



TORREY PINES COMMUNITY PLANNING BOARD

REGULAR MEETING MINUTES

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) – **No changes to agenda.**
3. APPROVAL OF MINUTES – Approval of Mon
 - a. **June 2023 Meeting minutes – Deferred until December 2023 meeting – unanimous.**
 - b. **October 2023 Meeting minutes – Approved, unanimous.**
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).
 - a. **No items from the public presented**
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.

- **Slide presentation provided on project general overview include planned improvements and project overview.**
- **Site improvements include removal of existing relocatables on hardcourts, reconfigure parking, reconfigure fire lane, access ramp to front entry and to fields, minor enhanced entry.**
- **New plan includes student lab and collaboration spaces, staff areas, classrooms for kindergarten and restrooms.**
- **New front door to be visually obvious for community with visual appeals.**
- **Went through engagement process with community to include 4 community sessions, 3 staff meetings and 2 student input sessions.**
- **D. Ridz – school is directly impacted from Caltrans related to flyover replacement of bridge. As long as the school buildings are modernized (new HVAC)**
 - **Regarding playfields, 28% of the children have asthma.**
 - **76-78 decibels on the playing fields according to Caltrans**
 - **MSAT (diesel death zone), with a 25' retaining wall there is exposure**

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

- Need to plan for what happens to when highway comes through closer to existing properties
 - Timing related to Caltrans project potentially targeted 2030
 - I-5 coast corridor (widening) down to 26 lanes across
 - A. Gevenathor
 - Discussed with the hills closed is there an impact on traffic for the local area?
 - Consultant has done studies and there is no impact.
 - Build up the Del Mar Heights school so that the Del Mar Hills can shut down.
 - School Districts approach to Caltrans proposed project? If the school is to be actively involved in environmental process.
6. NEW OPERATING PROCEDURES, Bylaws, & PLANNING GROUP RECOGNITION PROCESS (Action Item) (7:00-7:35)
- a. Board members to review and approve document to be send by Adam.
 - b. There are certain areas within the document that need Board members input
 - c. Focus on one seat reservation for Los Penasquitos Lagoon Foundations and one seat reservation for businesspersons.
 - i. Lagoon address can be outside of the Planning Area. Proposed that Lagoon Foundation seat is a fully voting appointed member
 - d. Motion – with approval of 5.6 Appointed Seats. tart with initial draft. Future meetings. Vote unanimous.
- Discussion of NEW Planning Group Operating Procedures, & Bylaw revisions that Planning Groups are required to Adopt.
- e. Motion: to consolidate proposed changes in New Operating Procedures for board review and to have board members for review and discussions during December, unanimous approval.

7. PROJECT REVIEW-CONSENT AGENDA (7:35-8:38) **Consent items approved, vote unanimous.**
- 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 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

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 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 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@sandiego.gov

Applicant present: Edward Cook, Ted Shaw

- **one 4-story building, one 5-story building**
- **Property is 18-acres, 12 existing single-story buildings comprising of 190,000/sf**
- **Site Zone IL-3-1, Coastal Zone (City jurisdiction).**
- **Property located in APZII, 978' AMSL**
- **Parking garage pulled off street, consolidated proposed three buildings into two**
- **Big part of project is reducing impervious surface by 40% and trail system**
- **Proposed photo simulations, flooding, vehicle roadway improvements,]**
- **Requesting SDP, CDP, NUDP**
 - **Karen (live in the vicinity) – concern with traffic. Mitigation of the traffic backup to the train. Saving the trees**
 - **Made a considerate effort to save Torrey Pines trees around tennis courts.**
 - **Traffic based on vehicle miles traveled versus average daily**

trips. Projects are tasked by reduced vehicle miles traveled, or other mitigation means.

- Greg – zone change, no. height limit, no. public area for parking would be available. Relocation of post office
 - Debrah – Shared traffic concerns on Sorrento Valley
 - Dennis – intersection of Vista Sorrento Parkway and Sorrento Valley Blvd is third worst intersection.
 - Project required to provide improvements to address flooding happening on Sorrento Valley Blvd
- Adam suggesting to approve project subject to assuring mitigation measures regarding traffic are addressed and in conformance of community plan.
- Project is not making it worse, not improving.
- Vote Yes: 8
 - Vote No:1
 - Recuse: 1
 - Action Passes

9. COMMITTEE & MISC. UPDATES (8:15-8:20) P.M.)

- a. CPC, B. Remy/L. Shopes – Liz present updates, no comments.
- b. Treasury Report - **\$161.59 account balance**
- c. Rail Committee / I. Galton – **Having next meeting within next 2 weeks. Went to Del Mar workshop on alignment. SANDAG is claiming to consider all possible proposed routes. I-5 knoll is a consideration. SANDAG presented to Lagoon board at Pump Stations 65.**

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 – updates from Mayor's office**
- 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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