



Torrey Pines Community Planning Board
DRAFT Board Meeting Minutes
April 18, 2023, 7:00pm
Del Mar Hill Academy – In Person w/ Zoom Link

Meeting Called to order by Adam Gevanthor at 7:00pm

Establishment of Quorum | Roll Call (X=Present)

Current Board Members		Term Start	Yrs of Svc				DARK	SPECIAL MEETING						
				5/19/22	6/21/22	7/19/22	8/16/22	9/20/22	10/17/22	12/20/22	1/17/23	2/21/2023	3/21/2023	4/18/2023
Adam Gevanthor	Chair	10/18/21	1	X	X	X		X		X	X	X	X	X
Greg Jabin	Vice Chair	6/27/22	1		X	X				X	X	X	X	X
Jeffrey Burges	Sec/Treas	12/20/22	0	X	X	X		X		X	X	X	X	X
Brad Remy		4/12/18	4	X		X		X		X		X		X
Deborah Currier		5/11/20	3	X	X	X		X		X	X	X	X	X
Sandip Patel		10/18/22	0								X	X		
Duncan Agnew		10/18/22	0							X	X	X	X	X
Evan White		10/18/22	0							X	X			X
Ian Galton		10/18/22	0							X	X	X	X	X
Lisa Coles		10/18/22	0							X	X		X	X
Dennis Ridz		11/18/21	1	X	X	X		X				X		X
Christy Herold														X
Jonathan Parot														X
Dee Rich														X
Liz Shopes														X
Total Present										10	9	11	7	14
% Present										77%	69%	85%	54%	93%
Quorum?										Yes	Yes	Yes	Yes	Yes

*Per our bylaws, a fourth cumulative, or a third consecutive, absence from regular meetings in the board year (April-March) will result in a written report from the secretary documenting the seat's vacancy. The absence tally, above, will serve as said report. (Special meetings do not impact the tally.) Term of service is 3 years. Members cannot serve greater than 9 years of continuous service. Members that term out may wait 1 year before seeking another term.

Quorum Established with 14 of 15 (93%) members present at 7:00pm.

Approval of Agenda

Adam makes a motion to approve the agenda. Greg seconds, unanimous approval and the motion carried.

Approval of March 21, 2023 meeting minutes

Greg makes a motion to approve the March 21, 2023 meeting minutes. Ian seconded the motion, the vote was unanimous, and the motion carried. Minutes stand approved as distributed.

Public Forum

No public comment



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Filling Seats Reserved for Los Pennasquitos Lagoon Foundation (LPLF)

Michael Halpern attended the meeting to receive his nomination to the Board.

Adam makes a motion to approve Michael Halpern for the reserved Los Pennasquitos Lagoon Foundation seat. Greg seconds, unanimous approval and the motion carries. The Board warmly welcomes Michael Halpern!

Coastal Connections Discussion

- The board engaged in a discussion about the lack of attention to and plans for a coastal connection at the west end of Carmel Valley Road and Camino Del Mar/Coast Highway. This is the only connection in our jurisdiction.
- Adam commented that the loss of this current connection would push cars into our neighborhoods and walk distances will create unnecessary hardship on visitors and locals used to that heavily used connection.
- SANDAG principal design engineer for the LOSAN project attended the meeting in person to answer questions and respond to criticism.
- SANDAG's response to our concern about losing the current connection is that our connection concern is not within the study boundaries, meaning it was not studied at all, and will not be built.
- SANDAG also made clear that North County Transit is planning and developing the fence, not SANDAG. Further, the Coastal Commission is the decision maker.

Adam makes a motion that we write a letter to all stakeholders expressing concerns that they have not addressed this common pedestrian movement that is clear and has been part of prior studies. The letter will urge them to provide or preserve a path to continue the existing pedestrian movement, and that TPCPB should be considered a stakeholder in this process. The motion further requested approval for the Chair and Vice Chair to write the letter without need to get formal approval from the Board if complete before the next Board meeting. Adam agreed to send a draft of the letter to the board in advance. Dennis Ridz suggested this would not violate the Brown Act. Duncan seconded the motion, the vote was unanimous and the motion carried.

Housing Action Package 2.0 Draft Discussion

Adam introduced Alex Frost, the new City Planner for TPCPB. Alex is also the planner for the Mira Mesa Planning Board.

Alex briefed the Board on SB10 and the City of San Diego Land Use Amendment being proposed by City Council. Attached to these minutes is a circular from Neighbors For A Better San Diego describing many of the issues in the Housing Action Package 2.0.

The Sustainable Development Areas map attached to these minutes shows that 90% of the TPCPB jurisdiction falls within these areas.



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Community Goal/Priorities

Adam listed things we can tackle quickly:

- The visibility for stop signs on Carmel Valley Road – Duncan agreed to pursue this issue.
- Mango/DMH light synchronization
- DMH Corridor upgrades – pursue telecom companies that promised to decorate their installations.

Jeff presented his ideas for the Del Mar Heights Park along Durango Street, North of Del Mar Heights Road. Aerial pictures and basic acreage information were provided. The board expressed support for Jeff's pursuit. No Board action was taken.

Committee & Misc. Updates

CPC Update:

Brad Remy reported that CPC has a problem with the Balboa Park venue. Zoom meeting resumption is desired but not likely. SB10 is on CPCs agenda but not discussed yet. SDG&E undergrounding was mentioned as well.

Brad will forward the CPC agenda to our board.

Treasurer's Report

Jeff provided the following report:

- Jim Smith has provided the necessary details for me to open a new account for the Planning Board, to get that account out of Jim's name.
- We are flush with \$416.17 in the bank, and a \$20 credit with HostGator!
- We are paid up for the next 3 years on hosting.
- Jim briefed me on the expense reimbursement system so I will be ready.

Rail Committee

The Rail Committee currently awaits the next LOSAN study before taking next steps.

Dee reported on her efforts to provide details on the impact to the land adjacent to Pointe Del Mar that was set aside for wildlife refuge. Dee was inspired by the slogan she heard at a recent SANDAG public meeting, "protect, preserve and connect". The word connect in particular, relative to the purpose of the set aside land which is to connect the Lagoon to Crest Canyon. It should not be used for a train portal.

Reports

SDPD Liaison Report - Officer John Briggs – Not Present

Senator Toni Atkins Representative Cole Reed (ColeReed@sen.ca.gov) – Not Present

Assemblymember Tasha Boerner Horvath 77th Assembly District (unknown representative) – Not Present

Supervisor Terra Lawson Remer's Representative Rebecca Smith (Rebecca.smith2@sdcounty.ca.gov) – Not Present



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Mayor Todd Gloria’s Representative Emily Piatanesi (epiatanesi@sandiego.gov)

- Streetlights – Emily described the daisy chain method of installation in the past. This daisy chain must end since many lights would otherwise not be out. These conversions are in process. The City is contracting out to private firms to handle the 5,700 lights that are out. Emily and Krissy are getting Get It Done messages personally.
- The Mayor’s Fiscal Year 2024 budget was presented Friday, April 14th. This budget begins a multi-round negotiation with the City Council. Public input is very important.
 - The Mayor’s budget fully funds police and fire and includes \$2,200,000 for additional police department administrative personnel.
 - The Smart Street Lights program gets \$4,000,000.
 - Infrastructure gets the largest allocation ever. 157 miles of street paving (2,800 miles total)
 - Homelessness gets \$80,000,000. Previously funding came from grants and the Federal government which is no longer sustainable or adequate. The budgeted funds will provide a 70% increase in shelter capacity.

Councilperson La Cava’s Representative Krissy Chan (chank@sandiego.gov)

- Paving project underway north of Del Mar Heights Road,
- Budget Town Hall to be scheduled soon.

City of San Diego Planning Representative Alex Frost, Senior Planner (afrost@sandiego.gov)

- No additional comments

Announcements

No announcements

Meeting adjourned at 9:08pm.

IMPORTANT UPDATE: Once SB 10 is implemented, it CANNOT be UNDONE.



April 5, 2023 - **UPDATE**

As we are going through the Housing Action Package, one thing that stands out that wasn't mentioned in our last email is that if SB 10 is implemented, it **CANNOT** be reversed. **Ever**. Even by the same City Council that approved it, or subsequent City Councils.

Not only are we ramming this through without full consideration and without meaningful public input, but if SB 10 gets implemented using the same error-prone process the City uses with all its land-use decisions, there is NO opportunity to go back and fix it. Ever.

The only way to avoid the unforeseen consequences of SB 10 is to NOT implement it in the first place.

SB 10 is the WRONG SOLUTION to San Diego's housing problems.



April 5, 2023

The Housing Action Package 2.0 was just released and it's worse than anything we had imagined.

When was it made available for public review?

Yesterday, Tuesday, April 4th, only two days before it will be presented to the Planning Commission on Thursday, April 6th.

Thursday's Planning Commission meeting is information only – no action will be taken by the Commissioners. Also, although this is being billed as a "workshop", the Planning Department will not have to answer direct questions from the public.

Because the code is being presented for the first time at this meeting, previous public meetings on the Housing Package were meaningless public relations events for the City. Because the Planning Commission is appointed by the Mayor, we can expect that they will be uncritical supporters of the Housing Action Package.

[Click here](#) for the Planning Commission Agenda and the Zoom link.

What's in it? [Click here](#) for Housing Action Plan (HAP) 2.0 draft.

We have not had time to thoroughly review the package, but here are a few highlights:

- **Mayor Todd Gloria's SB 10 Opt-In:**
 - 10-unit apartment buildings on single-family lots.
 - Allowed in Very High Fire Hazard Severity Zones.
 - No CEQA protections.
 - Permitted pretty much anywhere in a Sustainable Development Area, but single-family zones are the real target.
- Even taller buildings allowed for [Complete Communities](#) projects.
- Allows Affordable units for Complete Communities projects to be located offsite, further entrenching San Diego's developer-pleasing separate but equal approach to affordable housing.
- Even LESS money collected from developers for infrastructure fees (libraries, parks, fire stations, etc...)

What happens next?

Even though the Planning Department won't have to address our concerns about this destructive Housing Action Package, the public can still voice their opinions through public comment, either online, call-in, or in-person at the 9 AM meeting on Thursday. ([See agenda for details.](#))

Continue to call or write the Mayor to express your concerns – all of this is happening at his direction:

Mayor Todd Gloria: **619-236-6330**

MayorToddGloria@sandiego.gov



Please help spread awareness and forward this email to someone you know.

Neighbors For A Better San Diego is a local non-profit group of San Diego neighbors, community leaders, and advocates formed to protect & preserve single-family neighborhoods from overdevelopment.

Our grassroots outreach efforts require funding.

[Please consider donating HERE.](#)

Missed an email?

[Check out our Email Update page.](#)

Torrey Pines Community Plan

Very low-density developments in Torrey Pines are located on the edges of environmentally sensitive areas. This provides for minimal disturbance by buffering these areas from higher density land uses. Very low-density areas in the Torrey Pines area include:

- The 27-lot residential subdivision of Del Mar Estates is located in the northern portion of the community along Racetrack View Drive. This development includes large single-family detached homes of 25 feet in height on large (average one acre) lots, and over 17 acres set aside in an open space easement. This development is located in an environmentally sensitive location, within the Focused Planning Area of the San Dieguito Regional Open Space Park Plan, situated south of the San Dieguito River and Lagoon and north of Crest Canyon. Because of the area's sensitivity, additional development (tennis courts, pools, decks, gardens, walls, lighting, etc.) shall minimize or eliminate impacts to these resource areas.
- Two low-density residential subdivisions exist near the northern portion of Torrey Pines Reserve Extension. One is located adjacent to the northwest corner of the reserve extension at the terminus of Mar Scenic Drive and Nogales Drive, and the other is located adjacent to the northeast corner of the reserve extension on Mira Montana. The Mira Montana project (approximately 19 residential lots and five acres of open space easements) is built out. All open space easement areas that are part of this project shall be preserved.
- Another very low-density project is located adjacent to the western boundary of the reserve extension, along Caminito Mar Villa and Via Mar Valle. This project is completely built out and consists of approximately 50 units, both attached and detached, and over six acres of open space easements. The open space easement located south of the homes along Via Mar Valle provides a crucial open space corridor linking the reserve extension to Los Peñasquitos Lagoon. This linkage shall be preserved and protected through the Open Space designation on the area.

- The Point Del Mar development is also a very low-density project, and is located on the bluffs northwest of Carmel Valley Road and I-5. This project includes approximately 99 single-family detached homes on large (half-acre) lots, and over 26 acres of open space easements. The open space easements located along the western portion of this project provide a critical wildlife corridor linking the reserve extension to the Los Peñasquitos Lagoon. This linkage has been preserved and protected by dedication and acceptance by the State Coastal Conservancy, and is managed by the Los Peñasquitos Lagoon Foundation. This area shall be preserved and protected through the Open Space designation on the area.

Low-Density (5-9 DUs/acre)

This density category is characterized by the conventional suburban subdivision, including single-family detached homes on 5,000- to 6,000-square-foot lots. Approximately 70 percent of the residential community is developed under this density category, which is implemented through the existing R1-5000 and R1-6000 Zones.

SAN DIEGO FREEWAY ROUTE 5



CARMEL VALLEY ESTATES

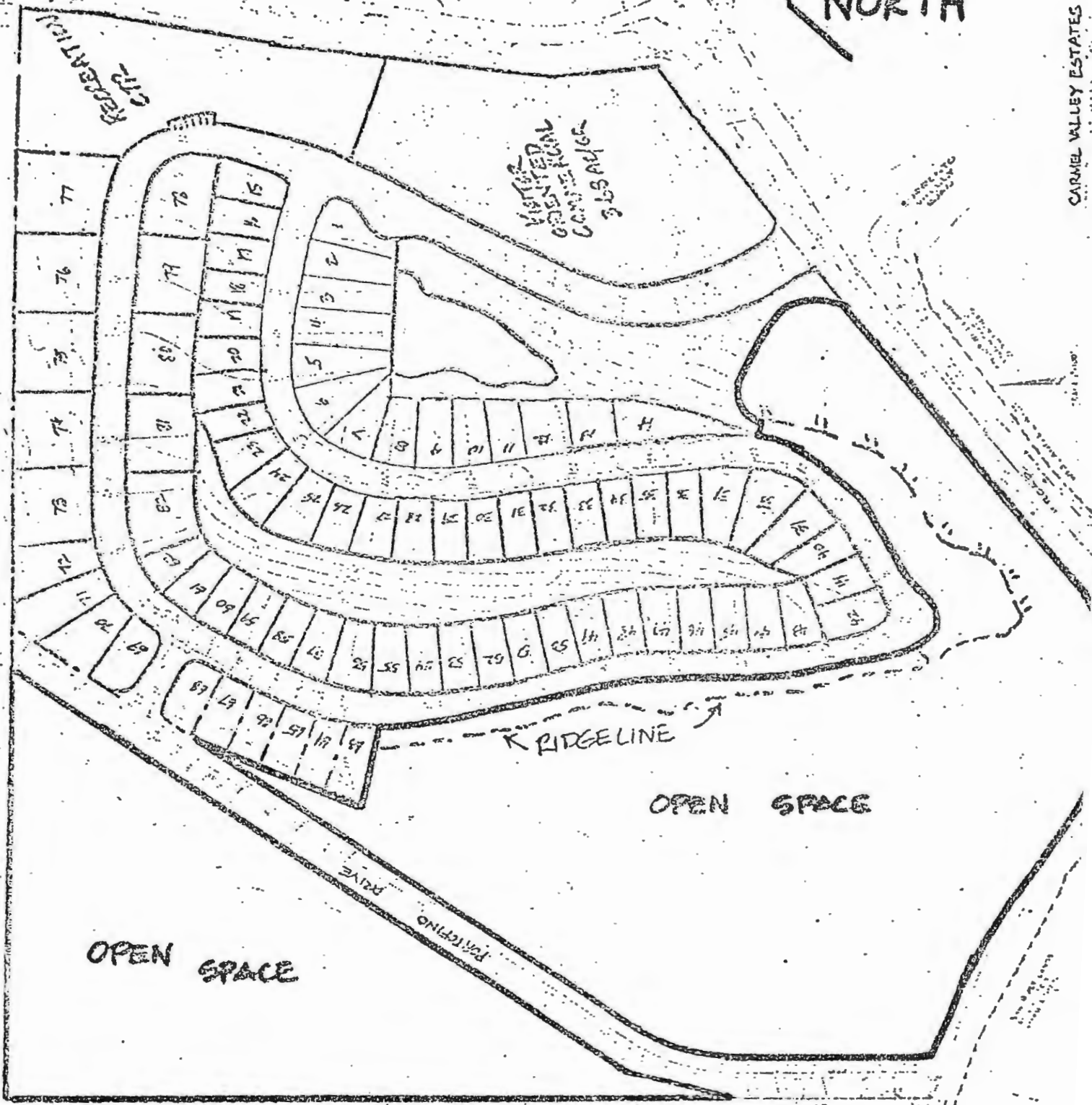
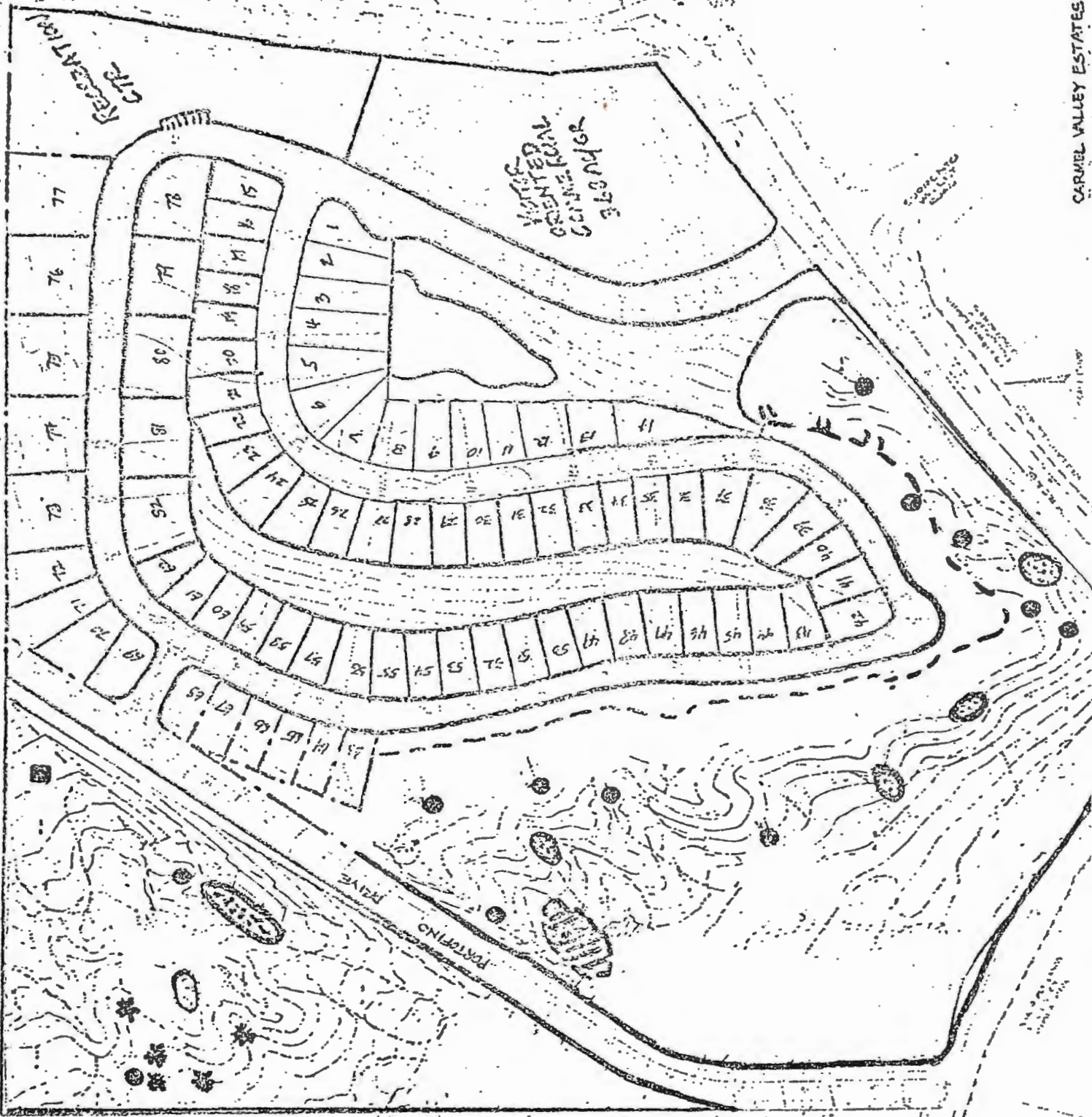
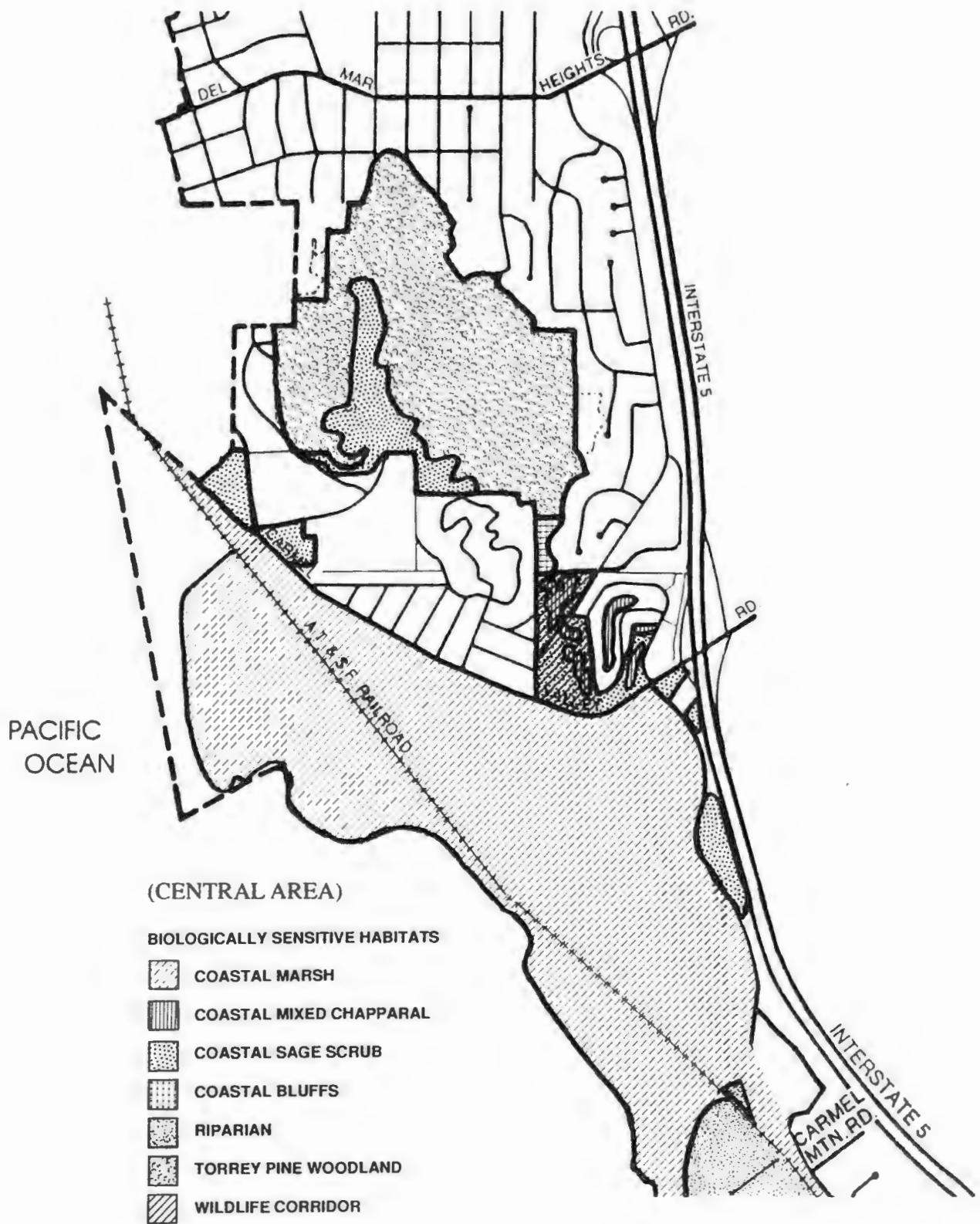


EXHIBIT A
(OPEN SPACE DEDICATION)



- *Ferocactus viridescens*
- < 25 individuals
- *Arctostaphylos glandulosa* ssp. *crassifolia*
- * *Pinus torreyana* (planted)
- *Dicentra occidentalis* (reported sighted)

EXHIBIT "B"
 (RARE AND ENDANGERED PLANT SPECIES)
 (FROM ADOPTED E.I.R.)



Biologically Sensitive Habitats (Central)
 Torrey Pines Community Plan – Appendix F

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 FIGURE

Del Mar Heights Park

Width	185	Feet
Length	1,000	Feet
Area	185,000	Square Feet
	4.25	Acres



High Bluff Park

Three Separate Areas

Width	45	Feet
Length	250	Feet
Area	11,250	Square Feet
	.26	Acres
All Areas	33,750	Square Feet
	0.77	Acres







