

**Torrey Pines Community Planning Board Regular Meeting**

Thursday July 9, 2020 **APPROVED** Minutes

Zoom Meeting

Board Member	Term Expiration	Continuous Service	Present	Absent	Total Absences*
Troy Van Horst, Chair	3/2022	4	x		
Elizabeth Shopes, Vice Chair	3/2023	1	x		
James Smith, Treasurer	3/2023		x		
Susan Lyon, Secretary	3/2021	2	x		
Eduardo Savigliano	3/2023		x		
Samson Gavranian (Adams term)	3/2022	3	x		1
Jeff Harasha (Ridz term)	3/2022		x		1
Jake Mumma (Cerny term)	3/2022	3		x	2
Brad Remy	3/2021	2	x		
Mike Hastings	3/2021	2	x		1
Deborah Currier (Rich term)	3/2021		x		
Cox term (REMAINS OPEN)	3/2021				
Ashton term (REMAINS OPEN)	3/2021				

\*Per our bylaws, a fourth cumulative, or a third consecutive, absence in the board year (April-March) will result in a written report from the secretary documenting the seat's vacancy. The above absence tally, above, will serve as said report.

There is no excused absence, thus the generous policy for our volunteers.

There should be 12-13 board members on the TPCPB. PRC public members: Daniel Jensvold (not present); Adam Gevanthor (present)

**CALL TO ORDER at 7:01 pm: Troy Van Horst, Chair**

**Officer John Briggs SDPD: Report (5 minutes) [jbriggs@pd.SanDiego.gov](mailto:jbriggs@pd.SanDiego.gov)**

Q&A. *Notable answers:*

*Fire evacuation is handled by reverse 911, as well as police presence.*

- A. Non-Agenda Public Comment: Issues not on the Board Agenda but with the Jurisdiction of the Community Planning Board. Time limit – 3 minutes per speaker (Board does not respond to speaker per City Council Policy.)
- Claudia Mejia reported on Crest Canyon emergency project progress report. Continued replacement of the pipe, work should be complete fall 2020, restoration of plants afterwards. Plan will be posted for public comment, between middle to late July.
  - Adam Gevanthor: PRC Chair, discussed Sam's Pizza Site on Carmel Valley Rd. as a current example of how the 50% standing walls issue allows development to circumvent the TPCPB. Excellent example of how this exemption circumvents the community having a say in the process. Done in two phases, leaving 50% of walls each time, so it never goes through the system. Intensification of use with no increased parking.

(Slide show presented, request to discuss with City, and forward on.) We have had community members raise this issue, wanting to know how so many monolithic houses get built, when we are reviewing their plans and asking for changes. Future agenda item request for this problem, not this specific project.

- Liz Shopes, discussed al fresco dining expansion into parking lots.
- B. Report by Treasurer: Jim taking over for Troy, do need to complete the addition of signer to the account.
- C. General Announcements: Conduct at meetings follows City Council 600-24.
- D. Modifications to the agenda: Motion to Change the Agenda passed at start of meeting.

#### **ACTION ITEMS:**

1. **Motion to approve agenda**, with correction that motion to approve storage from PRC had no abstentions and was approved unanimously. Motion to approve, passed, 10-0.
2. **Action to approve past meeting minutes**, with the small PRC attendance correction proposed  
Thursday, June 11, 2020 Final minutes  
Motion to approve passed, 10-0.
3. **Sorrento Valley Road Storage Assessment Letter; Project No. 653016**, Project Manager Xavier Del Valle 619.557.7941, XDelValle@sandiego.gov  
*Scope/Location:* Process 2 Coastal Development Permit to demolish three existing industrial park buildings and construct a new three story, 208,305 square foot self-storage building with improvements at a site located at 11211 Sorrento Valley Road. The 3.80-acre site is in the IL-3-1 Zone and Coastal (Non-Appeal). Bryan Miranda and Rose Bacinski showed a slide presentation and answered questions. **Motion to Approve, did not pass, considerable concerns about it not fitting the community plan led to NO votes, while YES voters felt applicant had done everything PRC requested. 4-4-1 (Sam Gavranian had left the call by the vote at 8:30, only 9 voters present).**
4. **Aprilia Residence CDP, Project 651124**, Project Manager Xavier Del Valle 619.557.7941, XDelvalle@sandiego.gov , CDP, (Process 2), for a new 4,404 sq ft, 2 story single family residence with garage below first story, site located near intersection of Via Aprilla and Via Cortina, aka Via Aprilia Lots 5 & 6 in Block 2 of Del Mar Terrace. Applicant: Ryan Law. **Motion to approve 9-0, with the request, as per PRC, that Ryan Law run the new landscaping list/plan back by Mike Hastings to ensure the plants are non-invasive, native to the area. (Sam Gavranian had left the call by the vote at 8:30, only 9 voters present).**

#### **CONSENT AGENDA:**

1. Sprint Del Mar Heights ROW, Project 651200, Project Manager: Nathan White (619) 446-5481, [NGWhite@sandiego.gov](mailto:NGWhite@sandiego.gov), TORREY PINES - Process Four - CUP to allow the modification and continued use of a previously permitted site that is over standard pole with nearby equipment cabinets, some below grade. Project located on the west side Durango Drive, at and near the intersection with Del Mar Heights Road. Coastal Zone (Non-Appealable Area 2), Coastal Height

- Limitation Overlay Zone, Torrey Pines Community Plan. (Approved by PRC 4-0-1.) **Motion to approve passed 9-0.**
2. CSA-17 Advisory Board, appointed Liz Shopes as the new representative. **Motion to approve passed 9-0.**
  3. Appointed Eduardo Savigliano as the new substitute CPC representative. **Motion to approve passed 9-0.**

#### INFORMATION ITEMS:

1. Update on zoning and housing bills and any related information from the July 7th CPC meeting. Briefly covered in other discussions.
2. Barbara Bry will be sending an invitation to address CPC issues related to Complete Communities and others. She is being briefed by staff next week on the CPC updates to zoning, but at this time does feel the process is being rushed and there are state laws being proposed to take away local control, which she does oppose. Liz Shopes asked about joint use agreements for the Del Mar Union Elementary school district as we have no parks. The answer was that the community needs to show they want a joint use park and the school district is willing.
3. Local traffic issues. Specifically Mango and Del Mar Heights, Portofino and other key streets.

#### OFFICIAL INFORMATION REPORTS:

1. Councilmember Barbara Bry's representative, Moriah Gaynor, [MGaynor@sandiego.gov](mailto:MGaynor@sandiego.gov)  
Recurring status update items

- Road repaving and slurry seal status (considerable delays due to pandemic)
- Mercado traffic light status (final approved budget does not fund it)

2. SD County Supervisor Kristin Gaspar's representative, Corrine Busta (not present)  
a. Corona virus update – County plan

3. State Senator Toni Atkins' representative, Miller Saltzman, [Miller.Saltzman@sen.ca.gov](mailto:Miller.Saltzman@sen.ca.gov)

Brief overview of zoning and housing bills being considered.

<https://focus.senate.ca.gov/housing> website has brief summary, fact sheet, bill language (and where to follow the bill process).

The state budget was signed by the Governor. It protects funding for schools and health and human services, maintains the \$300M increase to homelessness funding, and responds to the \$54 billion deficit caused by COVID-19.

Answer from state park as regards construction structures and trail closings:

*State Parks is not installing temporary structures in the parking lot, however we are in the midst of an accessibility improvement (ADA) restroom replacement project at the North Beach Lot.*

*The Torrey Pines trails remain closed due to the COVID-19 pandemic. Our local decisions to re-open different activities and locations within the area, will be made in close coordination with State and Public Health officials, the Governor's Office, and the State Office of Emergency*

*Services. In the specific case of the Torrey Pines Reserve Trails, managing the number of visitors who access the park is our current challenge. Ensuring public safety on trails that are not 6 feet wide remains a concern. While we are certain some visitors would take safety precautions by wearing face coverings, we have seen on the beach and in our other State Park units, that most do not. We continue to work to re-open the park, but a specific date for re-opening has not yet been set.*

*For further questions, staff from the Torrey Pines Community Planning Board is certainly welcome to contact San Diego Coast District North Sector Superintendent Lisa Urbach at [Lisa.Urbach@parks.ca.gov](mailto:Lisa.Urbach@parks.ca.gov) or by phone at 760-720-7001.*

4. 78th District Assemblymember Todd Gloria's representative, Matthew Gordon, [Mathew.Gordon@asm.ca.gov](mailto:Mathew.Gordon@asm.ca.gov)  
Housing bills not yet heard, so no update specifically. Assemblymember Gloria traditionally supports efforts to reduce homelessness. Budget highlights. Bill pending to ban chokehold by police at the state level. Already banned in SDPD.

*At 9:05 p.m. Motion to extend the meeting to get through Action item 4 and Consent 1, which we skipped to accommodate the representatives who were available to discuss.  
Approved 9-0.*

**Information Items and TPCPB Reports (As available, maximum 5 min)**

1. CPC update, Brad Remy.
2. Local traffic issues, Mango and Del Mar Heights, Portofino and others, to be on a future agenda.
3. Discuss potential meet the city, county and state candidates zoom meetings.
4. Pat Whitt river park report. State park ranger station will have an open house after the pandemic ends.