

TORREY PINES COMMUNITY PLANNING BOARD



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

Torrey Pines Community Planning Board **MONTHLY**

MEETING, Minutes

THURSDAY, December 6, 2018 at 7:00 PM

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

CALL TO ORDER: 7:04.

INTRODUCTIONS:

Justine Murray, representing City Councilwoman Barbara Bry, District One.

NON-AGENDA PUBLIC COMMENT: None

GENERAL ANNOUNCEMENTS: The Chair announced that the Project Review Committee (PRC) had met immediately preceding this meeting and had reviewed:

1. A building permit informative session for 12760 Via Esperia, and
2. A parking time limit request for Carmel Valley Rd., east of Via Aprillia.
The Chair announced that the project would be presented in more detail at this meeting.

APPROVAL OF THE AGENDA: Approved 9-0.

APPROVAL OF THE SEPTEMBER MINUTES (Distributed on-line). Approved 9-0

REPORT BY TREASURER: None.

REPORT BY VICE CHAIR: Dee Rich said because this was a very busy meeting, she would address DMHR issues as part of the Information Items.

INFORMATION ITEMS:

1. Home Depot: John Ziebarth, AIA, from Ziebarth Associates Architecture & Planning, announced that Home Depot was asking the community if they would like one of their stores at Industrial Court and Sorrento Valley Road in the Torrey Pines neighborhood. Because the property is in the Coastal Zone, development of the property will ultimately require a Process 5 (City Council) approval. He provided a cover letter and five page hand-out as an introduction of the project and said public input is being sought. Additional commentary in the presentation was provided by: A). Tom Adam, Ziebarth Associates; B). an unidentified Westcorp representative (who

said they had recently purchased the property from CALTRANS); C). Dan Zoldak, Home Depot; D). Hack Adams, Home Depot; and E). Mike Wolfe, PE, San Dieguito Engineering.

The Chair commended the presenting group with the way they were involving the community at an early stage, and noted that the Community Plan calls for no stand-alone retail at this site.

Mike Hastings said the Lagoon Advisory Board would not support development at this site.

Wayne Cox said that he thought the Sorrento Valley Town Council would be generally in support of the project, but would insist that Sorrento Valley Road not be reopened. Presenters unanimously assured that it would remain closed.

Marybeth Norgren asked how traffic would be routed to/from the developed site.

2. The Chair provided information on a recent State law that requires cities to post speed limits that reflect the natural speed of traffic. DMHR has recently been reviewed for speed and it is averaging 48 MPH (in a 40 MPH zone).

3. Justine Murray said she would seek a solution to the request by the Chair for erection of a public bulletin board for the posting of TPCPB Minutes and notices.

4. Justine Murray said she had asked for, but had not yet received, a response on the Traffic Study the TPCPB had requested at its November meeting.

5. The Vice Chair commented that the radar speed signs seemed to be working. General audience response was supportive of that observation.

ACTION ITEMS:

1. **ONE HOUR SPEED ZONE:** The Chair read a letter (with three page report), from Eugene Ovruchesky at Transportation & Storm Water, in which he described that a Parking Duration Study had been conducted for a request from a citizen to establish One Hour Parking signs for a parking zone along the south side of Carmel Valley Rd. at Via Aprillia. The signs had initially been installed because of the citizen request, but were later removed in response to other citizens who challenged the authority supporting the change.

Samson Gavranian, a TPCPB Director, and the Applicant to the Traffic Department for the change, presented arguments in favor of a one hour time limit for parking in 12 spaces at this site. He had assembled a list of 1,000 names of individuals who supported a change to 90 minutes.

Justine Murray said Traffic is looking for feed-back from the Board on this issue.

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Dan Jenavold, an architect whose home and business are affected by this parking zone, spoke against the change. He felt the request was in opposition to the provisions of the Carmel Valley Road Master Plan, which was approved by 25 agencies, including the California Coastal Commission. He added that the subject 12 parking spots were established originally as a negotiated agreement with the CCC.

Nancy Moon, a nearby resident to the parking zone, spoke against the change.

Three Board members (Rich, Whitt and Ridz) spoke against the change.

A motion was made (Rich.Ridz) to leave the situation "As Is," and was approved 5-0, with 4 Abstentions.

The Recording Secretary (Abstention) asked Gavranian if he had contacted State Parks about his leasing /renting a few spaces at their nearby lot for his employees. He said as a landlord, the staff were not his employees.

The Chair said Susan Lyon, a Board member who was absent on business, had sent an e-mail suggestion. She had asked if a solution would be to restrict parking hours to Prime Business Hours, Monday to Friday, 10:00 AM to 6:00 PM, for 2 or 3 hours, with no restrictions on weekends or holidays. Gavranian did not support the idea.

Brad Remy suggested that the 12 spots be split; with 6 having time limits and 6 not having limits.

Jensfold pointed out that there were actually 18 spaces, with 6 being down the street at a separate wide-out. He also questioned if a time restriction could/would be enforced.

ADJOURNMENT: 9:07.