

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

**Torrey Pines Committee Planning Board MONTHLY MEETING, Minutes
THURSDAY, June 14, 2018 at 7:00 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: 7:07 P.M. Opening delayed until quorum (7) was met.

INTRODUCTIONS:

1. The Chair announced that Steve Hadley, representing District 1 Councilwoman Barbara Bry, would be attending but was delayed.

Officer Phillips, SDPD, absent.

A. NON-AGENDA PUBLIC COMMENT:

1. Estela de Llanos, Chris Tyler, Libby Hellmann, Jennifer Hill, Jenny Galan, Michelle Crosby and Jeff Harasha from the audience spoke regarding DMUSD's plans for the Del Mar Hills Academy. An additional group in the audience did not speak but were at the meeting because of this subject. There were no representatives from DMUSD to provide proper responses to the questions being raised, however. Correspondingly, the Chair suggested that he attempt to bring representatives from DMUSD to a meeting at DMHA on Thursday, June 21. The audience felt the meeting needed to be held before a June 27 school district meeting and a July 9 meeting to formalize bond wording.
2. Steve Hadley issued a written statement from the Councilwoman regarding DMUSD's plans for DMHA. That statement is attached and should be considered an integral part of these Minutes.

B. GENERAL ANNOUNCEMENTS:

1. The City Council will hold a hearing on the Marijuana Outlet application for 10715 Sorrento Valley Rd. on Monday, June 18 at 2:00 P.M.
2. Senator Toni Atkins is scheduled to speak at the next TPCPB meeting, July 12.

C. MODIFICATIONS TO THE AGENDA: None. The Agenda was approved 8-0.

D. ACTION TO APPROVE MAY TPCPB MINUTES: The Minutes were approved 8-0.

E. REPORT OF THE TREASURER: There is \$767 currently in the TPCPB account.

BRIEFING, INFORMATION, QUESTION & ANSWER (non-action):

Notice of Right to Appeal—Environmental Determination Rules:

1. Planning Boards must appeal what they consider a wrongful determination within 10 days of the issuance by DSD of an approved Environmental Determination. However, it is possible the Board will not hear a presentation of the application before expiration of that 10 days.
2. It was moved, seconded, and passed 7-0 that the Chair was authorized to mark the box for appeal when these timing issues existed. The thinking was that upon hearing the application, the TPCPB would then determine if the authorization would continue to be challenged or be approved. DSD will be informed, accordingly, on each such application.

ACTION ITEMS:

1. La Amatista Vacation Notice: The San Diego Planning Commission is scheduled to meet July 19 regarding this property. However, Mike Hastings moved that a systemic approach, starting with questions and responses by all of the affected property owners, first be sought. Mario, the applicant, was asked by the Chair if he wanted to receive a list of the questions. He non-verbally waved “No.” The motion passed 7-0.
2. The Chair sought permission to send a letter to the City Council that details additional perceptions he has developed concerning the Medical Marijuana Outlet application at 10715 Sorrento Valley Rd. that they will be considering on June 18. The proposed letter had been electronically messaged to each TPCPB Board Member a week previous. The motion passed 7-0.
3. An application for a Marijuana Outlet and Marijuana Production Facility (DSD application numbers 545299, 585348 and 585358), located at 10150 Sorrento Valley Rd., made a presentation. Discussion:
 - a. This applicant would only use a portion of the 50,000 square foot building. Wayne mentioned that if we were to use the Mira Mesa Planning Board rules for marijuana businesses, this applicant would likely be disqualified because the majority of the building space will be occupied by non-marijuana related businesses.
 - b. This is a preferred business neighborhood for this kind of business because it is easily accessed from the freeway and is otherwise out of site for those people who oppose this type of business.
 - c. Should a vote be taken before an environmental report has been approved by DSD?
 - d. Applicant has been cooperative with TPCPB, has been engaged in the application at this site since January, 2017 (an extensive period of time compared to the New Leaf application at 10170 S. V. Rd. next door).
 - e. Troy moved that the application be approved subject to TPCPB reviewing the CEQA determination by DSD. The motion was passed 5 Yes, 1 Abstention (Dee), and 1 No (Wayne).

At 9:00 P.M. a motion to extend the meeting by 30 minutes passed 7-0.

4. The missing Developer Impact Fees (aprox. \$350,000) were discussed. The money seems to have been reallocated in the accounting for a CalTrans storm water project. Patti and Troy recalled hearing in a meeting regarding that project that the subject money would remain uncommitted. Steve Hadley said minutes from that meeting would be helpful. Patti said she will provide them to the Chair.

OFFICIALS INFORMATION REPORTS:

1. Steve Hadley distributed The Bry Report. Discussion quickly centered around "Working with the Community to Promote Safe Pedestrian Crossings." Dee pointed out that the missing DIF money was directly ear-marked to support a comprehensive Del Mar Heights "master plan" which required that the community, via a Task Force, explore multi-options for 'calming traffic' along the Del Mar Heights transportation corridor.
2. Steve also distributed a flyer about our park system. He asked that our citizens participate in some of the event dates on that flyer. "This area needs parks and that is the way to get attention to that fact," he said. A Master Plan for parks is being developed through these meetings. The last such plan dates to 1956.

The Chair adjourned the meeting at 9:28.