



BOARD MEMBERS: Dennis Ridz, Chair; Dee Rich, Vice Chair; Patti Ashton, Treasurer (absent); Wayne Cox, Recording Secretary; Jake Mumma (absent); Susan Lyon; Barbara Cerny; Pat Whitt; Troy Van Horst (absent); Mike Hastings (absent); Samson Gavranian (absent); Brad Remy (absent); Sheryl Adams: Seven attendees.

Torrey Pines Committee Planning Board General Board Monthly Meeting

MINUTES, THURSDAY, September 13, 2018

7:00 PM, Del Mar Hills Academy, 14085 Mango Drive, Del Mar CA 92014

CALL TO ORDER: 7:00 P.M. Dennis Ridz, Chair:

INTRODUCTIONS:

Officer Terry Phillips, SDPD, North West Station, announced that Mark Sanders was the new Acting Captain, cautioned that many of the unmarked vans that are being noticed by citizen calls are in fact Amazon vans, and said personnel vacancies are nagging the department currently.

Justine Murray, representing D-1 City Councilwoman Barbara Bry, was introduced but did not speak because of the many speakers scheduled.

Javier Gomez, from State Assemblyman Todd Gloria's office, updated us on the Assemblyman's activities:

1. By 2040 the State will operate 100% on renewable energy;
2. If anyone needs assistance with the DMV they should ask his office for help;
3. They are asking for ideas for legislative bills for next session; and
4. His office is supporting a bill that will provide \$500 million for homeless shelters (\$33 million to San Diego).

A. **NON-AGENDA PUBLIC COMMENT:** Mario Larach was concerned that the Minutes were not made publicly available early enough for the public to have time to properly review them. He wanted closer attention to detail. Wayne said that if anyone provided a written statement, in order to preserve accuracy, that it would get affixed to the Minutes, and that the Speaker Slips being used for this meeting were going to be helpful in assuring correct attributes for speakers.

B. **GENERAL ANNOUNCEMENTS:**

C. **MODIFICATIONS TO THE AGENDA:** The Chair modified the order of the Action Items.

D. **ACTION TO APPROVE PAST MEETING MINUTES: July minutes were approved 7-0.**

E. **REPORT BY TREASURER:** None. Patti Ashton, Treasurer, was absent.

F. **REPORT BY VICE CHAIR:** Dee Rich said that no decision had yet been made on whether to disband the Del Mar Heights Safety Committee.

BRIEFING, INFORMATION, QUESTIONS & ANSWER (non-action)

1. The M.O. applicant 597781, for the property at 10940 Roselle St., has canceled their lease with the site owner. DSD has not commented further.
2. The M.O. at 10715 Sorrento Valley Road is believed to be selling their shop license.

ACTION ITEMS:

1. MPF application for 10671 Roselle St.: The applicant is seeking to add an MPF at a currently operating MO.

Project Review considered the application at their September 6 meeting and unanimously forwarded it to the full Board with the conditions that the applicant:

- Create a Retention Basin to collect water that would otherwise drain into Carroll Canyon Creek;
 - Treat runoff before it is released into the waterway; and
 - Resolve ADA parking requirements, with one or two spaces reserved for handicap parking.
- a. Presentation of the project was made by Phil Rath, Khoa Nguyen, and Drish Byem
 - b. DSD has determined that no CEQA review is necessary because there are only tenant improvements involved.
 - c. Instead of a Retention Tank for runoff (which would create a new sequence for obtaining permits), they will commit to a monthly enhanced cleaning procedure that will include a pressure wash of all asphalt on the property, including capturing all water runoff involved.
 - d. The proposed ADA space is on the street, not on the applicant's lot, because parking on the lot is downhill from the front door to the business. The street is aligned with the front door.
 - e. Judy Strang asked if the company doing the clean-up was specifically licensed for that kind of work and what solvents would be used in the clean-up process. The applicant committed to a service that would be properly licensed and that used chemicals that were approved by City regulations for this purpose.
 - f. Peggy Walker asked if the CEQA review waiver was in fact in writing. No definitive answer was given. She also wanted to know how DSD informs locals, especially neighbors, about MPF applicants and their specific proposed operations. Everyone within 300 feet of the proposed business is contacted by person. Others receive written notices.
 - g. **Application approved 6-1 (Pat)** - Susan moved that the application be approved on the basis that the owners of the business put in writing that in order to retain their City license that they will continue to clean the lot on a monthly basis and will provide ADA space(s) that are approved by the DSD. Wayne seconded the motion.

2. MPF application for 1070 Sorrento Valley Rd.

The application is for 36,361 feet dedicated to cultivation, extraction and distribution, with 4,764 feet currently unassigned, but undergoing a separate application for an Advocacy Research Center (ARC) that will conduct legal research of marijuana in a clinical setting.

- a. Presentation of the project was made by Abhay Schweitzer and Renny Bowden. Joe Nobel addressed fire safety issues. Heather Riley spoke on legal issues. Also with the applicant group was Jim Bartell.
- b. The project is scheduled to be heard by a Hearing Officer on September 19th.
- c. Wayne asked for an explanation about the activity associated with the “Volatile Processing” room shown on the site plans that had been distributed to each Board member. The group of presenters explained that Class 1-B allows for 60 gallons of methanol, used in the extraction process, to be stored in a room without sprinklers; and that both open and closed extraction systems would be employed.
- d. General discussion by the Board developed explanations that the building is approved for F-1 occupancy, a CEQA notice is categorically exempt because the building is not being modified, this is a “seed-to-sale” operation, and the applicant group also has an operation in Nevada where the regulations are more strict than those in California
- e. Kelly McCormick asked what assurances the public would have that this business would control mold, insecticides, pesticides, and a host of other potential dangers to public health.

Response: They would follow all State protocols.

- f. Dennis asked how they would get rid of production materials that were found to have one of the problems that Kelly had mentioned. Response: The State has protocols for this.
- g. Peggy Walker asked what cannabis elements were going to be present in the scheduled products they would be manufacturing and distributing.

Response: CBD and THC.

- g. Wayne moved to approve the application. Susan seconded. The vote was **3 Yes, 3 No, and one abstention.**
- h. Further discussion followed. On a re-vote, the application was **approved 6 to 1 (Pat).**

At 9:00 P.M. the Chair asked for a motion to extend the meeting another 30 minutes. A motion to extend was **approved 7-0.**

The Action Items continued.

3. Del Mar Heights Road Master Plan:
 - a. The Chair announced that the TPCPB had requested, and had been granted, an auditor to look into the missing DIF funds.
 - b. Justine stated that:
 - she was glad that the TPCPB/members of the Ad Hoc Committee were looking into the matter so that we could finally have a tangible answer to this issue;
 - the D-1 office was supportive with this request being put out to the City Auditor; and
 - she felt it would be best if the TPCPB and D-1 were to work together in requesting road improvements and tackling road safety along DMH, even if the Ad Hoc Committee no longer were to exist.
4. The Chair stated that he considered the Ad-Hoc subcommittee for the Del Mar Heights Road Master Plan should be disbanded, at least temporarily, because it had failed to obtain \$85,000 in funding from the City and was created for a short term duration, per bylaws. General discussion concluded that at the next meeting another entity for this project would be discussed.

Wayne moved that the Ad Hoc Del Mar Heights Master Plan Committee be terminated. Susan seconded the motion. **The vote passed 6-1** (Dee).

Pat Witt expressed dismay with the review of MPF applications, fearing that the City has set up Planning Groups to just be rubber stamps.

The Chair adjourned the meeting at 9:20.

NOTE: Times assigned for each item are approximate.

Agenda items/order are subject to modification at beginning of meeting at the discretion of the Chair.

Any item may be pulled from Consent Agenda and added to a future Board 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.