



# 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, October 10, 2024, 7:00 P.M.-9:00 P.M. via Zoom

### **ZOOM MEETING INSTRUCTIONS:**

Join Zoom Meeting

<https://us02web.zoom.us/j/82270474225?pwd=KWAIWiCyh1TwTk7lg2dWhxRGct2mO2.1>

Meeting ID: 822 7047 4225, Passcode: 92014

One tap mobile

+16699009128,,82270474225# US (San Jose)

+16694449171,,82270474225# US

Find your local number: <https://us02web.zoom.us/j/82270474225?pwd=KWAIWiCyh1TwTk7lg2dWhxRGct2mO2.1>

- 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. TORREY HOLISTICS DISPENSARY CUP AMENDMENT PERMIT NO. 2072708; PTS 585605 (7:02-7:20)**

**Scope/location:** Conditional Use Permit amendment to extend the operations for five years of a Cannabis Production Facility (Conditional Use Permit No. 2072708; PTS 585605) located at 10671 Roselle Street in the IL-3-1 zone of the Torrey Pines Community Plan area. The 0.44-acre site is within the Coastal Overlay Zone and the Airport Influence Area for MCAS Miramar. Counsel District 1. No changes are proposed to the site or the operations of the existing Cannabis Production Facility. (7:05-7:10)

**Applicant/representative:** Kristi Byers, Architect A.P.C.

**Project Manager City of San Diego:** Negar Sadegholvad, Development Project Manager (619) 446-5411 / NSadegholvad@sandiego.gov

- 6. SORRENTO VALLEY INDUSTRIAL PROJECT-11803 SORRENTO VALLEY- PRJ-1107525 (7:20-8:05)**

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.



# TORREY PINES

## COMMUNITY PLANNING BOARD

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

**Applicant/Representative:**

Simin Zakavand, AICP, Project Manager, [www.sagecrestplanning.com](http://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@sanidiego.gov](mailto:CHoppe@sanidiego.gov)

**7. 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](mailto:michaelk@mkainc.net)

**Project Manager City of San Diego:** May Rollin, City of San Diego

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