



TORREY PINES

COMMUNITY PLANNING BOARD

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

Project Review Subcommittee Agenda Thursday, September 12, 2024, 6:30 P.M.-8:30 P.M. via Zoom

ZOOM MEETING INSTRUCTIONS:

Register in advance for this meeting:

[https://us02web.zoom.us/meeting/register/tZUucupjposHtE9r5qnHZDE21Do6o3yQr4J](https://us02web.zoom.us/join/https://us02web.zoom.us/meeting/register/tZUucupjposHtE9r5qnHZDE21Do6o3yQr4J)

After registering, you will receive a confirmation email containing information about joining the meeting.

- 1. CALL TO ORDER (6:32 P.M.)**
- 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-1112888: 2190 CARMEL VALLEY RD PDP (WIRELESS FACILITY) (6:35-6:40)**

Scope/location: Process 4 Planned Development Permit (PDP) and site development permit to obtain a new permit for an existing Wireless Communication Facility (WCF) located at 2190 Carmel Valley Road in the CN-1-2 Zone of Torrey Pines Community Plan area. The existing permit has expired.

The project consists of the six antennas and six RRUs located on the façade of an existing building behind FRP screens that are painted and textured to match the building. The equipment is located in an enclosure behind the building.

Applicant/representative: Chris Vuong, 858-205-4150 / cvuong@clinellc.com

Project Manager City of San Diego: Nilia Safi, Development Project Manager: 619-446-5236 / nsafi@sandiego.gov

- 6. MERANO HOUSE: PROJECT NO. 1071048 (6:40-6:55)**

PROJECT SCOPE: Coastal Development Permit for the construction of a new two-story 3,664- square-foot, single-family residence with attached two-car garage and associated site improvements on a vacant 0.19-acre site located at 301-122-01-00 in the RS-1-7, Coastal (Non Appealable Area 1) Overlay zone and Coastal Height Limit Overlay zone within of the Torrey Pines Community Plan area. • **PROCESS LEVEL:** Process 2, Coastal Development Permit. Within the Coastal Overlay Zone pursuant to San Diego Municipal Code (SDMC) Section 126.0702. The decision may be appealed to the Planning Commission in accordance with Section 112.0504

Applicant: Mark A Silva, Architect

City Project Manager: Veronica Davison Development Project Manager, hdavison@SanDiego.gov / 619-446-5462



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7. SORRENTO VALLEY INDUSTRIAL PROJECT-11803 SORRENTO VALLEY- PRJ-1107525 (6:55-7:40)

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, www.sagecrestplanning.com

27128 Paseo Espada, Suite 1524, San Juan Capistrano, CA 92675, Mobile: (949) 394-4708

Project Manager City of San Diego: Christian Hoppe, 619-446-5293 or

CHoppe@sandiego.gov

8. 2274 VIA APRILIA COASTAL DEVELOPMENT PERMIT, PRJ-1111550 (7:40-8:30)

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