



TORREY PINES

COMMUNITY PLANNING BOARD

Project Review Committee: Chair Adam Gevanthor, Brad Remy, Ian Galton, Ducan Agnew, Dee Rich (public member), Daniel Jensvold (public member)

Project Review Subcommittee Agenda (In Person Only)

Tuesday, November 14, 2023, **6:30 P.M.-8:30 P.M.**

In-Person at Del Mar Hills Academy Multi-Use Room, 14085 Mango Drive, Del Mar, 92014

- 1. CALL TO ORDER (6:30 P.M.) ADAM GEVANTHOR, CHAIR**
- 2. APPROVAL OF AGENDA (6:31)**
- 3. APPROVAL OF PAST MINUTES**
- 4. PUBLIC FORUM – NON-AGENDA ITEMS ONLY BUT WITHIN THE JURISDICTION OF THE COMMUNITY PLANNING BOARD. TIME LIMIT - 3 MINUTES PER SPEAKER (BOARD DOES NOT RESPOND TO SPEAKER PER CITY COUNCIL POLICY) (THREE-MINUTE LIMIT PER SPEAKER)**
- 5. MERANO HOUSE: PROJECT NO. 1071048 (6:35-7:10)**

PROJECT SCOPE: Coastal Development Permit for the construction of a new two-story 3,664-square-foot, single-family residence with attached two-car garage and associated site improvements on a vacant 0.19-acre site located at 301-122-01-00 in the RS-1-7, Coastal (Non-Appealable Area 1) Overlay zone and Coastal Height Limit Overlay zone within of the Torrey Pines Community Plan area. • **PROCESS LEVEL:** Process 2, Coastal Development Permit for development of a premises within the Coastal Overlay Zone pursuant to San Diego Municipal Code (SDMC) Section 126.0702. The decision may be appealed to the Planning Commission in accordance with Section 112.0504

Applicant: Mark A Silva, Architect

City Project Manager: Veronica Davison Development Project Manager,
hdavison@SanDiego.gov / 619-446-5462

- 6. GRADING PERMIT FOR ADU AT 12984 VIA GRIMALDI: PROJECT NO. 1088659 (0.297-ACRE SITE) IN THE RS-1-7 (RESIDENTIAL SINGLE UNIT-1-7) (7:10-7:55)**

Coastal Overlay Zone (Non-Appealable-1), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (PIOZ-Coastal Impact), within the Torrey Pines Community Plan, Council District 1 for the grading of a total of 5,650 square-foot for a new accessory dwelling (ADU) unit and garage on a developed site with an existing Single Family Dwelling Unit. Additionally, the project site is within the Paleontological Sensitivity Area, and Geologic Hazard Category 53. Process 2 – Coastal Development Permit (CDP) pursuant to San Diego Municipal Code (SDMC) Section 126.0702 for the grading on a developed site within the Coastal Overlay Zone.

Applicant: Julian Ortega / jortega@urbanadesigngroup.com / Urbanadesigngroup.com

City Project Manager: Jose Bautista / JABautista@sandiego.gov / 619.557.7983

- 7. 2272 EL AMIGO, PROJECT NUMBER: PRJ-1089749 (7:55-8:30)**



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Process 2 Coastal Development Permit for construction new three-story 2,539 square foot single-family residence with attached 988 square foot accessory dwelling unit and 2-car garage for single-family dwelling unit and 1 car garage for ADU at vacant lot (which previously had a single-family residence that has been demolished). The 0.16-acre site is currently vacant and is located at 2272 El Amigo Road in Council District 1, in the RS-1-6 zone, Coastal Height Limit Overlay Zone (CHLOZ), Coastal Overlay Zone (non-appealable) (COZ), Parking Impact Overlay Zone (PIOZ), Parking Standards Transit Priority Area (PSTPA), Transit Priority Area (TPA), Affordable Housing Parking Demand, Very High Fire Hazard Severity Zone (VHFSZ), within the Torrey Pines Community Plan area. This development is in Coastal Overlay zone.

Applicant/Representative: Elizabeth Walters, West Coast Design & Consulting

City Project Manager May Rollin

PHONE NUMBER/E-MAIL: 619-446-5432, mmrollin@sandiego.gov.