



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; Michael Yanicelli

Torrey Pines Committee Planning Board

MONTHLY MEETING MINUTES

Thursday, September 18, 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 p.m. 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 –

- None.

B. GENERAL ANNOUNCEMENTS & COMMENTS –

- Dennis Ridz explained to the board that since the last board meeting, Dee Rich and he met with Mayor Faulconer's staff. The intent and purpose of the meet was to discuss emergency services in the community and possible solutions to improving response time now and in the future with traffic generating projects such as One Paseo.
- Dennis also explained that the Pinewood Drive lot split was approved by DSD. DSD concluded that although the Pardee subdivision in which the property is located has title restrictions, the restrictions are a private matter. If restrictions are to be enforced or fought, it is a matter between neighbors and residents of the area.
- It was noted that the area/subdivision contains 40 similar properties that have the potential for lot splitting much like the Pinewood Drive property.
- The board did not appeal the project as there were no neighbors or residents of the area that wished to further fight or appeal the project.

C. MODIFICATIONS TO THE AGENDA –

- The order of items 2 & 3 on the agenda were switched.

D. REVIEW AND ACTION TO APPROVE PAST MEETING MINUTES –

- It was also stated that due to low board member attendance, July Meeting Minutes approval would be pushed out to October's meeting.

E. REPORT BY TREASURER –

- Patti Ashton was not present to report on the board's treasury balance.

F. CONSENT AGENDA ITEMS –

- None.

G. ANNOUNCEMENTS –

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

ITEM 1: Discussion/Possible Action Item: Via Grimaldi project 373168 – a 3,439 sq ft. single family with detached 420 sq ft. garage on vacant lot.

- Bob Mueller presented plans for the construction of a new single family detached home on the vacant parcel located on the corner of Via Grimaldi and Via Merano.
- The lot size for the proposed project is 7200 sq ft.

- The architectural plans for the home propose the construction of a two story beach-craftsman style home containing flat roof lines. The plans also call for a detached two car garage containing 420 sq ft.
- Bob Mueller stated that the project is asking for no variances.
- After examining the plans, Michael Yanicelli stated that he liked and supported the design of the home.
- Dennis Ridz was concerned about the detached two car garage and the potential of it being converted into a granny flat setup.
- Nancy Moon inquired if the garage would have gas line and water hookups and was told that there are no gas line hookups and only a water bib.
- Issues of water runoff were discussed, however, it was stated that there were no noted issues for this property.
- Cathy Kenton motioned to approve the project (Project 373168 – Via Grimaldi), seconded by Noel Spaid. The board unanimously approved the project.

ITEM 2: Discussion/Possible Action Item: Verizon project 376409 ‘101 Carmel’ – Candace Chu

- Verizon is proposing the replacement of the antenna with a mounted screen box.
- The property in which this proposed project is occurring is a business building on Carmel Valley Rd.
- The mounted screen box will conceal the antenna from being out in open sight.
- Noel Spaid motioned to approve the project (Project 376409 – 101 Carmel), seconded by Cathy Kenton. The board unanimously approved the project.

ITEM 3: Discussion/Information Item: District 1 and County Updates

- Allison Don introduced herself as the new council representative from Councilmember Lightner’s office. Email: adon@sandiego.gov.
- Allison announced that on October 6th at 5:30 p.m. there will be an event and opportunity to discuss the city’s infrastructure with Mayor Faulconer. The event will held at 4545 La Jolla Village Dr.
- In addition, on October 2nd at 9:00 a.m. the Planning Commission will be meeting to discuss and vote on the One paseo Project.
- Dennis Ridz discussed with Allison the issue of funds being redistributed from the community’s Park Fund for road improvements within the community.
- It was stated that this is a problem because the community is already 16 acres short on park land, and about 95% of the Torrey Pines Community is built out.
- Allison announced that DSD offers a new online tool where code enforcement cases can be searched online.
- Dennis Ridz and Cathy Kenton explained to Allison that they would like to start seeing the board’s DSD Representative – Leslie Hennegar, at TPCPB meetings on, at least, a quarterly basis.

ITEM 4: DISCUSSION/Possible Action Item: FEIR One Paseo vote by Carmel Valley Board on Kilroy project. Response to Carmel Valley Board’s Motion. TPCPB motion to reject the selection of **Reduced Mix Use Alternative – Revised as the only viable option.**

DRAFT Motion: The Torrey Pines Community Planning Board cannot support the Carmel Valley Planning Board's decision and selection of the 'Reduced Mix Use Alternative (as revised with an additional 58,000 square feet of retail space) as the only viable solution for land use within Carmel Valley at this site. Furthermore, this **Reduced Mix Use Alternative – Revised** was not part of the One Paseo FEIR and **NO public input** was allowed to ask clarifying questions as to the revised impact on traffic or community character. Both the Applicant and Development Services do not support the **Reduced Mix Use Alternative**. DSD has declared that there are no plans to revise or reissue the FEIR to study the Carmel Valley proposal.

- It was discussed that the Carmel Valley Planning Board voted to reject the current proposed plan for the One Paseo project, however, approved the Reduced Mixed Use Alternative – Revised.
- Dennis Ridz discussed and supported the idea of voting on and sending a message stating that the TPCPB cannot support the Carmel Valley Planning Board's decision as no FEIR has even been conducted for the Reduced Mixed Use Alternative – Revised plan.
- Michael Yanicelli pointed out that the current proposed project at 1.4 million square feet includes a lot of traffic mitigation measures, where the reduced alternative plan does not.
- Cathy Kenton voiced concern that by sending a message like this, the board is not referencing concern about the current proposed plans for One Paseo; which the board feels is too large; but is however just referencing the TPCPB being against the CVCBPB's decision.
- Dennis Ridz read and proposed an alternative Motion # 2: *The Torrey Pines Community Planning Group disagrees with the size of the Reduced Mixed Use Alternative recommended by the Carmel Valley Community Planning Group as still generating too high a level of traffic. The Alternative analysis of the FEIR still identifies this alternative as having significant traffic impacts. We are supportive of mix use, but request for the life safety of our community, that the mixed use development should be restricted to not generating any more peak hour traffic trips than was originally approved for the site.*

A mixed use alternative that generates no more peak hour traffic trips than was originally approved for the site should have been evaluated in the FEIR and was not. We believe that this is a feasible alternative. The Critical Mass Study for One Paseo identified that successful lifestyle centers can be as small as 74,631 sf at Del Mar Plaza or 107,000 sf at Corona Del Mar when there is high existing surrounding traffic volumes and high surrounding retail activity. The FEIR and Critical Mass Study should have recognized and acknowledged that the existing traffic volumes Del Mar Heights Road and El Camino Real and the adjacent highly successful Del Mar Highlands Town Center meet that criteria for a smaller successful life style center. This lifestyle center is also surrounded by customers from the Carmel Valley Employment Center as well as surrounding residents similar to what the Irvine Company identified when they developed the smaller Corona Del Mar Plaza lifestyle center. Carmel Valley is a Masterplan Community which has an adequate supply and balance of housing types. Therefore, any increase in housing is a bonus but that adds to the existing deficit in parkland. The office size given the amount of vacancies in the area is arbitrary. We believe that a mixed use project is feasible that would not generate more peak hour traffic than the originally entitled 510,000 sf office project. We believe that this Alternative would reduce the emergency service life safety impacts on the Torrey Pines community to an acceptable level.

- Cathy Kenton motioned to state: *“TPCPB does not support One Paseo's proposed project at 1.4 million square feet and where we continue to have deep (amended to add 'deep') concerns*

over traffic impact and safety/emergency services (amended to add 'emergency services'), we still support Carmel Valley Planning Board's effort to get the size of the project down." Noel Spaid seconded the motion.

- The board voted 6-1-1 and the motion was passed.

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

- None.

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

- None.

K. ADJOURNMENT

- The meeting was adjourned at 8:40 p.m.