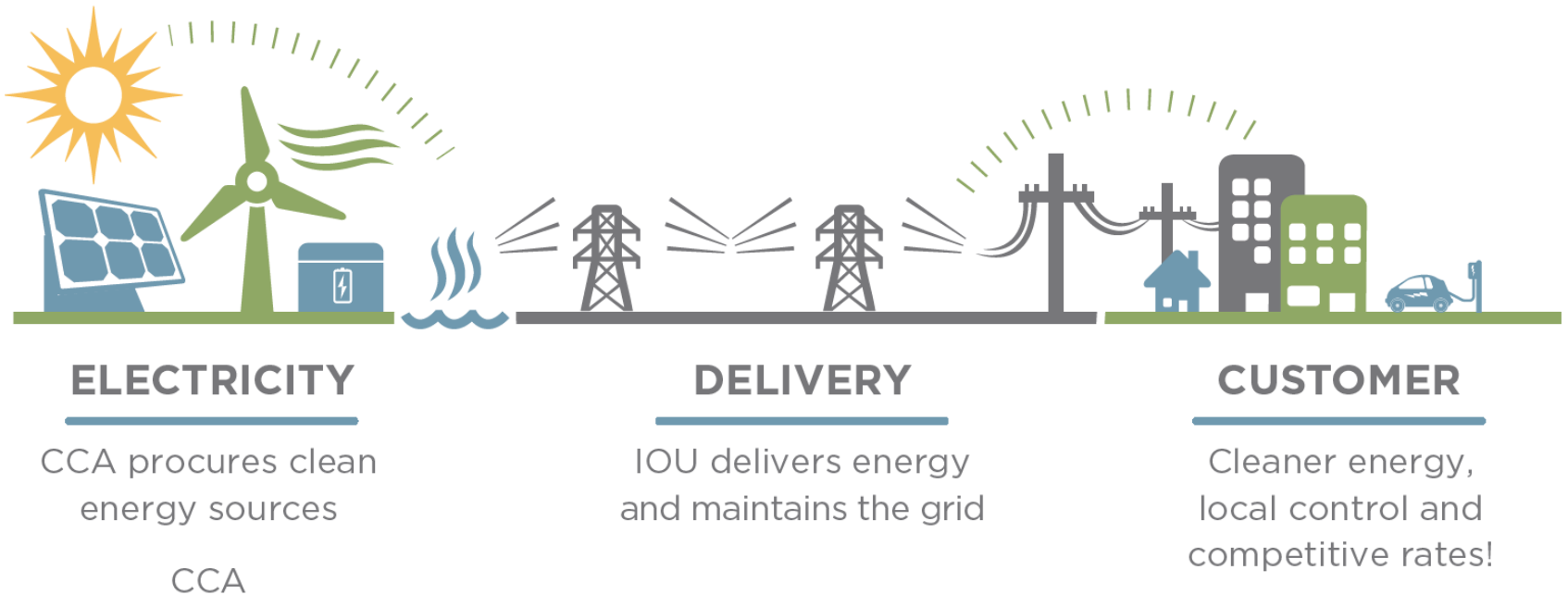
source: City of San Diego, *Climate Action Plan*, December 2015, p. 30 and p. 35.

- Achieve 100% renewable electricity by 2035 citywide.
- Complete a citywide Community Choice Aggregation Feasibility Study.



How Community Choice Energy works

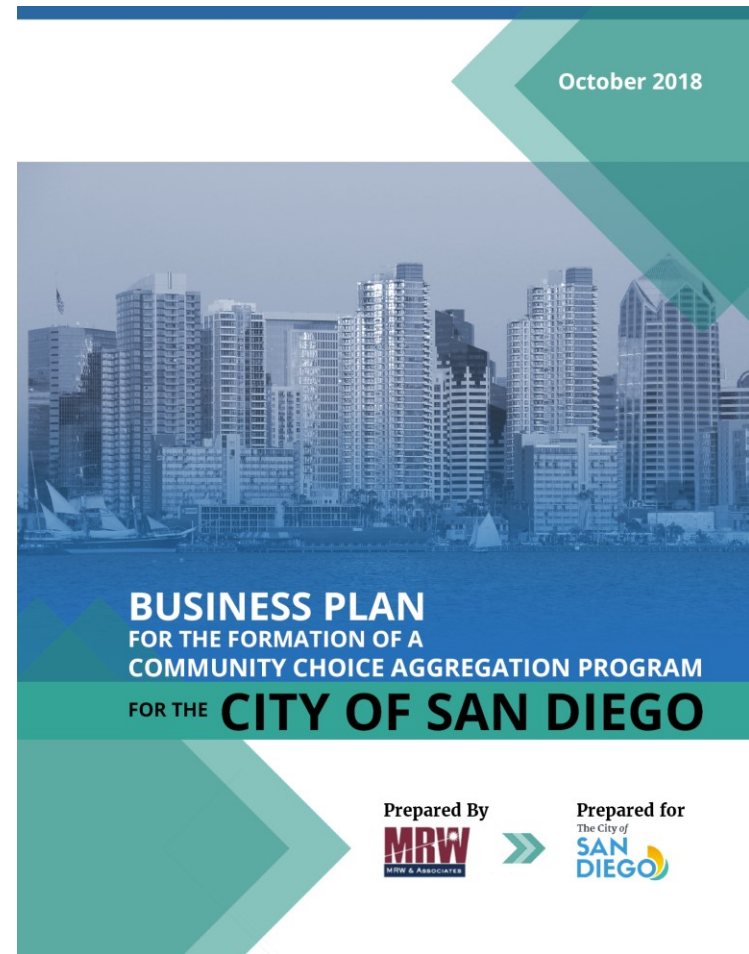
source: CalCCA website, “What are CCAs?,” accessed December 31, 2021: <https://cal-cca.org/wp-content/uploads/2019/10/What-are-CCAs.pdf>.



2018 Community Choice Energy Business Plan – local projects, local benefits

source: MRW, *Business Plan for Formation of Community Choice Aggregation Program for the City of San Diego*, Oct. 2018, pp. 2-3.

- Renewable projects in the City would be given highest priority.
- Local jobs and employment, using local contractors for energy efficiency programs and distributed (rooftop solar) energy generation.
- Economic development, offering programs such as energy efficiency and distributed energy resources.



There is plenty of available rooftop and parking lot space in San Diego for local solar build-out

source: B. Powers, *Roadmap to 100 Percent Local Solar Build-Out by 2030 in the City of San Diego*, May 2020, cover photo, p. 24, p. 35:
<https://protectourcommunities.org/wp-content/uploads/2020/06/2020-06-06-Roadmap-V1.1.pdf>.

- >10,000 gigawatt (GWh) per year of available local solar potential on rooftops and parking lots.
- More than double the 4,000 GWh needed to achieve a 100 percent local clean energy build-out by 2030.



However San Diego Community Power (SDCP) is following the SDG&E model, big and remote – where is the local green power?

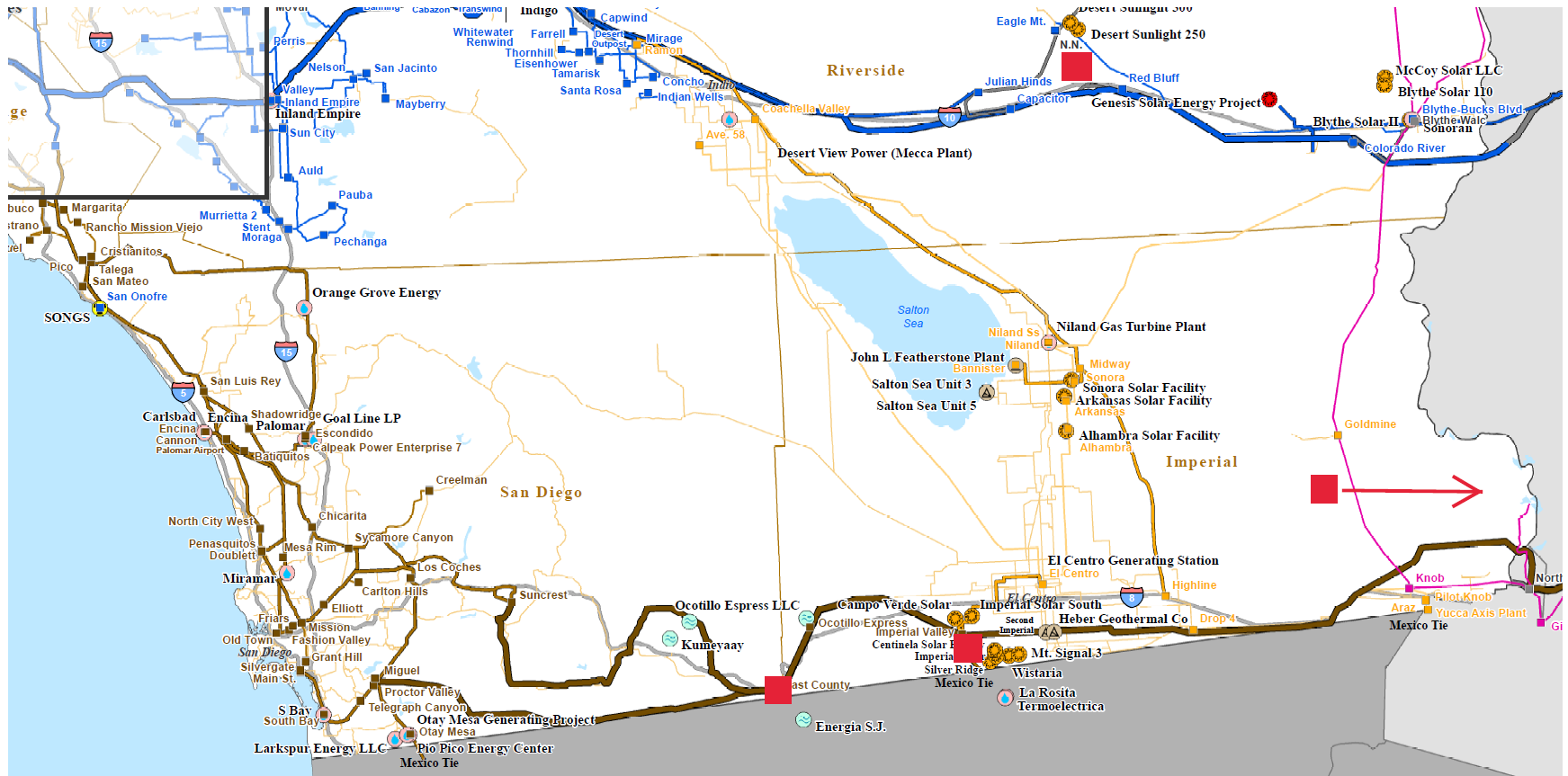
sources: SDCP Board of Directors meeting agenda packets, April 22, 2021, May 27, 2021, December 16, 2021:

<https://sdcommunitypower.org/resources/meeting-notes/>.

Contract	Date approved by SDCP	Location	Type	Capacity
Vikings Energy Farm	April 2021	Imperial County	solar, battery	100 MW, /600MWh
IP Oberon	May 2021	Riverside County	solar	150 MW
JVR Energy Park (Jacumba Hot Springs)	May 2021	San Diego County (70 mi. east of San Diego)	solar, battery	90 MW/ 280 MWh
Duran Mesa	Dec. 2021	Torrance County, New Mexico	wind	50 MW

1st round of SDCP green contracts far from San Diego – justification for future transmission lines?

source map: California Energy Commission, <https://cecgis-caenergy.opendata.arcgis.com/documents/california-electric-generation-and-transmission-system-part-2-of-2/explore>; red squares added by B. Powers to represent SDCP project locations.



There is time for SDCP to do the legwork to develop a robust local solar build-out



City's consultant, 2020 – go with public power if no conforming franchise bids received

JVJ Report, June 22, 2020, p. 6: https://www.sandiego.gov/sites/default/files/jvj_6-22-20_report_to_the_city_of_san_diego.pdf.

City's consultant, June 1970:

- Current high interest rates make a (public) buy-out infeasible, re-examination advisable in future if interest rates are lower.

City's consultant, June 2020:

- Today, interest rates are extremely low.
- The “Base Case” City-owned electric distribution utility is economically feasible.
- If the new proposed franchises are not accepted without material changes . . . form community-owned electric and gas distribution utilities.

Public Power Feasibility Study, 2022 (\$1 million budget)

City budgets for \$1 million Public Power Feasibility Study in 2022 – need to make it happen

- The City Council approved a citizen’s taskforce to oversee the public power study in October 2021.
- Applicants have submitted applications.
- No action by mayor’s office to date.
- Need report by mayor’s office to CPG on this issue.

General Fund

Department Expenditures

Sustainability
Total

Department Personnel

Sustainability
Total



Volume 1
Executive Summary



COMMUNITY • DIVERSITY • SUSTAINABILITY • INFRASTRUCTURE



MAYOR TODD GLORIA

Significant Budget Adjustments

	FTE	Expenditures	Revenue
Public Power Feasibility Study	0.00 \$	1,000,000 \$	-
Addition of one-time non-personnel expenditures associated with a feasibility study to pursue public power.			

This is the time – Take action now to keep rooftop solar thriving and available to all

[PCF contact: Sonja Robinson, sonja@protectourcommunities.org]

- **Call Governor's Office, (916) 445-2841 [press "6", leave message]** and urge Gov. Newsom to support a fair solar deal that keeps rooftop solar growing.
- **Call Sen. Toni Atkins, (619) 645-3133**, requesting that she sign on to the legislator NEM solar support letter sponsored by Senator Nancy Skinner.
- **Call Asm. Chris Ward, (619) 645-3090**, express your appreciation that he sign on to the NEM solar support letter.

BACKGROUND:

Once a year the City of San Diego accepts suggested changes to the Municipal Code. The TPCPB recommended amendments to the 50% Rule CDP Exemption that exempts modest improvements from Coastal Development Permit (CDP) requirements.

PRIOR TPCPB RECOMMENDATION:

The PRC and TPCPB, in conjunction with the La Jolla Planning Group, proposed changes to discourage abuse of this rule that allows applicants to process a series of permitted improvements to skirt CDP requirements and associated review by our Board. As a result, we agreed to the following recommendation:

That the 50% rule exemption should not be allowed such that it encourages applicants to skirt the CDP permit process. Time period between applications should be lengthened to discourage serial processing and requested that exemptions be limited to projects that have not used the 50% rule exemption during the 36-60 months prior.

PROPOSED (for our consideration):

The La Jolla Planning Group has further amended this for the 2022 revision cycle to be as follows:

Add the following two exclusions from exemptions from CDP review to SDMC §126.0704(a):

§126.0704(a)(9): Improvements to any *structure* that would result in an increase of 50 percent, or 1,000 square feet of total *gross floor area* calculated according to §113.0234, whichever is less.

§126.0704(a)(10): Improvements to any *structure* that was previously exempted from obtaining a CDP, pursuant to §126.0704(a), within the past five years.