



# TORREY PINES

## COMMUNITY PLANNING BOARD

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

### Project Review Committee Meeting Minutes

Tuesday, January 10, 2023, 7:15 P.M., Virtual via ZoomCALL TO ORDER (7:15 P.M.) Adam Gevanthor, Chair

All present but Dee Rich

**1. APPROVAL OF AGENDA (7:16) MOVE ITEM 6 FIRST.**

Motion AG/Second Duncan/Unanimous

**2. APPROVAL OF PAST MINUTES - NOT APPLICABLE**

**3. PUBLIC FORUM – NON-AGENDA ITEMS ONLY BUT WITHIN 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)**

No public comment

**4. PRJ-1062720 | VIA FELINO CDPSCOPE/LOCATION:**

**Project Scope:**

Coastal Development Permit to demo existing residence and detached garage for the construction of a 2-story single-family residence with associated site work, located at 12785 Via Felino. The 0.17-acre site is in the RS-1-7 and Coastal Overlay (non-appealable) zone within the Torrey Pines Community Plan area. Council District 1

Process 2 - Coastal Development Permit pursuant to San Diego Municipal Code (SDMC) Section 126.0707(a) for a mapping action in the coastal overlay zone.

**Applicant:**

Daniel Alvear, [dalvear@hayerarchitecture.com](mailto:dalvear@hayerarchitecture.com), Hayer Architecture

**Project Manager City of San Diego:**

J. Andrew Murillo, [jmurillo@sandiego.gov](mailto:jmurillo@sandiego.gov), 619-557-7986 (email preferred),

Notes:

Provide demonstration/support to show FAR was calculated correctly.

Inconsistencies between Civil and Site Plan with regard to P/L Applicant noted that wall not shown correctly on Site Plan, that a portion of wall will be rebuilt, a portion to remain.

AC Location, Db level per code or are sound controls required? Please verify that AC Db levels will meet City requirements.

Dan Jensvold requested information regarding lighting. Requested that lighting be shielded and be respectful of dark sky neighborhood.



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Adam G suggested that parapet located on north side of structure will adversely impact property to north. That scaling it back such that it may be out of the view angle from that property would be more sensitive to existing adjacent development, especially considering the offset property line favors the property owner to the other side.

Dan J suggested not using white stucco as it is not consistent with applicable portions of the community plan as noted by Adam Gevanthor earlier, that earth tones should be used to minimize contrast with the nearby coastal resources. Applicant was going to review color choice.

Consider modifying parapet setback above patio to reduce impact to neighbor to north. Applicant agreed that it was very generous and was going to look at scaling it back. (see Attachment A showing impacts).

Adam G wondered if it may make sense to consider building shift 1ft or so to keep retaining wall, perhaps enabling a planted bench with fence behind?

**From Community Plan – Shared** by Adam G.

Over the last decade, residential development in the Torrey Pines community has consisted of single-family homes constructed in a variety of architectural styles, colors and building materials. In most cases, new single-family homes have tended to be larger scale, utilizing the maximum building envelope allowed under the zone. In some neighborhoods where existing homes are of a smaller scale, development of larger scale homes has resulted in abrupt transitions in scale.

### **VISUAL RESOURCES**

The State Coastal Act states that the scenic and visual qualities of the coastal areas shall be considered and protected as a resource of public importance. The Torrey Pines community planning area possesses many highly scenic open space areas and dramatic vistas. Torrey Pines also has a number of road segments that have scenic qualities worthy of formal recognition and protection. This Plan contains numerous recommendations, policies and implementing actions focusing on the preservation of these visual resources including:

6. New residential development shall be compatible with the existing neighborhood, and designed to blend into adjacent natural open space areas. Only low-profile dwellings designed to fit with the natural terrain and not be visually prominent from the canyon floor shall be allowed. For development located in visually prominent areas adjacent to space areas, building colors and materials shall be limited to earth tones and colors subordinate to the surrounding natural environment, which minimize the development's contrast with the surrounding hillsides and open space areas.



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### **5. PROJECT 697314 - DIGI- ARE AGORA CAMPUS CDP/NDP (7:25)**

**Scope/Location:**

CONCURREN PROCESSING TORREY PINES\*EXPEDITE\*(PROCESS 2) Coastal Development Permit & Neighborhood Development Permit for (2) 5-story-R&D buildings, (1) 2-story amenity bldg, and (1) 6-story parking garage totaling 405,637-square feet located at multiple parcels including 4075 Sorrento Valley Blvd. Work includes demo (4) buildings, grading & site improvements. The 23.0-acre site is in the IL-3-1 Zone and Coastal Overlay (Non-Appealable) Zone in the Torrey Pines Community Plan Area. Council Dist 1.

**Applicant/Representative:**

Ian Harris, San Diego Permit Company

**Project Manager City of San Diego:**

Hafertepe, Benjamin

(619)446-5086

[Bhafertepe@sandiego.gov](mailto:Bhafertepe@sandiego.gov)

**Notes:**

1. Adam G asked committee to familiarize themselves with site and surrounding area.
  - a. Assess limits of viewshed, development patterns, relationship between open space resource areas, hillsides and development, visibility of site and hillsides from I-5/I-805, Vista Sorrento Parkway and Sorrento Valley Blvd. Consider parkway improvements, patterns of and planting themes, color and texture relationships to adjacent resource areas.

### **6. MEETING ADJOURNED (8PM)**

12785/12797 V.F. Plan/Elevation

