



ENCLAVE PARK

BY BREAKTHROUGH

TORREY PINES COMMUNITY PLANNING BOARD
PROJECT REVIEW COMMITTEE

MAY 14, 2024

March 2024 Torrey Pines Project Review Committee (PRC) Meeting

PRC issues and follow-up items requested:

1. Provide a detailed study and analysis of site planning, buildable area and building height resulting from site constraints including existing overlay zones, easements and required improvements (wetland buffer, street widening, etc.).
2. Provide a detailed visual simulation study along Los Peñasquitos Creek Trail and include additional perspectives along Sorrento Valley Blvd.
3. Provide proposed conceptual façade material types and color palette for building elevation that is consistent with Torrey Pines Community Plan (Industrial Development Design Guidelines and Local Coastal Program Policies).

Discretionary Permit Status – City Review and Approvals

All City reviews have been completed and signed off. Discretionary process pending final review from Community Planning Board, Environmental Determination (CEQA Exempt 15183) and Hearing Officer approval

Project Review			VIEW HISTORY
MENU NEW SUPERVISOR HELP			
Completed Task			
✓	DSD-Engineering Review-Set via script 0.0h	ASSIGNED Kharrk Huyth STARTED 12/07/2023 By Kharrk Huyth	CONDITIONAL APPROVAL DUE
✓	DSD-Environmental-Set via script 0.0h	ASSIGNED Anne Jarque STARTED 03/11/2024 By Anne Jarque	REVIEW COMPLETE DUE
✓	DSD-Planning Review-Set via script 0.0h	ASSIGNED Grecia Aceves STARTED 10/20/2023 By Grecia Aceves	CONDITIONAL APPROVAL DUE
✓	SANDAG-Land Use and Transp-Set via script 0.0h	ASSIGNED STARTED 08/02/2023 By Christian Hoppe	REVIEW COMPLETE DUE
✓	Fire-Plan Review-Set via Script 0.0h	ASSIGNED Nathaniel Boyle STARTED 10/19/2022 By Nathaniel Boyle	REVIEW COMPLETE DUE
✓	DSD-Landscape Review-Set via script 0.0h	ASSIGNED Jill Churak STARTED 10/18/2023 By Jill Churak	REVIEW COMPLETE DUE
✓	Coastal Commission-Set via script 0.0h	ASSIGNED STARTED 08/02/2023 By Christian Hoppe	REVIEW COMPLETE DUE
✓	DSD-Geology-Set via script 0.0h	ASSIGNED Jacobie Washburn STARTED 05/02/2023 By Jacobie Washburn	REVIEW COMPLETE DUE
✓	Planning-Facilities Financing-Set via script 0.0h	ASSIGNED Eduardo Hernandez Jr. STARTED 12/08/2022 By Eduardo Hernandez Jr.	REVIEW COMPLETE DUE
✓	Planning-MSCP-Set via script 0.0h	ASSIGNED Daniel Monroe STARTED 10/19/2023 By Daniel Monroe	REVIEW COMPLETE DUE
✓	DSD-Transportation Development-Set via script 0.0h	ASSIGNED Ismail Ehamad STARTED 04/05/2024 By Ismail Ehamad	REVIEW COMPLETE DUE 04/22/2024
✓	DSD-Water and Sewer-Set via script 0.0h	ASSIGNED Gary Nguyen STARTED 03/20/2024 By Gary Nguyen	REVIEW COMPLETE DUE
✓	Planning-Park and Recreation-Set via script 0.0h	ASSIGNED Mark Jennings STARTED 11/15/2023 By Mark Jennings	REVIEW COMPLETE DUE
✓	Caltrans-Set via script 0.0h	ASSIGNED STARTED 01/31/2024 By Christian Hoppe	REVIEW COMPLETE DUE
✓	ESD-Environmental Services-Set via script 0.0h	ASSIGNED Jane Marie Fajardo STARTED 10/26/2023 By Jane Marie Fajardo	REVIEW COMPLETE DUE
In progress			
○	Community Planning Group-Set via script 0.0h	ASSIGNED STARTED 03/22/2024 By SERVICE ACCT DSD-VELOSIMO	RESUBMITTED DUE 04/22/2024

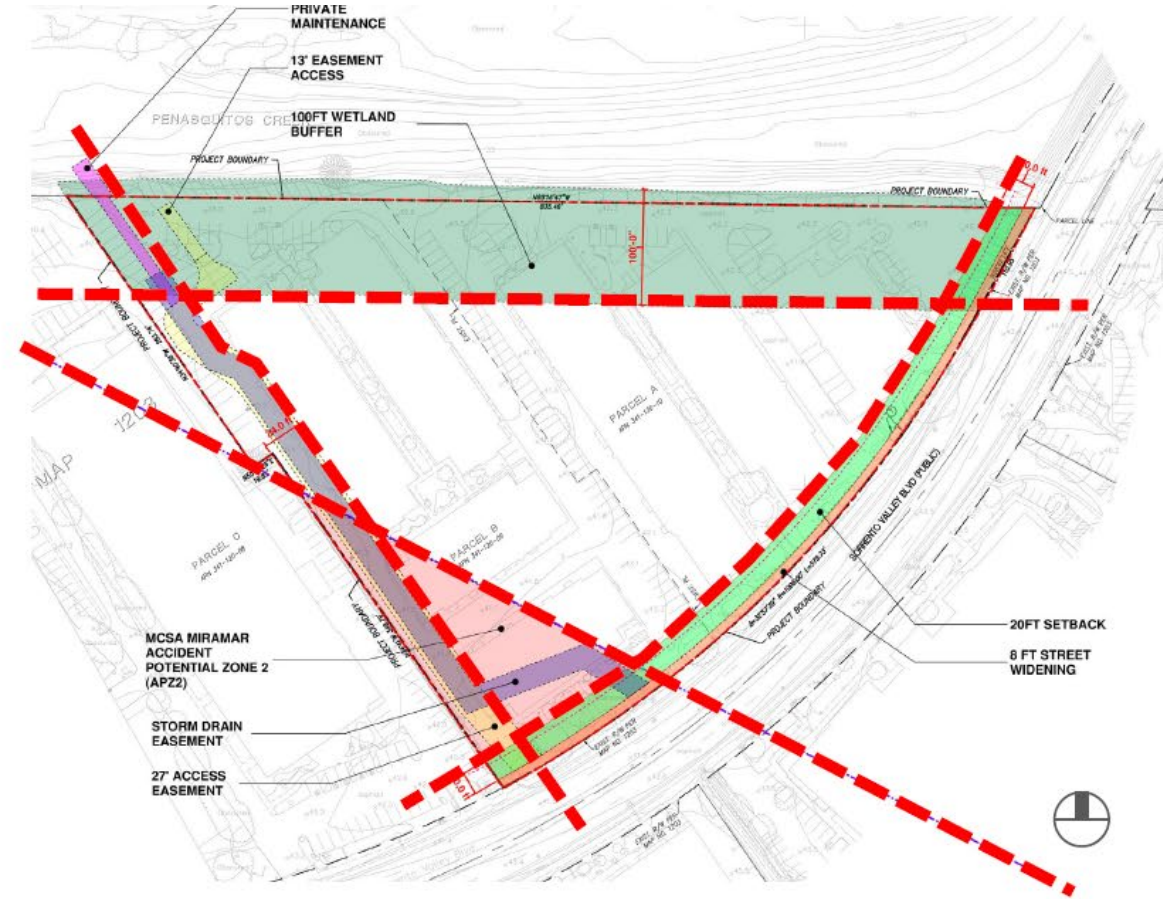
Existing and Proposed Site Plan



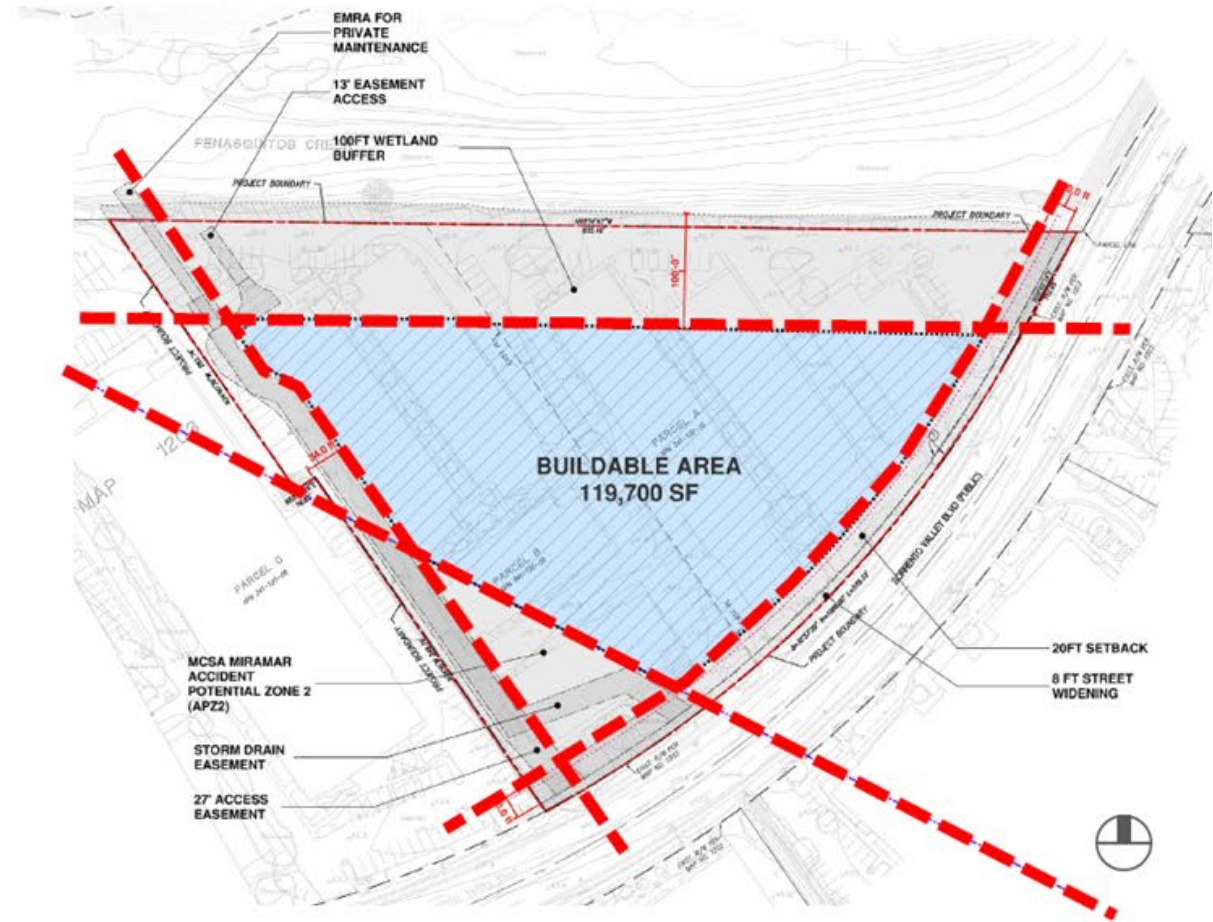
Proposed design meets all criteria of the Community Plan's Industrial Development Design Guidelines and Local Coastal Program Policies including:

1. Corridor and buffer shall not be narrower than 100 feet.
2. Disturbed areas shall be revegetated and planted with native trees, riparian woodland species and shrubs.
3. A pedestrian path shall be constructed along entire length of corridor.
4. Passive recreation facilities shall be provided along corridor.
5. Designed to natural appearing waterway with rehabilitation, revegetation and/or preservation of native wetland habitats.
6. Existing environmentally sensitive habitat areas will not be significantly affected and new riparian corridors will enhance wildlife corridor.
7. Building colors and materials are consistent with earth tones and colors subordinate to the surrounding natural environment.
8. Mechanical equipment, outdoor storage and appurtenances shall be screen from view and designed as integral parts of overall building design.

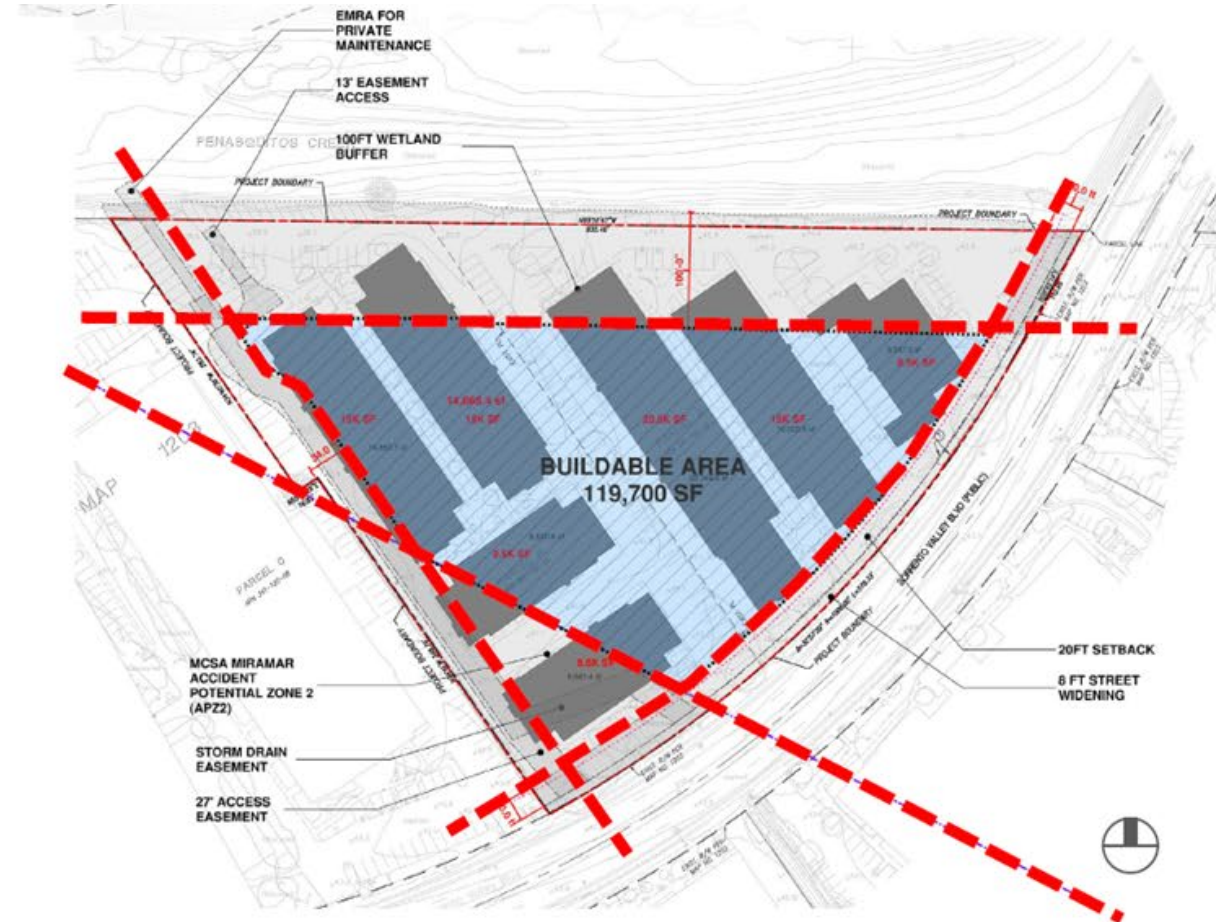
Site Constraints, Setbacks, Easements and Restrictions



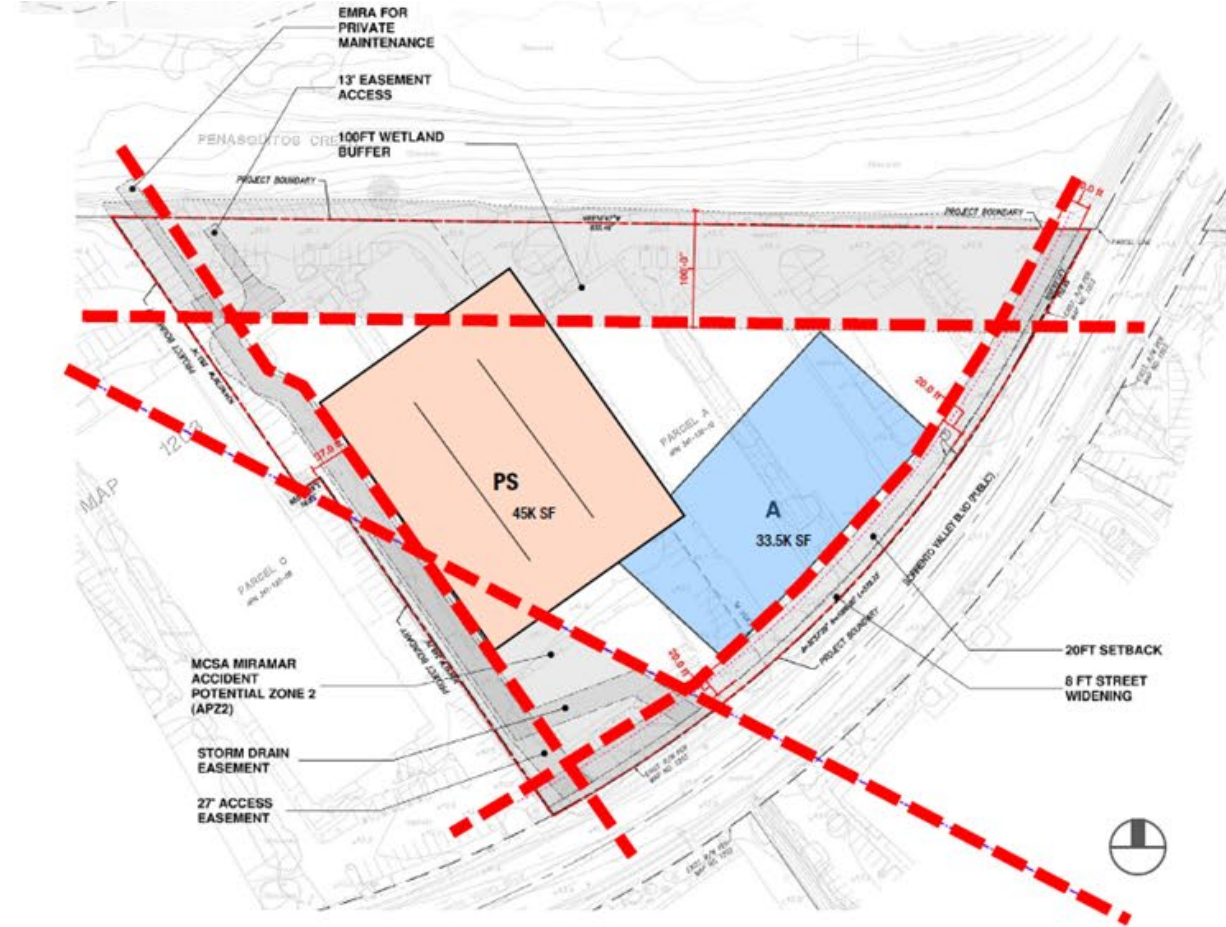
Buildable Area



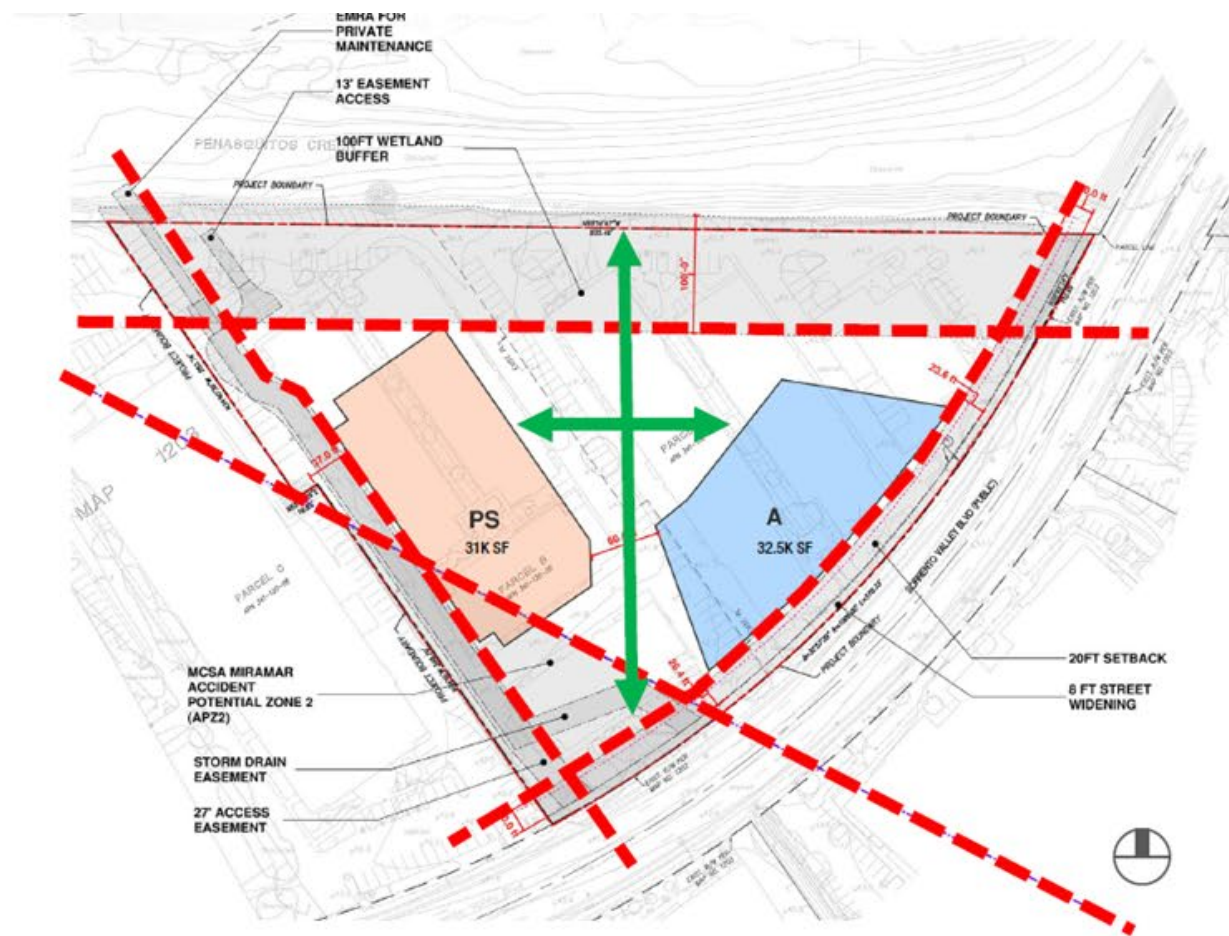
Existing Buildings in Buildable Area



Typical Life Science Floor Plate and Parking Structure



Proposed Floor Plate and Parking Structure



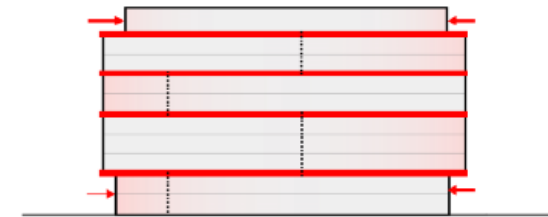
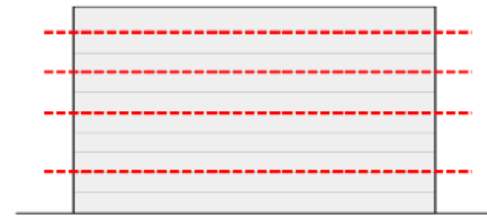
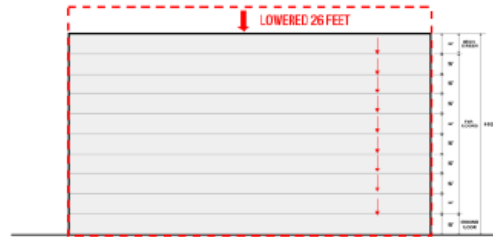
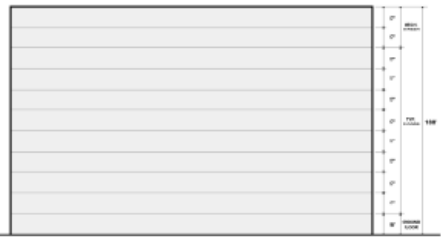
Existing Property Site Photos



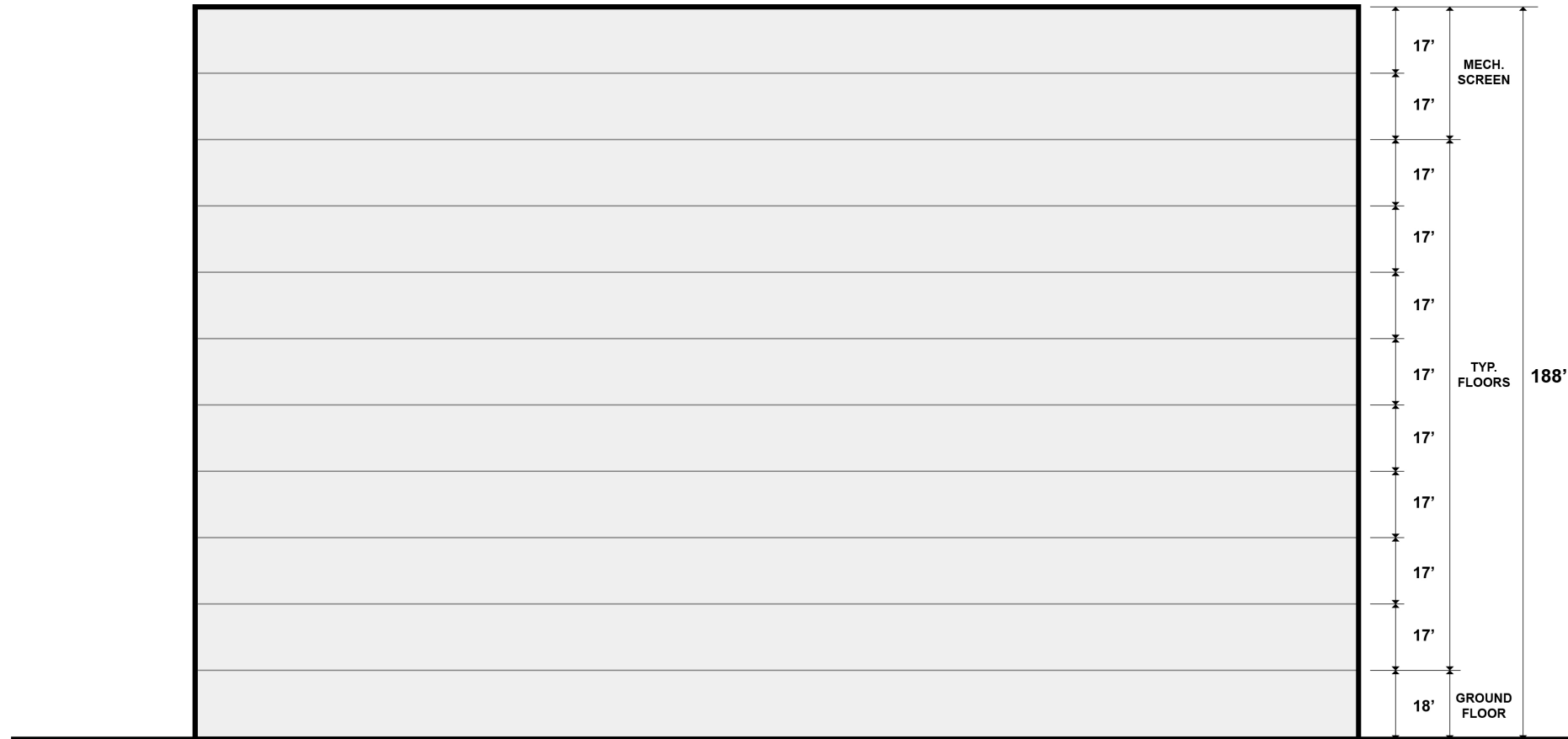
Proposed Site Plan and Landscape Views



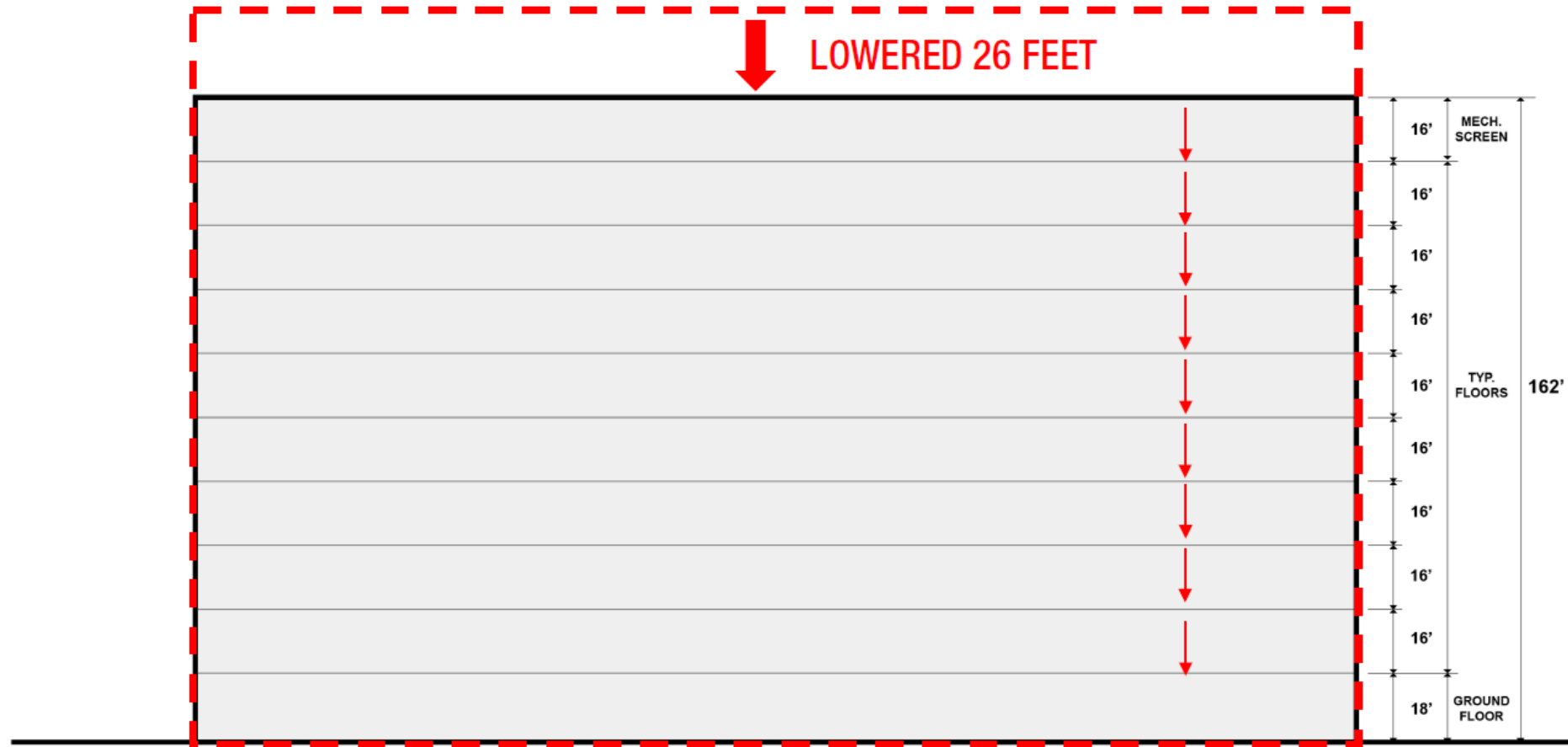
South Elevation Massing Diagrams and Vertical Elevation Study



Typical Life Science Building including Mechanical Penthouse



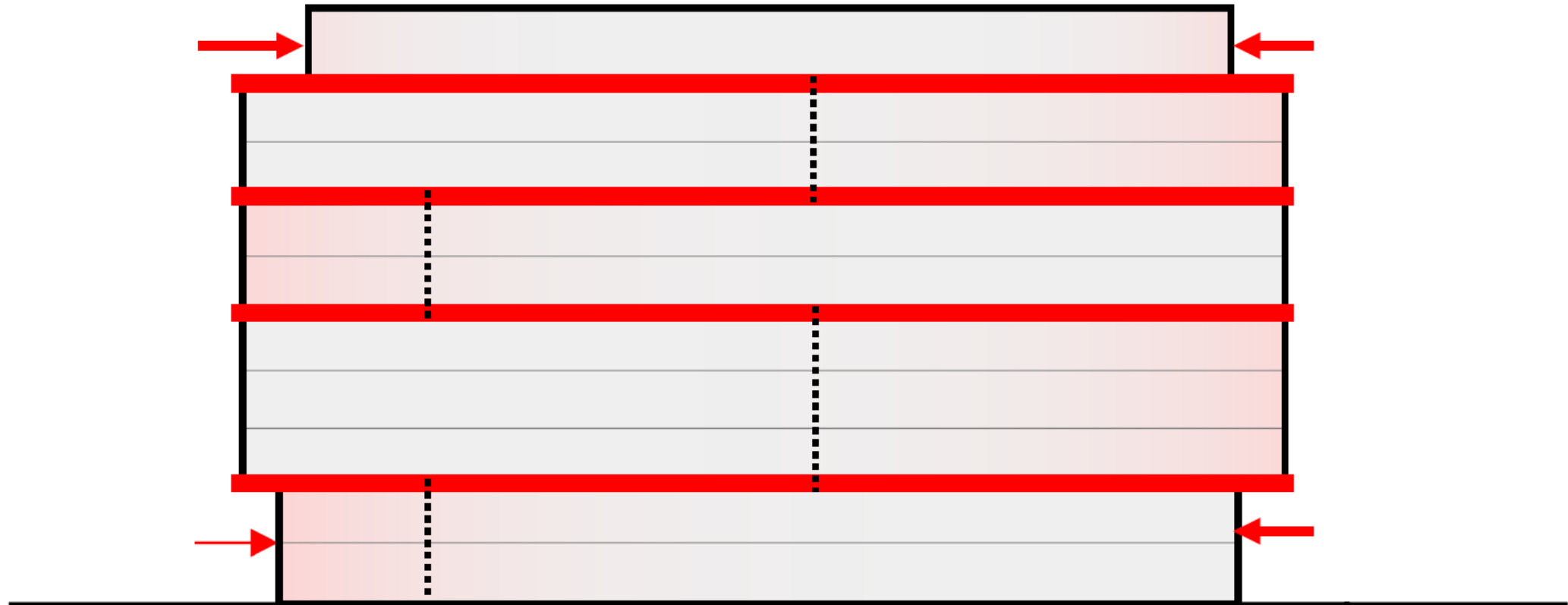
Lowered Floor-to-Floor Height including Mechanical Penthouse



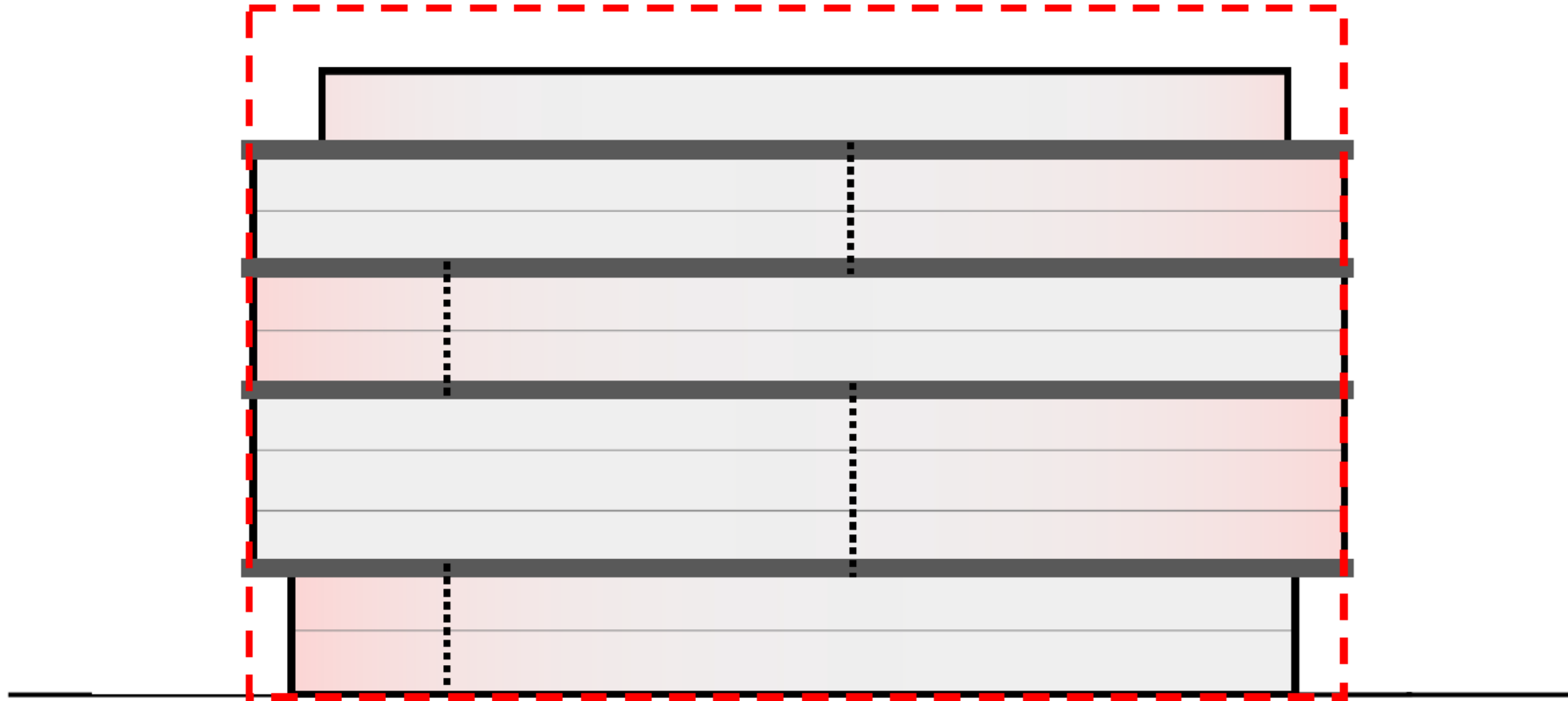
Horizontal Datum Lines to break up Vertical Scale



Horizontal Reliefs in Massing



Proposed Massing to Typical Massing



Technical Drawings



Rendered Scenario Image with Materials



Los Peñasquitos Creek Trail View

TRAIL VIEW 1



2,200 FT FROM SITE

TRAIL VIEW 2



700 FT FROM SITE

TRAIL VIEW 3



850 FT FROM SITE

Existing Los Peñasquitos Creek Trail View 1 – Southwest Facing



2,200 FT FROM SITE

Thursday • Nov 2, 2023

Canon EOS R50

JPEG

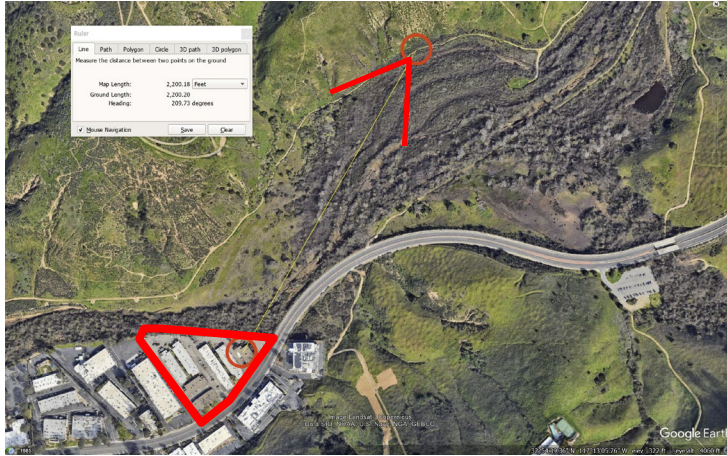
RF-S18-45mm F4.5-6.3 IS STM

1 MP • 1620 x 1080 • 599 KB

ISO 100 | 28 mm | 0 ev | f8 | 1/200 s



Proposed Los Peñasquitos Creek Trail View 1 – Southwest Facing



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ISO 100 | 28 mm | 0 ev | f8 | 1/200 s



Renderings are for illustrative purposes only and design is subject to change

Existing Los Peñasquitos Creek Trail View 2 – South Facing



700 FT FROM SITE

Thursday • Nov 2, 2023

Canon EOS R50

JPEG

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1 MP • 1620 x 1080 • 599 KB

ISO 100 | 28 mm | 0 ev | f8 | 1/200 s



Proposed Los Peñasquitos Creek Trail View 2 - South Facing



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Existing Los Peñasquitos Creek Trail View 3 – Southeast Facing



850 FT FROM SITE

Thursday • Nov 2, 2023

Canon EOS R50

JPEG

RF-S18-45mm F4.5-6.3 IS STM

1 MP • 1620 x 1080 • 599 KB

ISO 100 | 28 mm | 0 ev | f8 | 1/200 s



Proposed Los Peñasquitos Creek Trail View 3 – Southeast Facing



850 FT FROM SITE

Thursday • Nov 2, 2023

Canon EOS R50

JPEG

RF-S18-45mm F4.5-6.3 IS STM

1 MP • 1620 x 1080 • 599 KB

ISO 100 | 28 mm | 0 ev | f8 | 1/200 s



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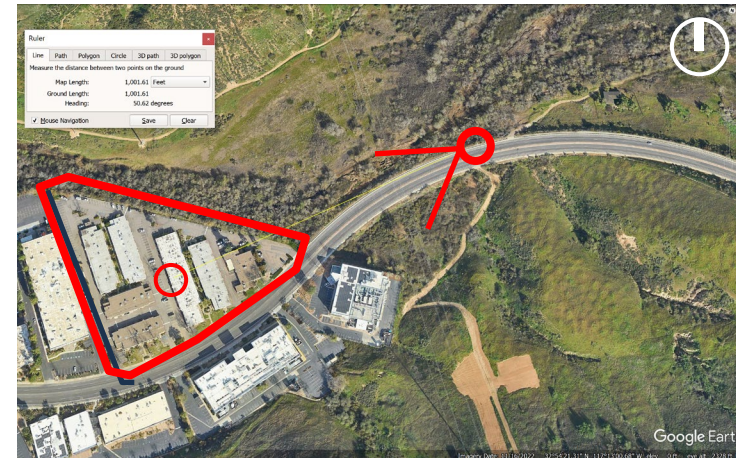
Sorrento Valley Boulevard – Street View

STREET VIEW 1



600 FT FROM SITE

STREET VIEW 2



1000 FT FROM SITE

Proposed Street View 1 – East Facing approach along Sorrento Valley Blvd



600 FT FROM SITE

Thursday • Nov 2, 2023

Canon EOS R50

JPEG

RF-S18-45mm F4.5-6.3 IS STM

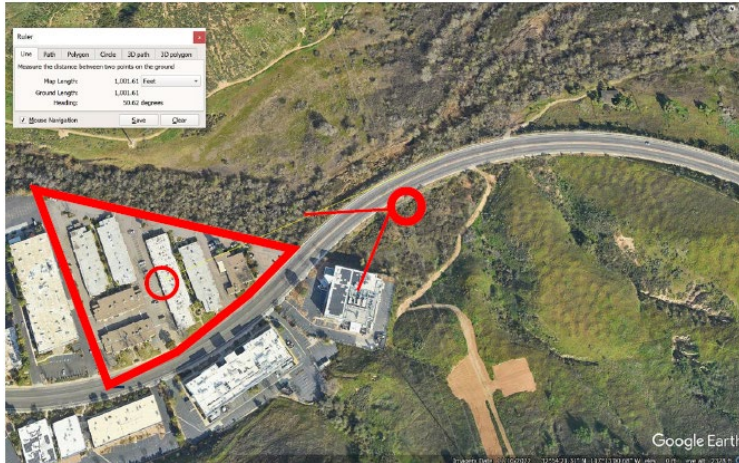
1 MP • 1620 x 1080 • 599 KB

ISO 100 | 28 mm | 0 ev | f8 | 1/200 s



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Proposed Street View 2 – West Facing on Sorrento Valley Blvd



500 FT FROM SITE

Thursday • Nov 2, 2023

Canon EOS R50

JPEG

RF-S18-45mm F4.5-6.3 IS STM

1 MP • 1620 × 1080 • 599 KB

ISO 100 | 28 mm | 0 ev | f8 | 1/200 s



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THANK YOU!

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