



# TORREY PINES

## COMMUNITY PLANNING BOARD

Project Review Committee: Chair Adam Gevanthor, Ducan Agnew, Dee Rich (public member), Eric Thies, Daniel Jensvold (public member)

### Project Review Subcommittee Agenda

Thursday, January 9, 2025, 7:00 P.M.-9:00 P.M. via Zoom

#### ZOOM MEETING INSTRUCTIONS:

Join Zoom Meeting

<https://us02web.zoom.us/j/84673344269?pwd=SbWuFLXVVTRLpFGb44we3fTyJs7Qdb.1>

Meeting ID: 846 7334 4269

Passcode: 92014

One tap mobile

+16699009128,,84673344269# US (San Jose) +16694449171,,84673344269# US

Meeting ID: 846 7334 4269

Find your local number: <https://us02web.zoom.us/u/keqPH5dDvc>

1. **ALL TO ORDER (7:00 P.M.)**
2. **APPROVAL OF AGENDA (7:01)**
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. **2274 VIA APRILIA COASTAL DEVELOPMENT PERMIT, PRJ-1111550 (8:05-8:50)**

**Scope/location:** Process 2 Coastal Development Permit to demolish an existing 1,280 square-foot one-story single dwelling unit to construct a new 5,624 square-foot three-story single dwelling unit, with a detached 800-square-foot two-story Accessory Dwelling Unit, the project includes site development including paving, walks, and landscaping at 2274 Via Aprilia. The 0.13-acre lot is in the RS-1-7 Base Zone, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit Overlay Zone (CHLOZ), Coastal Overlay Zone (COZ), Parking Impact Overlay Zone (PIOZ), Affordable Housing Parking Demand, Paleontological Sensitivity Area, Geologic Hazard Category within the Torrey Pines Community Plan Area. Council District 1. This development is within the Coastal Overlay zone and the application was filed on March 19, 2024.

**Applicant/Representative:**

Michael Kinoshita, Principal / President, MKA Inc. Architecture & Planning  
Cell: 858 442 3613, Email: michaelk@mkainc.net

**Project Manager City of San Diego:** May Rollin, City of San Diego  
MMRollin@sandiego.gov, 619-446-5432



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**6. PROJECT NO. 625754, PEACE CROWELL LAW OFFICE (7:50-8:20 PM)**

TORREY PINES- (Process 3)- A Coastal Development Permit and Neighborhood Development Permit to demolish restaurant building and construct a two-story over at-grade garage 5,634sf office building located at 2236 Carmel Valley Road. The 0.16 acre site is in the CN-1-2, RM-1-1, Coastal (Non-Appealable) Overlay Zones within the Torrey Pines Community Plan area and CD1.

**Applicant/Representative:**

Thomas Quaas, Architect AVR P Studios, Phone 619-704-2654

Email [tquaas@avrpstudios.com](mailto:tquaas@avrpstudios.com)

**Project Manager City of San Diego:** Benjamin Hafertepe, 619-446-5086

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