



Torrey Pines Community Planning Board
14151 Boquita Drive, Del Mar, CA 92014
www.torreypinescommunity.org

BOARD MEMBERS: Dennis E. Ridz, Chair, dennisridz@hotmail.com ; Dee Rich, Co-Chair; Noel Spaid, Vice Chair; Patti Ashton, Treasurer; Jake Mumma, Secretary; Richard Caterina; Barbara Cerny; Cathy Kenton; Nancy Moon; Norman Ratner; Bob Shopes; Pat Whitt.

Torrey Pines Committee Planning Board

MONTHLY MEETING MINUTES

Thursday, July 10, 2014 at 7:00 PM
Del Mar Hills Academy, Performing Arts Center
14085 Mango Drive, Del Mar CA 92014

NOTE: Times assigned for each item are approximate. Agenda items and order are subject to modification at the beginning of the meeting at the discretion of the Chair. Any item may be pulled from Consent Agenda and added to the regular agenda by request. To request an agenda in alternative format - sign language, oral interpreter or Assistive Listening Devices (ALDs) - please contact the Planning Department at (619) 236-6879 five (5) working days prior to the meeting to insure availability.

CALL TO ORDER/INTRODUCTIONS -

- The meeting was called to order at 7:00 PM by Dennis Ridz.

Attendance -

Board Member:	Present	Excused	Absent
Patti Ashton	X		
Richard Caterina	X		
Barbara Cerny	X		
Cathy Kenton	X		
Nancy Moon	X		
Jake Mumma	X		
Norman Ratner	X		
Dee Rich	X		
Dennis Ridz	X		
Bob Shopes			X
Noel Spaid			X
Pat Whitt	X		
Michael Yanicelli	X		

A. NON-AGENDA PUBLIC COMMENT –

1.

- Francis Barraza, the Director of Appointments from Mayor Kevin Faulconer’s Office, was present at the meeting to answer any questions and concerns.
- She indicated that the Torrey Pines Community Plan Update has been put on a list for review at some point in the future.
- Dennis Ridz proposed setting up a meeting with Ms. Barraza to go over the board’s focused community plan update proposal.

2.

- Tracey Williams, the Community Relations Officer from SDPD, announced that there is a new Superintendent for the North-Western Division.
- Officer Williams explained that it’s a busy time of year for burglaries and that it’s important to not leave anything in your car.
- According to Tracey, the problematic section of the sidewalk along Del Mar Heights Rd. has been brought to the attention of the appropriate people so a safety resolution can be reached.
- Norman Ratner brought to Tracey’s attention a Stop Sign on the corner of Durango Dr. and El Amigo Dr. that is obscured and almost covered by a hedge.
- Tracey was concerned and will be looking into the issue.

B. GENERAL ANNOUNCEMENTS & COMMENTS –

- Dennis Ridz announced that the first medical marijuana dispensary has been proposed on Roselle St. in the Sorrento Valley area of the Torrey Pines Community.
- Dee Rich claimed that the proposed building for the dispensary is located close to Pump Station 24 which is in a remote area of Sorrento Valley.

C. MODIFICATIONS TO THE AGENDA –

- None.

D. REVIEW AND ACTION TO APPROVE PAST MEETING MINUTES –

- Dennis Ridz motioned to approve the Meeting Minutes from June’s meeting, seconded by Patti Ashton and unanimously approved by the board.

E. REPORT BY TREASURER –

- Patti Ashton reported that the board’s treasury hasn’t changed and that it still contains \$912.88.

F. CONSENT AGENDA ITEMS –

- None.

G. ANNOUNCEMENTS –

H. LISTING AND ORDER OF AGENDA ITEMS for Planning Board Meeting

ITEM 1: DISCUSSION/Possible Action Item: Motion to appoint Michael Yanicelli to term ending in March 2015.

- Michael Yanicelli has previously served on the Torrey Pines Community Planning Board and would like to get back involved with board.
- Dennis Ridz commented that Michael was very involved with the commentaries and draft EIRs of many projects.
- Dee Rich motioned to appoint Michael Yanicelli to the board for a term ending in March 2015, seconded by Patti Ashton and unanimously approved by the board.

ITEM 2: Discussion/ INFORMATION ITEM: District 1 and County Updates

A. Supervisor Dave Roberts – Adam Kaye

- Adam Kaye, the representative from Supervisor Dave Roberts office, stated that Supervisor Roberts joined Diane Jacob in rolling out the Pace Program, which allows homeowners access to a new type of financing for home improvements to reduce energy bills that is repaid through property tax bills.
- Mr. Kaye announced that the Sheriff's Department has endorsed a new community notification program called Nixle.
- Mr. Kaye explained that the county has reported a case of Tularemia that was found in a house cat in San Marcos. Tularemia can be contracted from ticks which county residents should be aware of.
- Dennis Ridz brought to Mr. Kaye's attention the fact that the waste receptacles in Crest Canyon have been moved and that there were no longer any dog waste bags for visitors to use.
- Pat Whitt asked about funding for the San Dieguito River Park. Adam Kaye and Francis Barraza both explained that funding has been restored for one year and after that funding will be assessed.

B. Councilmember Lightner – Alexa Lazar

- Alexa Lazar, the representative from Councilmember Lightner's office, stated that there is a new oversized vehicle ordinance being enacted on August 1, 2014.
- From 2:00a.m. – 6:00a.m. vehicles over 10ft. in height and 27ft. in length will not be allowed to park on the city streets without a permit.
- SDPD will be enforcing this new ordinance.

ITEM 3: DISCUSSION/Possible Action Item: 2460 El Amigo: Applicant Tom Klauda Project 362903

- The construction of a new 4,400sqft. two story home has been proposed.
- The existing 2,800 sqft. home will be demolished and the 8,800 sqft. lot will be re-graded to accommodate the design of the new home and the subterranean garage.
- Tom Klauda explained that there will be a 15 ft. setback from the back of the property line to the new structure. In addition, the proposed structure will be 20 ft. in height which is well below the 30 ft. height limit.
- Mr. Klauda added that the new driveway will be from Mercado Dr. and no longer El Amigo Dr. as the parcel is situated on the corner of the two streets.
- According to Mr. Klauda, the city is requiring the installation of a cement sidewalk along the whole perimeter of the property.
- Morton Printz, a neighbor of the property, complimented the design features of the proposed structure, but, had concerns about the size and height of the new home.

- Mr. Printz explained that the proposed structure would be obstructing the view from his home and that reducing it a foot in height would make a large difference in preserving part of the view from his home.
- Mr. Printz was also concerned about the installation of a sidewalk around the property in that if this is done, what would prevent the city from requiring it be continued around his property. He added that the majority of the neighborhood lacks sidewalks and with that in mind, questioned if it was really necessary to add one.
- El Amigo Dr. already has existing sidewalks across the street from this project for “Safe Passage to School”.
- The board discussed the possibility of DG (decomposed granite) as an alternative to where the cement sidewalk would be. This idea was approved and implemented on the newly constructed home that the board approved on the corner of Durango Dr. and Cordero Dr.
- Christina Turner Griffin, a neighbor of the property, complimented the design of the property, however, expressed concern about the roof height and the street tree ordinance that would require a tree every 30 ft. around the perimeter of the property.
- Diana Scheffler, a neighbor of the property, was also concerned about view preservation, and agreed with both Mr. Printz and Mrs. Turner Griffin that reducing the roof height by one foot would make a big difference.
- Tom Klauda claimed that there may be a possibility in dropping the roof line slightly and that he would propose it to the owner of the property.
- Michael Yanicelli commented on the thoughtful design of the property and the overall layout. However, he is supportive of the idea of reducing the roof line height for the surrounding neighbors’ sake, if possible.
- Rich Caterina agreed with Michael’s comments.
- Michael Yanicelli motioned to approve the project (Project 362903 – El Amigo CDP) with the following condition, that Decomposed Granite be used in lieu of concrete sidewalks, seconded by Rich Caterina. Vote count to approve project was 10-0-1.

ITEM 4: DISCUSSION/Possible Action Item: FEIR One Paseo (If not available we will discuss the I-5 NCC Caltrans report to CCC.

- Dennis Ridz explained that at 4:30p.m. it was heard that the City Attorney got their comments and answers to DSD.
- Dennis asked Alexa Lazar, “Can Kilroy take the project to the Planning Commission without the approval from the Carmel Valley Board?”
- Dee Rich summarized the I-5 NCC Caltrans Report and stated that there will most likely be no mitigation and that the HOV lanes will probably not be accessible from on/off-ramps within the Torrey Pines Community.
- The board is concerned about a decline in property values from the project.
- In addition, Dennis Ridz is concerned about perpetuating lung problems in area residents from the project.
- It was discussed that overall, there doesn’t seem to be any good coming to the community from the project.
- Norman Ratner was curious as to why the overpass couldn’t be moved further South on I-5 to the area parallel to the Los Penasquitos Lagoon.
- Barbara Cerny explained that she believed that idea had been discussed some time back but was not possible due to the angle of the curve.

- Cathy Kenton is concerned about the lack of public transit, a problem that doesn't seem to be getting addressed.

I. **INFORMATION TPCPB REPORTS** (As available, maximum 5 min)

- None.

J. **NON-AGENDA ITEMS** (Constituting new or future business)

- Dennis Ridz announced that there will be no board meeting in the month of August.

K. **ADJOURNMENT**

- The meeting was adjourned at 8:35 PM.