



TORREY PINES COMMUNITY PLANNING BOARD

REGULAR MEETING AGENDA

Tuesday, November 21, 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

Speakers are requested to fill out Speaker Slips.

1. CALL TO ORDER (6:30 P.M.) Adam Gevanthor, Chair
2. APPROVAL OF AGENDA (6:31)
3. APPROVAL OF MINUTES
4. PUBLIC FORUM – Non-agenda items only but within jurisdiction of the Community Planning Board. Time limit - Board does not respond to speaker per City Council policy (three-minute limit per speaker subject to change based on number of speakers present).
5. DEL MAR HILLS ACADEMY MODERNIZATION PROJECT BRIEFING (6:35-7:00) Chris Delehanty, Assistant Superintendent, Business Services

Briefing regarding modernization of Del Mar Hills Academy’s existing classrooms and administration building.
6. NEW OPERATING PROCEDURES, Bylaws, & PLANNING GROUP RECOGNITION PROCESS (Action Item) (7:00-7:35)

Discussion of NEW Planning Group Operating Procedures, & Bylaw revisions that Planning Groups are required to Adopt.
7. PROJECT REVIEW-CONSENT AGENDA (7:35-8:38)
 - a. 2272 El Amigo, PRJ-1089749

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 1car 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
 - b. 3083 Racetrack View Dr PRJ-1089824

Permit for a proposed 695 sq. ft. new attached accessory dwelling unit above garage; 237 sq. ft. new exterior stairs and deck to allow access to the accessory dwelling unit; 50 sq. ft. extension of existing garage; and 177 sq. ft. new hobby room addition to an existing 1 story single family residence located at 3083 Racetrack View Drive The 1.176-acre site is in the RS-1-2, Coastal Overlay Zone (non-appealable), Coastal Overlay First Public Roadway, Parking Impact Overlay Zone (Coastal), Very High Fire

Chair; Adam Gevanthor; Vice Chair, Greg Jabin; Secretary, Jonathan Parot; Treasurer, Deborah Currier; Brad Remy, Dennis Ridz; Ian Galton, Lisa Coles, Sandip Patel, Evan White, Duncan Agnew, Dee Rich, Liz Shopes, Christy Herold, Michael Halpern

Hazard Severity Zone, Torrey Pines Community Plan Area, Council District 1. •
Process 2 - Coastal Development Permit pursuant to San Diego Municipal Code
(SDMC) Section 126.0707 for development within the Coastal Overlay Zone, non-
appealable. Applicant/Representative: Ian Harris, San Diego Permit Company,
sdpermitco@gmail.com, City Project Manager: Daniel Neri, 619-687-5967 or
DNeri@sandiego.gov.

8. Office Bldg, 4010 Sorrento Valley Boulevard, PRJ-1062427 (7:38-8:15) (Action Item)
Coastal Development Permit (Process 3), Site Development Permit, and Neighborhood
Development Permit to demolish existing 1 90,506 square foot structures and construct
three Life Science/Research and Development buildings totaling 345,500 square feet
and a 221,100 square foot parking structure, located at 401 0 Sorrento Valley Boulevard
and 1 0801 Vista Sorrento Parkway. The 1 8.23-acre site is in the AR-1 -1 and IL-3-1
zones and Coastal Overlay (Appealable & Non-Appealable), Airport Influence Area
(MCAS Miramar, Review Area 1) and Very High Fire Hazard Severity Zones within
the Torrey Pines Community Plan area, Council District 1. Applicant/Representative,
Kimberly Kantrud; City Project Manager Francisco Mendoza, DPM / 619-446-5292 /
fjmendoza@sandiego.gov
9. COMMITTEE & MISC. UPDATES (8:15-8:20) P.M.)
 - a. CPC, B. Remy/L. Shopes
 - b. Treasury Report
 - c. Rail Committee / I. Galton
10. COMMITTEE & MISC. UPDATES (8:20-8:30 P.M.)
 - a. SDPD LIAISON REPORT, Officer John Briggs
 - b. Senator Toni Atkin's Representative, **Cole Reed** (ColeReed@sen.ca.gov)
 - c. Assemblymember Tasha Boerner-Horvath Representative (unknown)
 - d. Supervisor Terra Lawson Remer's Rep, **Rebecca Smith**
 - e. (rebecca.Smith2@sdcounty.ca.gov)
 - f. Mayor Todd Gloria's Representative, **Emily Piatanesi**
 - g. (epiatanesi@sandiego.gov)
 - h. Councilperson LaCava' s Representative, **Joaquin Quintero**
 - i. (jquintero@sandiego.gov)
 - j. F. City of San Diego Planning Representative, **Grant Ruroede**, AICP Senior
Planner, City of San Diego Planning Department, (gruroede@sandiego.gov)
9. ANNOUNCEMENTS
10. ADJOURNMENT (8:30 P.M.)

Zoom Instructions:

The Zoom link below is experimental, audio only, and may not be functional. It is not intended to replace in-person participation. Guests may ask questions via the chat link but note that participation may be limited.

Join Zoom Meeting

<https://us02web.zoom.us/j/84187528593?pwd=Q1FKbUZqOTlkcXdaOWNWQnF2TDJ3dz09>

Meeting ID: 841 8752 8593

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