



TORREY PINES

COMMUNITY PLANNING BOARD

Project Review Committee: Chair Designee Adam Gevanthor, Brad Remy, Dan Jensvold, Jake Mumma

Hi there,

You are invited to a Zoom meeting.

When: Apr 14, 2022 05:00 PM Pacific Time (US and Canada)

Register in advance for this meeting:

<https://us02web.zoom.us/meeting/register/tZwvdOuqqzwqEtQk4UYaIpzVjnFPSTHF3fWn>

After registering, you will receive a confirmation email containing information about joining the meeting.

1. TRIPP 1 CHANNEL MAINTENANCE PROJECT, SORRENTO VALLEY ROAD/TRIPP COURT

The Project is proposed as routine maintenance and is currently under review by the City's Development Services Department (DSD) as part of the Substantial Conformance Review (SCR) process. This project is being reviewed as a process 2 SCR, and as part of that process a recommendation from the applicable CPG is required prior to authorization by DSD.

Project location is the intersection of Tripp Court and Sorrento Valley Road. The project is located at an unnamed channel just southeast of this intersection.

Project Contact:

Ashley Dulaney, Assistant Planner, Stormwater Department
City of San Diego
Main Line: (619) 527-7545

2. PROJECT 695881 - DGT-13591-13601 NOGALES DR CDP

Scope/Location:

TORREY PINES. (Process 2) - Coastal Development Permit for a lot line adjustment between two adjacent lot owners at 13591 Nogales Drive and 13601 Nogales Drive. The 1.40-acre and 0.16-acre sites are in the RS-1-3 and RS-1-6 Zones & Coastal (Non-Appealable) Overlay Zone and Coastal Height Limit Overlay Zone within the Torrey Pines Community Plan area, Council District 1.

Project Contact:

Galvez III, Oscar
(619)533-3683
GalvezO@sandiego.gov

Applicant:

David F. Smith
Coffey Engineering, Inc. | Project Planner

Ph (858)831-0111 Ext. 209

www.torreypinescommunity.org

Note: Comments from the public limited to 3 minutes without prior approval



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3. PROJECT 697502 TORREY PINES U-STOR-IT

Scope/Location:

TORREY PINES (PROCESS 2) Coastal Development Permit and Neighborhood Development Permit to demolish an existing vacant building, and to construct a new 3-story, 168,655-square-foot self-storage building with 2 basement levels, located at 11391 Sorrento Valley Road. The 1.46-acre site is in the IL-3-1 Zone and Coastal Overlay (Non-Appealable) Zone within the Torrey Pines Community Plan area. Council District 1. Project Contact:

Project Contact:

Shepherd, Ollie
(619)236-5580

OShepherd@sandiego.gov

[NOTE: THIS PROJECT WILL NOT BE DISCUSSED AT THIS MONTHS MEETING
HOWEVER THE LOSS OF PRIME INDUSTRIAL LAND USES IN SORRENTO VALLEY
WILL BE.](#)

4. PROPOSED AMENDMENTS TO 50% RULE

BACKGROUND:

Once a year the City of San Diego accepts suggested changes to the Municipal Code. The TPCPB recommended amendments to the 50% Rule CDP Exemption that exempts modest improvements from Coastal Development Permit (CDP) requirements.

PRIOR TPCPB RECOMMENDATION:

The PRC and TPCPB, in conjunction with the La Jolla Planning Group, proposed changes to discourage abuse of this rule that allows applicants to process a series of permitted improvements to skirt CDP requirements and associated review by our Board. As a result, we agreed to the following recommendation:

That the 50% rule exemption should not be allowed such that it encourages applicants to skirt the CDP permit process. Time period between applications should be lengthened to discourage serial processing and requested that exemptions be limited to projects that have not used the 50% rule exemption during the 36-60 months prior.

PROPOSED (for our consideration):

The La Jolla Planning Group has further amended this for the 2022 revision cycle to be as follows:

Add the following two exclusions from exemptions from CDP review to SDMC §126.0704(a):

§126.0704(a)(9): Improvements to any *structure* that would result in an increase of 50 percent, or 1,000 square feet of total *gross floor area* calculated according to §113.0234, whichever is less.

§126.0704(a)(10): Improvements to any *structure* that was previously exempted from obtaining a CDP, pursuant to §126.0704(a), within the past five years.

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