



Torrey Pines Community Planning Board

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www.torreypinescommunity.org

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BOARD MEMBERS: Dennis E. Ridz, Chair, dennisridz@hotmail.com; Cathy Kenton, Vice Chair; Kenneth Jenkins, Treasurer; Patti Ashton; Richard Caterina; Chris Cooper; Roy Davis; Michael Foster, Cliff Hanna; Greg Heinzinger; Nancy Moon; Norman Ratner, Noel Spaid; Bob Shopes; Michael Yanicelli.

Councilmember Sherri Lightner, First District
202 C Street, 10th Floor
San Diego, CA 92101

May 23, 2010

Subject: Torrey Pines Community Planning Board (TPCPB) stance on amending Prop. M

At our May 13th meeting of the Torrey Pines Planning Board, the full board discussed the Carmel Valley Prop M subcommittee report on Prop M and the discussions that took place at the Carmel Valley Board meeting of May 11, 2010. As a result, a motion was made, seconded and passed unanimously. The motion stated:

“ The Torrey Pines Community Planning Board shall send a letter of support to Council District One in support of the Carmel Valley’s report dated May 4, 2010 as amended on May 11, 2010. Furthermore, the Torrey Pines Community Planning Board will make every effort to support placing an amendment on the San Diego City ballot and support its passage.”

As Chair for the TPCPB, I spoke to the Board about the reasons for supporting a ballot measure and would like to convey to you the gist and tenor of that discussion. I spoke about a three-legged tripod consisting of Pacific Highlands Ranch amenities, SR-56 direct connector ramps and the PHR Master Plan concept as a Transit Oriented Village.

It is my belief that the citizens of Pacific Highlands Ranch (PHR) should not be held hostage to the limitation that only 1,900 dwelling units can be built at PHR until the connectors between I-5 and SR-56 are completed and operational. The original Prop M was crafted to provide environmental safeguards to the citizens of Carmel Valley and neighboring regions. This task has been accomplished and it is now time for the City Council and Mayor to prepare a phased development plan for PHR that provides for the public facilities that were contemplated in the PHR Master Plan.

The Prop M phrasing about ‘direct connector ramps’ between I-5 and SR-56 are viewed as burdensome to the Torrey Pines community. The onerous language would only allow for Caltrans ‘70 foot high Flyover connector ramps’ alternative to meet the wording of Prop M. The Torrey Pines Community Planning Board was openly rejected this idea of a massive flyover as detrimental to Torrey Pines community along the I-5 corridor.

The Carmel Valley subcommittee report section *c. Additional Issues for Consideration* best defines the intent of the PHR Master Plan under items iii., iv. and v. These three items were suggested by TPCPB Board to strengthen and clarify the concept of “transit-oriented, walkable Village Center for PHR”.

I read comments to the TPCPB from the SANDAG regional Stakeholders Working Group (SWG) Peer Review Panel findings that speak on the issue of **Leadership** and **Champions**. It is worth repeating that “ all successful transit

systems need proactive and well-informed champions. Increasingly, bicycle and pedestrian advocates are supporting transit when they see opportunities for enhancements between the various modes.”

The TPCPB is a willing partner in this effort to assist our neighbors in Carmel Valley and Pacific Highlands Ranch. As such, our Torrey Pines Community Board offers our assistance in the process to amend Prop M and provide ideas that will strengthen citywide support for future passage.

Dennis E. Ridz, Chair TPCPB

CC: Frisco White, Scott Tillson