



TORREY PINES

COMMUNITY PLANNING BOARD

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

Project Review Subcommittee Meeting Notes

Tuesday, September 12, 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

All but Duncan present.

2. APPROVAL OF AGENDA (6:31)

3. APPROVAL OF PAST MINUTES

None 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)

Nobody spoke

~~**5. 4010 SORRENTO VALLEY BOULEVARD, PROJECT NUMBER:1062427 (6:35-7:30)**~~

~~**Scope/Location: Project Will Not Be Reviewed This Month**~~

~~Coastal Development Permit (Process 3), Site Development Permit, and Neighborhood Development Permit to demolish existing 190,506 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 10801 Vista Sorrento Parkway. The 18.23-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@saniego.gov~~

~~Applicant asked that project be removed from Agenda~~

6. MERANO HOUSE: PROJECT NO. 1071048 (6:35-7:35)

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



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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

Applicant presented project. Concerns expressed about lack of parking and suggestions were made to extend the street, move driveway such that a space could be accommodated between it and adjoining property. Asks were made to increase side yard setback (do an offset setback as allowed in Zoning Ordinance which would increase setback between proposed residence and existing to west to 7'4" on west and 4' on east. Purpose to improve neighborhood compatibility and privacy between residential property to west and allow adequate area for landscape screen plantings. The applicant's architect said that it would be too expensive, and they weren't going to do it because it would place them closer to open space and require a different type of construction that was expensive, and where they had their drainage. Verify with staff.

Neighbor would like to see this explored further before ruling it out entirely.

Applicant was asked to reduce driveway to required maximum since it wasn't serving as a fire department turn around and width shown not needed. Concerns by neighbors about need for additional parking/street extension so as to not adversely affect street parking and allow for trucks and emergency vehicles to turn around/improved access.

Adam G said that trees cannot be placed along west boundary since they'd be within 10' of existing sewer lateral of adjoining property that lies close to property line and asked that shrubs reaching a maximum height of 8-10' be used instead. Also noted the importance of trying to maintain respect for windows of existing residence. Requests made by PRC to consider raising west facing butt window height such that it wouldn't be looking directly at neighbor. Asked to see fence details.

Requests made to see revised plans showing landscape revisions and other requested edits.

Applicant agreed to review the possibility of extending street to property line and/or extending portion just in front of house. Would explore whether street could simply be extended to property line impacting portion of open space. That was discussed as the best alternative along with relocation and resizing of driveway such that additional parking could be accommodated to either side of it – best scenario to minimize adverse impacts to neighbors and allow for vehicles, including emergency vehicles to turn around.

New parking hydrant will prevent on street parking across the street was mentioned.

Requests were also made to explore the potential of adding additional Torrey Pines offsite to mitigate building mass of east elevation. Trees would supplement existing trees that currently offer mitigation and softening of architecture.

Material colors were requested. Purpose to ensure that warm color palette used such that property subordinates to open space as noted in community plan.



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The applicant was asked if there were ways to soften, add articulation, to east elevation given the prominence relative to neighborhood collector (will be seen by thousands of people annually) and coastal open space preserve areas.

Several neighbors spoke, Edwardo Savigliano, and Mike Coleman, regarding the importance of extending the street, problems with emergency vehicles accessing end of street and turning around if adequate backup space not provided. Also noted that by not extending street parking problems would ensue.

7. GRADING PERMIT FOR ADU AT 12984 VIA GRIMALDI (0.297-ACRE SITE) IN THE RS-1-7 (RESIDENTIAL SINGLE UNIT-1-7) (7:35-8:30)

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 not present, project not reviewed.

Applicant: Julian Ortega / jortega@urbanadesigngroup.com / Urbana Design Group

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

Meeting adjourned at 8:00 +/-

EXISTING END OF VIA MERANO

Prop. Fire Hydrant

Move Proposed Fire Hydrant to Here

Extend Pavement Additional 16' to Align w/ Lot Frontage — **OPTION A**

Extend Pavement Triangle as Shown to Edge of OS Lot — **OPTION B**

12' Driveway Opening Max.

Move Driveway Location to Allow On-street Parking Space

Consider Alternative Setback as Shown to Increase Building Separation Similar to Other Neighboring Lots. PROPOSED NEW SINGLE FAMILY HOUSE & GARAGE

Ex. Driveway

Ex. Garage

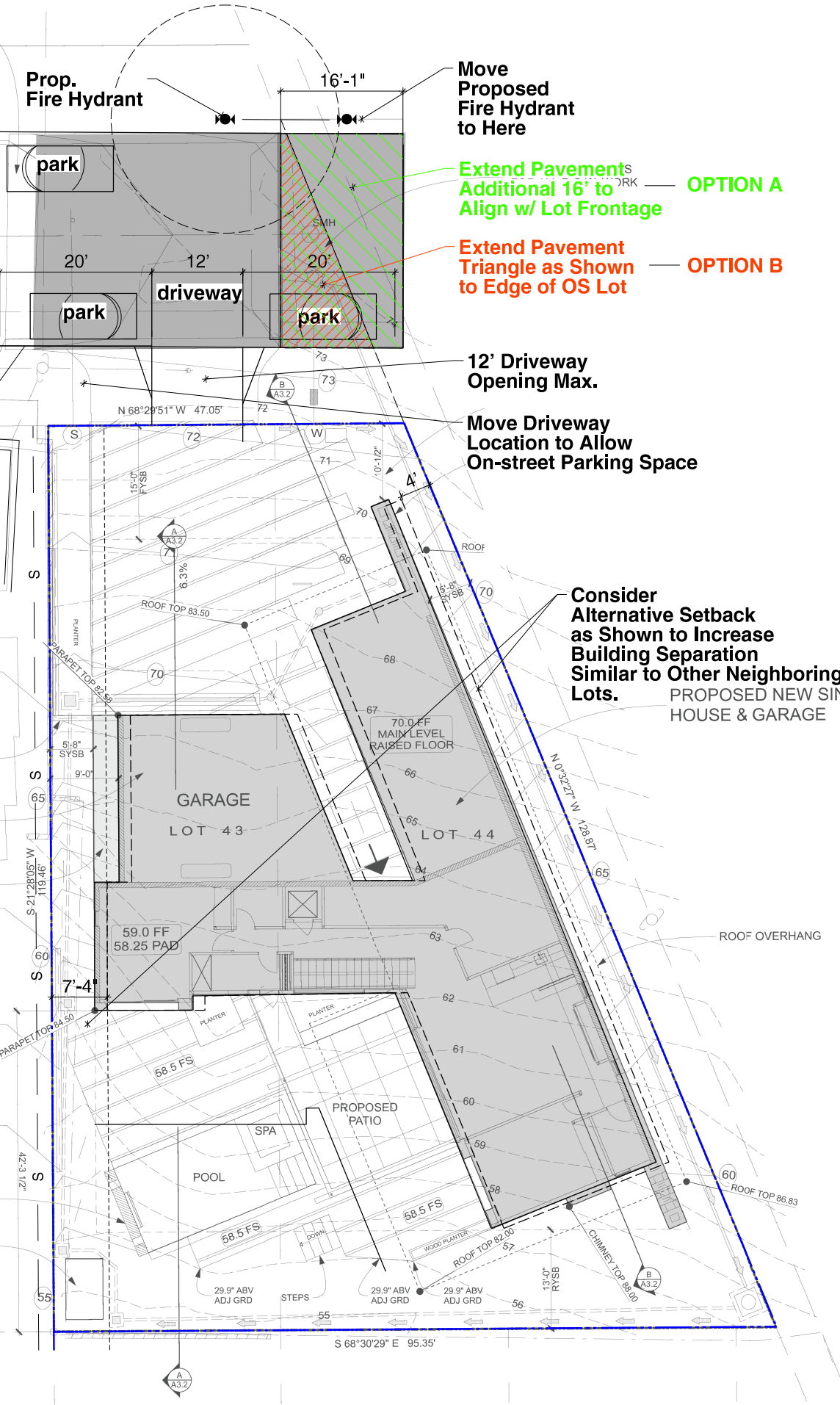
PROPOSED 4 FT HIGH MAX RETAINING WALL SEE CIVIL DRAWINGS

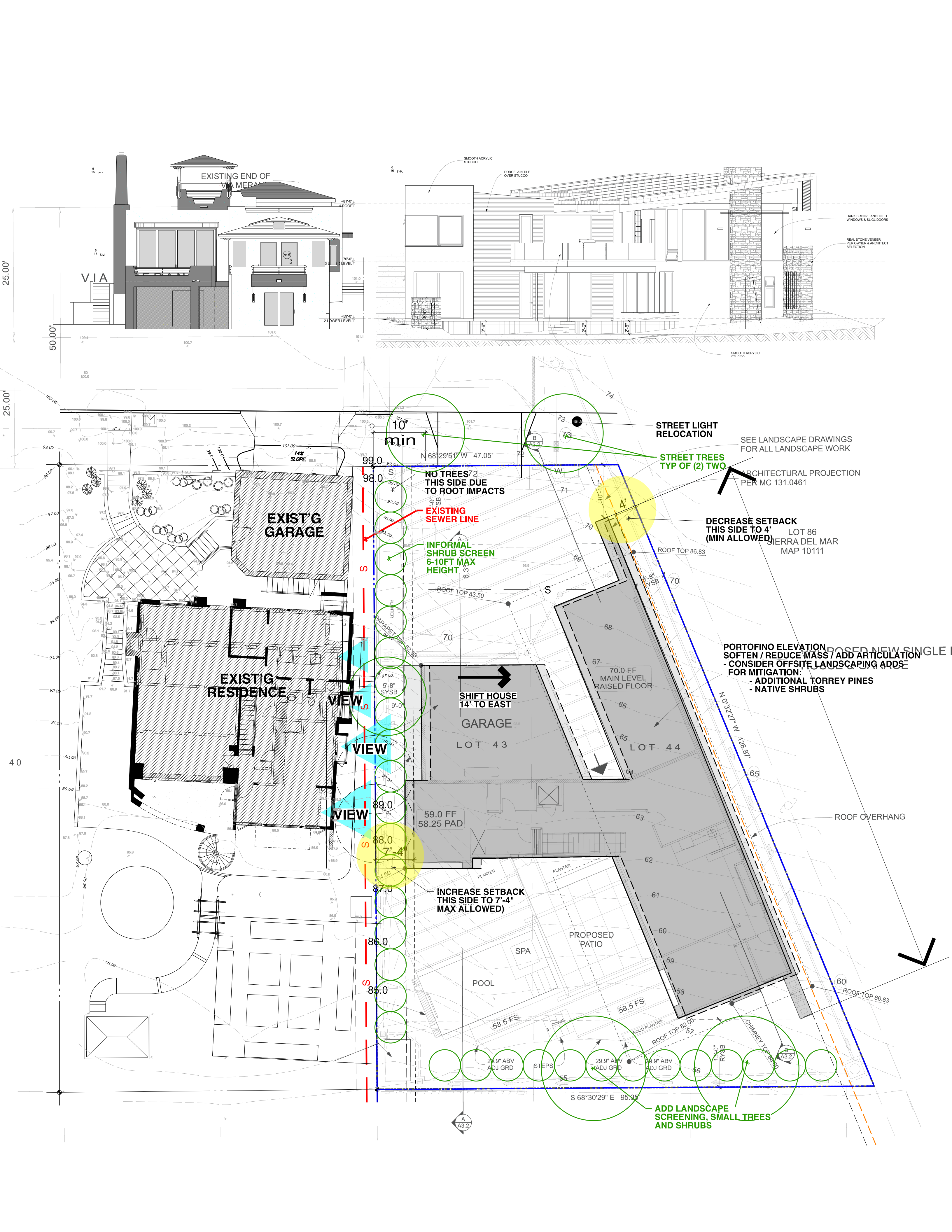
TRASH & RECYCLE IN GARAGE

LOT 42 RAISED WALKWAY SEE WEST ELEVATION SHEET A3.1

6FT HIGH WATERFALL WALL

SUBTERRANEAN POOL EQUIPMENT





EXISTING END OF VIA MERANO

VIA

SMOOTH ACRYLIC STUCCO

PORCELAIN TILE OVER STUCCO

DARK BRONZE ANODIZED WINDOWS & SL GL DOORS

REAL STONE VENEER PER OWNER & ARCHITECT SELECTION

SMOOTH ACRYLIC STUCCO

10' min

STREET LIGHT RELOCATION

STREET TREES TYP OF (2) TWO

SEE LANDSCAPE DRAWINGS FOR ALL LANDSCAPE WORK

ARCHITECTURAL PROJECTION PER MC 131.0461

NO TREES 72 THIS SIDE DUE TO ROOT IMPACTS

EXISTING SEWER LINE

INFORMAL SHRUB SCREEN 6-10FT MAX HEIGHT

DECREASE SETBACK THIS SIDE TO 4' (MIN ALLOWED)

LOT 86 SIERRA DEL MAR MAP 10111

EXIST'G GARAGE

EXIST'G RESIDENCE

SHIFT HOUSE 14' TO EAST

GARAGE

LOT 43

70.0 FF MAIN LEVEL RAISED FLOOR

PROPOSED NEW SINGLE STORY ELEVATION
SOFTEN / REDUCE MASS / ADD ARTICULATION
- CONSIDER OFFSITE LANDSCAPING ADDS FOR MITIGATION:
- ADDITIONAL TORREY PINES
- NATIVE SHRUBS

VIEW

VIEW

VIEW

INCREASE SETBACK THIS SIDE TO 7'-4" MAX ALLOWED

59.0 FF 58.25 PAD

PROPOSED PATIO

POOL

SPA

ROOF OVERHANG

ADD LANDSCAPE SCREENING, SMALL TREES AND SHRUBS

A A3.2