



TORREY PINES

COMMUNITY PLANNING BOARD

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, October 10, 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 (6:31-7:00)**

Scope/Location:

Coastal Development Permit (Process 3), Site Development Permit, and Neighborhood Development Permit to demolish existing 1 90,506 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 401 0 Sorrento Valley Boulevard and 1 0801 Vista Sorrento Parkway. The 1 8.23-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@sandiego.gov

- 6. 2272 EL AMIGO, PROJECT NUMBER: PRJ-1089749 (7:30-8:00)**

Process 2 Coastal Development Permit for construction new three-story 2,539 square foot single-family residence with attached 988 square foot accessory dwelling unit and 2-car garage for single-family dwelling unit and 1car garage for ADU at vacant lot (which previously had a single-family residence that has been demolished). The 0.16-acre site is currently vacant and is located at 2272 El Amigo Road in Council District 1, in the RS-1-6 zone, Coastal Height Limit Overlay Zone (CHLOZ), Coastal Overlay Zone (non-appealable) (COZ), Parking Impact Overlay Zone (PIOZ), Parking Standards Transit Priority Area (PSTPA), Transit Priority Area (TPA), Affordable Housing Parking Demand, Very High Fire Hazard Severity Zone (VHFSZ), within the Torrey Pines Community Plan area. This development is in Coastal Overlay zone.

Applicant/Representative: Elizabeth Walters, West Coast Design & Consulting

City Project Manager May Rollin



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PHONE NUMBER/E-MAIL: 619-446-5432, mmrollin@sandiego.gov.

7. COASTAL DEVELOPMENT PROJECT PRESENTATION 3083 RACETRACK VIEW DR PRJ-1089824 (8:00-8:30)

Scope/Location: Permit for a proposed 695 sq. ft. new attached accessory dwelling unit above garage; 237 sq. ft. new exterior stairs and deck to allow access to the accessory dwelling unit; 50 sq. ft. extension of existing garage; and 177 sq. ft. new hobby room addition to an existing 1 story single family residence located at 3083 Racetrack View Drive The 1.176-acre site is in the RS-1-2, Coastal Overlay Zone (non-appealable), Coastal Overlay First Public Roadway, Parking Impact Overlay Zone (Coastal), Very High Fire Hazard Severity Zone, Torrey Pines Community Plan Area, Council District 1. • Process 2 - Coastal Development Permit pursuant to San Diego Municipal Code (SDMC) Section 126.0707 for development within the Coastal Overlay Zone, non-appealable.

Applicant/Representative: Ian Harris, San Diego Permit Company, sdpermitco@gmail.com

City Project Manager: Daniel Neri, 619-687-5967 or DNeri@sandiego.gov.