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BOARD MEMBERS: Dennis Ridz, Chair; Dee Rich, Vice Chair (absent); Patti Ashton, Treasurer; Wayne Cox, Secretary; Jake Mumma (absent); Susan Lyon; Barbara Cerny (absent); Pat Whitt; Troy Van Horst (absent); Mike Hastings; Samson Gavranian; Brad Remy; Sheryl Adams: Nine attendees.

**Torrey Pines Committee Planning Board MONTHLY MEETING, Minutes  
THURSDAY, April 12, 2018 at 7:00 PM– 9:00 PM**

Del Mar Hills Academy, 14085 Mango Drive, Del Mar CA 92014

NOTE: Times assigned for each item are approximate. Agenda items/order are subject to modification at beginning of meeting at the discretion of the Chair. Any item may be pulled from Consent Agenda and added to a future Board agenda by request. To request an agenda in alternative format - sign language, oral interpreter or Assistive Listening Devices (ALDs) - please contact the Planning Department at (619) 236-6879 five (5) working days prior to the meeting to insure availability.

**CALL TO ORDER: 7:00 P.M.**

Motion to approve the minutes passed 7-0. Two abstained because they had not been in attendance at that meeting.

**INTRODUCTIONS:**

Justine Murray, representing Councilwoman Barbara Bry, District 2.

1. Announced that the Boquita crosswalk request was now a Work Order.
2. Said she had a new contact for the One Paseo project, if anyone needed it.

**CHAIRMAN'S REPORT:**

1. Del Mar Hills Academy school Superintendent Holly ( ) will meet with Dennis Ridz, Dee Rich, Justine Murray and Councilwoman Bry on May 2 to discuss issues related to the planned closing of the school. A bond issue is being contemplated for a new school to be located in Pacific Highlands Ranch, the total renovation of the Del Mar Heights facility, and re-designation of the DMHA property.
2. A letter from Bernie Turgeon was received regarding our bylaws. Dennis will respond with the detail.
3. A Democracy in Planning pamphlet was received from Scott Sherman's office. Justine reported Councilwoman Bry had not yet received the information. This was a non-action item. It contained ideas the Councilman would like to see the City Council enact regarding planning boards.

4. La Amatista: The project must be re-noticed by DSD because they must notify residences that are within 1,000 feet, rather than the 500 feet they previously noticed. Ninety nine additional notices are affected.
5. The missing \$350,000 in TPCPB oversight funds will require investigation by the City Auditor. The background is that at a December 17, 2017 meeting, the City Council approved the funds to be swept into the \$25M Cal Sorrento settlement of a lawsuit involving CALTRANS. The auditor will be asked to determine if TPCPB's other projects should be penalized for something for which the Board had nothing to do.

Motion to elect Sheryl Adams as the 14<sup>th</sup> TPCPB Board member passed 8-0. The ninth voter was temporarily absent.

Sheryl reported that the Affordable Housing meeting has been delayed to May 16<sup>th</sup>.

PROJECT REVIEW: 10715 Sorrento Valley Rd.

Applicant: Sorrento Valley Marijuana Outlet; Belinda Smith, proprietor.

1. Joe Esposito, Estrada Land Planning, distributed a hand-out for the project and displayed a Site Plan.
2. Initial questioning by the Board centered on:
  - A. The discrepancies between the traffic studies conducted by Darnell & Associates, at the behest of DSD, and AECOM, for the Coaster Station Site Analysis. The “D” LOS rating for the former, and “F” rating for the latter, were called into question because both studies were for the same general area. It was pointed out that the latter was a much more complete evaluation of the traffic impact, although it was done for a client that was lobbying to move out of the area, whereas this applicant is lobbying to move into the area. An “E” LOS rating would disqualify the applicant for this location.
  - B. The change in business type would increase traffic to this site considerably
  - C. Parking: The applicant said there would be 10 to 12 employees in her portion of the business to start. She didn't address how many would be in the second marijuana business that will be her neighbor in the same building. There are 22 parking spaces for staff and customers to share. The other retail Marijuana Outlet in the area, it was generally estimated to have about 25 employees, plus numerous route drivers. This applicant said she planned on leasing additional parking facilities in a nearby area. She did not present any Letters Of Intent(s), lease(s), etc. to support that arrangement.

D. The City of San Diego Pueblo Land Ordinance appeared to be unknown to the presenters. They said DSD had not raised the issue.

E. The Chair reminded that on October 12, 2017 the TPCPB had denied the same applicant an application for a Medical Outlet for this same site on an 8 Nay, 1 Abstain, vote.

Wayne mentioned that the Sorrento Valley Town Council had voted unanimously against this location for an M.O. and had sent a letter to the City stating their reasons for the denial. He said the applicant otherwise seemed to be cooperative, have a seemingly good business background, and that he would like her to consider another location in the same general neighborhood. Susan Lyon said she felt the same way.

3. A vote was taken and the application for the M.O. failed 8-0. One Board member had gone home prior to the vote because of a health issue.

The Chair called for volunteers for a sub-committee that will streamline the application process for marijuana businesses. He asked Sheryl Adams, Sue Lyons, Dee Rich (in absentia), and Wayne Cox to volunteer. Each accepted. Judi Strang, a non-board member, was asked to be an adviser to the committee. She likewise accepted. The Board voted 8 to 0 to accept the sub-committee and it's members.

Mike Hastings announced that the Inlet will be re-opened on May 2<sup>nd</sup>.

The Chair adjourned the meeting at 8:57.