



# TORREY PINES COMMUNITY PLANNING BOARD

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Project Review Committee: Chair Adam Gevanthor, Brad Remy, Ian Galton, Ducan Agnew, Dee Rich (public member), Daniel Jensvold (public member)

## Project Review Subcommittee Agenda (In Person Only)

Tuesday, September 12, 2023, **6:30 P.M.-8:30 P.M.**

In-Person at Del Mar Hills Academy Multi-Use Room, 14085 Mango Drive, Del Mar, 92014

1. **CALL TO ORDER (6:30 P.M.)** ADAM GEVANTHOR, CHAIR
2. **APPROVAL OF AGENDA (6:31)**
3. **APPROVAL OF PAST MINUTES**
4. **PUBLIC FORUM – NON-AGENDA ITEMS ONLY BUT WITHIN THE JURISDICTION OF THE COMMUNITY PLANNING BOARD. TIME LIMIT - 3 MINUTES PER SPEAKER (BOARD DOES NOT RESPOND TO SPEAKER PER CITY COUNCIL POLICY) (THREE-MINUTE LIMIT PER SPEAKER)**
5. ~~**4010 SORRENTO VALLEY BOULEVARD, PROJECT NUMBER:1062427 (6:35-7:30)**~~

**Scope/Location: Project Will Not Be Reviewed This Month**

~~Coastal Development Permit (Process 3), Site Development Permit, and Neighborhood Development Permit to demolish existing 190,506 square foot structures and construct three Life Science/Research and Development buildings totaling 345,500 square feet and a 221,100 square foot parking structure, located at 4010 Sorrento Valley Boulevard and 10801 Vista Sorrento Parkway. The 18.23 acre site is in the AR 1-1 and IL 3-1 zones and Coastal Overlay (Appealable & Non-Appealable), Airport Influence Area (MCAS Miramar, Review Area 1) and Very High Fire Hazard Severity Zones within the Torrey Pines Community Plan area, Council District 1.~~

**Applicant/Representative:**

~~Kimberly Kantrud~~

~~**City Project Manager** Francisco Mendoza, DPM / 619-446-5292 / [fjmendoza@saniego.gov](mailto:fjmendoza@saniego.gov)~~

6. **MERANO HOUSE: PROJECT NO. 1071048 (6:35-7:35)**

PROJECT SCOPE: Coastal Development Permit for the construction of a new two-story 3,664-square-foot, single-family residence with attached two-car garage and associated site improvements on a vacant 0.19-acre site located at 301-122-01-00 in the RS-1-7, Coastal (Non-Appealable Area 1) Overlay zone and Coastal Height Limit Overlay zone within of the Torrey Pines Community Plan area. • PROCESS LEVEL: Process 2, Coastal Development Permit for development of a premises within the Coastal Overlay Zone pursuant to San Diego Municipal Code (SDMC) Section 126.0702. The decision may be appealed to the Planning Commission in accordance with Section 112.0504

**Applicant:** Mark A Silva, Architect

**City Project Manager:** Veronica Davison Development Project Manager,  
[hdavison@SanDiego.gov](mailto:hdavison@SanDiego.gov) / 619-446-5462



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**7. GRADING PERMIT FOR ADU AT 12984 VIA GRIMALDI (0.297-ACRE SITE) IN THE RS-1-7 (RESIDENTIAL SINGLE UNIT-1-7) (7:35-8:30)**

Coastal Overlay Zone (Non-Appealable-1), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (PIOZ-Coastal Impact), within the Torrey Pines Community Plan, Council District 1 for the grading of a total of 5,650 square-foot for a new accessory dwelling (ADU) unit and garage on a developed site with an existing Single Family Dwelling Unit. Additionally, the project site is within the Paleontological Sensitivity Area, and Geologic Hazard Category 53. Process 2 – Coastal Development Permit (CDP) pursuant to San Diego Municipal Code (SDMC) Section 126.0702 for the grading on a developed site within the Coastal Overlay Zone.

**Applicant:** Julian Ortega / [jortega@urbanadesigngroup.com](mailto:jortega@urbanadesigngroup.com) / [Urbana Design Group](#)

**City Project Manager:** Jose Bautista / [JABautista@sandiego.gov](mailto:JABautista@sandiego.gov) / 619.557.7983