



TORREY PINES COMMUNITY PLANNING BOARD

Faye Detsky-Weil, Chair
Phone/Fax: (858)481-4036

13464 Calais Drive Del Mar, CA 92014-3524
<http://www.torreypinescommunity.org> Email: ffdw@san.rr.com

Thursday, April 19, 2007
Del Mar Heights Elementary School, 13555 Boquita Drive
Multipurpose Room (MUR)

5:45 – 7:00 pm PROJECT REVIEW COMMITTEE

7:00 – 9:30 pm TORREY PINES COMMUNITY PLANNING BOARD

TPCPB AGENDA

Note: Times are approximate. Agenda items are subject to modification at the beginning of the meeting at the discretion of the Chair. Any item can be pulled from a Consent Agenda and added to the regular agenda by request.

A. CALL TO ORDER (7:00) – Faye Detsky-Weil, Chair

1. Introductions – Chanelle Hawken, Rep for Council President Scott Peters
2. Agenda Changes
3. Approval of Minutes – March 8, 2007
4. Chair Announcements – Noise Committee, CSA-17 Rep

B. CONSENT AGENDA - 12779 Via Donada Application for a Coastal Development Permit for a new 3,135 square foot residence on a 7.201 sq. ft. vacant lot

*Approve project as presented with notation that colors will be in earth tones and landscaping will be consistent with surrounding vegetation; developer agrees to consult with immediate neighbors to the south and east as a courtesy prior to construction of retaining walls.
Approved by a vote of 5 to 0 by Project Review Committee members*

C. ELECTION RESULTS (7:15) – Seating new members

D. APPOINTMENT OF NOMINATING COMMITTEE (7:25) – Chair

E. PUBLIC COMMENT (7:30) – Non-agenda items only (three minutes per speaker)

F. LOS PEÑASQUITOS LAGOON POLLUTION MONITORING PROJECT (7:45)
UCSD Jacobs School of Engineering, Steven Mi is the lead on the team of students who prepared a study on how to set up a pollution monitoring system in Los Peñasquitos Lagoon to measure the impact of the railroad on the lagoon and surrounding neighborhoods.



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G. PROJECT REVIEW (8:00) – Janie Killermann/Diana Scheffler

Lighthouse Church – 4010 Sorrento Valley Boulevard

Torrey Pines JO# 42-7494 (PROCESS 2) Coastal Development Permit for interior tenant improvements within a portion of an existing building to create a church use, resulting in intensification of use on a 4.10 acre site in the IL-3-1 Zone within the Torrey Pines Community Plan, Coastal Overlay (non-appealable). Airport Influence, Council District 1

H. SUBCOMMITTEE REPORTS (8:10)

1. **County Service Area 17 (CSA-17)** – Tom Slipper and Barbara Cerny
2. **Del Mar Heights Median and MAD Update** - Chair
3. **Noise** – Philip Raphael
4. **Pedestrian Safety** – Mort Printz
5. **Project Review** – Janie Killermann/Diana Scheffler
6. **Telecommunications** – Greg Heinzinger
7. **Torrey Mesa** – Mort Printz
8. **Transportation** – Cliff Hanna
Carmel Valley Road Enhancement Project Status; Median; Other
9. **Web Site** – Carole Larson
10. **Zoning** – Diana Scheffler

I. PUBLIC INFORMATION UPDATES (8:50)

1. **Congressmember Brian Bilbray's Office** – Marc Schaefer
2. **State Senator Christine Kehoe's Office** – Andrew Kennerly
3. **County Supervisor Pam Slater-Price's Office** – Erika Black
4. **City Council District 1, Office of Council President Scott Peters** – Chanelle Hawken
5. **City Long Range Planning** – Jennifer Cordeau (Update via Email)

The Planning Commission unanimously upheld the Hearing Officer's decision to approve the Johnson Project. The Hearing Officer had approved the project and denied the variance for the footbridge, but the Planning Commission approved the Variance for the footbridge. Therefore, the Planning Commission approved the Coastal Development Permit to allow demolition of an existing residence and construction of a single-family residence; approved a variance to allow the residence to observe a reduced street-side yard setback; and approved the Variance to allow an elevated access footbridge exceeding the maximum height within the front yard setback.

J. ADJOURNMENT (9:15)



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Next Meeting – May 10, 2007

*The public is invited to submit agenda items for upcoming meetings.
Please contact the Chair.*

Visit our website at <http://www.torreypinescommunity.org>

*See our [community calendar](#) which you can find at
<http://www.google.com/calendar/embed?src=6g24c3ufsdthkk6fltkp4t10nc%40group.calendar.google.com>*

TORREY PINES COMMUNITY PLANNING BOARD
Minutes of Meeting: March 8, 2007
DRAFT 3/15/07

ATTENDANCE:

Present: Faye Detsky-Weil, Diana Scheffler, Janie Killermann, Mickey Belch, Philip Raphael, Cliff Hanna, Morton Printz, Tom Slipper, Pat Stewart, Laurence Lansdale, Greg Heinzinger

Absent: Don Billings, Pat Finn, Debbie Mark

A. CALL TO ORDER

1. **Meeting called to order** at 7:10 PM
2. **Agenda changes:** none
3. **Minutes:** Cliff Hanna moved, Pat Stewart seconded, approval of the December 2006 minutes (as amended) and the February 2007 minutes. The minutes were approved as amended 10 – 0 – 0.
4. **Chair announcements:**

By laws: The City of San Diego is preparing a template for all planning groups to use. Our group is ready with the information to plug into the template.

Election results: the announcement would have to be delayed pending confirmation with City staff as to correct procedures.

Thanks: were extended to departing Board member, Pat Finn, who has served as secretary to the Board for two years and as Board member since 2004.

B. DEL MAR HEIGHTS MEDIAN AND MAD

There was considerable discussion of the median and its landscaping. Concerns were expressed about the safety of the median itself as well as about the landscaping posing new hazards. It was made clear that the median itself is a City decision called for by safety considerations on this classification of roadway. Funding has not been secured for it. The vote within the assessment district will be strictly about the landscaping, primarily a neighborhood beautification plan. Detailed design of both the median and the landscaping can be a subject of further discussion.

***Action item:** Cliff Hanna, Transportation Chair, will call a meeting of the Transportation Committee to which all interested will be invited. The issue will be on the April Board agenda.*

C. PUBLIC COMMENT

Sheila Hardin, Community Relations Manager for the Center City Development Corporation (CCDC), drew our attention to events and plans for development downtown.

D. HIGHLIGHTS OF THE BROWN ACT

Faye Detsky-Weil presented information from the City Attorney on implications of the Brown Act for planning groups. To provide meaningful public access to deliberations, Board meetings are to be open to the public, regularly scheduled, with an agenda available 72 hours in advance. Action cannot be taken on items not on the agenda except under specific emergency conditions. Public comment with reasonable time limits must be allowed. E-mail, or any other communication apart from regular meetings, must be restricted to the transmission of information; deliberation on

issues is not appropriate outside of the public meeting. Subcommittees, with the exception of temporary ad hoc committees, are subject to the same rules.

E. TRANSPORTATION SURVEY RESULTS

Mickey Belch presented the results of the survey. Overall, the response indicates strong support for reducing traffic by planning for additional public transportation. The numbers of responses were more than sufficient for statistical validity.

***Action item:** Mickey Belch will fine-tune the report, making it suitable for presentation at a future Board meeting, and adding a recommendation for Board action. Representatives from the relevant transportation agencies and the press will be invited along with business members of this and surrounding communities.*

F. PUBLIC INFORMATION UPDATES

- City Council District 1, Office of Council President Scott Peters:** Tyler Scherer, Councilmember Peters' Representative for the past four years, announced that he will be leaving his position to assume duties of Director of Community Relations at San Diego State University. Congratulations were offered and regrets expressed at losing Tyler. His announcements were:
 - Del Mar Heights Road has been added by SANDAG to the Regional Arterial System. Federal funding for the median has been requested through Congressman Bilbray's office.
 - Agreement within the City has been reached on the Carmel Valley Road pop-out planting and its maintenance. Turf only will be permitted, maintained by the adjacent property owner, conditional on the owner waiving the right to make any claims against the City for personal safety. Bicycle safety alongside the pop-outs will be maintained by easing the angles of the transitions.
 - The closure of Sorrento Valley Road should be regarded as permanent;
 - Caltrans plans for a bicycle path underneath Highway 5 have not changed, but funding is a challenge.
- County Supervisor Pam Slater-Price's Office:** Erika Black informed us that the Coastal Commission has approved the permit for the Visitor Center at San Elijo Lagoon.

G. ELECTION RESULTS

Since there was a period of informal voting before the official ballots were delivered as well as a tie between two candidates, Faye Detsky-Weil will check with City staff for advice.

H. APPOINTING A NOMINATING COMMITTEE

This was premature in light of Item G above.

I. SUBCOMMITTEE REPORTS

- Del Mar Terrace Lighting:** Faye Detsky-Weil noted that the issue had been resolved as follows: the City had determined that more lighting was needed for safety than the number approved at the time of undergrounding; however, the City also agreed that it was not appropriate to use undergrounding funds for the additional lighting; as a result the additional lighting needs have been added as a low priority to the City's list of projects waiting to be funded.

Morton Printz proposed a motion that the Chair send a letter to Councilmember Peters and the City Council expressing our Board's concern about the safety issue and

requesting that the City pursue the installation of lighting with all due diligence. Janie Killermann seconded the motion. The motion was withdrawn after some discussion of potential legal liability for the Board.

Action item: *Morton Printz will contact City staff to find out the extent to which the Board should be concerned, and put the item on next month's agenda.*

2. **I-5 graffiti:** Faye Detsky-Weil reported that the City had covered up some of the graffiti but now there is more. The issue is complicated by the requirement that homeowners maintain their own property in spite of having had no choice in the installation of the sound walls that are being vandalized.
 - *Tyler Scherer pointed out that reports of graffiti can be made on the City's web-site. He will communicate the web address to Faye for distribution to all.*
3. **Transportation:** Cliff Hanna asked for volunteers to help contact property owners regarding the maintenance of pop-out turf along Carmel Valley Road. With respect to the I-5/SR 56 connectors, there are 3 options: no change, street improvement, or the flyover. Tyler Scherer indicated that a new consultant has been retained, and whichever approach is environmentally preferred will be the one selected.

J. ADJOURNMENT

Lawrence Lansdale (?) moved to adjourn at 9:35 PM. _____ seconded. Passed 10-0-0.

DS 3-15-07



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Notice

Project Review Committee Meeting

April 19, 2007

5:45 p.m.

Del Mar Heights Elementary

13555 Boquita Drive

Del Mar, CA 92014

Lighthouse Church

Project Scope: TORREY PINES JO# 42-7494 (PROCESS 2) Coastal Development Permit for interior tenant improvements within a portion of an existing building to create a church use, resulting an intensification of use on a 4.10 acre site at 4010 Sorrento Valley Boulevard in the IL-3-1 Zone within the Torrey Pines Community Plan, Coastal Overlay (non-appealable). Airport Influence, Council District 1.

Project Location: 4010 Sorrento Valley Boulevard

Applicant: Brian Longmore, 858-603-9478

City Project Manager: Leslie Goossens, 619-446-5431

Please drive by this location for a better understanding of the project. Projects are reviewed by the Torrey Pines Project Review Committee, at the above time, date, and location. The project will be voted at the regular meeting of the Torrey Pines Community Planning Board on April 19, 2007; the meeting will begin at 7:00 pm. Public participation is encouraged at both meetings. If you have any questions concerning this project, please contact Janie Killermann (858) 342-1795.

**TPCPG Plan Review Group Meeting
Long's Drug Store Community Room
2662 Del Mar Heights Road
Del Mar, CA 92024
Thursday, April 5, 2007**

Application for a Coastal Development Permit for a new 3,135 square foot residence on a 7,201 square foot vacant lot located at 12779 Via Donada.

Approved Motion:

Project approved as presented with notation that colors will be in earth tones and landscaping will be consistent with surrounding vegetation; developer agrees to consult with immediate neighbors to the south and east as a courtesy prior to construction of retaining walls.

Approved by a vote of 5 to 0 by Plan Review Group Members

Summary of Project Review Meeting

Applicant Michael Paluso with Public Architecture and Planning at 4441 Park Boulevard in San Diego presented the detailed plans for constructing a new single family residence at the vacant lot on Via Donada.

Planning Group members, neighbors and interested community members asked specifics about the proposal and had opportunity for input and comments. The proposal is well within permissible guidelines; no variances are being asked. Specific questions established that

- Landscaping will be mostly native to the area and all is planned to be drought tolerant.
- Floor area ratio is nearly one-third under what code would permit.
- Building height is under allowable limits.

QUESTION: Were any specifics established regarding the grading of the lot? Other items of importance?

The following people attended the meeting:

- Michael Paluso, Applicant. 619-682-4083
- Jose Gomez and Danielle Gomez, Owners of the property. 7566 Circulo Sequoia, Carlsbad, CA 92009. Gomez@shilo.tv
- Pat Stewart, PRG member
- Diana Scheffler, PRG member
- Debbie Mark, PRG member
- Lawrence Lansdale, PRG member

- Janie Killermann, PRG member
- Al Johnson, 12834 Via Esperia, DM 92014
- Claude Organ, 12782 Via Donada, DM 92014
- John Geyer, 12790 Via Esperia, john@jgeyerplumbing.com
- Den Jensvold, Architect, 2244 Carmel Valley Road, DM
- Judy Muller-Cohn, 12744 Via Donada, judymullercohn@hotmail.com