



TORREY PINES

COMMUNITY PLANNING BOARD

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

Annual Report of the Torrey Pines Community Planning Group

April 2022 – March 2023

Section I. Introduction

The Torrey Pines Community Planning Group (TPCPB) is led by the following officers:

- Adam Gevanthor, Chairperson,
- Greg Jabin, Vice Chairperson, and
- Jeff Burges, Secretary & Treasurer.

Subcommittees include:

- Project Review Committee,
- LOSAN Subcommittee,
- Bylaws Subcommittee,
- Elections Subcommittee.

Section II. Administrative Matters

- The TPCPB conducts board meetings on the 3rd Tuesday of every month except for August which is dark.
- During the fiscal year beginning April 2022 and ending March 2023, the TPCPB conducted 10 meetings.
- During the fiscal year, leadership of TPCPB changed three times, with Adam Gevanthor now serving as Chairperson.
- TPCPB modified its by-laws to allow for a total of 16 board members, an increase from 13.
- TPCPB has members representing the following categories.
 - Property Owners and Residents
 - Business Owners
 - Property Owners but Non-Residents
- TPCPB does not currently have members representing the following but continues to seek out participation of the following group:
 - Renter Residents
- In addition, the board has a seat reserved for the Los Pennasquitos Lagoon Foundation, which is now filled.

Section III. Members Summary

The TPCPB has 16 board members as a result of the March 2023 election. TPCPB does not have issues maintaining its membership levels. Our election was productive, and we now have a full slate of members on our board.

Section IV. Community Plan Preparation, Plan Amendments, and Implementation

The TPCPB engaged in a Community Plan Amendment during the fiscal year of April 2022 through March 2023 to increase the available Board seats to 16 from 13.

Oversite of Community Plan implementation is the focus of TPCPB activities.

Section V. Special Projects

The TPCPB took action on the following issues during the fiscal year reported on herein:

- 1) Los Penasquitos Lagoon Restoration Phase I. The board provided time for the project managers and designers to present their plans. The board and public reacted with questions and suggestions.
- 2) LOSAN Train Re-alignment - Tunneling. The TPCPB has provided time for SANDAG to present to the board and community the evolving plans and alignment options for this project. We further provided written and verbal correspondence to SANDAG and government officials in this regard.
- 3) Coastal Connects Preliminary Study – Provided time to SANDAG to present a general overview of their Coastal Connections Project Study that provides rail overcrossings within the City of Del Mar. SANDAG has not provided a rail crossing at the south end of their study area.
- 4) SDG&E Undergrounding. TPCPB established a committee to attend public meetings and briefings, provide the board and members of the public with updates and expectations, and provide comments and suggestions to SDG&E and government.
- 5) Del Mar Heights Road Traffic Signal. The TPCPB continues to discuss this project with the City in order to inform an anxious public about the timing and designs. TPCPB also includes Del Mar Heights Road traffic calming as a key priority for our community. Additional aspects of this traffic signal, including the coordination with the Mango and Crest Way signals, are being recommended to the City so that we may achieve the maximum benefit from the improvement.
- 6) A Special Election was held October 18th, 2022, to fill three (3) open seats.
- 7) A General Election held March 23rd, 2023, to fill 5 open seats. The board is now fully seated.

Section VI. Overall Summary of Project Review & Community Development

The TPCPB Project Review Committee reviewed and made recommendations to the Board who subsequently acted on the following projects: (List Vote Results)

- 1) Tripp 1 Channel Maintenance Project Phase I – Board vote 7 Yay, 0 Nay, 0 Abstention - Approved
- 2) 13591-13601 Nogales Drive – Board vote 7 Yay, 0 Nay, 0 Abstention - Approved
- 3) Torrey Pines U-Store-It
- 4) Proposed Amendments to the 50% Rule prepared in conjunction with La Jolla Town Council
- 5) Los Penasquitos Lagoon Restoration Phase I, provided input to applicant

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- 6) Peace Crowell Law Office – 2236 Carmel Valley Road, PRC reviewed project 3 times, submitted preliminary comments to City, applicant does not want to return according to City PM.
- 7) El Amigo Road – Weber Residence - Board vote 6 Yay, 0 Nay, 0 Abstention - Approved
- 8) 12785 Via Felino – Board vote 6 Yay, 0 Nay, 1 Abstention - Approved
- 9) 2482 Pinewood Street - Board vote 10 Yay, 0 Nay, 0 Abstention – Approved
- 10) 2288 Via Aprillia - Board vote 10 Yay, 0 Nay, 0 Abstention - Approved
- 11) Agora Campus CDP/NDP – 4075 Sorrento Valley Blvd.
- 12) 4202 Sorrento Valley CDP/SDP – 4174 – 4206 Sorrento Valley Blvd.
- 13) Digi-Sheres Residence DCP/SDP Project 691451: 10 yes, 0 no, 0 abstention.
- 14) Industrial 2 Emergency Channel Project PRJ-1056838; 12 yes, 0 no, 0 Abstention

Section VII. Activities of Associated Community Organizations

- The TPCPB cooperates often with the Los Pennasquitos Lagoon Foundation, State Parks, and Crest Canyon organizations on matters related to the reserve open space/development interface.
- The TPCPB cooperates with the City of Del Mar, and other planning groups due on matters of common interest.
- The TPCPB is actively represented on the CPG.