



**Torrey Pines Community Planning Board
DRAFT Board Meeting Minutes**

May 20, 2023, 7:00pm

Del Mar Hill Academy – In Person and Experimental Zoom Link

Meeting Called to order by Adam Gevanthor at 7:05pm

Establishment of Quorum | Roll Call (X=Present)

Current Board Members	Term Start	Yrs of Svc	DARK		SPECIAL MEETING		12/20/22	1/17/23	2/21/2023	3/21/2023	4/18/2023	5/16/2023
			7/19/22	8/16/22	9/20/22	10/17/22						
Adam Gevanthor Chair	10/18/21	1	X		X		X	X	X	X	X	x
Greg Jabin Vice Chair	6/27/22	1	X				X	X	X	X	X	
Jeffrey Burges Sec/Treas	12/20/22	0	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
Sandip Patel	10/18/22	0						X	X			x
Duncan Agnew	10/18/22	0					X	X	X	X	X	x
Evan White	10/18/22	0					X	X			X	x
Ian Galton	10/18/22	0					X	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
Christy Herold											X	
Jonathan Parot											X	x
Dee Rich											X	x
Liz Shopes											X	
Michael Halpern - LPLF Rep											X	x
Total Present							10	9	11	7	14	11
% Present							77%	69%	85%	54%	88%	69%
Quorum?							Yes	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 11 of 16 (69%) members present.

Approval of Agenda

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

Approval of April 18, 2023, meeting minutes

Adam made a motion to approve the April 18, 2023 meeting minutes. Ian seconded the motion, the vote was unanimous, and the motion carried. The Minutes stand approved as distributed with unanimous approval and the motion carried.

Public Forum

Comments by Dennis Ridz: Dennis wants to inform group that the SD City council has approved the provision of \$10M to Caltrans for adding carpool lanes and removing bottlenecks, notably the I-56 to I-5 N connection, which will mean



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widening of I-5, construction of a flyover ramp and a new bridge at Del Mar Heights Road. Given previous community opposition to this, would like TPCPB to communicate objections to Councilman LaCava's office.

Adam noted that LaCava was having a town hall at the Carmel Valley library this Saturday.

Coastal Connections Discussion

Presentation by Allie DeVaux, SANDAG Senior Engineer, and Project Manager for the Coastal Connections project. What has been developed to this point is a conceptual study. The reason for the project is to provide mitigation for the Del Mar Bluffs Stabilization, as required by the California Coastal Commission (CCC) requirement). The seawalls mean that less sand will be available for natural beach replenishment; to mitigate the impact of this on recreational use, the CCC accepted an offsetting plan that would provide a walkway and better beach access.

The project involves an MOU between NCTD, SANDAG, and the city of Del Mar; it runs from Milepost 244.1 to 245.7, all within Del Mar city limits.

The Planning process began by looking at 40 possible access points, first reduced to seven. One considered was access from Torrey Pines Road at the bridge abutment. An overcrossing at this location had bad visual impact. An undercrossing was considered but dropped because of nearby access through the State Park, particularly for low-mobility users.

The current plan is a trackside trail, one crossing, and one accessway to the beach. It is not feasible to put the trail on the W side of the tracks, so it will be on the E side, from Seagrove Park to 4th Street.

The beach access possibilities were narrowed down to 11th St, 7th or 8th St, or the TP state beach. The CCC approval of the project reduced this to 11th or 7th street, as covering locations roughly the same distance from the two existing ones.

Both of these locations are in the public ROW and have good connectivity. The design concepts considered were:

Design concepts

For 11th: crossing at grade, beach access either stairs or (less likely) maybe ramps.

For 7th: crossing either under or over, beach access stairs or ramps.

Public outreach was all to Del Mar, from December 2022 to February 2023. Responses showed that at grade crossings were less popular because of the need to have train horns. So current plan is an undercrossing at 7th or 8th St; beach access will be either stairs or ramps, balancing accessibility against impact on the bluffs. If Federal funding is used ramps will be required.

Next steps: Del Mar has agreed to move forward with NS trail. Del Mar and NCTD must agree on the project and provide right-of-way.

Comments by Board members:

- The Torrey Pines crossing was not included in the Study due to SANDAG's misunderstanding about the opinion of the Los Penasquitos Lagoon Foundation and other stakeholders. The importance of the Torrey Pines crossing was subsequently affirmed by LPLF and others and it confirms the importance noted in the 1995 TRAC study.
- SANDAG explained that they did not include the Torrey Pines crossing at the request of CCC. SANDAG representatives agreed to amend their CCS to include this clarification, as well as their understanding that the Torrey Pines crossing remains an important access point.



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- The State Beach parking lot does not really provide access for people parked on Camino Del Mar north of the bridge, especially to the part of the beach now most accessible from there.
- The survey of public comment had too few responses, and none from the many visitors from elsewhere.
- There is a need to do pedestrian surveys to establish current use.

The Board was concerned that what is in the current report will affect NCTD's decisions about access going forward. We would like the report to include an addendum that makes it clear that this decision on beach access is not meant to evaluate TP access as unimportant.

Adam made a motion to request SANDAG to place an addendum in the report stating the positions of relevant stakeholders, and that the decision not to provide access from Torrey Pines Road was based on the CCC decision only. Jonathan seconded the motion, the vote was unanimous, and the motion carried.

COMMUNITY Goals/Priorities Discussion

Sorrento Valley

Adam presented an idea for rezoning in Sorrento Valley for more housing since otherwise density will increase in single-family areas, and ADU's without parking will appear and be a problem. There are 60+ acres between I-5 and Sorrento Valley Rd. that fall outside the "no residences" zone mandated by FAA rules. This area would to be need rezoned and the height limit changed.

Committee Updates

CPC

Brad reported that most of the discussion was about the application of SB 10 changes in the coastal zone, which is unpopular. The city is not differentiating coastal regions. The CPC voted that the city needs to slow its application of SB10 to allow for more comment on decisions.

The Board expressed some concern about "transportation zones" being created on the basis of planned public transport routes or ones that existed but have been abandoned.

Treasurer's Report – Jeff Burges

No Report

COW Training – Adam

All board members must take training every 12 months. Training is online.

Reports

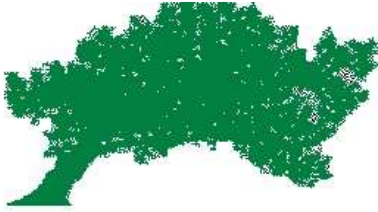
SDPD Liaison Report - Officer John Briggs – Not Present

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

Senator Catherine Blakespear Representative Aurora – Introduced herself, because of redistricting we have, for now, two senators. Catherine Blakespear will be ours going forward.

Assemblymember Tasha Boerner's 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) – Not present

Councilperson La Cava's Representative Krissy Chan (chank@sandiego.gov) – There is a town hall coming up. Transmission in Reserve area is being worked on and should be completed soon.

City of San Diego Planning Representative, **Alex Frost**, Senior Planner, City of San Diego Planning Department, (AFrost@sandiego.gov) – Not Present

Announcements from the Chair

None

The meeting adjourned at 8:45pm.