



TORREY PINES

COMMUNITY PLANNING BOARD

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

Project Review Subcommittee Agenda (In Person Only)

Tuesday, July 11, 2023, **6:00 P.M.-8:00 P.M.**

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

- 1. CALL TO ORDER (6:00 P.M.) ADAM GEVANTHOR, CHAIR**
- 2. APPROVAL OF AGENDA (6:01) – approved no changes**
- 3. APPROVAL OF PAST MINUTES – no past minutes to approved**
- 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) – NO PUBLIC FORUM COMMENTS**
- 5. 2272 EL AMIGO, PROJECT NUMBER: PRJ-1089749 (6:05-7:00)**

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.

PROJECT MANAGER: Elizabeth Walters, West Coast Design & Consulting

CITY PROJECT MANAGER: May Rollin

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

Applicant: Liz (architectural designer), Ben (civil), Rosemary (Property Owner), purchased years ago, plans to be a larger hold. Pulled permit, demo house, been vacant for last year. Lot with split level. Design and heights fall within coastal commission. Civil has focused on driveways, parking on property and not on street. ADU has bonus garage (not required), stayed close to old footprint, stayed within FAR (not maxing), max height.

Civil to drain lot to gravity drain to street. Proposed grading and drainage to alleviate pooling. Concurrent process (at-risk) with discretionary permit (CDP concurrent with building review process.

Site plan: main comments to change driveway for main unit to adhere to 12' coastal requirement, includes brand new apron for ADA accessibility.

Site elevation: lower ADU level 6' below proposed main unit driveway

Coastal driveway limits 12'. Two driveways proposed Restriction on impervious payment, maximize of 60% can be paved. Proposed two driveways to provide vehicular access to ADU.

Major concerns with elevations. 3 story structure broken up by window area, not inset, no projections. Seem flats with little shadow relief. Where are canopies, overhangs with roof details. Planer elevation with little shadow relief.

Main unit elevation is 4' behind garage lower levels.

Review the total GSF against the allowed FAR. Coastal zone allows 30' height limit where at no point the structure can exceed. Request for existing and proposed contours.

FAR

More detail on the topography

Confirmation from Geotech on slope stability

Fencing

Driveway configuration

Dee – spent time observing flooding issues. Proposed elevations and drains along low sides, multiple drains along low side of property. Lot is low in the back. Existing property drains in center of parcel with intent to create 4 new inlets to carry storm water to new curb outlet to El Amigo.

Brad – question on retention basin requirement. Other properties requiring a retention basis.

ADU on remaining lot is not planned. Space planning for creating a separate ADU specific to family intent and requirements.

Tree proposed may be blocking and impacting outdoor patio of property to east.

Open to neighbors: (Joseph) property owner to east. Background owned since 1991. Been site for last several years. Saw notice, reached out to May Rawlins for more information, went down to City, appointment cancelled.

For a finished house, want to avoid false start with excavation and then stop. Observed multiple attempts of excavation, want to make sure attention is giving to excavation and existing and proposed grades. Historically the site differential was 6-8' and potentially 3-4' presently. Happy to look forward to a future residence. Moving forward, would like to be kept in the loop on progress.

Request for reconciliation of elevation difference with pile grade difference to be at existing condition prior to excavation that has taken place on site. Provide existing conditions topography for board analysis.

Action for continuance.

6. 4010 SORRENTO VALLEY BOULEVARD, PROJECT NUMBER:1062427 (7:00-8:00)

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 4010 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: Kimberly Kantrud

CITY PROJECT MANAGER: Francisco Mendoza, DPM

PHONE/EMAIL: 619-446-5292 / fjmendoza@sandiego.gov

- CDP (needed for City San Diego) /SDP (exceed APZ 300/sf/pp)/NDP – needed City for
- Adison VP development, McCarthy Cook
- Lauren Crauss, Oxford Properties, West Coast Development Practice (located in San Francisco)
- Edward Cook (McCarthy Cook)
- Last presented in October 2022.
- Presentation of project team – Atlantis (Entitlements), DGA (Architect), Ground level (Landscape), PDC (civil), Coffman (Structural), Clark Construction (Contractor)
- Review of project site overview, 12 existing single story buildings (1970-1980s) with large asphalt surface parking over 18 acres
- Community plan designated as industrial with use for R&D and use of creek enhancement. 100' landscape buffer, retention basins and not going into creek
- Removal of 40% of asphalt with 47% of impervious material
- Staying out of MSCP, compliance all requirements of stormwater requirements.
- Located fully within AP2, limits development potential to property
- NDP allows to exceed allowable density. CDP for coastal with City not state, SDP with site inside the floodplain. Met with MCAS Miramar and Coastal Commission. Met with outside stakeholders (Preserve)
- Architecture (Carl DGA), focused on promoting nature to north.
- Previous concerns with the mass of the parking structure. Buildings massing focuses on view corridor to screen parking structure
- Two buildings consisting of 360,000 with 20,000 feet of basement space (5 stories building 1, 4 story building 2)
- 3 story parking structure to accommodate 912 parking spaces
- Initially looked at surface parking but moved toward structure for noise reduction and to amenitize open area between buildings
- Massing focused on view corridors to the north
- Parking garage treatment on rooftop?
- Preserve concerns, with flour fauna, prevent projects with lots of glass.
- Review of massing and lobby entries and renderings, building materials
- Landscape review (Brad, Ground Level)
- Reduction of impervious surface by 47%
- Compress amenity activity in centralized zones.

- Retaining 22 out of existing 36 Torrey pines trees.
- Improvements on Sorrento Valley road to include contiguous sidewalk, raised median
- City provided comments and planning to respond to comments within in next months.

Adam

- If driveways don't align, study for signalized entrance for proposed driveways
- Commonalities between proposed developments with respect to creek environment and landscape
- Cohesive treatments
- Quasi public private space
- Sensitivity massing with height limits
- Parking structure shading and treatment
- Review infrastructure improvements
- Outdoor night lighting backing up to trails – intent to not have a significant lighting (no pole lights), MSCP adjacency guidelines to be pointed away and shield. Trail to be low level bollard lighting. Hidden and enhanced only for safety and security.
- Visual impacts to recreational users along adjacent trails should be studied.
- Brad – support designs and improvements

Action -- move to continue to full board meeting likely in September

Shade structures on parking garage

Trail enhancements and public corridors

Street views

Closing questions - tennis court, not moving keeping as existing amenity – potentially screen with landscape

- Don't be constrained by existing torrey pine trees. Existing trees may be approaching useful life