



Torrey Pines Community Planning Board
DRAFT Board Meeting Minutes
March 21, 2023, 7:00pm
Del Mar Hill Academy – In Person Only

Meeting Called to order by Adam Gevanthor at 7:00pm

Establishment of Quorum | Roll Call (X=Present)

Current Board Members	Term Start	Yrs of Svc								DARK	SPECIAL MEETING				
			3/17/22	4/21/22	5/19/22	6/21/22	7/19/22	8/16/22	9/20/22	10/17/22	12/20/22	1/17/23	2/21/2023	3/21/2023	
Adam Gevanthor	Chair	10/18/21	1	X	X	X	X	X		X		X	X	X	X
Greg Jabin	Vice Chair	6/27/22	1				X	X				X	X	X	X
Jeffrey Burges	Sec/Treas	12/20/22	0	X		X	X	X		X		X	X	X	X
Brad Remy		4/12/18	4			X		X		X		X		X	
Deborah Currier		5/11/20	3		X	X	X	X		X		X	X	X	X
Sandip Patel		10/18/22	0										X	X	
Duncan Agnew		10/18/22	0									X	X	X	X
Evan White		10/18/22	0									X	X		
Ian Galton		10/18/22	0									X	X	X	X
Lisa Coles		10/18/22	0									X	X		X
Dennis Ridz		11/18/21	1	X	X	X	X	X		X				X	
Christy Herold															
Jonathan Parot															
Dee Rich															
Liz Shopes															
Total Present												10	9	11	7
% Present												77%	69%	85%	54%
Quorum?												Yes	Yes	Yes	Yes

*Per our bylaws, a fourth cumulative, or a third consecutive, absence from regular meetings in the board year (April-March) will result in a written report from the secretary documenting the seat's vacancy. The absence tally, above, will serve as said report. (Special meetings do not impact the tally.) Term of service is 3 years. Members cannot serve greater than 9 years of continuous service. Members that term out may wait 1 year before seeking another term.

Quorum Established with 7 of 13 (54%) members present at 7:00pm.

Approval of Agenda

Adam makes motion to approve the Agenda. Greg seconds, unanimous approval and the motion carried.

Approval of February 21, 2023 meeting minutes

Greg makes motion to approve the February 21, 2023 meeting minutes with the change that Dennis talked about regarding the term of board member appointment vs. election. Duncan seconded the motion, the vote was unanimous, and the motion carried. Minutes stand approved as distributed.

Public Forum

In October 2022 a member of public provided an election violation notice from community. A member of the public attended this March 2023 Board meeting and requested an update on that notice.



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Election Results

Adam stated that since we have more seats available than candidates thus all candidates are appointed by acclamation. Term will be for 3 years commencing in the April 2023 meeting.

Adam made a motion that we approve the candidates listed below. Ian seconded the motion. No discussion. Vote was unanimous, and the motion carried.

- Christy Herold i- A Business Property Owner in Sorrento Valley.
- Liz Shopes – Past Board Member and Interim Chair of the Torrey Pines Community Planning Board
- Jonathan Parot – owner representative of the Breakthrough Properties site on Sorrento Valley Blvd.
- Dee Rich – Previous Vice Chair of the Torrey Pines Community Planning Board
- Los Penasquitos Lagoon Foundation Representative

Nomination of Treasurer

Adam makes motion that Jeff Burges be elected our Treasurer unless someone else wants to step up. Duncan seconded. The vote was unanimous and the motion carried.

Consent Agenda

Project Review Committee - (Removed from Consent & heard by Board)

PRJ-1062720 | Via Felino CD – Project was pulled off Consent Agenda. Adam summarized the project and stated that PRC reviewed the project twice. Owner is a member of the Torrey Pines Community Planning Board. The changes PRC suggested; to shift the house over by 18”, offset parapette wall by 4’, shave 2nd story deck overhang by 18”, use a warmer color per community plan, and minor landscape modifications, have all been agreed upon. Thus, no consent agenda needed. PRC approved project with 5 Yes, 0 No, and 1 abstention.

Adam makes motion that subject to the items above, we approve the project. Jeff seconded. The vote was unanimous except for 1 abstention. Motion carried.

Committee Updates

The board discussed hybrid meeting location options.

Adam made a motion that we use Del Mar Heights Academy with zoom link cam and audio going forward. Further that all board members would be required to come in person until and unless Zoom meetings are allowed. Greg commented that the only requirement is that the Board meet in person. Zoom for community is not required, it is just nice to have and is inclusive. Greg seconded the motion, the vote was unanimous and the motion carried.



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CPG – Brad Remy is our representative and Adam Gevanthor is our First Alternate. Adam asked for volunteers to be nominated for the Second Alternate. Liz Shopes volunteered. Adam made a motion to appoint Liz to CPG as Second Alternate. Greg seconded the motion, the vote was unanimous and the motion carried.

Adam commented that CPG spearheads major land use changes afoot at the city and there often is not time to get our board's blessing. Thus the representative(s) have to be ready to abstain or vote on the topic for the board in good faith.

SDG&E Undergrounding, Del Mar Heights Area 1Y Update was provided. Location of all poles to be removed. No street lights shown. Currently they exist at end of cul de sac and at intersections.

Treasurer's Report – Jim Smith has resigned and was not present. As reported above, Jeff Burges was nominated and approved as our new Treasurer. **Jeff will provide a Treasurer's report at the April 2023 meeting, and thereafter.**

Rail Committee

Committee chair Sandip was not present. Dee and Adam provided the LOSAN update.

LOSAN alignments are actively being analyzed to include the East alignment with a portal likely located on protected wildlife refuge land dedicated by the Point Del Mar developer, and the West alignment which generally follows the Camino Del Mar location with a portal close to the Foreign Car service shop and ultimately following the route of the current tracks through the reserve.

Now that these preliminary alternatives have been selected, a more thorough engineering design and environmental evaluation is in process. The TPCPB is now in a holding pattern waiting for the final preliminary report. The report will include biological, visual, environmental, cost and eminent domain issues. TPCPB will look closely at this report when completed and will comment in detail.

Adam commented that he feels the environmental groups focus on flora and fauna and tend to not consider adverse environmental affects as related to visual impacts. Diminished visual resources affect the environmental quality of our coastal resources and therefore must be held in higher regard.

Smart Streetlight/Automated License Plate Recognition System.

San Diego Police Department had a public hearing on the new system. None of our Board members attended. **Jeff agreed to research this issue and present it to the Board in April.**

Community Goals/Priorities

Adam began a comprehensive discussion about community goals and priorities. It was soon determined that we must use a more efficient means of discussing and analyzing the issues.

The board decided to ask members that have strong interest in an issue to be a champion of that issue. Being a champion means to research and provide a report on the goal or idea they want to lead. The board agreed this would be a time efficient way to get the issues on the table for further discussion.



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Adam indicated that Representative La Cava will not “support” further traffic calming efforts on Del Mar Heights Road until after the traffic signal is installed.

The board discussed our need to galvanize the community around our priorities. Next Door, Block Captains appointed, spread the word, were all mentioned.

Prior to the April 2023 board meeting, board members are asked to champion a project on our priorities and propose solutions with a well thought out presentation. The board is asked to distribute materials to the board (without discussion) in advance.

Greg makes motion to extend the meeting for 15 minutes. Jeff seconded, the vote was unanimous, and the motion carried.

Reports

SDPD Liaison Report - Officer John Briggs – Not Present

Senator Toni Atkins Representative Cole Reed (ColeReed@sen.ca.gov) – Cole Reed reported on the following issues:

- 1) Dr. Addai received a Woman of the Year award for her selfless dedication to women who have cancer worldwide.
- 2) SB 411 is working its way through the State Senate. This bill would allow teleconferencing as was allowed during the emergency proclamation to continue without such an emergency proclamation.

Assemblymember Chris Ward’s Representative Rachel Granadino (Rachel.granadino@asm-ca.gov) or Ansermio Estrada – Not Present

Supervisor Terra Lawson Remer’s Representative Rebecca Smith (Rebecca.smith2@sdcounty.ca.gov) – Not Present

Mayor Todd Gloria’s Representative Emily Piatanesi (epiatanesi@sandiego.gov) – Not present

Councilperson La Cava’s Representative Krissy Chan (chank@sandiego.gov) - Not present however a written memo provided and include in these minutes.

City of San Diego Planning Representative Jeff Ryan (jtryan@sandiego.gov) - Not present

Announcements from the Chair

Coastal Connections Study Presentation during April 2023 board meeting.

Meeting adjourned at 9:02pm.



Torrey Pines Community Planning Board
DRAFT Board Meeting Minutes
April 18, 2023, 7:00pm
Del Mar Hill Academy – In Person w/ Zoom Link

Meeting Called to order by Adam Gevanthor at 7:00pm

Establishment of Quorum | Roll Call (X=Present)

Current Board Members		Term Start	Yrs of Svc				DARK	SPECIAL MEETING						
				5/19/22	6/21/22	7/19/22	8/16/22	9/20/22	10/17/22	12/20/22	1/17/23	2/21/2023	3/21/2023	4/18/2023
Adam Gevanthor	Chair	10/18/21	1	X	X	X		X		X	X	X	X	X
Greg Jabin	Vice Chair	6/27/22	1		X	X				X	X	X	X	X
Jeffrey Burges	Sec/Treas	12/20/22	0	X	X	X		X		X	X	X	X	X
Brad Remy		4/12/18	4	X		X		X		X		X		X
Deborah Currier		5/11/20	3	X	X	X		X		X	X	X	X	X
Sandip Patel		10/18/22	0								X	X		
Duncan Agnew		10/18/22	0							X	X	X	X	X
Evan White		10/18/22	0							X	X			X
Ian Galton		10/18/22	0							X	X	X	X	X
Lisa Coles		10/18/22	0							X	X		X	X
Dennis Ridz		11/18/21	1	X	X	X		X				X		X
Christy Herold														X
Jonathan Parot														X
Dee Rich														X
Liz Shopes														X
Total Present										10	9	11	7	14
% Present										77%	69%	85%	54%	93%
Quorum?										Yes	Yes	Yes	Yes	Yes

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Quorum Established with 14 of 15 (93%) members present at 7:00pm.

Approval of Agenda

Adam makes a motion to approve the agenda. Greg seconds, unanimous approval and the motion carried.

Approval of March 21, 2023 meeting minutes

Greg makes a motion to approve the March 21, 2023 meeting minutes. Ian seconded the motion, the vote was unanimous, and the motion carried. Minutes stand approved as distributed.

Public Forum

No public comment



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Filling Seats Reserved for Los Pinnasquitos Lagoon Foundation (LPLF)

Michael Halpern attended the meeting to receive his nomination to the Board.

Adam makes a motion to approve Michael Halpern for the reserved Los Pinnasquitos Lagoon Foundation seat. Greg seconds, unanimous approval and the motion carries. The Board warmly welcomes Michael Halpern!

Coastal Connections Discussion

- The board engaged in a discussion about the lack of attention to and plans for a coastal connection at the west end of Carmel Valley Road and Camino Del Mar/Coast Highway. This is the only connection in our jurisdiction.
- Adam commented that the loss of this current connection would push cars into our neighborhoods and walk distances will create unnecessary hardship on visitors and locals used to that heavily used connection.
- SANDAG principal design engineer for the LOSAN project attended the meeting in person to answer questions and respond to criticism.
- SANDAG's response to our concern about losing the current connection is that our connection concern is not within the study boundaries, meaning it was not studied at all, and will not be built.
- SANDAG also made clear that North County Transit is planning and developing the fence, not SANDAG. Further, the Coastal Commission is the decision maker.

Adam makes a motion that we write a letter to all stakeholders expressing concerns that they have not addressed this common pedestrian movement that is clear and has been part of prior studies. The letter will urge them to provide or preserve a path to continue the existing pedestrian movement, and that TPCPB should be considered a stakeholder in this process. The motion further requested approval for the Chair and Vice Chair to write the letter without need to get formal approval from the Board if complete before the next Board meeting. Adam agreed to send a draft of the letter to the board in advance. Dennis Ridz suggested this would not violate the Brown Act. Duncan seconded the motion, the vote was unanimous and the motion carried.

Housing Action Package 2.0 Draft Discussion

Adam introduced Alex Frost, the new City Planner for TPCPB. Alex is also the planner for the Mira Mesa Planning Board.

Alex briefed the Board on SB10 and the City of San Diego Land Use Amendment being proposed by City Council. Attached to these minutes is a circular from Neighbors For A Better San Diego describing many of the issues in the Housing Action Package 2.0.

The Sustainable Development Areas map attached to these minutes shows that 90% of the TPCPB jurisdiction falls within these areas.



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Community Goal/Priorities

Adam listed things we can tackle quickly:

- The visibility for stop signs on Carmel Valley Road – Duncan agreed to pursue this issue.
- Mango/DMH light synchronization
- DMH Corridor upgrades – pursue telecom companies that promised to decorate their installations.

Jeff presented his ideas for the Del Mar Heights Park along Durango Street, North of Del Mar Heights Road. Aerial pictures and basic acreage information were provided. The board expressed support for Jeff's pursuit. No Board action was taken.

Committee & Misc. Updates

CPC Update:

Brad Remy reported that CPC has a problem with the Balboa Park venue. Zoom meeting resumption is desired but not likely. SB10 is on CPCs agenda but not discussed yet. SDG&E undergrounding was mentioned as well.

Brad will forward the CPC agenda to our board.

Treasurer's Report

Jeff provided the following report:

- Jim Smith has provided the necessary details for me to open a new account for the Planning Board, to get that account out of Jim's name.
- We are flush with \$416.17 in the bank, and a \$20 credit with HostGator!
- We are paid up for the next 3 years on hosting.
- Jim briefed me on the expense reimbursement system so I will be ready.

Rail Committee

The Rail Committee currently awaits the next LOSAN study before taking next steps.

Dee reported on her efforts to provide details on the impact to the land adjacent to Pointe Del Mar that was set aside for wildlife refuge. Dee was inspired by the slogan she heard at a recent SANDAG public meeting, "protect, preserve and connect". The word connect in particular, relative to the purpose of the set aside land which is to connect the Lagoon to Crest Canyon. It should not be used for a train portal.

Reports

SDPD Liaison Report - Officer John Briggs – Not Present

Senator Toni Atkins Representative Cole Reed (ColeReed@sen.ca.gov) – Not Present

Assemblymember Tasha Boerner Horvath 77th Assembly District (unknown representative) – Not Present

Supervisor Terra Lawson Remer's Representative Rebecca Smith (Rebecca.smith2@sdcounty.ca.gov) – Not Present



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Mayor Todd Gloria's Representative Emily Piatanesi (epiatanesi@sandiego.gov)

- Streetlights – Emily described the daisy chain method of installation in the past. This daisy chain must end since many lights would otherwise not be out. These conversions are in process. The City is contracting out to private firms to handle the 5,700 lights that are out. Emily and Krissy are getting Get It Done messages personally.
- The Mayor's Fiscal Year 2024 budget was presented Friday, April 14th. This budget begins a multi-round negotiation with the City Council. Public input is very important.
 - The Mayor's budget fully funds police and fire and includes \$2,200,000 for additional police department administrative personnel.
 - The Smart Street Lights program gets \$4,000,000.
 - Infrastructure gets the largest allocation ever. 157 miles of street paving (2,800 miles total)
 - Homelessness gets \$80,000,000. Previously funding came from grants and the Federal government which is no longer sustainable or adequate. The budgeted funds will provide a 70% increase in shelter capacity.

Councilperson La Cava's Representative Krissy Chan (chank@sandiego.gov)

- Paving project underway north of Del Mar Heights Road,
- Budget Town Hall to be scheduled soon.

City of San Diego Planning Representative Alex Frost, Senior Planner (afrost@sandiego.gov)

- No additional comments

Announcements

No announcements

Meeting adjourned at 9:08pm.

IMPORTANT UPDATE: Once SB 10 is implemented, it CANNOT be UNDONE.



April 5, 2023 - **UPDATE**

As we are going through the Housing Action Package, one thing that stands out that wasn't mentioned in our last email is that if SB 10 is implemented, it **CANNOT** be reversed. **Ever**. Even by the same City Council that approved it, or subsequent City Councils.

Not only are we ramming this through without full consideration and without meaningful public input, but if SB 10 gets implemented using the same error-prone process the City uses with all its land-use decisions, there is NO opportunity to go back and fix it. Ever.

The only way to avoid the unforeseen consequences of SB 10 is to NOT implement it in the first place.

SB 10 is the WRONG SOLUTION to San Diego's housing problems.



April 5, 2023

The Housing Action Package 2.0 was just released and it's worse than anything we had imagined.

When was it made available for public review?

Yesterday, Tuesday, April 4th, only two days before it will be presented to the Planning Commission on Thursday, April 6th.

Thursday's Planning Commission meeting is information only – no action will be taken by the Commissioners. Also, although this is being billed as a "workshop", the Planning Department will not have to answer direct questions from the public.

Because the code is being presented for the first time at this meeting, previous public meetings on the Housing Package were meaningless public relations events for the City. Because the Planning Commission is appointed by the Mayor, we can expect that they will be uncritical supporters of the Housing Action Package.

[Click here](#) for the Planning Commission Agenda and the Zoom link.

What's in it? [Click here](#) for Housing Action Plan (HAP) 2.0 draft.

We have not had time to thoroughly review the package, but here are a few highlights:

- **Mayor Todd Gloria's SB 10 Opt-In:**
 - 10-unit apartment buildings on single-family lots.
 - Allowed in Very High Fire Hazard Severity Zones.
 - No CEQA protections.
 - Permitted pretty much anywhere in a Sustainable Development Area, but single-family zones are the real target.
- Even taller buildings allowed for [Complete Communities](#) projects.
- Allows Affordable units for Complete Communities projects to be located offsite, further entrenching San Diego's developer-pleasing separate but equal approach to affordable housing.
- Even LESS money collected from developers for infrastructure fees (libraries, parks, fire stations, etc...)

What happens next?

Even though the Planning Department won't have to address our concerns about this destructive Housing Action Package, the public can still voice their opinions through public comment, either online, call-in, or in-person at the 9 AM meeting on Thursday. ([See agenda for details.](#))

Continue to call or write the Mayor to express your concerns – all of this is happening at his direction:

Mayor Todd Gloria: **619-236-6330**

MayorToddGloria@sandiego.gov



Please help spread awareness and forward this email to someone you know.

Neighbors For A Better San Diego is a local non-profit group of San Diego neighbors, community leaders, and advocates formed to protect & preserve single-family neighborhoods from overdevelopment.

Our grassroots outreach efforts require funding.

[Please consider donating HERE.](#)

Missed an email?

[Check out our Email Update page.](#)

Torrey Pines Community Plan

Very low-density developments in Torrey Pines are located on the edges of environmentally sensitive areas. This provides for minimal disturbance by buffering these areas from higher density land uses. Very low-density areas in the Torrey Pines area include:

- The 27-lot residential subdivision of Del Mar Estates is located in the northern portion of the community along Racetrack View Drive. This development includes large single-family detached homes of 25 feet in height on large (average one acre) lots, and over 17 acres set aside in an open space easement. This development is located in an environmentally sensitive location, within the Focused Planning Area of the San Dieguito Regional Open Space Park Plan, situated south of the San Dieguito River and Lagoon and north of Crest Canyon. Because of the area's sensitivity, additional development (tennis courts, pools, decks, gardens, walls, lighting, etc.) shall minimize or eliminate impacts to these resource areas.
- Two low-density residential subdivisions exist near the northern portion of Torrey Pines Reserve Extension. One is located adjacent to the northwest corner of the reserve extension at the terminus of Mar Scenic Drive and Nogales Drive, and the other is located adjacent to the northeast corner of the reserve extension on Mira Montana. The Mira Montana project (approximately 19 residential lots and five acres of open space easements) is built out. All open space easement areas that are part of this project shall be preserved.
- Another very low-density project is located adjacent to the western boundary of the reserve extension, along Caminito Mar Villa and Via Mar Valle. This project is completely built out and consists of approximately 50 units, both attached and detached, and over six acres of open space easements. The open space easement located south of the homes along Via Mar Valle provides a crucial open space corridor linking the reserve extension to Los Peñasquitos Lagoon. This linkage shall be preserved and protected through the Open Space designation on the area.
- The Point Del Mar development is also a very low-density project, and is located on the bluffs northwest of Carmel Valley Road and I-5. This project includes approximately 99 single-family detached homes on large (half-acre) lots, and over 26 acres of open space easements. The open space easements located along the western portion of this project provide a critical wildlife corridor linking the reserve extension to the Los Peñasquitos Lagoon. This linkage has been preserved and protected by dedication and acceptance by the State Coastal Conservancy, and is managed by the Los Peñasquitos Lagoon Foundation. This area shall be preserved and protected through the Open Space designation on the area.

Low-Density (5-9 DUs/acre)

This density category is characterized by the conventional suburban subdivision, including single-family detached homes on 5,000- to 6,000-square-foot lots. Approximately 70 percent of the residential community is developed under this density category, which is implemented through the existing R1-5000 and R1-6000 Zones.

SAN DIEGO FREEWAY ROUTE 5



CARMEL VALLEY ESTATES

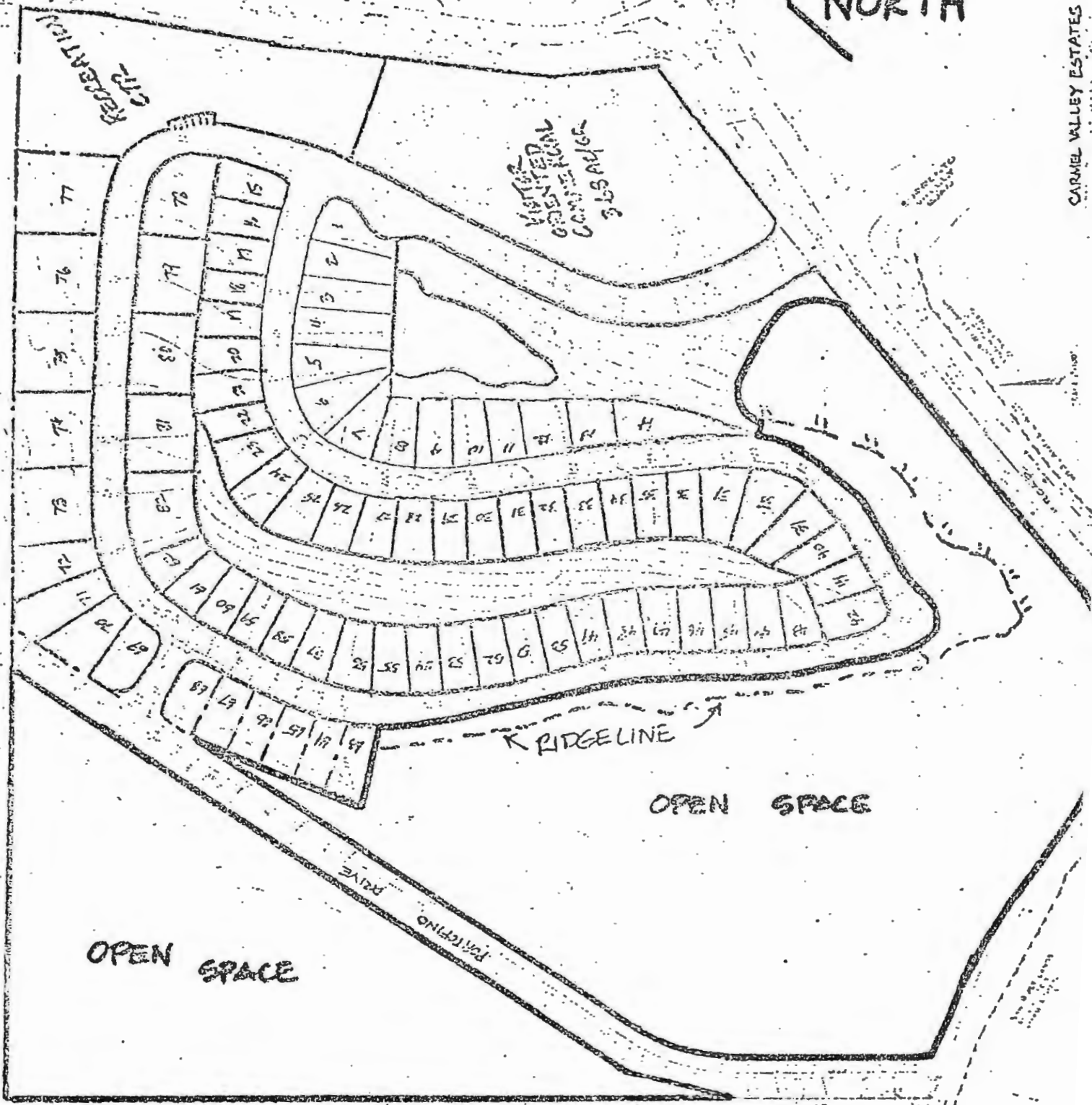
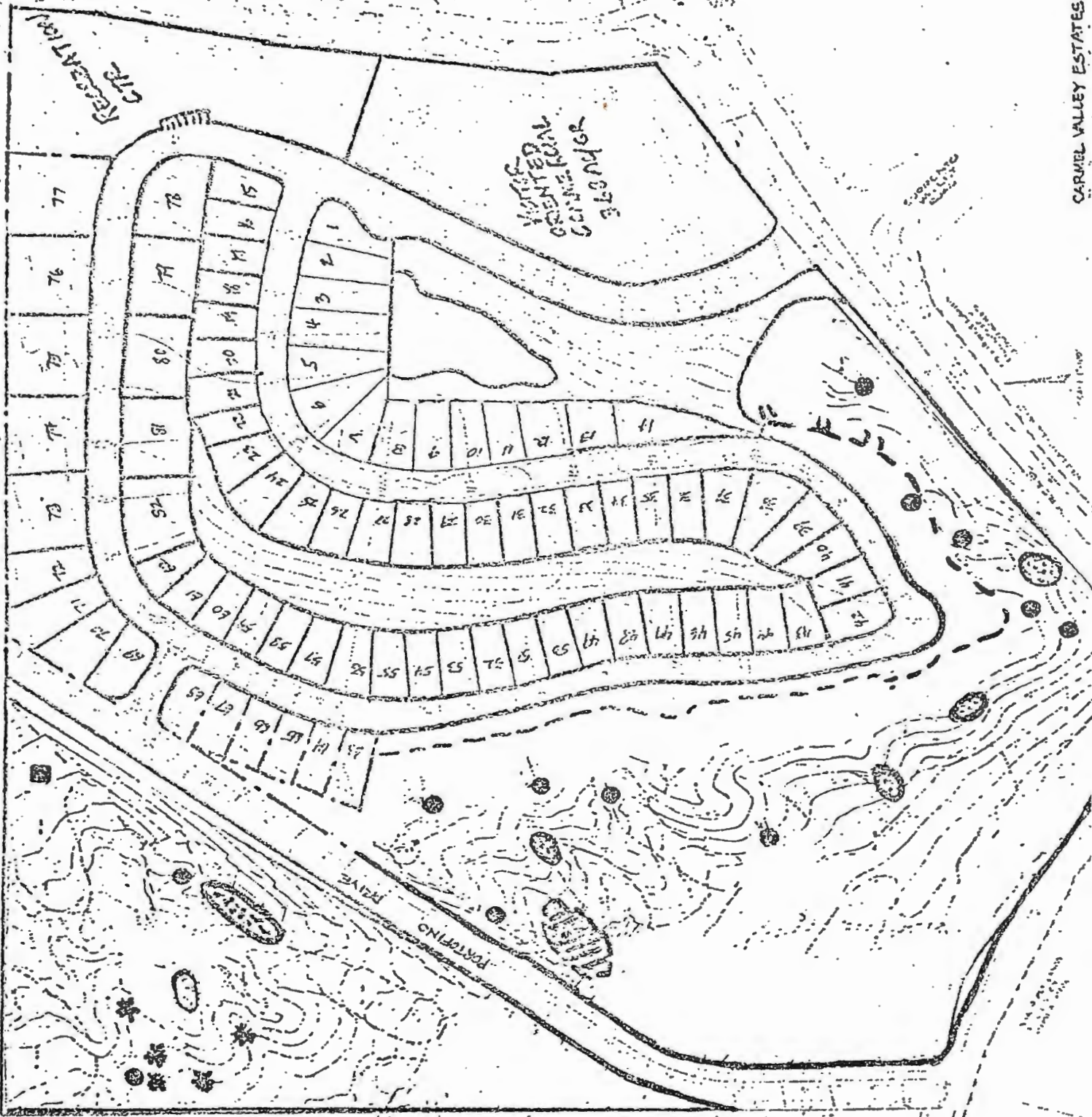
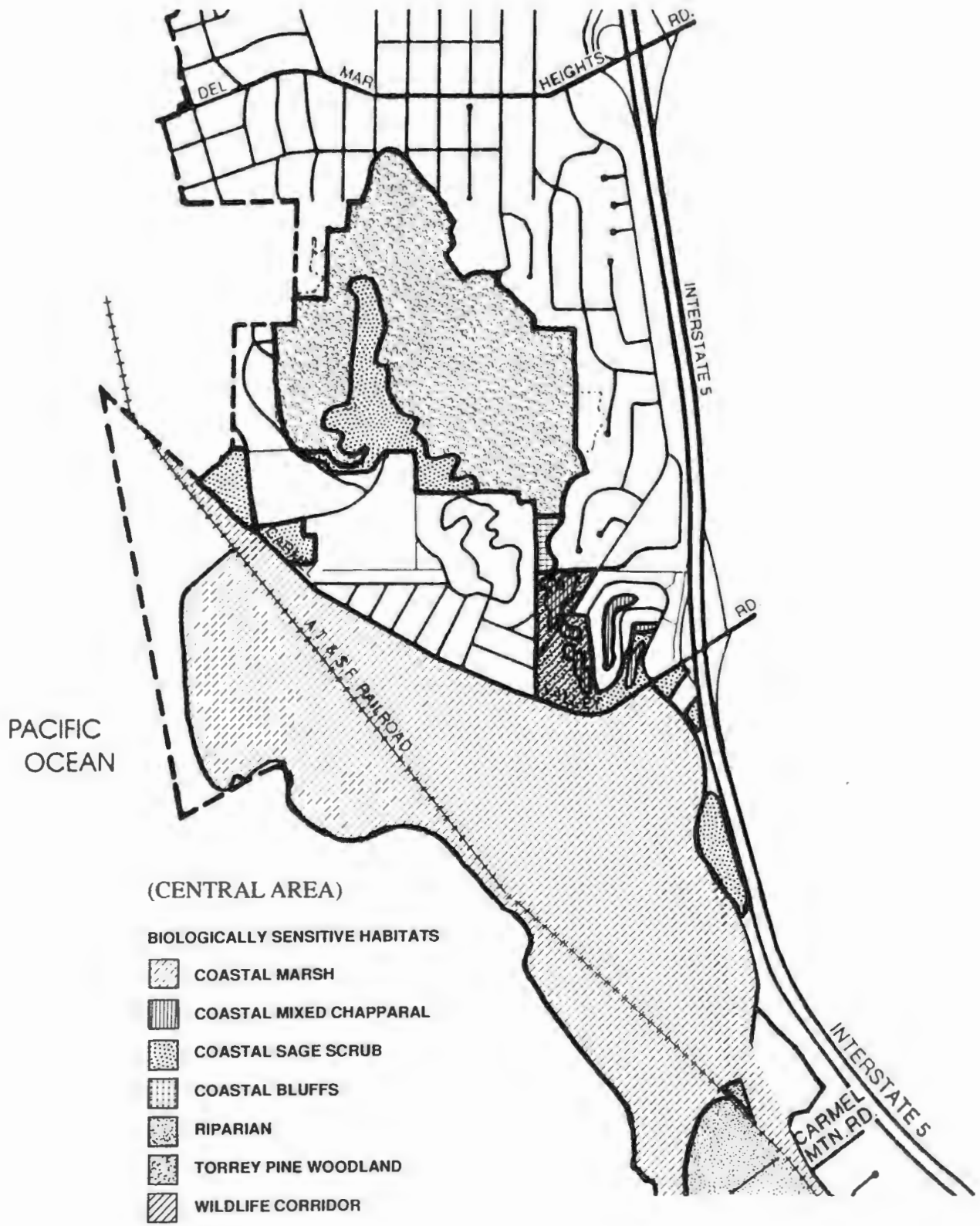


EXHIBIT A
(OPEN SPACE DEDICATION)



- *Ferocactus viridescens*
- < 25 individuals
- *Arctostaphylos glandulosa* ssp. *crassifolia*
- * *Pinus torreyana* (planted)
- *Dicentra occidentalis* (reported sighted)

EXHIBIT "B"
 (RARE AND ENDANGERED
 PLANT SPECIES)
 (FROM ADOPTED E.I.R.)



Biologically Sensitive Habitats (Central)
 Torrey Pines Community Plan – Appendix F

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 FIGURE

Del Mar Heights Park

Width	185	Feet
Length	1,000	Feet
Area	185,000	Square Feet
	4.25	Acres



High Bluff Park

Three Separate Areas

Width	45	Feet
Length	250	Feet
Area	11,250	Square Feet
	.26	Acres
All Areas	33,750	Square Feet
	0.77	Acres











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May 20, 2023, 7:00pm

Del Mar Hill Academy – In Person and Experimental Zoom Link

Meeting Called to order by Adam Gevanthor at 7:05pm

Establishment of Quorum | Roll Call (X=Present)

Current Board Members	Term Start	Yrs of Svc	DARK		SPECIAL MEETING		12/20/22	1/17/23	2/21/2023	3/21/2023	4/18/2023	5/16/2023
			7/19/22	8/16/22	9/20/22	10/17/22						
Adam Gevanthor Chair	10/18/21	1	X		X		X	X	X	X	X	x
Greg Jabin Vice Chair	6/27/22	1	X				X	X	X	X	X	
Jeffrey Burges Sec/Treas	12/20/22	0	X		X		X	X	X	X	X	
Brad Remy	4/12/18	4	X		X		X		X		X	x
Deborah Currier	5/11/20	3	X		X		X	X	X	X	X	x
Sandip Patel	10/18/22	0						X	X			x
Duncan Agnew	10/18/22	0					X	X	X	X	X	x
Evan White	10/18/22	0					X	X			X	x
Ian Galton	10/18/22	0					X	X	X	X	X	x
Lisa Coles	10/18/22	0					X	X		X	X	
Dennis Ridz	11/18/21	1	X		X				X		X	x
Christy Herold											X	
Jonathan Parot											X	x
Dee Rich											X	x
Liz Shopes											X	
Michael Halpern - LPLF Rep											X	x
Total Present							10	9	11	7	14	11
% Present							77%	69%	85%	54%	88%	69%
Quorum?							Yes	Yes	Yes	Yes	Yes	Yes

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Quorum Established with 11 of 16 (69%) members present.

Approval of Agenda

Adam makes motion to approve the agenda. Evan seconds, unanimous approval and the motion carried.

Approval of April 18, 2023, meeting minutes

Adam made a motion to approve the April 18, 2023 meeting minutes. Ian seconded the motion, the vote was unanimous, and the motion carried. The Minutes stand approved as distributed with unanimous approval and the motion carried.

Public Forum

Comments by Dennis Ridz: Dennis wants to inform group that the SD City council has approved the provision of \$10M to Caltrans for adding carpool lanes and removing bottlenecks, notably the I-56 to I-5 N connection, which will mean



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widening of I-5, construction of a flyover ramp and a new bridge at Del Mar Heights Road. Given previous community opposition to this, would like TPCPB to communicate objections to Councilman LaCava's office.

Adam noted that LaCava was having a town hall at the Carmel Valley library this Saturday.

Coastal Connections Discussion

Presentation by Allie DeVaux, SANDAG Senior Engineer, and Project Manager for the Coastal Connections project. What has been developed to this point is a conceptual study. The reason for the project is to provide mitigation for the Del Mar Bluffs Stabilization, as required by the California Coastal Commission (CCC) requirement). The seawalls mean that less sand will be available for natural beach replenishment; to mitigate the impact of this on recreational use, the CCC accepted an offsetting plan that would provide a walkway and better beach access.

The project involves an MOU between NCTD, SANDAG, and the city of Del Mar; it runs from Milepost 244.1 to 245.7, all within Del Mar city limits.

The Planning process began by looking at 40 possible access points, first reduced to seven. One considered was access from Torrey Pines Road at the bridge abutment. An overcrossing at this location had bad visual impact. An undercrossing was considered but dropped because of nearby access through the State Park, particularly for low-mobility users.

The current plan is a trackside trail, one crossing, and one accessway to the beach. It is not feasible to put the trail on the W side of the tracks, so it will be on the E side, from Seagrove Park to 4th Street.

The beach access possibilities were narrowed down to 11th St, 7th or 8th St, or the TP state beach. The CCC approval of the project reduced this to 11th or 7th street, as covering locations roughly the same distance from the two existing ones.

Both of these locations are in the public ROW and have good connectivity. The design concepts considered were:

Design concepts

For 11th: crossing at grade, beach access either stairs or (less likely) maybe ramps.

For 7th: crossing either under or over, beach access stairs or ramps.

Public outreach was all to Del Mar, from December 2022 to February 2023. Responses showed that at grade crossings were less popular because of the need to have train horns. So current plan is an undercrossing at 7th or 8th St; beach access will be either stairs or ramps, balancing accessibility against impact on the bluffs. If Federal funding is used ramps will be required.

Next steps: Del Mar has agreed to move forward with NS trail. Del Mar and NCTD must agree on the project and provide right-of-way.

Comments by Board members:

- The Torrey Pines crossing was not included in the Study due to SANDAG's misunderstanding about the opinion of the Los Penasquitos Lagoon Foundation and other stakeholders. The importance of the Torrey Pines crossing was subsequently affirmed by LPLF and others and it confirms the importance noted in the 1995 TRAC study.
- SANDAG explained that they did not include the Torrey Pines crossing at the request of CCC. SANDAG representatives agreed to amend their CCS to include this clarification, as well as their understanding that the Torrey Pines crossing remains an important access point.



Torrey Pines Community Planning Board
DRAFT Board Meeting Minutes
May 20, 2023, 7:00pm

Del Mar Hill Academy – In Person and Experimental Zoom Link

- The State Beach parking lot does not really provide access for people parked on Camino Del Mar north of the bridge, especially to the part of the beach now most accessible from there.
- The survey of public comment had too few responses, and none from the many visitors from elsewhere.
- There is a need to do pedestrian surveys to establish current use.

The Board was concerned that what is in the current report will affect NCTD's decisions about access going forward. We would like the report to include an addendum that makes it clear that this decision on beach access is not meant to evaluate TP access as unimportant.

Adam made a motion to request SANDAG to place an addendum in the report stating the positions of relevant stakeholders, and that the decision not to provide access from Torrey Pines Road was based on the CCC decision only. Jonathan seconded the motion, the vote was unanimous, and the motion carried.

COMMUNITY Goals/Priorities Discussion

Sorrento Valley

Adam presented an idea for rezoning in Sorrento Valley for more housing since otherwise density will increase in single-family areas, and ADU's without parking will appear and be a problem. There are 60+ acres between I-5 and Sorrento Valley Rd. that fall outside the "no residences" zone mandated by FAA rules. This area would to be need rezoned and the height limit changed.

Committee Updates

CPC

Brad reported that most of the discussion was about the application of SB 10 changes in the coastal zone, which is unpopular. The city is not differentiating coastal regions. The CPC voted that the city needs to slow its application of SB10 to allow for more comment on decisions.

The Board expressed some concern about "transportation zones" being created on the basis of planned public transport routes or ones that existed but have been abandoned.

Treasurer's Report – Jeff Burges

No Report

COW Training – Adam

All board members must take training every 12 months. Training is online.

Reports

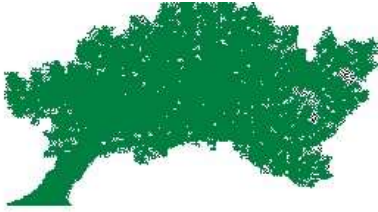
SDPD Liaison Report - Officer John Briggs – Not Present

Senator Toni Atkins Representative Cole Reed (ColeReed@sen.ca.gov) – Not Present

Senator Catherine Blakespear Representative Aurora – Introduced herself, because of redistricting we have, for now, two senators. Catherine Blakespear will be ours going forward.

Assemblymember Tasha Boerner's Representative – Not Present

Supervisor Terra Lawson Remer's Representative Rebecca Smith (Rebecca.smith2@sdcounty.ca.gov) – Not Present



**Torrey Pines Community Planning Board
DRAFT Board Meeting Minutes
May 20, 2023, 7:00pm**

Del Mar Hill Academy – In Person and Experimental Zoom Link

Mayor Todd Gloria’s Representative Emily Piatanesi (epiatanesi@sandiego.gov) – Not present

Councilperson La Cava’s Representative Krissy Chan (chank@sandiego.gov) – There is a town hall coming up. Transmission in Reserve area is being worked on and should be completed soon.

City of San Diego Planning Representative, **Alex Frost**, Senior Planner, City of San Diego Planning Department, (AFrost@sandiego.gov) – Not Present

Announcements from the Chair

None

The meeting adjourned at 8:45pm.



TORREY PINES
COMMUNITY PLANNING BOARD

MEETING MINUTES

Tuesday, June 20, 2023

In-Person at Del Mar Hills Academy Multi-Use Room: 14085 Mango Drive, Del Mar, 92014

Meeting Called to order by Adam Gevanthor at 7:03pm
Quorum Established with 12 of 16 (75%) members present.

Approval of Agenda

Greg makes motion to approve the agenda. Adam seconds, unanimous approval and the motion carried.

Approval of May 16, 2023, meeting minutes

The Secretary will complete the minutes taken by Duncan at the May meeting and those minutes will be voted upon at the July meeting.

Public Forum

A relatively large community group attended the June meeting, the majority appeared to be in attendance to voice their ~~opinions generally against~~ opposition to the proposed traffic signal: Scott Gillin, Michele Kipnis, Janet Matula, Shakha Gillin, Mercado Residents spoke at Mercado and Del Mar Heights Road.

An additional member of the community (Dick Hertzberg, City of Del Mar Resident) criticized the shortsighted view of SANDAG for wanting to continue rail passenger service along the coast and for not realigning it to the east following the route of the High-Speed Rail, thereby preserving our precious coastal resources. Regarding the traffic light concerns,

Responding to opponents of the traffic light, ~~Adam~~ Chair made clear that we can only listen but if a 2/3rd majority of the Board votes to ~~put~~ hear the issue back on the agenda for the next meeting, they may it can be added as an Agenda item. No Board action initiated.

Key points made by ~~the community~~ speakers regarding the traffic light:

- 1) No formal traffic and environmental studies done. Impact will be felt throughout the community and these impacts have not been studied.
- 2) Westbound drivers will have limited visibility to see the light with the afternoon sun bearing down. Recuerdo would be a better location.
- 3) No child safety studies while children cross Del Mar Heights to go to school.
- 4) The light will do nothing positive, only negative while a bridge over Del Mar Heights Road is what is necessary.
- 5) 9 Warrant Study is not a complete traffic study. The community believes the 9-warrant study should have led to a full traffic and environmental impact study.

LOSAN Rail Realignment Discussion

The current study to be released in August of 2023 will not refine the two routes, West under Camino Del Mar (generally) and East under Crest Canyon and exiting at Portofino and Carmel Valley Road. The study will ~~resolve to a much further study on those two alignments~~, according to SANDAG representatives present, will complete the preliminary analysis of the two preferred alignments with no preferred alignment selected. This process will be followed by further environmental review as required under CEQA. This was frustrating for the Board and

community to hear.

Comments made by Board and Community:

- Trains will be the older polluting type for the first 20 years of operations, then cleaner tech will replace,
- Greg feels the \$500,000,000 lower cost will push project to the West alignment,
- Dennis complained only a couple hundred people got noticed about the study,
- The coastal route has been a problematic route from the start and SANDAG should look at moving freight completely off coast; and consider having it share the high-speed rail alignment proposed for the Interstate 15 corridor This would open the possibility for commuter traffic to be potentially handled by an extension of the trolley and/or open up other alignment options that moving freight otherwise prevented.
- Light rail on a totally different track system and freight moved inland should be the ultimate solution,

Active community involvement with the Board resulted in discussions about creating a two-way communication to rally far-reaching support and get best ideas; and for potential fund raising, a necessary element to get things done. Jeff Burges offered to chair a committee to explore Web Site enhancements to create a community outreach and input system. Adam moved to have Jeff chair the committee, vote was unanimous, and the motion carried.

COMMUNITY Goals/Priorities Discussion

Traffic Safety

Del Mar Heights Road

The Board and Community had already discussed this issue as recorded herein. Adam made a conclusive point that our Board must build the foundation that will enable our own studies to be complete, in many instances with community expert help. The Mercado traffic signal is a case in point. We should be able to get more technical in our analysis and communicate same to the city on behalf of our community. (Jeff's version)

The community, according to the Chair, has been concerned about traffic safety along Del Mar Heights for over 20 years without anything more than a traffic light to show for it. To improve traffic safety along the corridor and come up with a comprehensive solution for Del Mar Heights Road we will likely need to further the effort ourselves. This will take funds to hire the technical experts and facilitators required to bring the community together and come up with solutions for us to consider. (Adam's edit)

Carmel Valley Road

Duncan, who is leading the effort to get a warning signal added along this corridor, will reach out to ~~Joaquin~~ Quintero (Krissy's replacement) in Councilmember La Cava's office and get things started.

Committee Updates

CPC – No Report

San Dieguito EMS District / County Service Area 17 / Liz Shopes

Liz provided a thorough review of CSA 17 - the EMS service arrangement in place for most of the Torrey Pines community. The City of San Diego is taking over a portion of the responsibility. Many do not know of the terrific service pricing in place. Liz's talking points and a CSA 17 map are attached to these minutes.

Treasurer's Report – Jeff Burges

Bank account can now be set up at US Bank. No change from last report. We have \$416.17 in the bank and Adam is due reimbursement of \$149.90 for Zoom annual fee.

COW Training – Adam

All board members must take training every 12 months. Training is online [if Board members were unable to attend the Zoom session.](#)

Reports

SDPD Liaison Report - Officer John Briggs – Not Present

Senator Toni Atkins Representative Cole Reed (ColeReed@sen.ca.gov) – Not Present

Assemblymember Tasha Boerner's Representative – Not Present

Supervisor Terra Lawson Remer's Representative Rebecca Smith (Rebecca.smith2@sdcounty.ca.gov) – Not Present

Mayor Todd Gloria's Representative Emily Piatanesi (epiatanesi@sandiego.gov) – Not present

Councilperson La Cava's Representative Juaquin Quintero (jquintero@sandiego.gov) - Not present

City of San Diego Planning Representative, Alex Frost, Senior Planner, City of San Diego Planning Department, (AFrost@sandiego.gov) – Not Present

Announcements from the Chair

None

The meeting adjourned at 9:02pm.



**Torrey Pines Community Planning Board
DRAFT Board Meeting Minutes**

July 18, 2023, 6:00pm

Del Mar Hill Academy – In Person and Experimental Zoom Link

Meeting Called to order by Adam Gevanthor at 6:04pm

Current Board Members	Term Start	Yrs of Svc	DARK		SPECIAL MEETING										
			8/16/22	9/20/22	10/17/22	12/20/22	1/17/23	2/21/2023	3/21/2023	4/18/2023	5/16/2023	6/20/2023	7/18/2023		
Adam Gevanthor	Chair	10/18/21	1		X		X	X	X	X	X	X	x	x	x
Greg Jabin	Vice Chair	6/27/22	1				X	X	X	X	X			x	x
Jeffrey Burges	Sec/Treas	12/20/22	0		X		X	X	X	X	X			x	x
Brad Remy		4/12/18	4		X		X		X		X		x		x
Deborah Currier		5/11/20	3		X		X	X	X	X	X		x	x	x
Sandip Patel		10/18/22	0					X	X				x		x
Duncan Agnew		10/18/22	0				X	X	X	X	X		x	x	
Evan White		10/18/22	0				X	X			X		x	x	x
Ian Galton		10/18/22	0				X	X	X	X	X		x		x
Lisa Coles		10/18/22	0				X	X		X	X			x	x
Dennis Ridz		11/18/21	1		X				X				X	x	x
Christy Herold											X				x
Jonathan Parot											X		x	x	
Dee Rich											X		x	x	x
Liz Shopes											X			x	x
Michael Halpern - LPLF Rep											X		x	x	x
Total Present							10	9	11	7	14	11	12	14	
% Present							77%	69%	85%	54%	88%	69%	75%	88%	
Quorum?							Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

*Per our bylaws, a fourth cumulative, or a third consecutive, absence from regular meetings in the board year (April-March) will result in a written report from the secretary documenting the seat's vacancy. The absence tally, above, will serve as said report. (Special meetings do not impact the tally.) Term of service is 3 years. Members cannot serve greater than 9 years of continuous service. Members that term out may wait 1 year before seeking another term.

Establishment of Quorum | Roll Call (X=Present)

Quorum Established with 14 of 16 (88%) members present.

Greg requested that the board change agenda item 9. A. iii., Community Goals/Priorities Discussion-Traffic Safety (Vehicular & Pedestrian) – Mercado/Del Mar Heights Traffic Light Status (Non-Action Item) from a non action item to an action item. Adam rejected Greg's request, citing Brown Act, Robert's Rules of order, and compliance with council policy 600-24. Further discussion ensued, including Dennis expressing interest in reinstating the 3 minute rule to Public Forum. Ian entered the discussion to achieve clarity on if and how the Chair's proposed agenda can be modified in advance of the 72 hour posting window. Adam suggested that the chair has the discretion to set up the agenda but that he is open to recommendations, which can be done using email.



Torrey Pines Community Planning Board
DRAFT Board Meeting Minutes
July 18, 2023, 6:00pm
Del Mar Hill Academy – In Person and Experimental Zoom Link

Approval of Agenda

Adam makes motion to approve the agenda. Deborah seconds, Adam, Deborah, Dee, Liz, Jeff, Ian, Michael, Brad and Lisa approved the motion, Dennis, Greg and Evan disapproved the motion. The motion carried with majority approval.

Approval of May 16, 2023, meeting minutes

Dennis made a motion to approve the May 16, 2023 meeting minutes. Adam seconded the motion, the vote was unanimous, and the motion carried. The Minutes stand approved as distributed.

Approval of June 20, 2023, meeting minutes

Jeff made a motion to approve the June 20, 2023, meeting minutes as distributed by Jeff on July 15, 2023. Greg seconded the motion. Before a vote could occur, Adam objected. Jeff and Adam argued about the objection. Adam called point of order and requested we defer approval and that we postpone consideration of the minutes. Jeff responded that a motion was made, it was seconded, and again called for a vote. Ian asked Jeff if he would explain the specific disagreements with Adam's proposed changes to his original minutes. Jeff said yes and began to explain when Adam demanded postponement and called point of order, not allowing Jeff to finish. Adam stated we are continuing this issue to a future time. Adam began to speculate if a postponement needs to be seconded while the secretary stated a motion has not been made. Adam forced conclusion by calling for a vote. The secretary could not determine the outcome of the vote. Dennis then suggested there are two sets of minutes, and we should choose between them. Adam stated he was ok with that amendment, however a proper motion was never made from the secretary's perspective. The original motion made by Jeff and seconded by Greg was never brought to a vote and therefore remains an active motion.

Public Forum

Dennis discussed the City of San Diego's moves to make property owners responsible for sidewalks.

Planning Group Recognition Process

Deb agreed to chair a subcommittee to complete the recognition application and by laws amendments.

Ethical Standards – No Action Taken

Community Representation & Participation Plan – No Action Taken

LOSSAN Rail Realignment Discussion

The LOSSAN Sub Committee will meet with Council Member La Cava's office on July 19th. Discussion ensued regarding the lack of City of San Diego involvement in LOSSAN activity. Emily Piatanesi in Mayor Gloria's office suggested that in addition to Council Member La Cava, communicate with Council Member Sean Elo-Rivera, the Vice Chair of SANDAG and City Council Person as well.

SANDAG will make a presentation to the Del Mar City Council regarding the LOSSAN Train Realignment Project on July 24th at 4:30pm. You may attend in person or you may watch live or after the fact using the link below:

<https://www.delmar.ca.us/359/Watch-Meetings-Live-On-Demand>



Torrey Pines Community Planning Board
DRAFT Board Meeting Minutes
July 18, 2023, 6:00pm

Del Mar Hill Academy – In Person and Experimental Zoom Link

Community Goals/Priorities Discussion - General

An Infrastructure Priorities Survey has been sent out by the Mayor's office. Discussion ensued regarding whether the board should provide a collective response or individually or both. The survey does not ask where the respondent lives, which concerned the board. The City will only provide a list of projects funded as a result of the survey, but not the survey results in total. Ian resolved that all should fill the survey out individually and use our outreach options to encourage the community. Adam will write an article for the Del Mar Times. A link to the survey can be found on the City of San Diego Planning Department web site.

Regarding the funding of projects, no longer is each community able to use Developer Impact Funds from developments in their community. It is now a city-wide fund and projects across all of San Diego are considered from that single funding mechanism.

Emily agreed to send Adam the current priorities list on hand at the City.

Adam committed to making all past priorities lists available to the board.

Community Goals/Priorities Discussion – Traffic Safety

Emily provided the following status update on the Mercado Traffic Light:

- The Mercado location was evaluated and approved for a traffic light in 2016.
- The Mercado location was re-evaluated and re-approved in 2019.
- It was evaluated using the California Manual on Uniform Traffic Control devices. This is pursuant to City Council Municipal Code; Council Policy 200-06.
- Factors used to evaluate a Traffic Signal,
 - Traffic volume.
 - Intersection geometry.
 - Collision history, etc.
- The 2019 evaluation is a public document and was shared with the Torrey Pines Community Planning Board prior to their vote in 2019.
- Emily was not familiar with the 9-Warrant Study.

The community suggested the following:

- The 9-Warrant Study was not done correctly, as follows:
 - Counted Right Hand Turns.
 - Prepared study for Commercial no Residential.
 - Study was not signed.
 - The code cited by Emily is out of date and no longer applies to traffic lights.

Adam moved to stop the community from continuing to discuss their concerns and spoke to the list of questions Greg and Adam worked on and provided to Council Member La Cava's office. The conversation then became contentious as Adam, Liz and Deb pushed back on further conversation while the community was adamant about continuing. Liz departed the meeting at 7:47pm. The community continued to ask questions and make points over Adam's objection.



**Torrey Pines Community Planning Board
DRAFT Board Meeting Minutes
July 18, 2023, 6:00pm**

Del Mar Hill Academy – In Person and Experimental Zoom Link

Additional points made by the community included:

- Speed limit could be reduced.
- Roundabout.

Additional points made by Adam:

- Raised Landscaped Medians.
- Bike Lanes.

Community Goals/Priorities Discussion – Public Open Space & Park Opportunities – No Time for Report

Community Goals/Priorities Discussion – Quality of Life Issues – No Time for Report

Community Goals/Priorities Discussion – Housing Goal Impacts & Potential Remedies – No Time for Report

Committee Updates

CPC – No Report

Treasurer’s Report – Jeff Burges

- US Bank account is set up.
- Jim Smith is sending me a check for all funds in the previous account.
- Adam will get reimbursed for Zoom costs when the new account is funded.

Reports

SDPD Liaison Report - Officer John Briggs

- Only one serious related home burglary in last couple months. 9 arrests with 15 pending from December 2022. The thieves are from the Los Angeles area.
- Kids have been well behaved this summer. Last summer there were 9 arrests of juveniles. None this year.
- The department is under staffed with just 4 officers per shift for our area.
- Dee commented on eBikes. Officer Brigg’s response:
 - Enforcement underway,
 - Many laws,
 - Traffic stops being made,
 - Working with Schools on the laws,
 - Under 18 yrs. old helmets required,
 - eBikes are not allowed on sidewalk,
 - If bike has 2 seats, it is legal for 2 riders
- Dennis asked if all cyclists must stop at all stop signs. They are required to stop.
- Ian discussed Torrey Pines State Beach parking area along Camino Del Mar/Coast Hwy. All agreed this remains a challenge for cyclists, pedestrians, and drivers.



Torrey Pines Community Planning Board
DRAFT Board Meeting Minutes
July 18, 2023, 6:00pm

Del Mar Hill Academy – In Person and Experimental Zoom Link

Senator Toni Atkins Representative Cole Reed (ColeReed@sen.ca.gov) – Not Present

Senator Catherine Blakespear Representative Aurora Livingston was in attendance.

- Introduced herself.
- Because of redistricting we have two Senators for now.
- Catherine Blakespear will be our Senator exclusively starting in 2024.
- Senator Blakespear signed onto a letter urging the federal government to establish a fund to assure the clean up of the Tijuana River Valley. Since 2018 100 billion Gallons of untreated toxic wastewater has crossed our border. 35 billion gallons this year alone. Letter calls on California Governor to declare a state of emergency, and then call on the President to declare a national emergency to re-build the wastewater treatment plant in Tijuana.
- Adam brought up Zoom meeting legislation. Aurora described the Los Angeles County Zoom legislation that, if it passes, will set the basis for other areas of California to adopt similar legislation.

Assemblymember Tasha Boerner's Representative – Not Present

Supervisor Terra Lawson Remer's Representative Rebecca Smith (Rebecca.smith2@sdcounty.ca.gov) – Not Present

Mayor Todd Gloria's Representative Emily Piatanesi (epiatanesi@sanidiego.gov) – Emily was in attendance.

- Emily's updates were provided throughout the meeting.
- The mayor partnered with Council member Stephen Whitburn to propose the unsafe camping ordinance. The ordinance was heard by City Council on June 13th and was passed. This ordinance is going to make amendments to the Municipal code to prohibit tenting encampments in areas that are deemed to be sensitive for public health and public safety, regardless if shelter is available or not. This includes within two blocks of the K through 12 schools, within two blocks of current homeless shelters, along transportation hubs and trolley tracks, city parks, canyons and waterways.
- Smart Street Lights – The Police Department is proposing to turn back on smart streetlights. They were implemented in 2015 however they were turned off to make sure that we were going through an appropriate process regarding privacy. The Privacy Advisory Board heard the issue and the Public Safety Committee will hear the issue this week.

Councilperson La Cava's Representative Joaquin Rivera (jrivera@sanidiego.gov) – Joaquin was in attendance.

- Introduced himself, UCSD Graduate, interned for Senator Feinstein and Mayor Gloria.
- Los Penasquitos Lagoon Restoration project over the course of several years. Construction will begin in the Fall of 2024. The project will remove fresh water to restore the salt marshes, assuring the lagoon will be enjoyed for generations to come.
- There is an informational meeting on the lagoon restoration on July 27th from 6pm to 7:30pm.
- San Diego Cool Zones in community centers and/or libraries. These are available when the temperature is above 85 degrees. They are open Noon to 6pm on weekdays and Noon to 5pm on weekends.
- Almost complete with new Green Recycling Bin distribution.

City of San Diego Planning Representative, **Alex Frost**, Senior Planner, City of San Diego Planning Department, (AFrost@sanidiego.gov) – Not Present



**Torrey Pines Community Planning Board
DRAFT Board Meeting Minutes
July 18, 2023, 6:00pm**

Del Mar Hill Academy – In Person and Experimental Zoom Link

Announcements from the Chair

- Vector Control Operation - The San Diego Vector control program will be performing a routine aerial larvicide application via helicopter onto the Los Penasquitos lagoon Wednesday, July 19th.
- SDG&E Undergrounding project will start Phase 2 soon.

The meeting adjourned at 8:10pm.



TORREY PINES COMMUNITY PLANNING BOARD

REGULAR MEETING AGENDA

Tuesday, July 18, 2023, **6:00 P.M.-8:00 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 (6:00 P.M.) Adam Gevanthor, Chair
2. APPROVAL OF AGENDA (6:05)
3. APPROVAL OF MINUTES
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 (two-minute limit per speaker).
5. PLANNING GROUP RECOGNITION PROCESS (6:10-6:20)
 - a. Amended Council Policy 600-24
 - b. Application Process
 - i. Operating Procedures
6. Ethical Standards
7. Community Representation & Participation Plan
8. LOSSAN RAIL REALIGNMENT DISCUSSION (6:20-6:30)
 - a. Status
 - b. Community Outreach & Education
 - c. Other
9. COMMUNITY GOALS/PRIORITIES DISCUSSION (6:30-7:20)
 - a. Traffic Safety (Vehicular & Pedestrian)
 - i. Del Mar Heights Rd Corridor
 - ii. Carmel Valley Rd Stop Sign Warning Signal
 - iii. Mercado/Del Mar Heights Traffic Light Status (**Non-Action Item**)
 - b. Public Open Space & Park Opportunities – Jeff Burgess
 - c. Quality of Life Issues
 - d. Housing Goal Impacts & Potential Remedies
10. COMMITTEE & MISC. UPDATES (7:20-7:35 P.M.)
 - a. CPC, Brad Remy/Adam Gevanthor
 - b. Treasury Report
11. COMMITTEE & MISC. UPDATES (7:35-7:55 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@sdcountry.ca.gov)
 - f. Mayor Todd Gloria’s Representative, **Emily Piatanesi**
 - g. (epiatanesi@sandiego.gov)
 - h. Councilperson LaCava’s Representative, **Joaquin Quintero**

Chair; Adam Gevanthor; Vice Chair, Greg Jabin; Treasurer & Secretary, Jeff Burges; Brad Remy; Deborah Currier; Dennis Ridz; Ian Galton, Lisa Coles, Sandip Patel, Evan White, Duncan Agnew, Dee Rich, Liz Shopes, Christy Herold, Jonathan Parot, Michael Halpern

- i. (jqintero@sandiego.gov)
- j. F. City of San Diego Planning Representative, **Alex Frost**, Senior Planner, City of San Diego Planning Department, (AFrost@sandiego.gov)

9. ANNOUNCEMENTS

10. ADJOURNMENT (8:00 P.M.)

Zoom Instructions:

The Zoom link below is experimental and may not be functional. It is not intended to replace in-person attendance. Video and audio may be limited and/or of poor quality.

Join Zoom Meeting

<https://us02web.zoom.us/j/81630775825?pwd=REYzOFZXdUw3V3RYNW9xbmlEcllvdz09>

Meeting ID: 816 3077 5825

Passcode: 92014

One tap mobile

+16699009128,,81630775825# US (San Jose)

+16694449171,,81630775825# U



TORREY PINES
COMMUNITY PLANNING BOARD

MEETING MINUTES

Tuesday, September 19, 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

1. Meeting called to order by Chair at 6:32 pm
9 Board members present at start. 3 additional Board members arrived shortly after. So 12 Board Members present. 12/15 = 80%
Present: Adam, Greg (acting Secretary), Brad, Deb, Evan, Ian, Dennis, Christy, Jonathan, Dee, Liz, Mike (12)
Absent: Sandip, Duncan, Lisa (3)
Vacant Seat: (1)
2. Motion by Adam to approve Agenda, with slight change, Officer Briggs moved to top. Liz seconded. Motion approved unanimously.
3. Officer John Briggs Report:
Discussed recent stolen car incident near Mango apartments on 9/17 and resulting police action, including helicopter making loudspeaker announcements.
eBikes are still an issue. Writing more citations.
Held Skate Jam at Pacific Highlands Ranch, very successful, 400 people attended.
No recent home burglaries in our area. However, a few commercial burglaries in Mira Mesa.
In answer to a question from the public, said that mailbox theft in our community is very low.
In answer to Dennis's question, said that shoplifting is hard to prosecute, especially since stores often don't report it, and they want to protect employees from confrontations.
Additional questions, email Officer Briggs: jbriggs@pd.sandiego.gov
4. Motion by Adam to defer approval of June minutes until after Adam adds back one deleted paragraph from Jeff's minutes and receives and reviews Deb's requested edits, and recirculates revised minutes for Board review. Greg seconded. Motion approved unanimously.
5. Public Forum – 3 speakers
 - a) Jim Smith (former Board member) – Community Forestry Advisory Board (CFAB) has an opening, he encouraged people to consider applying. They meet once per month. <https://www.sandiego.gov/trees/cfab>
 - b) Felicity (didn't catch last name) – Was against the Mercado traffic signal, but will hold her comments until Joe LaCava's presentation.
 - c) David Yonivitz (sp?) – LOSSAN track alignment questions, we said there is an agenda item where this will be discussed.
6. Proposed Undercrossing from North Beach Parking lot to Beach –
Adam presented slides we were sent by project team; good discussion. Ian asked if there is going to be an accommodation for pedestrians to get from the parking lot to the beach and back during the early to Spring 2024 construction period; Greg will send question to project team.
7. Infrastructure Goals/Priorities
Adam reviewed the 5 CIP projects that he, Dennis and Greg proposed. Motion by Adam to postpone further discussion and voting until this can be turned into an Action item and properly noticed, and discussed at a to-be-scheduled Special Meeting, along with Planning Group Recognition Process that Deb is working on. Deb seconded, motion approved unanimous

Chair; Adam Gevanthor; Vice Chair, Greg Jabin, Deborah Currier, Treasurer; Jonathan Parot, Secretary; Brad Remy; Dennis Ridz; Ian Galton, Lisa Coles, Sandip Patel, Evan White, Duncan Agnew, Dee Rich, Liz Shopes, Christy Herold, Michael Halpern

8. Meet and Greet with Joe LaCava. Joe’s presentation covered (and questions from Board and public addressed):

- a) Budget numbers are now submitted twice a year instead of just once (September and January);
- b) Redistricting – District 1 lost University City but gained Pacific Beach, so even more Coastal focus than before. Good mix of older neighborhoods (Pacific Beach, Del Mar, La Jolla) with newer.
- c) Repaved the east/west streets north of Del Mar Heights Road; north/south streets in the works.
- d) Water rate meeting was just before our meeting. 19% increase was approved, this difficult decision had been avoided by previous councils, they finally addressed the problem. Rates were going to increase 10.2% in December, Joe got this down to 5%. Three tranches total over the next 2+ years totaling the 19% increase, better than all at once.
- e) LOSSAN Rail realignment – Joe will make sure that our voice is heard. He doesn’t want to come out with a strong opinion yet (“Del Mar route” vs. “Del Mar Heights route”) because then he will be viewed as no longer being open minded, so he’s keeping his opinions to himself for now. (Note: Joe was referring to the “West alignment” and “East alignment”, respectively.)
- f) Sidewalk privatization – actually a state law, San Diego is unique in offering to pay for half the cost to reimburse homeowner’s cost of installing new sidewalks. Very controversial.
- g) Get it Done app is a big help in addressing deferred repairs and maintenance. Allowed the City to see the full scope of the problem, especially with potholes and street light outages. It was a wake-up call. We should all use this app.
- h) He understands that Sorrento Valley Road is in terrible condition and needs repairs badly; this will be addressed.
- i) DIF transfers from one community group’s budget to another. “Buckets” will be honored going forward; DIF paid by developers for Fire, Schools, Parks, etc , will now be required to be used for these categories going forward. He knows that 17 acres of parks are designated for our Torrey Pines community, but we actually have zero acres.
- j) Mercado Drive traffic signal – Numerous questions from the public, still a divisive issue.

9. Committee & Misc. Updates:

CPC – Brad said there was nothing to report.

Treasurer Report – Brad made motion for Deb to be Treasurer, Ian seconded, motion approved unanimously. (Deb had agreed to be Treasurer at the July meeting, this made it official.)

Planning Group Recognition Process – as noted above, Special Meeting will be scheduled to discuss, this is turning out to be more complicated than Deb had first envisioned.

Undergrounding – Adam reported that Del Mar Terrace is scheduled to have work continue in 2024.

Rail Subcommittee – Ian gave an update on rail realignment study and status. The TPCPB’s input was cited in the lengthy SANDAG report issued in August as to why the “I-5 Knoll” portal located near Pump Station 65 is now being considered as an option if an Eastern alignment is ultimately selected. A Rail Subcommittee Zoom call is scheduled for Wednesday 9/20 at 7:00 pm.

At 8:30 pm, Greg made a motion to extend meeting by 5 minutes, seconded by Dennis, motion approved unanimously.

10. UPDATES

Grant Ruroede introduced himself as our new Planning Department Representative and explained how he can assist our Board. Grant replaces Alex Frost, who has been promoted to Project Manager. Spoke about HAP 2.0, Land Use and Housing Meeting on Thursday, impending General Plan Update, Five Housing Acceleration Grants totaling \$4.8 million.

Juaquin Quintero (Joe LaCava’s Representative) gave an update on the Digital Customer

Experience Survey and an upcoming Listening Session. The City would like to enhance its digital presence and ease of use to the community, so they are soliciting feedback.

On October 7th there will be an Environmental Services presentation to help explain the City's recycling programs in order to obtain greater compliance. There will be flyers sent out the last week of September promoting this program; Juaquin left a flyer for the Board to review.

11. MISC.

Adam made an appeal for someone to be TPCPB Secretary, and Jonathan Parot stepped forward and volunteered ! Yay ! (I was so excited I didn't catch who then made and who seconded the motion, but needless to say, the motion was approved unanimous.



TORREY PINES

COMMUNITY PLANNING BOARD

REGULAR MEETING MINUTES

Tuesday, October 17, 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 if present.

1. CALL TO ORDER (6:30 P.M.) Adam Gevanthor, Chair
 - a. **Board members present: Adam Gevanthor, Jonathan Parot, Dee Rich, Deborah Currier (virtual), Greg Jabin, Michael Halpern, Ian Galton, Liz Shopes, Duncan Agnew, Brad Remy, Evan White (virtual), Sandip Patel (virtual)**
2. APPROVAL OF AGENDA (6:35) – **no changes**
3. APPROVAL OF MINUTES – **September minutes (with statement regarding Councilmember Lacava traffic comments) – motion approved.**
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).
5. **Application for Planning Group Recognition (to be submitted to the City by December 2023) – Adam and Deborah to make a redline version of proposed revisions to the TPCPB bylaws to be aligned with the Council Policy (Terms and Conditions for City Council Recognition of Torrey Pines Community Planning Board).**
 - a. **Review of the Online Application form.**
 - i. **Discussion on Member Composition Section (member affiliation, household income, race/ethnicity) to be consolidated into a form. Each board member received questionnaire and return to Deborah.**
 - ii. **How will your Planning Group be accessible to all members of your community?**
 - iii. **Discussion on Board seats for different types of member affiliation and community area locality – will get included in the bylaw revisions.**
 - iv. **Review the Guidelines for CPG Ethical Standards (to become attachment)**
 - v. **Further sections of Council Policy and Application responses to be reviewed and discussed within the Board**
 - **Motion approved for amending bylaws to a minimum for CPG application**

Chair; Adam Gevanthor; Vice Chair, Greg Jabin; Brad Remy; Deborah Currier; Dennis Ridz; Ian Galton, Lisa Coles, Sandip Patel, Evan White, Duncan Agnew, Dee Rich, Liz Shopes, Christy Herold, Jonathan Parot, Michael Halpern

- **Motion approved to proceed with CPG accessibility to members of the community**
 - **Adam to send out word documents for each board members to provide feedback**
6. PROPOSED Del Mar Hills Academy Modernization Project Discussion (6:45-7:15)
 - a. Scope involves modernizing the existing building and removal of portable classrooms. No change to the building footprint is planned.
 7. INFRASTRUCTURE GOALS/PRIORITIES (6:55-7:10) Action Item –
 - a. **On FY2025 Funding Priorities add Item 6. addition of “Funding set-aside for community park acquisition and development” and will discuss school priorities following month – motion approved.**
 8. NORTH BEACH MANAGED RETREAT PLAN (7:10-7:15) Action Item (**potential Agenda item**) – **not discussed**
 9. COMMITTEE & MISC. UPDATES (7:15-8:00) P.M.)
 - a. CPC, B. Remy/L. Shopes/A. Gevanthor
 - i. **Land development code update and CPC to receive draft amendments.**
 - ii. **City has not released schedule on next steps**
 - iii. **Housing Action Plan 2.0**
 - iv. **Liz to provide websites to be included in meeting minutes**
 - v. **CPC willing to offer funds for improving CPG meetings**
 - b. Treasury Report
 - i. **\$416.17 in account, plus \$20 credit for website**
 - ii. **Adam paid for Zoom license and microphone to be reimbursed by City**
 - c. Planning Group Recognition Process / D.Currier
 - d. Undergrounding/A.Gevanthor – **nothing to add. Utility poles along Portofino corridor.**
 - e. Rail Committee / I. Galton – **presentation recap on Engineer recap having to go underneath lagoon. Board members heard views that tunnel in the I-5 knoll area which is more preferable. However if pump station considered, it is best preference. Danny Veech was positively receptive on discussion on pump station tunnel that could be received positively with community feedback. Support of lagoon foundation and TPCPB letters. Upcoming meetings to include virtual meetings.**
 10. COMMITTEE & MISC. UPDATES (8:00-8:28 P.M.)
 - a. SDPD LIAISON REPORT, Officer John Briggs
 - b. Senator Toni Atkin’s Representative, **Cole Reed** (ColeReed@sen.ca.gov)
 - i. **Gov Newsom to act on all bills and legislation.**
 - **Bill SB447 state travel ban**

- **Increase oversight on in custody deaths that occur in jails**
- **Two measures to go to March 2024, to include mental services acts; introduce \$6.3 billion bond for housing targeting those with mental health issues.**

- c. Assemblymember Tasha Boerner-Horvath Representative (unknown)
- d. Supervisor Terra Lawson Remer's Rep, **Rebecca Smith**
- e. (rebecca.Smith2@sdcountry.ca.gov)
- f. Mayor Todd Gloria's Representative, **Emily Piatanesi**

i. Adam to send out Mayor's summary

- g. (epiatanesi@sandiego.gov)
- h. Councilperson LaCava's Representative, **Joaquin Quintero – report provided on street light repair, street repairs, councilmember priorities on public safety and public health.**
- 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 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

Passcode: 92014

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• +1 646 558 8656 US (New York)

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- +1 564 217 2000 US



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@sanidiego.gov)
- h. Councilperson LaCava's Representative, **Joaquin Quintero**
- i. (jquintero@sanidiego.gov)
- j. F. City of San Diego Planning Representative, **Grant Ruroede, AICP Senior Planner, City of San Diego Planning Department, (gruroede@sanidiego.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.

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<https://us02web.zoom.us/j/84187528593?pwd=Q1FKbUZqOTlkcXdaOWNWQnF2TDJ3dz09>

Meeting ID: 841 8752 8593

Passcode: 92014

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TORREY PINES COMMUNITY PLANNING BOARD

REGULAR MEETING MINUTES

Tuesday, January 16, 2024, **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 THE AGENDA (6:31 P.M.) **Emily from Mayor Gloria's office requested to be following Public Forum (Section 4)**
3. APPROVAL OF MINUTES
 - a. **June 2023 meeting minutes have been unanimously approved**
 - b. **November 2023 meeting minutes have been unanimously approved**
 - c. **Meeting minutes to be published to Torrey Pines Community Planning Board website.**
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 public personnel or items presented.**
5. NEW OPERATING PROCEDURES, Bylaws, & PLANNING GROUP RECOGNITION PROCESS (6:31-7:15 P.M.) (**Action Item**)

Discussion of NEW Planning Group Operating Procedures and application submittal.

Review Section 4.3 Community Representation. Residential component (property, landowners); Business category to include both commercial and industrial component (Sorrento Valley); and one seat reservation for Lagoon Foundation;

Review Section 4.3.1. One (1) appointed seat originally created for Los Penasquitos Lagoon Foundation.

If a member of the Lagoon Foundation is not available, does the seat stay open and reserved for the Lagoon Foundation; or to another qualified Appointment Member category?

Should separate and additional seats be held for other qualified Appointment Member categories?

Propose: "Should a representative of the Los Penasquitos Foundation not be available to serve, an environmental organization involved in the preservation and enhancement of Coastal open space, such as... (list out specific organizations)"

Unanimous vote to amend section to include additional environmental organizations.

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, Michael Halpern

Review Section 4.3.2 – One (1) designated seat for local businessperson; and one (1) seat for a renter.

If no resident renter available, the planning board may appointment a runner-up candidate to serve until the next election.

Unanimous vote to amend section.

Adam to make edits on application “How Planning Group to fairly represent all members of your community?”

Board to vote on approving New Operating Procedures and Planning Group Application submittal with edits provided to Board (with ability to amend in future).

Unanimous vote to proceed with submittal.

ELECTION PREPARATION (7:15-7:30 P.M.) (Action Item)

Preparation for March election to fill Board seat vacancies.

Need for elections representative per Community Board bylaws. Reviewed the process for the elections.

Adam to provide a follow email to the Board requesting (or identifying) for volunteer for elections representative.

6. PROJECT REVIEW (7:30-8:00 P.M.) (Action Item)

A. Grading Permit for ADU at 12984 Via Grimaldi: Project No. 1088659 (0.297-acre site) in the RS-1-7 (Residential Single Unit-1-7)

Coastal Overlay Zone (Non-Appealable-1), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (PIOZ-Coastal Impact), within the Torrey Pines Community Plan, Council District 1 for the grading of a total of 5,650 square-foot for a new accessory dwelling (ADU) unit and garage on a developed site with an existing Single Family Dwelling Unit. Additionally, the project site is within the Paleontological Sensitivity Area, and Geologic Hazard Category 53. Process 2 – Coastal Development Permit (CDP) pursuant to San Diego Municipal Code (SDMC) Section 126.0702 for the grading on a developed site within the Coastal Overlay Zone.

Applicant: Julian Ortega / jortega@urbanadesigngroup.com / Urbana Design Group

City Project Manager: Jose Bautista / JABautista@saniego.gov / 619.557.7983

Review of PRC feedback and notes shared with City Planner (provided via email by Adam)

- **Why is the existing driveway not being used**
- **Why is the project being separated into two project**
- **Driveway provides more paving than allowed of landscape**
- **Location of existing trees on lot**
- **Grading and site distance**
- **Applicant present: extreme measures taken for above and beyond required by the City.**
 - o **Why such a large amount of hardscape? To allow exiting property before going onto street. Proposed as a permeable surface.**

- Discussion on neighbors reviewing the plans?
- ADU discussion on garage being included in FAR.
- City requested Grading Permit from ADU permit.
- No current intent to lot split
- Concerns
 - Visibility triangle on the Via Grimaldi
 - Hardscape / softscape percentages per code
 - 16' driveway width and second driveway allowed on lot and within parking impact overlay zone
- Unanimous vote to approve project

7. COMMITTEE & MISC. UPDATES (8:00-8:15 P.M.)

- a. CPC, B. Remy/L. Shopes – no updates presented
- b. Treasury Report - **\$416.17 balance**
 - i. Projector Purchase Discussion
 - in March, Board will need to go back to utilizing school district projector
 - Possibility to resume board meetings at Del Mar Heights school?
- c. Rail Committee / I. Galton
 - No further update from Ian.
 - Adam reached out to representatives of Sierra Club. Still awaiting feedback on date.
 - Support letter from TPCPB including 3 additional letters, Lagoon Foundations, Sierra Foundation, Torrey Pines Conservatory
 - Dee pursuing on who is providing the approval on the southern portal

8. COMMITTEE & MISC. UPDATES (8:15-8:30 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**
 - i. **On January 10, Mayor gave fourth state of City address**
 - **Public Safety – Chief of PD announced retirement. City staff starting outreach process for next Chief of Police. There will be 9 different community forums. Open to all, same format with each forum. Online survey available to those who can't attend in person.**
 - **Homelessness – this time next year, 1,000 new shelter beds. City received encampment resolution grant (specifically downtown) on outreach for connected services.**
 - **Housing**
 - **Infrastructure – continued focused on rebuilding roadways**

(last year the highest invested year), streetlights (\$2.3M invested last FY), stormwater, pure water (project for 50% of SD water supply in 2035)

- g. (epiatanesi@sandiego.gov)
- h. Councilperson LaCava's Representative, **Joaquin Quintero**
 - i. **Budget Process – last week each council office needed to provide priorities memo.**
 - ii. **Local council office to post this to website when completed and submitted**
 - **Board provided local community priorities to Councilmember**
 - iii. **Every month, representative available in Carmel Valley public library for public comments**
 - iv. **If any submittals to “Get it Done”, be sure to include Councilperson Representative, Joaquin Quintero.**
- i. (jqintero@sandiego.gov)
- j. F. City of San Diego Planning Representative, **Grant Ruroede, AICP Senior Planner**, City of San Diego Planning Department, (gruroede@sandiego.gov)
 - i. **Housing Action Plan 2.0 Update – not going to include SB10.**
 - ii. **Land Development Code Update – going forward for public hearing in the next couple months. Workshops to be opening with code amendments.**
 - **Changes to front setback to ADUs, AB 2221**
 - **RE zone going away**
 - **Non-habitable space not counting on FAR**
 - **Uniform feet on setbacks**
 - **SANDAG grants for \$4.8M to include pre-approved plans for ADU, duplexes, triplexes, etc. along with Midcity Community Plan update and other actions.**

9. ANNOUNCEMENTS

- **Deborah Currier to not run for reelection in March 2024**
- **Christy Herold to immediately resign from Board as of January 2024.**

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>

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**PRELIMINARY
DRAFT**

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, Michael Halpern

www.torreypinescommunity.org



TORREY PINES COMMUNITY PLANNING BOARD

REGULAR MEETING MINUTES

THURSDAY, February 22, 2024, **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 THE AGENDA (6:31 P.M.)
3. APPROVAL OF MINUTES
 - a. **January 2024 meeting minutes not provided in advance of February 2024 board meeting. Jonathan to send out meeting minutes to be approved in March.**
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 public comments**
 - b. **Dennis – background on Carroll Canyon Creek flooding. City Stormwater department came back with list of 200 sites needing improvements for flooding. Continued issues with Chollas Creek flooding.**
5. DEL MAR TUNNEL DISCUSSION, Steve Quirk (6:35-7:55 P.M.)
6. MEETING PLACE DISCUSSION (**Action Item**) (7:55-7:05 P.M.)
 - a. **Del Mar Hills will be starting modernization project June 1st, so May meeting will be our last date at Del Mar Hills Academy for a while. Another option will need to be found.**
 - b. **New Del Mar Heights Innovation Center, unsure when available. Potentially available in July.**
 - c. **Jonathan offered location to meet in Torrey Hills. To be determined based on remaining meeting at Del Mar Hills Academy and Del Mar Heights Innovation Center.**
 - d. **Discussion on returning meetings to Thursdays versus Tuesday. Carmel Valley and La Jolla potentially meet on Thursdays. Will place as agenda item for March 2024 meeting.**
7. ELECTION PREPARATION (7:05-7:15 P.M.) (**Action Item**)
 - a. Preparation for potential March election to fill Board seat vacancies.
 - i. **Sandip is now ineligible due to absence in attendance. Adam is proposing to have him appointed in March 2024.**
 - ii. **Ian is against idea as Sandip has not been physically present during board meetings.**

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

- iii. **Board discussed continuing towards open election in March as application deadline was 2/19/24.**

8. PROJECT REVIEW (7:15-8:00 P.M.) (Action Item)

14256 Pinewood Dr. - PRJ-1107304 _14256 Pinewood Dr. Del Mar, CA 92014

Coastal Overlay Zone (Non-Appealable-1), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (PIOZ-Coastal Impact), within the Torrey Pines Community Plan, Council District 1 for the construction of a new 1,002 s.f. addition to an existing 2,072 S.F. single-family residence at 14256 Pinewood Dr., Del Mar, CA 92014. Proposed Gross Area of new residence to be 3,074 S.F. Zone: RS-1-6

- a. Applicant presented project on an informational basis at December PRC meeting. Concerns were raised about the relationship between the new two-story structure (south side in particular) whereby there are no single story transitional architectural elements to mitigate abrupt transition to the existing single-family residence located on south side of project. The abrupt transitions between new and old are identified as a concern in our Community Plan and adversely affects community character. The PRC stressed the importance of adding a single-story element and/or other architectural element(s) to mitigate this abrupt transitions in scale, consistent with policies contained in the Community Plan.
 - i. **Review of the project changes to include second level bedroom popouts and ground level changes.**
 - ii. **Greg makes motion to approve project, Dee seconds motion. Unanimous for approval.**
 - iii. **Applicant making request for Community Planning Board to expedite approval to City project manager.**

9. COMMITTEE & MISC. UPDATES (8:00-8:15 P.M.)

- a. CPC, B. Remy/L. Shopes – **Brad attended meeting with discussion on Land Development Code adjustments and revisions.**
- b. Treasury Report – **no changes or updates. Board will need a new treasurer.**
- c. Rail Committee / I. Galton – **Ian recapped a meeting with Brian Elliot to discuss how community is not being represented. Two personnel (City of San Diego) from committee have not come to present to the Community Board on representation. Request for direct contact on Representative and if they would support proposal on southern portal with pump station and I-5 knoll. Del Mar committee (Terry G.) has a seat on SANDAG.**
 - i. **SANDAG reached out for presentation. Adam asked to have SANDAG present at next month's meeting for presentation to community.**
- d. Undergrounding Block 1Y – A. Gevanthor – **addressed below**
- e. **CSA-17 – putting team together for reviewing budget through 2029 for ambulance services.**

10. COMMITTEE & MISC. UPDATES (8:15-8:30 P.M.) **Adam request to move representative discussions and reports to Item 5. Unanimous vote for change.**

- a. SDPD LIAISON REPORT, Officer John Briggs
- b. Senator Catherine Blakespear, 38th District, **Aurora Livingston**

(aurora.livingston@sen.ca.gov)

- i. **Only representative in office that falls in District 38th and covers 11 community meetings monthly. Only likely to attend quarterly.**
 - ii. **New legislation session has begun, thousands of bills have been introduced,.**
 - **Chair of Lossan Rail Corridor subcommittee and planning body. Focus on future and maintenance from SLO to Port of SD. Making more resilient to climate change.**
 - **Not the same as tunnel realignment project (SANDAG).**
 - **Alex Davis is Senator's subject matter expert on rail corridor.**
 - **Community has provided feedback on potential rail realignment given collapse and impact to environmental resources**
 - iii. **Housing, homelessness, transportation, gun violence, environmental stewardship**
 - iv. **District work. On 3/20/24 in Carlsbad there will be a fentanyl town hall**
 - v. **Accepting nominations for Women who Inspire in the district**
Office has direct contact with state agencies (i.e. DMV) if there are any issues with services.
- 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**
- g. (epiatanesi@sanidiego.gov)
- h. Councilperson LaCava's Representative, **Joaquin Quintero** (jquintero@sanidiego.gov)
- i. **Recap on recent North County Communities town hall attendance**
 - ii. **Office had meeting with Brian, Rail Committee with Mayor's office and stakeholders including SANDAG to discuss community concerns.**
 - iii. **Ian requested for a feedback on consideration for tunnel**
 - iv. **North County transit district has survey online that people can leave feedback on rails and corridor. Looking for community input and feedback on Sorrento Valley stations**
 - v. **As of Fall 2023, Block 1Y underground project (remaining undergrounding for SDG&E overhead utility lines, i.e. Del Mar Terrace), hope to have project begin in Summer 2024 with community meeting potentially in Spring 2024.**
 - vi. **Request for update on construction signs stating construction on Carmel Valley Road.**

- vii. **Request for feedback on Carmel Valley Road (at Via Gramaldi & Via Aprilia) safety signage or notifications on stop sign.**
- viii. **Del Mar Heights Road at El Camino Real & Landsdale is to be repaved.**
- ix. **With additional funds for infrastructure repairs, what happens to the Maintenance Assessment District**
- i. F. City of San Diego Planning Representative, **Grant Ruroede, AICP** Senior Planner, City of San Diego Planning Department, (gruroede@sandiego.gov)

11. ANNOUNCEMENTS

12. ADJOURNMENT (8:30 P.M.)

Zoom Instructions:

Join Zoom Meeting

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TORREY PINES COMMUNITY PLANNING BOARD

REGULAR MEETING MINUTES

TUESDAY, March 19, 2024, 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
Meeting called to order at 6:35 P.M. (large audience in attendance)
Absent: Lisa Coles, Jonathan Parot
2. APPROVAL OF THE AGENDA (6:31 P.M.)
Moved by Adam, seconded by Greg, approved.
3. APPROVAL OF MINUTES
Moved by Adam, seconded by Greg, approved.
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).
No public comments on non-agenda items.
5. BOARD SEAT NOMINATION (6:35-6:40 P.M.) (**Action Item**)
 - a. Consideration and approval of Eric Thies to Board for three (3) year term.
Eric was elected unanimously.
6. COMMUNITY UPDATES (6:40-6:55 P.M.)
 - a. SDPD LIAISON REPORT, Officer John Briggs
 - b. Senator Catherine Blakespear, 38th District, **Aurora Livingston** (aurora.livingston@sen.ca.gov)
 - c. Assemblymember Tasha Boerner-Horvath Representative (unknown)
 - d. Supervisor Terra Lawson Remer's Rep, **Rebecca Smith** (rebecca.smith2@sdcounty.ca.gov)
 - e. Mayor Todd Gloria's Representative, **Emily Piatanesi** (epiatanesi@sandiego.gov)
 - f. Councilperson LaCava's Representative, **Joaquin Quintero** (jquintero@sandiego.gov)
Joaquin's comments are included as an addendum below.
7. LOSSAN RAIL REALIGNMENT UPDATE PRESENTATION (6:55-8:00 P.M.)
 - a. SANDAG staff will present an update about the project, what has been studied so far, and what comes next, with an emphasis on track alignment alternatives affecting the Torrey Pines Community.
Very informative presentation with lots of questions from Board members

Chair; Adam Gevanthor; Vice Chair, Greg Jabin; Secretary, Jonathan Parot; Treasurer, Deborah Currier; Brad Remy, Dennis Ridz; Ian Galton, Lisa Coles, Evan White, Duncan Agnew, Dee Rich, Liz Shopes, Michael Halpern

and the community. Presentation available on request.

8. MEETING VENUE & DAY CHANGE DISCUSSION (Action Item) (8:00-8:10 P.M.)

- a. Del Mar Hills will be starting modernization project June 1st, so May meeting will be our last date at Del Mar Hills Academy. Meetings will be moving to Del Mar Heights in July/August. Another option will need to be found for June/July. Potential day change discussion.

Discussion about moving the Board meetings back to the third Thursday of the month like they used to be before being moved to the third Tuesday. This would provide more time between the PRC meetings and Board meetings and avoid conflicts with City Council meetings allowing District 1 Councilmember to attend. Motion to move to Thursdays made by Adam, seconded by Greg, passed 11 in favor with 2 abstentions. This change will be effective once our meeting venue moves back to Del Mar Heights Elementary School, provided time slot is available.

June & July meetings could be held in a commercial facility in Sorrento Valley offered up by Jonathan.

Questions about if Board meetings could be conducted via Zoom as they were during the pandemic. This is being looked into by several governmental agencies at both the State and Local level. We will continue to monitor this.

9. NOMINATION OF TREASURER (8:10-8:15) (Action Item)

New Board Member Eric Thies agreed to be our Treasurer. Motion made by Adam, seconded by Duncan, approved unanimously.

10. COMMITTEE & MISC. UPDATES (8:15-8:28 P.M.)

- a. CPC, B. Remy/L. Shopes – **Liz reviewed Land Development Code updates.**
- b. Rail Committee / I. Galton – **Ian recapped what we heard in the SANDAG presentation and other thoughts.**
- c. San Dieguito EMS District / County Service Area 17 / Liz Shopes
- d. Undergrounding Block 1Y – A. Gevanthor

11. ANNOUNCEMENTS

Dennis said that Caltrans is trying to move forward with 56 flyover bridge over the I-5. Need to monitor. Del Mar Heights Bridge will need to be rebuilt. Discussion about the possibility of there being no way to head south on I-5 when driving from west to east. (Greg highly doubts this).

Adam thanked Deborah Currier for her many years of service to the community and on the TPCPB. (This was Deborah's last TPCPB meeting as a Board member.)

Motion made to extend meeting by 5 minutes to recap SANDAG presentation, approved.

12. ADJOURNMENT (8:30 P.M.)

Meeting adjourned by Adam at 8:35 P.M.

Zoom Instructions:

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• +1 669 444 9171 US

• +1 719 359 4580 US

• +1 253 205 0468 US

Hi Adam,

Thank you for a great meeting last night. Please find below the community engagement opportunities discussed in my update.

Sincerely,

Joaquin

SD Fire Chief Community Forum

- Fire Chief Colin Stowell is retiring after 34 years of service
- The City requests community input on qualities for the next Fire Chief. Opportunities include:
 - [Survey Here](#)
 - In-person meetings
 - Wednesday, April 3, from 5:30 – 7:30 p.m.
 - Martin Luther King Jr. Recreation Center, 6401 Skyline Dr.
 - Thursday, April 4, from 5:30 – 7:30 p.m.

- Kearny Mesa Recreation Center,
3170 Armstrong St.

Independent Budget Analyst: Budget Crash Course

- Opportunity to learn about the budget process from City staff
 - Thursday, March 21st from 5PM – 6PM
 - [RSVP Here](#)

Council President Pro Tem LaCava's La Jolla Town Hall

- Opportunity to meet with and ask questions to CPPT LaCava directly
 - La Jolla Recreation Center
 - Tuesday, March 26th from 5:30 PM – 6:30 PM

LaCava's Column: Weekly Newsletter

- Our newsletter is now weekly!
- [Subscribe to our newsletter!](#)

Joaquin Quintero

Community Representative

Office of Council President Pro Tem Joe LaCava

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Office (619) 236 - 6979

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Pronouns: he/him/his

