



# 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, April 9, 2024, **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. PRJ- 1070661: 4202 SORRENTO VALLEY CDP/SDP**

**Scope/Location:** TORREY PINES (Process 3) Coastal Development Permit and Site Development Permit to demo (7) single-story buildings, asphalt parking, miscellaneous vegetation and infrastructure and construct a new 9-story, 300,000-square-foot research and development building with penthouse and a new 7-story parking structure with rooftop parking. The Property located at 4174 through 4206 Sorrento Valley Blvd. The 5.39-acre site is in the IL-3-1 Zone and Coastal Overlay Zone within the Torrey Pines Community Plan area, Council District 1. The application was filed on September 19, 2022.

**Applicant/Representative:**

Kimberly Kantrud

**Project Manager City of San Diego:**

Christian Hoppe, Development Project Manager: 619-446-5293/ [CHoppe@sandiego.gov](mailto:CHoppe@sandiego.gov)

**6. MEDMEN, CONDITIONAL USE PERMIT AMENDMENT CUP No. 1865509 (PRJ No. 527802)**

**Scope/Location:** Process Two: Conditional Use Permit amending CUP No. 1865509, PRJ No. 527802 to grant an additional five-year operational term to existing Cannabis Outlet at 10715 Sorrento Valley Road in the IL-3-1 zone within the Torrey Pines Community Planning Area and Council District 1. The project is located within the following overlay zones: Coastal Overlay Zone (Non-appealable), Coastal Height Limitation Overlay Zone, Coastal Parking Impact Overlay Zone, MCAS Miramar Land Use Compatibility Overlay Zone, Airport Influence Area - Review Area 1 and Accident Potential Zone 2, Special Flood Hazard Area (100 Year Floodplain), and Prime Industrial Lands. The project does not propose additional physical development.

**Applicant/Representative:**

Michael Kinoshita [michaelk@mkainc.net](mailto:michaelk@mkainc.net)

**Project Manager City of San Diego:**

Tyler Sherer, [TSherer@sandiego.gov](mailto:TSherer@sandiego.gov) (619) 446-5378



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### **7. SORRENTO VALLEY INDUSTRIAL PROJECT-11803 SORRENTO VALLEY- PRJ-1107525**

The construction of a 30 ft. tall 104,630 sq. ft. industrial warehouse and the consolidation of 7 parcels into one parcel. The deviation is to change the maximum allowable driveway width and to vacate the Industrial Court cul-de-sac at 11777 & 11803 Sorrento Valley Road, 3330, 3336, 3347, 3337, and 0 Industrial Court.

- Process 5
- Coastal Development Permit
- Vesting Tentative Map
- Variance

#### **Applicant/Representative:**

Simin Zakavand, AICP, Project Manager

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#### **Project Manager City of San Diego:**

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