

## **CALIFORNIA COASTAL COMMISSION**

SAN DIEGO DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
VOICE (619) 767-2370  
FAX (619) 767-2384



# **W17a**

**A-6-NOC-22-0023 (Passon SCR)**

**December 14, 2022**

### **EXHIBITS**

#### **Table of Contents**

**EXHIBIT 1: Project Location**

**EXHIBIT 2: Aerial of Site**

**EXHIBIT 3: Site Plans**

**EXHIBIT 4: View from Sidewalk West of N Torrey Pines Road**

**EXHIBIT 5: View from La Jolla Scenic Drive**

**EXHIBIT 6: View from Western Laboratory Building**

**EXHIBIT 7: Visual Rendering of the Torrey Pines East Building in 2008  
and as Presently Proposed**

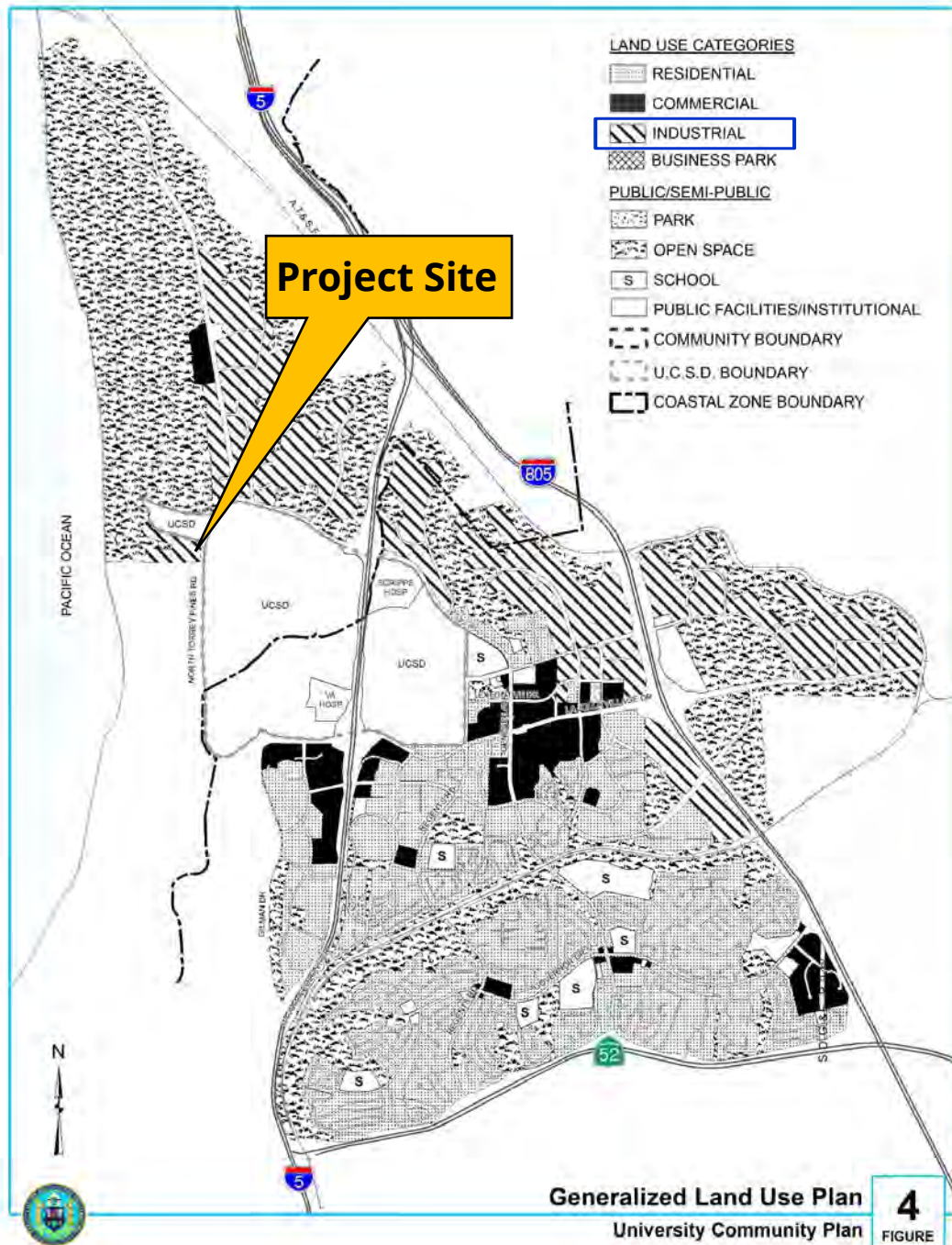
**EXHIBIT 8: Appeal Forms**

**EXHIBIT 9: Historic Designation Resolution No. R – 9102272**

**EXHIBIT 10: Applicant's Renderings**

**EXHIBIT 11: Skylight Plans**



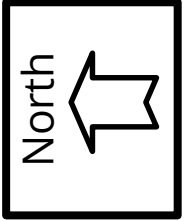


## Community Land Use Map

Salk Institute SCR/ 10010 North Torrey Pines Road  
PROJECT NO. 687543

EXHIBIT NO. 1
APPLICATION NO.
<b>A-6-NOC-22-0023</b>
Project Location
California Coastal Commission



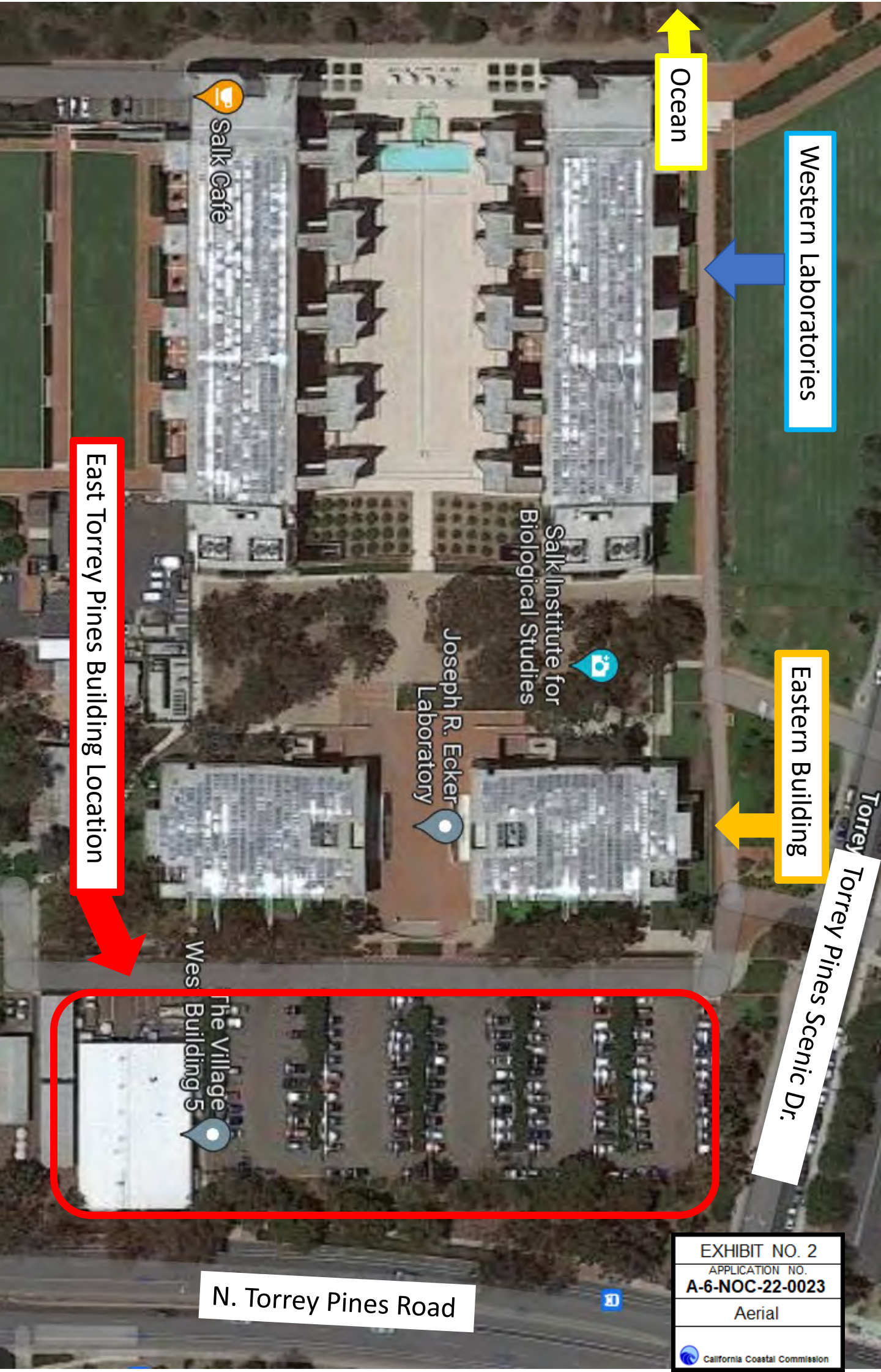


## Project Location Map

Salk Institute SCR/ 10010 North Torrey Pines Road  
PROJECT NO. 687543







Ocean

Western Laboratories

Eastern Building

Torrey Torrey Pines Scenic Dr.

East Torrey Pines Building Location

The Village  
Wes Building 5

N. Torrey Pines Road

EXHIBIT NO. 2
APPLICATION NO.
A-6-NOC-22-0023
Aerial
California Coastal Commission



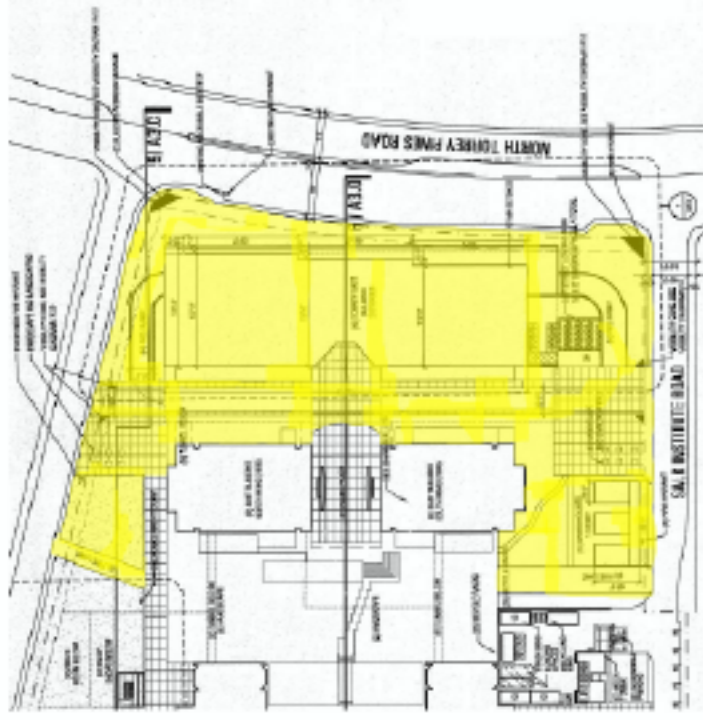




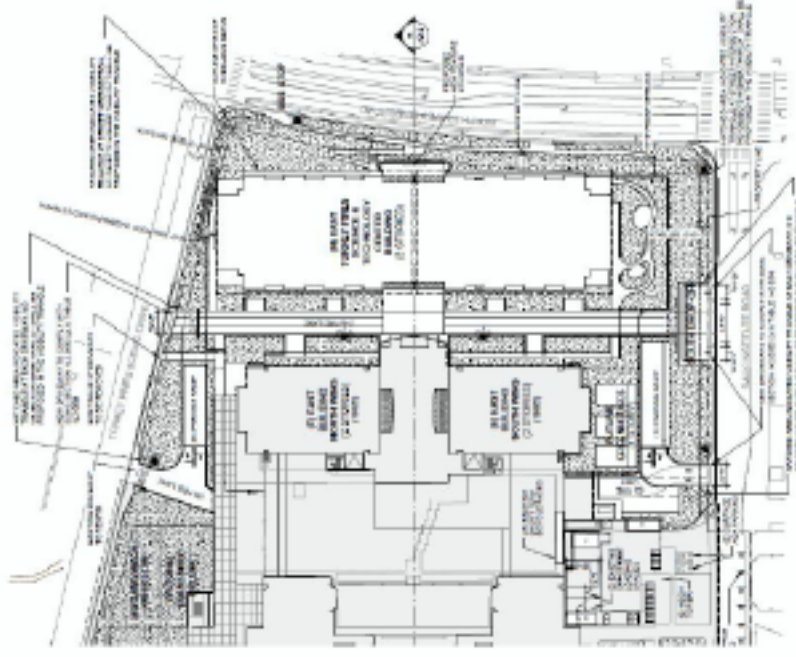




# Enlarged Site Plans



Original Site Plan



SCR Site Plan











Exhibit 1

Plan-Historic Issue 8: Exterior Finish Materials

Wood

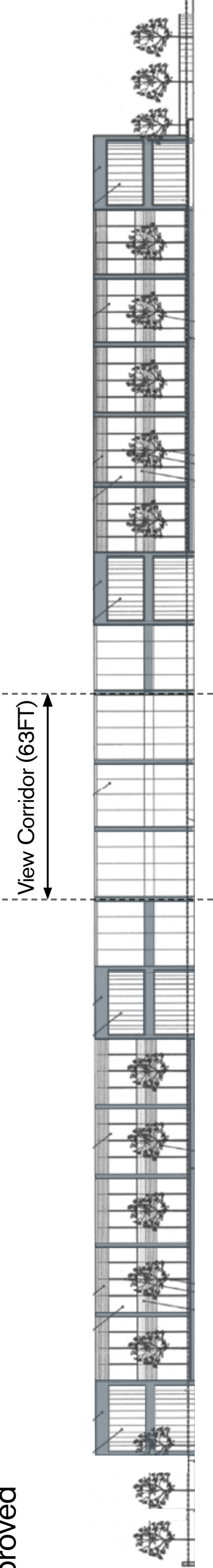
Concrete

Glass

Metal

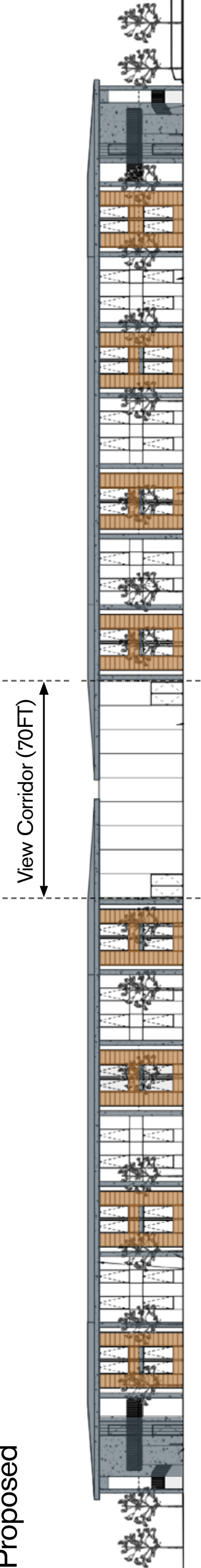


Approved



East Elevation

Proposed



East Elevation

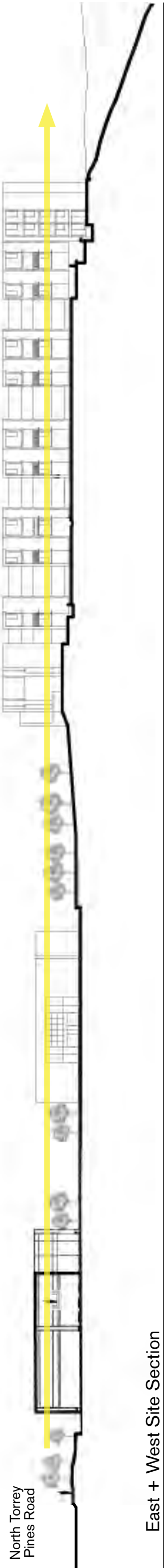


# Exhibit 5

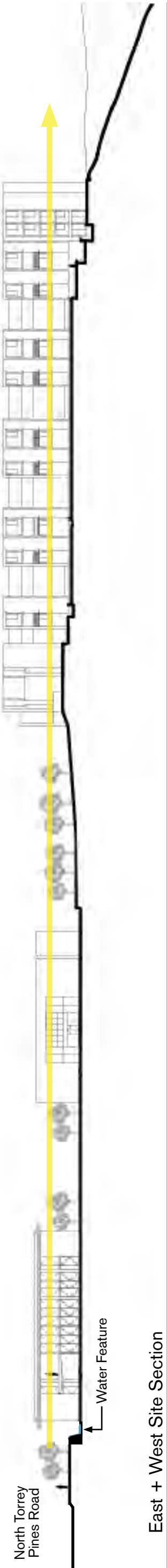
## Plan-Historic Issue 9: Atrium (View Corridor) Site Section



Approved



Proposed





# View from Sidewalk West of North Torrey Pines Road





# View from Torrey Pines Scenic Drive



EXHIBIT NO. 5

APPLICATION NO.

**A-6-NOC-22-0023**

View TP Scenic Dr



California Coastal Commission



# View from West Laboratory Buildings

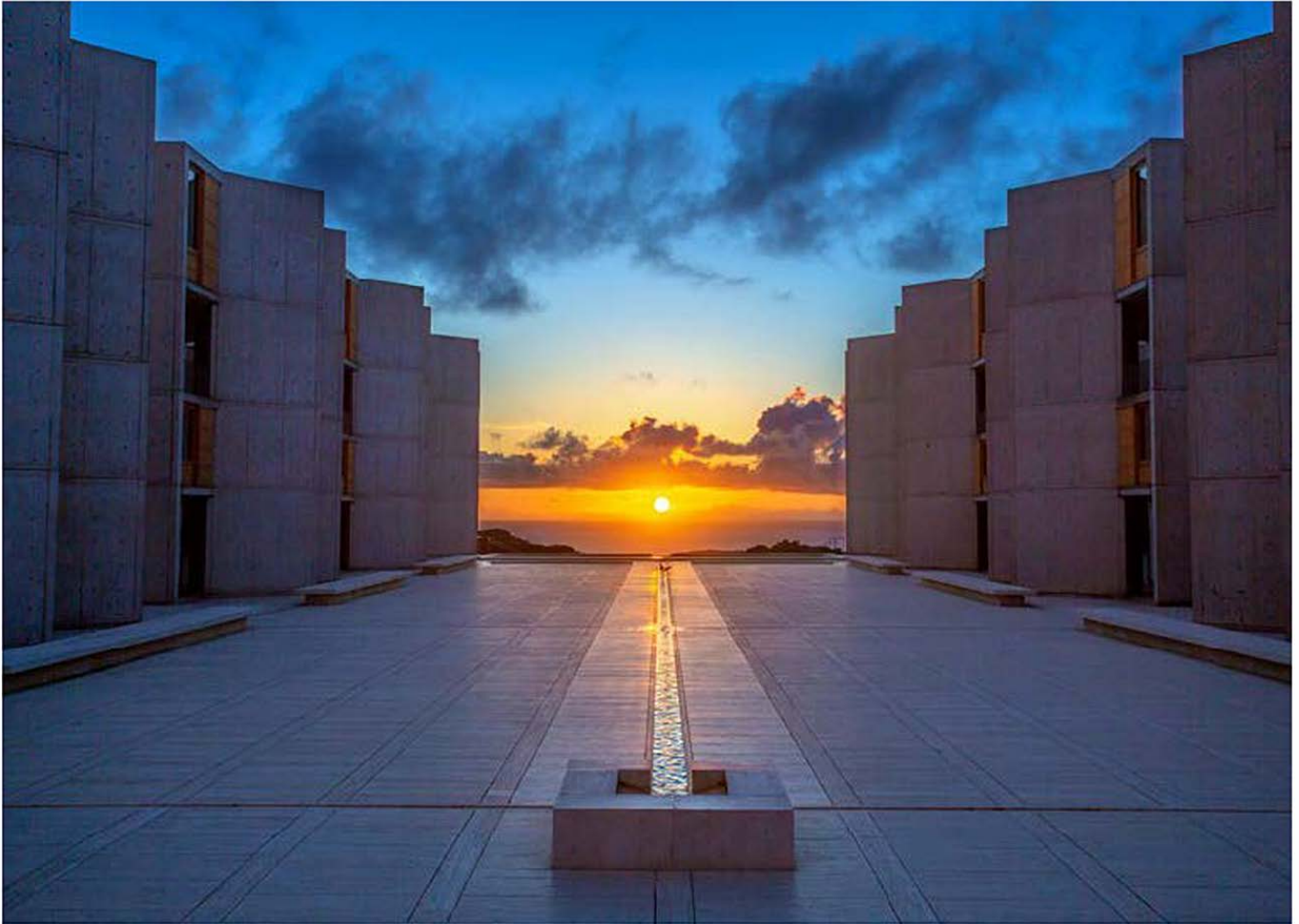


EXHIBIT NO. 6
APPLICATION NO.
<b>A-6-NOC-22-0023</b>
View West Labs
 California Coastal Commission




# VIEW FROM NORTH TORREY PINES ROAD

2008 (APPROVED):



2022 (PROPOSED):



	EXHIBIT NO. 7
	APPLICATION NO.
	<b>A-6-NOC-22-0023</b>
	Visual Rendering



**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO COAST DISTRICT OFFICE  
7575 METROPOLITAN DR., SUITE 103  
SAN DIEGO, CA 92108-4421  
(619) 767-2370  
SANDIEGOCOAST@COASTAL.CA.GOV

**APPEAL FORM****Appeal of Local Government Coastal Development Permit****Filing Information (STAFF ONLY)**

District Office: San Diego Coast

Appeal Number: A-6-NOC-22-0023Date Filed: May 13, 2022Appellant Name(s): Charles Kaminski**RECEIVED****MAY 13 2022****CALIFORNIA  
COASTAL COMMISSION  
SAN DIEGO COAST DISTRICT****APPELLANTS**

**IMPORTANT.** Before you complete and submit this appeal form to appeal a coastal development permit (CDP) decision of a local government with a certified local coastal program (LCP) to the California Coastal Commission, please review the appeal information sheet. The appeal information sheet describes who is eligible to appeal what types of local government CDP decisions, the proper grounds for appeal, and the procedures for submitting such appeals to the Commission. Appellants are responsible for submitting appeals that conform to the Commission law, including regulations. Appeals that do not conform may not be accepted. If you have any questions about any aspect of the appeal process, please contact staff in the Commission district office with jurisdiction over the area in question (see the Commission's contact page at <https://coastal.ca.gov/contact/#/>).

**Note regarding emailed appeals.** Please note that emailed appeals are accepted ONLY at the general email address for the Coastal Commission district office with jurisdiction over the local government in question. For the San Diego Coast district office, the email address is [SanDiegoCoast@coastal.ca.gov](mailto:SanDiegoCoast@coastal.ca.gov). An appeal emailed to some other email address, including a different district's general email address or a staff email address, will be rejected. It is the appellant's responsibility to use the correct email address, and appellants are encouraged to contact Commission staff with any questions. For more information, see the Commission's contact page at <https://coastal.ca.gov/contact/#/>.

**EXHIBIT NO. 8**

APPLICATION NO.

**A-6-NOC-22-0023**

Appeal Form

Page 1 of 31



California Coastal Commission



## Appeal of local CDP decision

### Page 2

#### 1. Appellant information<sup>1</sup>

Name: Charles Kaminski

Mailing address: PO Box 2729, La Jolla, CA 92038

Phone number: 858-956-9141

Email address: charleskaminski23@gmail.com

How did you participate in the local CDP application and decision-making process?

☐ Did not participate    ☒ Submitted comment    ☒ Testified at hearing    ☐ Other

Describe: Appealed the City of San Diego Substantial Conformance Review (SCR)  
to approve the changes to a Coastal Development Permit  
(ref. CDP No. 126996) approved in 2008 for a phased expansion  
of the Salk Institute.

If you did *not* participate in the local CDP application and decision-making process, please identify why you should be allowed to appeal anyway (e.g., if you did not participate because you were not properly noticed).

Describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please identify how you exhausted all LCP CDP appeal processes or otherwise identify why you should be allowed to appeal (e.g., if the local government did not follow proper CDP notice and hearing procedures, or it charges a fee for local appellate CDP processes).

Describe: Appealed the decision by City staff to approve the changes proposed to  
a 2008 approval. Appealed the City staff decision to the City of San Diego  
Planning Commission. The Planning Commission denied my appeal.  
\_\_\_\_\_  
\_\_\_\_\_

<sup>1</sup> If there are multiple appellants, each appellant must provide their own contact and participation information. Please attach additional sheets as necessary.



**Appeal of local CDP decision**  
**Page 3**

**2. Local CDP decision being appealed<sup>2</sup>**

Local government name: City of San Diego

Local government approval body: Planning Commission

Local government CDP application number: 126996 ( October 2008 )

Local government CDP decision: ☒ CDP approval ☐ CDP denial<sup>3</sup>

Date of local government CDP decision: April 21, 2022

Please identify the location and description of the development that was approved or denied by the local government.

Describe: \_\_\_\_\_

Substantial Conformance Review (SCR) to confirm that proposed

project refinements align with the previously approved Coastal

Development Permit No. 126996.

The 3.09-acre site (portion of an overall 26.34-acre site) is located at

10010 North Torrey Pines Road. The property is legally described as

Portion of Parcel 1 of Parcel Map No. 14013, in the City of San Diego,

County of San Diego, State of California. This development is within

the Coastal Overlay zone.

Assessor's Parcel No: 342-010-4300, 342-010-4400, 342-010-4500

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

<sup>2</sup> Attach additional sheets as necessary to fully describe the local government CDP decision, including a description of the development that was the subject of the CDP application and decision.

<sup>3</sup> Very few local CDP denials are appealable, and those that are also require submittal of an appeal fee. Please see the [appeal information sheet](#) for more information.



## Appeal of local CDP decision

### Page 4

#### 3. Applicant information

Applicant name(s): Camille Passon, Latitude 33 Planning  
9968 Hibert Street, 2nd Floor  
Applicant Address: San Diego, CA 92131

#### 4. Grounds for this appeal<sup>4</sup>

For appeals of a CDP approval, grounds for appeal are limited to allegations that the approved development does not conform to the LCP or to Coastal Act public access provisions. For appeals of a CDP denial, grounds for appeal are limited to allegations that the development conforms to the LCP and to Coastal Act public access provisions. Please clearly identify the ways in which the development meets or doesn't meet, as applicable, the LCP and Coastal Act provisions, with citations to specific provisions as much as possible. Appellants are encouraged to be concise, and to arrange their appeals by topic area and by individual policies.

Describe: 1. The approval of the changes to the 2008 approval are substantially  
significant with respect to the historic resource of the original Louis Kahn  
and Jonas Salk design intention for an east west visual connection  
through the site and public view access public from right-of-way.  
2. The changes approved compromise the previously approved 2008  
minimum mitigation of the historic resource specifically by further  
minimizing coastal views from the public right of way and further limiting  
the coastal view through the site along the east-west visual connection.

<sup>4</sup> Attach additional sheets as necessary to fully describe the grounds for appeal.



## Appeal of local CDP decision

### Page 5

#### 5. Identification of interested persons

On a separate page, please provide the names and contact information (i.e., mailing and email addresses) of all persons whom you know to be interested in the local CDP decision and/or the approved or denied development (e.g., other persons who participated in the local CDP application and decision making process, etc.), and check this box to acknowledge that you have done so.

☐

Interested persons identified and provided on a separate attached sheet

#### 6. Appellant certifications

I attest that to the best of my knowledge, all information and facts in this appeal are correct and complete.

Print name Charles Kaminski

Charles Kaminski

Signature

Date of Signature May 13, 2022

#### 7. Representative authorizations

While not required, you may identify others to represent you in the appeal process. If you do, they must have the power to bind you in all matters concerning the appeal. To do so, please complete the representative authorization form below and check this box to acknowledge that you have done so.

☐

I have authorized a representative, and I have provided authorization for them on the representative authorization form attached.

<sup>5</sup> If there are multiple appellants, each appellant must provide their own certification. Please attach additional sheets as necessary.

<sup>6</sup> If there are multiple appellants, each appellant must provide their own representative authorization form to identify others who represent them. Please attach additional sheets as necessary.



**CALIFORNIA COASTAL COMMISSION**

455 MARKET STREET, SUITE 300  
SAN FRANCISCO, CA 94105-2219  
VOICE (415) 904-5200  
FAX (415) 904-5400

**DISCLOSURE OF REPRESENTATIVES**

If you intend to have anyone communicate on your behalf to the California Coastal Commission, individual Commissioners, and/or Commission staff regarding your coastal development permit (CDP) application (including if your project has been appealed to the Commission from a local government decision) or your appeal, then you are required to identify the name and contact information for all such persons prior to any such communication occurring (see Public Resources Code, Section 30319). The law provides that failure to comply with this disclosure requirement prior to the time that a communication occurs is a misdemeanor that is punishable by a fine or imprisonment and may lead to denial of an application or rejection of an appeal.

To meet this important disclosure requirement, please list below all representatives who will communicate on your behalf or on the behalf of your business and submit the list to the appropriate Commission office. This list could include a wide variety of people such as attorneys, architects, biologists, engineers, etc. If you identify more than one such representative, please identify a lead representative for ease of coordination and communication. You must submit an updated list anytime your list of representatives changes. You must submit the disclosure list before any communication by your representative to the Commission or staff occurs.

Your Name \_\_\_\_\_

CDP Application or Appeal Number \_\_\_\_\_

**Lead Representative**

Name \_\_\_\_\_

Title \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_

State, Zip \_\_\_\_\_

Email Address \_\_\_\_\_

Daytime Phone \_\_\_\_\_

Your Signature \_\_\_\_\_

Date of Signature \_\_\_\_\_



Additional Representatives (as necessary)

Name \_\_\_\_\_  
Title \_\_\_\_\_  
Street Address. \_\_\_\_\_  
City \_\_\_\_\_  
State, Zip \_\_\_\_\_  
Email Address \_\_\_\_\_  
Daytime Phone \_\_\_\_\_

Name \_\_\_\_\_  
Title \_\_\_\_\_  
Street Address. \_\_\_\_\_  
City \_\_\_\_\_  
State, Zip \_\_\_\_\_  
Email Address \_\_\_\_\_  
Daytime Phone \_\_\_\_\_

Name \_\_\_\_\_  
Title \_\_\_\_\_  
Street Address. \_\_\_\_\_  
City \_\_\_\_\_  
State, Zip \_\_\_\_\_  
Email Address \_\_\_\_\_  
Daytime Phone \_\_\_\_\_

Name \_\_\_\_\_  
Title \_\_\_\_\_  
Street Address. \_\_\_\_\_  
City \_\_\_\_\_  
State, Zip \_\_\_\_\_  
Email Address \_\_\_\_\_  
Daytime Phone \_\_\_\_\_

Your Signature \_\_\_\_\_

Date of Signature \_\_\_\_\_



May 13, 2022

**Appeal of City of San Diego Planning Commission  
Approval of SCR of the Salk Institute previously  
approved Coastal Development Permit No. 126996**

The proposed design changes of the atrium space from the 2008 approvals, along with newly created images, clearly present a modification that further compromises the historic integrity and intent of the historically significant Jonas Salk/Louis Kahn original design for an east-west visual access from the public right-of-way through the site to the coastal view beyond.

These new proposed atrium details, which include the reduced glass in the east and west elevations and the repositioning and modification of the bridge component, make clear and evident that the mitigation approved 14-years ago has been severely compromised.

These design changes fail to fully address the concerns expressed in 2008 that any new building must fully mitigate the loss of the significant linear and visual east-west connection of the continent to the sea and sky as envisioned by Dr. Jonas Salk and architect Louis Kahn from the public right-of-way to the coast beyond. What was once described as “limited visibility” has now become invisible.



## **San Diego Municipal Code (SDMC) Section 126.0708 and Supplemental Site Development Permit Findings – Historical Resources Deviation for Substantial Alteration of a Designated Historical Resource**

The changes do not enhance and protect public views to the ocean as specified in the Local Coastal Program land use plan. The proposed East Torrey building, in fact, does not create a substantial view corridor atop the proposed underground parking garage. The proposed revisions will not enhance and protect public views to the ocean from the public right-of-way.

The design modifications further limit the visibility along the same axis as the courtyard of the original laboratory building resulting in changing the spatial relationship of the public view through the site to the iconic and historic Kahn/Salk original buildings and the coastal view beyond.



PLANNING COMMISSION RESOLUTION NO. 5181-PC  
SUBSTANTIAL CONFORMANCE REVIEW NO. 2554139  
**SALK INSTITUTE SCR - PROJECT NO. 687543**

WHEREAS, SALK INSTITUTE FOR BIOLOGICAL STUDIES, a California Nonprofit Public Benefit Corporation, Owner/Permittee, filed an application with the City of San Diego for a Substantial Conformance Review for proposed revisions to Coastal Development Permit No. 126996, Site Development Permit No. 127002, Master Planned Development Permit No. 561577, Multiple Habitat Planning Area Boundary Line Adjustment, Vesting Tentative Map No. 369518, and Easement Abandonment No. 130269; an amendment to Coastal Development Permit/Hillside Resource Protection/Conditional Use Permit No. 90-1140 (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Substantial Conformance Review No. 2554139 and CDP No. 126996, SDP No. 127002, MPDP No. 561577, MHPA Boundary Line Adjustment, VTM No. 369518, and Easement Abandonment No. 130269), on a 3.09-acre site which is a portion of an overall 26.34-acre site;

WHEREAS, the project site is located at 10010 North Torrey Pines Road in the RS-1-14 and RS-1-7, Coastal Overlay (Appealable) Coastal Height Limit Overlay, Community Plan Implementation (Type A) Overlay, Parking Impact (Coastal, Beach, and Campus) Overlay, Fire Brush Management, and First Public Roadway Overlay zones of the University Community Plan and North City Local Coastal Program area;

WHEREAS, the project site is legally described as being a subdivision of Parcel 1 of Parcel Map No. 14013 in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County, November 8, 1985 as File No. 1985-421336;

WHEREAS, on January 3, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued a Notice of Decision for a Substantial



Conformance Review to confirm that proposed project refinements align with the previously approved Coastal Development Permit No. 126996, Site Development Permit No. 127002, Master Planned Development Permit No. 561577, Multiple Habitat Planning Area Boundary Line Adjustment, Vesting Tentative Map No. 369518, and Easement Abandonment No. 130269; an amendment to Coastal Development Permit/Hillside Resource Protection/Conditional Use Permit No. 90-1140; and

WHEREAS, on January 17, 2022, Mr. Charles Kaminski submitted an appeal of the Development Services Department's decision of Substantial Conformance Review No. 2554139 (Appeal); and

WHEREAS, on April 21, 2022, the Planning Commission of the City of San Diego considered the Appeal and Substantial Conformance Review No. 2554139 pursuant to the Land Development Code of the City of San Diego, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,;

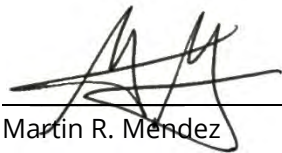
BE IT RESOLVED, by the Planning Commission of the City of San Diego, that it affirms the decision of the Development Services Department of substantial conformance for Substantial Conformance Review No. 2554139; and

BE IT FURTHER RESOLVED, that the appeal of Mr. Charles Kaminski is denied; the decision of the Development Services Department is affirmed; and

BE IT FURTHER RESOLVED, that, Substantial Conformance Review No. 2554139 for Coastal Development Permit No. 126996, Site Development Permit No. 127002, Master Planned Development Permit No. 561577, Multiple Habitat Planning Area Boundary Line Adjustment, Vesting Tentative Map No. 369518, and Easement Abandonment No. 130269; an amendment to Coastal



Development Permit/Hillside Resource Protection/Conditional Use Permit No. 90-1140 are hereby granted by the Planning Commission to the referenced Owner and Permittee, in the form and exhibits set forth in Substantial Conformance Review No. 2554139 and in the form, exhibits, terms and conditions set forth in Coastal Development Permit No. 126996, Site Development Permit No. 127002, Master Planned Development Permit No. 561577, Multiple Habitat Planning Area Boundary Line Adjustment, Vesting Tentative Map No. 369518, and Easement Abandonment No. 130269; an amendment to Coastal Development Permit/Hillside Resource Protection/Conditional Use Permit No. 90-1140, a copy of which are attached hereto and made a part hereof.



---

Martin R. Mendez  
Development Project Manager  
Development Services

Dated: April 21, 2022

By a vote of: 7:0:0

Attachment: Coastal Development Permit No. 126996, Site Development Permit No. 127002, Master Planned Development Permit No. 561577, Multiple Habitat Planning Area Boundary Line Adjustment, Vesting Tentative Map No. 369518, and Easement Abandonment No. 130269

IO#: 11004543





“OUR  
GREATEST  
RESPONSIBILITY  
IS TO BE  
GOOD  
ANCESTORS.”

Jonas Salk

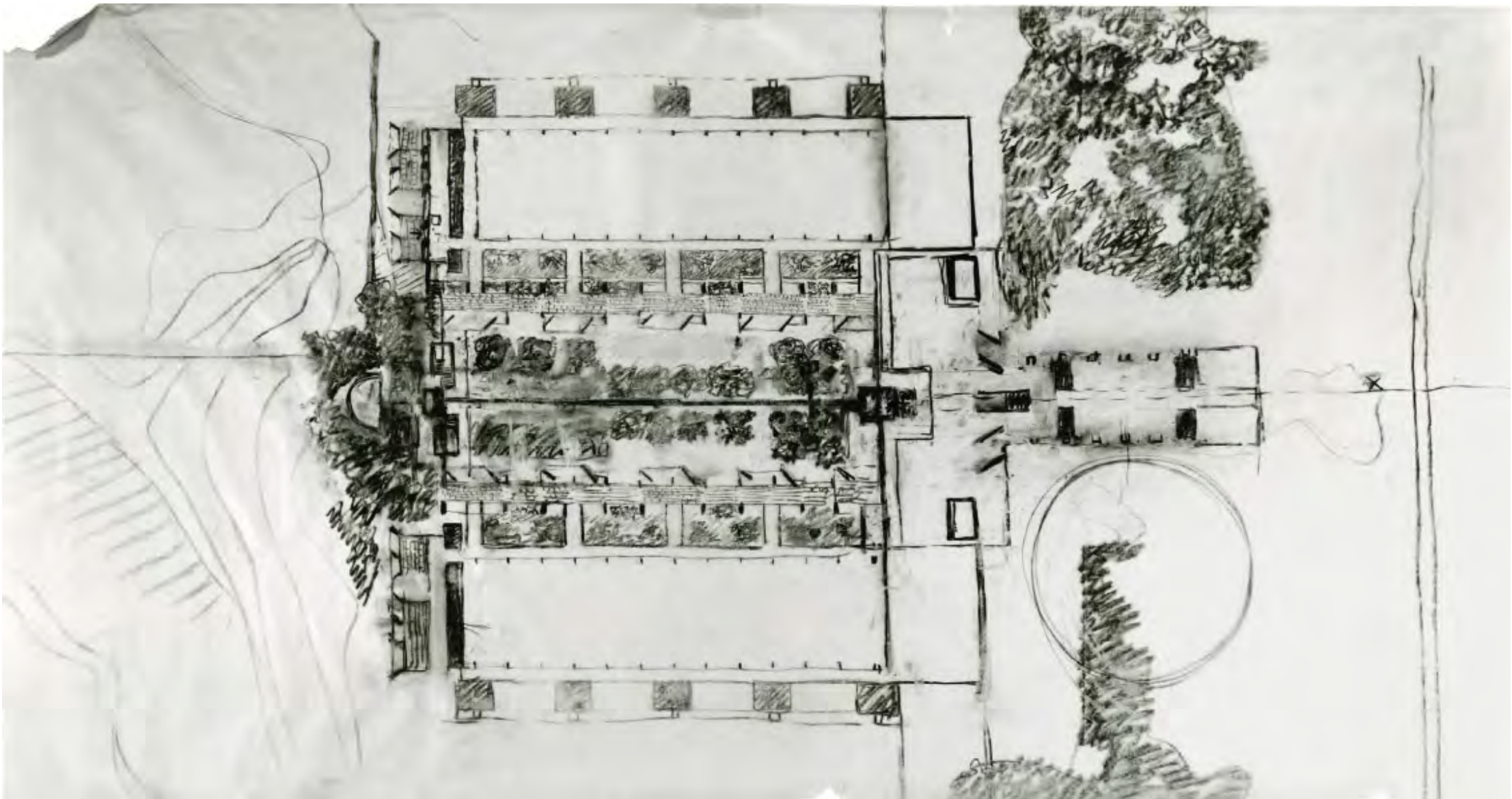


# Campus Experience

Salk Institute for Biological Studies









“I would say that dark spaces are also very essential. But to be true to the argument that an architectural space must have natural light, I would say that it must be dark, but that there must be an opening big enough, so that light can come in and tell you how dark it really is – that’s how important it is to have natural light in an architectural space.”

Louis Kahn, “Talk at the Conclusion of Otterlo Congress (1959),” p. 53.

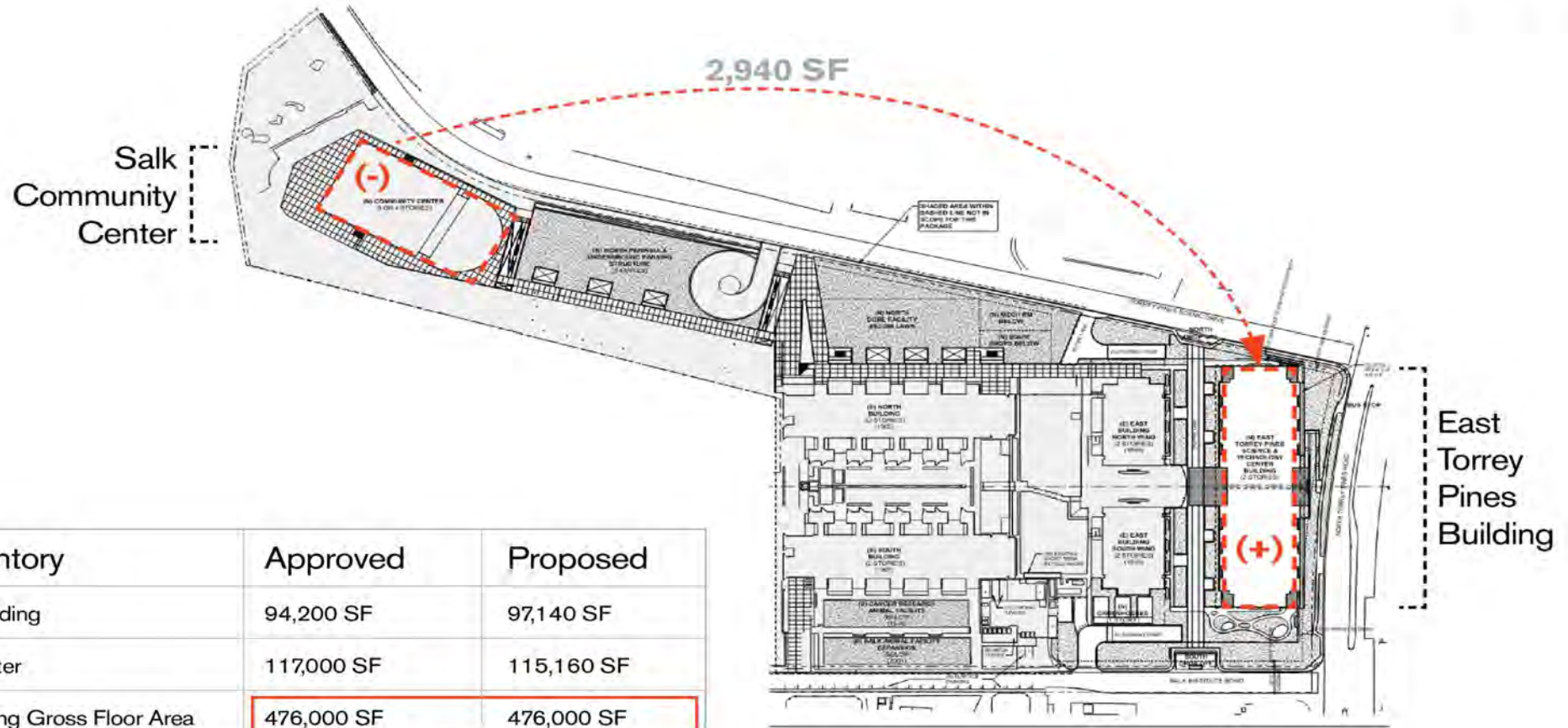
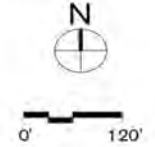






# Building Square Footage

Net Zero Change In Total Gross Area

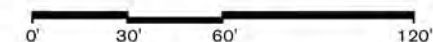


Gross SF Inventory	Approved	Proposed
East Torrey Pines Building	94,200 SF	97,140 SF
Salk Community Center	117,000 SF	115,160 SF
Total Proposed Building Gross Floor Area	476,000 SF	476,000 SF

① SITE PLAN



### The New Front Door from North Torrey Pines Road

[illegible]

3 EAST ELEVATION  
10'0" x 10'0"

ARCHITECTURAL/CONCRETE PHYSICAL

CUSTOM GLAZING WALL SYSTEM WITH 2 PANELS IN GLASS & INTERNALLY COATED

WOOD WINDOW WALL ASSEMBLY WITH CLEAR GLAZING & INTERNAL WINDOW

CURTAIN ASSEMBLY WITH CLEAR GLAZING & EXTERNAL WINDOW

METAL

[illegible]

1 NORTH ELEVATION

9















# Campus Experience

Salk Institute for Biological Studies





- The Salk Institute is a **designated local historic site**, and the entire site, 27 acres, was deemed **eligible** by the State Historic Preservation Office (SHPO) for listing in **the National Register of Historic Places**.
- The Salk Institute is a **recognized landmark** of architectural significance by such organizations and Institutions as the American Institute of Architects (AIA), the Getty Conservation Institute, Docomomo, and the World Monuments Fund.
- The **2008 approval** for the Torrey Pines building was approximately **14 years ago** and was based on exceedingly simple design drawings.
- The **2008 approval** forcefully stated that the proposed development offered only “**minimum mitigation**” for the historically designated Salk Institute. 14 years is sufficient time for Salk and its architects to provide a design that enhances the original design intent and does more than meet “minimum mitigation.”
- The **2022 proposed design** changes (reduction in glazing, interior bridge crossing) create an **annoying intrusion** into the primary design feature of the linear experience and **do not meet the original design intent** of the Louis Kahn/Dr. Jonas Salk design.
- The design changes of the proposed Torrey Building are of such **significant impact** that **a review** by the Historic Resources Design Assistance Committee and the full **Historic Resources Board must be required** for this important historically designated site.



## **An American Acropolis**

The Los Angeles Times, May 1993, quoting J. Spencer Lake, San Diego architect:

***“Salk Institute for Biological Studies...a work of poetry about to be interrupted. Many have compared it to the Acropolis in Greece...”***

The Louis Kahn-Dr. Jonas Salk collaboratively designed Salk Institute for Biological Studies (Salk, Institute, Salk Institute) was designated as City of San Diego Historic Site No. 304 in February 1991. In 2005, the California State Office of Historic Preservation, California State Historical Resources Commission formally determined the entire site of the Salk Institute eligible for listing in the National Register of Historic Places.

**The basis for this appeal is the insufficient and inadequate oversight review under the ministerial Process 2 for Substantial Conformance Review (SCR) by only the Historic Resources Board (HRB) staff.**

The Salk Institute for Biological Studies is a world renowned and acknowledged architectural masterpiece. Because this City of San Diego designated historic resource is considered the most important modern historic resource in San Diego, recognized for its significance internationally, and due to its entire site determined by the State Historical Resources Commission as eligible for the National Register, review of the proposed changes should have been undertaken by staff in conjunction with the Design Assistance Committee (DAC) of the Historic Resources Board (HRB) along with final presentation to the full Historic Resources Board for their discussion and public comment. The SCR process does not prevent the HRB staff from engaging with the DAC and the full HRB to review and vet the proposed changes to the 2006 concept design reviewed by these same bodies.

The revisions to the initially approved concept design have changed sufficiently to require a fully vetted and review process by the Historic Resources Board. The intervening 13 years since City Council approval in 2008 (15 years since HRB review) is sufficient time for the applicant and their architectural team to remove the “minimal” impact to the Standards by removing the glass enclosed atrium, bridge connection between the two wings and the roof over the atrium of the Torrey East Building as these components are not critical to the Salk institute’s mission of research and these elements do not affect the laboratory function of research.

The architectural renderings the applicant uses to illustrate the changes to the 13-year old concept design of the Torrey East Building from Torrey Pines Road portray an artist’s image through the building to depict the view to support the “minimal” impact. If constructed as depicted, the important axial east-west view to the courtyard, sky and ocean beyond will be blocked by the glass walls and the bridge crossing.



In 2006, the HRB staff recommendations to the Historic Resources Board stated *"...the design of the Torrey East Building is not consistent with the Standards, with respect to the adjacent, historically designated .... Kahn designed Salk Institute based on the 1991 City of San Diego designation...and the proposed listing at the national level."*

At that time, 15 years ago, the proposed Master Plan and components were reviewed by the HRB Design Assistance Committee and the full Historic Resources Board unlike the current conformance review which had no Design Assistance Committee review or presentation to the full Historic Resources Board given this extremely important and internationally recognized designated resource.

**Standard 2: 'The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property will be avoided.'**

*"...the current design of the Torrey East Building, does not maintain current views from the North Torrey Pines Road sidewalk through the site to the courtyard and horizon beyond. This change in views alters the public's perception of spatial relationships of the historic buildings, courtyard and negative space currently afforded at the site. Therefore, the current design of the Torrey East Building is not consistent with this Standard..."*

**Standard 9: "New additions, exterior alterations or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property..."**

At that time, HRB staff found *"...the proposed East Torrey Building...will alter the historic spatial relationships that are part of the character defining features of the National Register-eligible property. ... does not maintain current views from the North Torrey Pines sidewalk through the site to the courtyard and horizon view beyond. This change in views alters the public's perception of spatial relationships of the historic buildings, courtyard and negative space currently afforded at the site...not consistent..."*

A mitigation measure proposed as part of the approval in 2008 for the Master Plan by the City Council *"...Final design of the Torrey East Building shall feature a ground-level, two-story transparent atrium space designed to permit limited visibility along the same axis as the courtyard of the original laboratory building. Therefore, the project deviations are the minimum necessary to afford relief. "*

***"...Minimum necessary to afford relief."***

**The intervening 13 years since approval is sufficient time for the applicant and their architectural team to remove this impact to the Standards by removing the glass enclosed atrium, bridge connection between the two wings and the roof over the atrium as these components are not critical to the Salk institute's mission of research and these elements do not affect the laboratory function of**



research. The Salk Institute design of the Torrey East Building should not be the minimum necessary to afford relief.

The images the applicant uses of the Torrey East Building from Torrey Pines Road portray an artist's image through the building to depict the view to support the "minimal" impact. If constructed as depicted the view will be blocked by the glass walls and the bridge crossing.

Bruce Coons, Executive Director of Save Our Heritage Organisation (SOHO), in a July 2021 letter to the Development Services Department, Historic Resources:

*"SOHO continues to oppose the closed glass atrium design of the Torrey Pines East Building and maintains this should be two separate buildings with an open-air plaza, ... This open-air plaza would maintain the character defining axis of the site."*

### **§143.0201 Article 3: Supplemental Development Regulations Division 2: Historical Resources Regulations**

#### **Purpose of Historical Resources Regulations**

The purpose of these regulations is to protect, preserve and, where damaged, restore the *historical resources* of San Diego, which include *historical buildings, historical structures or historical objects, important archaeological sites, historical districts, historical landscapes, and traditional cultural properties*. These regulations are intended to assure that *development* occurs in a manner that protects the overall quality of *historical resources*.

#### **143.0213 Procedures and Regulations for Project-Specific Land Use Plan**

The project-specific *land use plan* shall indicate how individual subsequent *developments* within the plan area will conform to the *historical resources* regulations

1. adversely affect the special character or special historical, architectural, archaeological, or cultural value of the resource when all feasible measures to protect and preserve the *historical resource* are included in the *development* proposal consistent with the Secretary of Interior's Standards and Guidelines.

**Kahn deliberately designed the Salk arrangement to have open space flow through the historic courtyard and through the entire east-west axis.**

In 1995, both Dr. Salk and his architects finally understood the need for an open axial relationship between the original structures and the design for the completed East Building. They removed the atrium and opened the vista. In the 13 years since the Master Plan was approved, Salk and its architects have made no effort on the proposed design for the Torrey East Building to meet a more than "...*minimal mitigation*..." required for such a historically designated world-renowned masterpiece of universal significance.



**In effect, the original 1995 design for the completed East Building that Dr. Salk later rejected and whose architects revised has returned with atrium, bridge and roof for this new Torrey East Building along North Torrey Pines Road.**

The supposed mitigation of the axial blockage by use of glass walls that open is completely unnecessary. This atrium component of the proposed laboratory design does nothing to inhibit the function of the Salk's primary mission of research. The wings, like the 1995 East Building can stand on their own without this atrium space.

**The historical integrity of the site that the vista and axial quality be open east to west and west to east to the public realm will be forever broken.**

Comments from 1996 and 2007 are totally appropriate for the current design of the Torrey East Building:

It was both Dr. Salk's and Architect Louis Kahn's "...Salk's view that the whole complex, new and old sections, should be seen as one thing, with one continuous axis of open space through the middle." (Vincent Scully, 1996).

*"This 300-foot-long uninterrupted two-story structure along the entire east side of the site.... This massive building would effectively seal the site off from the public and forever negate Kahn's inspired design narrative of 'sky', 'light,' and 'air.' (Vonn Marie May, 2007)*

The 1995 addition that originally was proposed and now rears its head in the Torrey East Building would certainly meet Vincent Scully's comments "...The sitting of the added building literally blocked and largely destroyed the ...major achievement on the coast of California, which was to seem to draw the whole continent behind it through its court and to release it to the Pacific."

Even the 2006 Page & Turnbull, Inc. Historic Resources Technical Report prepared for their client the Salk Institute states, "*The Torrey East Building will greatly alter spatial relationships that originally characterized the East mesa.*" Although the proposed East Torrey Pines building will have a "...transparent atrium on axis with the Center Court of the 1965 Laboratory Complex..., the report states that its design only may "potentially...allow visitors to obtain glimpses..."

***"...only may "potentially...allow visitors to obtain glimpses..."***

Rehabilitation Standard 9 is not met. This Standard states: "*New additions, .... will not destroy ...spatial relationships that characterize the property. The new work ...shall protect the integrity of the property and its environment.*"

The Salk is designated as a City landmark as well as a property that has been determined to be eligible for listing in the National Register.



**As designed, the Torrey East Building, even though conceptually approved in 2008, is still not in compliance with Rehabilitation Standard 9. The intervening 13 years is sufficient enough time for the Salk and its architects to modify the 2008 concept and create a design that meets the standard. Elimination of the enclosed atrium, bridge and roof moves compliance further along without compromising Salk's need for additional laboratory functions.**

In a September 2006 Historical Resources Board [HRB] Meeting, the board determined that the proposed project would not be consistent with two of the Rehabilitation Standards due to impacts to historic landscaping and spatial relationships in the east parking lot.

**• Development affecting designated historical resources or historical districts shall provide full mitigation for the impact to the resource, in accordance with the Historical Resources Guidelines of the Land Development Manual, as a condition of approval.**

**“...full mitigation...” not minimal mitigation.**

The Master Plan for the Salk Institute was approved through a discretionary permitting process in 2008. A basic conceptual design of the Torrey East Building was included and analyzed as a part of the Master Plan.

*“Construction of the building was determined to be not consistent with the Secretary of the Interior's Standards and a Site Development Permit was required to process the Master Plan. During the Environmental review, an EIR was prepared to analyze the proposed Master Plan and its impacts. In order to mitigate for the construction of the building; which was determined to have an impact on Salk's historically significant spatial relationships and landscape; ..., and the new Torrey East Building will feature a two-story atrium building that will permit limited visibility along the same axis as the courtyard of the original lab buildings...”*

HRB staff justifies its sole review as part of the substantial conformance review:  
*“The previous Master Plan permit (2008) was reviewed and approved by the Historical Resources Board, Planning Commission and City Council. The applicant is currently proposing to implement construction of the design as previously approved with minor modifications to the design of the Torrey East Building. The modifications triggered the Substantial Conformance Review that was recently reviewed by Historical Resources staff... The project was processed ministerial....”*

The applicant and its design team will offer that the glass walls of the atrium open. That being the case, there is no need for the glass walls and if effect these walls will glare at the most pivotal time: the equinoxes when the sun sets directly on the axis of the site.

**The basis for this appeal is the insufficient and inadequate oversight review under the ministerial Process 2 for Substantial Conformance by only the Historic Resources Board (HRB) staff.**



**The Salk Institute for Biological Studies is a world renowned and acknowledged architectural masterpiece. Because this City of San Diego designated historic resource is considered the most important modern historic resource in San Diego and due to its eligibility for National Register, review should have been undertaken by staff in conjunction with the Design Assistance Committee (DAC) of the HRB along with final presentation to the full Historic Resources Board for discussion as well as public comment.**

Comments at the time of the National Register listing for the Salk Institute:

Vincent Scully in 2005:

*"The sitting of the added building (1995 East Building) literally blocked and largely destroyed the group's major achievement on the coast of California which was to seem to draw the whole continent behind it through its court and release it to the pacific. In doing so Kahn created one of the, most compelling American and especially Californian metaphors, one which should not be further compromised."*

David de Long in 2005:

*"That original site has already been compromised by the unfortunate addition which obscured the visual axis from the point of arrival to the Pacific beyond."*

The intent of this appeal is not to block additional functions to the Salk Institute site. Additions will be necessary to further the vision of both Salk and Kahn. But how one approaches to implement those visions should take into account the axial intent of the entire complex. The Torrey East Building with its enclosed atrium, bridge and roof does not.

**With the removal of these components the linkage of the continent to the courtyard, ocean, sky, and air can be maintained and meet Standard 9.**

Michael Rubin 2005

*"If anything were built within that view field it would instantly become a new focus and thus obscure the poignant line where ocean meets sky."*

***"Our greatest responsibility is to be good ancestors."* Jonas Salk**

**I urge the Planning Commission to accept and hear the appeal and have the applicant and its architectural team revise the design eliminating the atrium, bridge connection and roof over the atrium.**

**Charles Kaminski  
Architect**

**Consultant to advisor of the 1991 City of San Diego Historic Designation Report  
Consultant to the preparers of the 2005 California National Register Application**

**PO Box 2729  
La Jolla, CA 92038**



**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO COAST DISTRICT OFFICE  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CALIFORNIA 92108-4402  
(619) 767-2370 FAX (619) 767-2384  
WWW.COASTAL.CA.GOV

**NOTIFICATION OF APPEAL PERIOD**

May 05, 2022

**To:** Martin Mendez  
City of San Diego  
1222 1st Ave  
San Diego, CA

**From:** Toni Ross, Coastal Planner

**Re:** Application No. 6-NOC-22-0333

Please be advised that on May 03, 2022, our office received notice of local action on the coastal development permit described below:

Local Permit #: 126996

Applicant(s): Latitude 33 Planning and Engineering, Attn: Camille Passon

Description: Substantial Conformance review undertaken by the City to incorporate changes to a Coastal Development Permit (ref. CDP No. 126996) approved in 2008 for a phased expansion of the Salk Institute including: (i) demolition of two buildings, the single story West Building (20,000 SF) and the Accessory Building (9,000 SF) totaling 29,000 SF; (ii) construction of the Torrey East Building (94,200 SF); (iii) the future development of the North Peninsula Underground Parking Facility (578 Parking Spaces), Greenhouses (4,000 SF), and the Salk Community Center (117,000 SF) for an overall total of 476,000 SF of building area; and (iv) 1,086 overall parking spaces. As revised the Torrey East Building will increase by 2,940 sq. ft., the facade will be modified but will not increase the height of the structure, construction of a new passenger drop-off and a new pedestrian access from Torrey Pines Road. Minor revisions include relocation of mechanical equipment, loading dock, parking garage and landscaping.

Location: 10010 N Torrey Pines Rd  
La Jolla, Ca 92137 (APN(s): 3420104400)



Unless an appeal is filed with the Coastal Commission, the action will become final at the end of the Commission appeal period. The appeal period will end at 5:00 PM on May 17, 2022.

Our office will notify you if an appeal is filed.

If you have any questions, please contact me at the address and telephone number shown above.

cc: Latitude 33 Planning and Engineering, Attn: Camille Passon





THE CITY OF SAN DIEGO

## COASTAL DEVELOPMENT PERMIT NOTICE OF FINAL ACTION

California Coastal Commission, San Diego Area Office  
7575 Metropolitan Drive, Suite 103, San Diego, CA 92108-4402  
Phone (619) 767-2370

April 21, 2022

The following project is located within the City of San Diego Coastal Zone. A Coastal Permit application for the project has been acted upon as follows:

**PROJECT NAME - NUMBER:** Salk Institute SCR – Project No. [687543](#), Environmental Impact Report LDR No. 44675, Certified on October 21, 2008.

**PROJECT DESCRIPTION:** Substantial Conformance Review (SCR) to confirm that proposed project refinements align with the previously approved Coastal Development Permit No. 126996, Site Development Permit No. 127002, Master Planned Development Permit No. 561577, Vesting Tentative Map No. 369518, and Conditional Use Permit No. 90-1140. The modifications include an increase of 2,940-square-feet to the Torrey Pines East Building; modifications to the building elevations; addition of a passenger drop-off area on the south side of the project site; modifications to pedestrian access entryways; relocation of mechanical equipment areas, loading dock, and loading spaces; parking garage modifications; and associated revisions to landscape and site improvements. The 3.09-acre site (portion of an overall 26.34-acre site) is located at 10010 North Torrey Pines Road in the RS-1-14 and RS-1-7 zones, and the Coastal (Appealable), Coastal Height Limit, First Public Roadway, Community Plan Implementation (Type A), Fire Brush Management, and Parking Impact (Coastal, Beach, and Campus Impact) Overlay Zones within Council District 1. The property is legally described as Portion of Parcel 1 of Parcel Map No. 14013, in the City of San Diego, County of San Diego, State of California. This development is within the Coastal Overlay zone and the application was filed on June 4, 2021.

**LOCATION:** 10010 North Torrey Pines Road

**ASSESSOR'S PARCEL NO.:** 342-010-4300, 342-010-4400, 342-010-4500

**APPLICANT'S NAME**  
**ADDRESS & PHONE NO.:** Camille Passon, Latitude 33 Planning and Engineering  
9968 Hibert Street, 2<sup>nd</sup> Floor  
San Diego, CA 92131  
(858) 751-0633

**FINAL ACTION:** SUBSTANTIAL CONFORMANCE WITH PREVIOUSLY APPROVED PERMIT



**ACTION BY:** Development Services Department (Appealed to Planning Commission)

**ACTION DATE:** January 3, 2022

**CONDITIONS OF APPROVAL:** See attached Permit.

**FINDINGS:** See attached Resolution.

- X Appealable to the Coastal Commission pursuant to Coastal Act Section 30603. An aggrieved person may appeal this decision to the Coastal Commission only after a decision by the City Council (or Planning Commission for Process 2 and 3 Coastal Development Permits) and within ten (10) business days following Coastal Commission receipt of this Notice, as to the date the Commission's appeal period will conclude.

**CITY CONTACT:** Martin R. Mendez  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101-4101  
(619) 446-5309 AND mrmendez@sandiego.gov

Revised 3/2/16 fjm



RESOLUTION NUMBER R - 9102272

ADOPTED ON FEBRUARY 27, 1991

WHEREAS, the Historical Site Board for the City of San Diego held a noticed public hearing on February 27, 1991 to consider the historical site designation of the Salk Institute for Biological Studies located at 10010 N. Torrey Pines Road, La Jolla (APN 342-010-38); and

WHEREAS, in arriving at their decision, the Historical Site Board considered the historical/architectural report, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the Planning Department report recommended that the site be designated as Site No. 304 in the Register of Historic Landmarks by the Historical Site Board; and

WHEREAS, the Historical Site Board based its designation of the Salk Institute for Biological Studies, San Diego, CA on (1) its association with Louis I. Kahn, master architect, and Dr. Jonas Salk, renowned scientist, founder of the institute and design collaborator; (2) its pivotal role in the metamorphosis of the economy of San Diego from near total dependence upon the military and aircraft manufacturing to a diverse one with a strong and growing medical and scientific research element; and (3) its architectural significance. It is internationally renowned as an important work of modern architecture both for its dramatic siting atop the bluff with the ocean view framed by the paired buildings, and for its innovative design concepts, especially in the function of the laboratories and in the symbolism of the elegant central plaza. The designation specifically covers all facades of both buildings, the view to the west which they frame, the upper terrace entryway with its ornamental grove concept, the central plaza with its watercourse, the lower terrace with its fountain, and the original amenities of these spaces such as the steel gates and terrazzo seating areas. This is in no way intended to curtail the future development of other areas of the site as was originally intended. Additionally, the Board (1) approved the proposed construction of a new East Entry and Multipurpose Building consistent with the plans, model and design shown to the Board and (2) directed staff to prepare a nomination to the National Register of Historic Places for the Salk Institute for Biological Studies, San Diego, CA.


NOW, THEREFORE,

EXHIBIT NO. 9
APPLICATION NO.
A-6-NOC-22-0023
Historic Resources
Resolution
California Coastal Commission




BE IT RESOLVED, by the Historical Site Board for the City of San Diego, that in light of the foregoing, it hereby approves the historical site designation of the above mentioned property as Site No. 304.

BY:

  
KATHRYN Q. WILLETTS  
Chair, Historical Site Board

APPROVED AS TO FORM AND  
LEGALITY: JOHN W. WITT,  
CITY ATTORNEY

BY:

  
ALLISYN L. THOMAS  
Deputy City Attorney





THE JOAN AND IRWIN JACOBS

SCIENCE AND



ISSUES	DATE
100% SCHEMATIC DESIGN	04/30/2021

REVISION LIST	DATE
---------------	------

SALK INSTITUTE  
THE JOAN AND  
IRWIN JACOBS  
SCIENCE AND  
TECHNOLOGY  
CENTER

10010 North Torrey Pines Rd. La Jolla, CA 92037-4100

KEYPLAN

PROJECT NO.: 20013.00

SCALE: As indicated

SHEET TITLE:

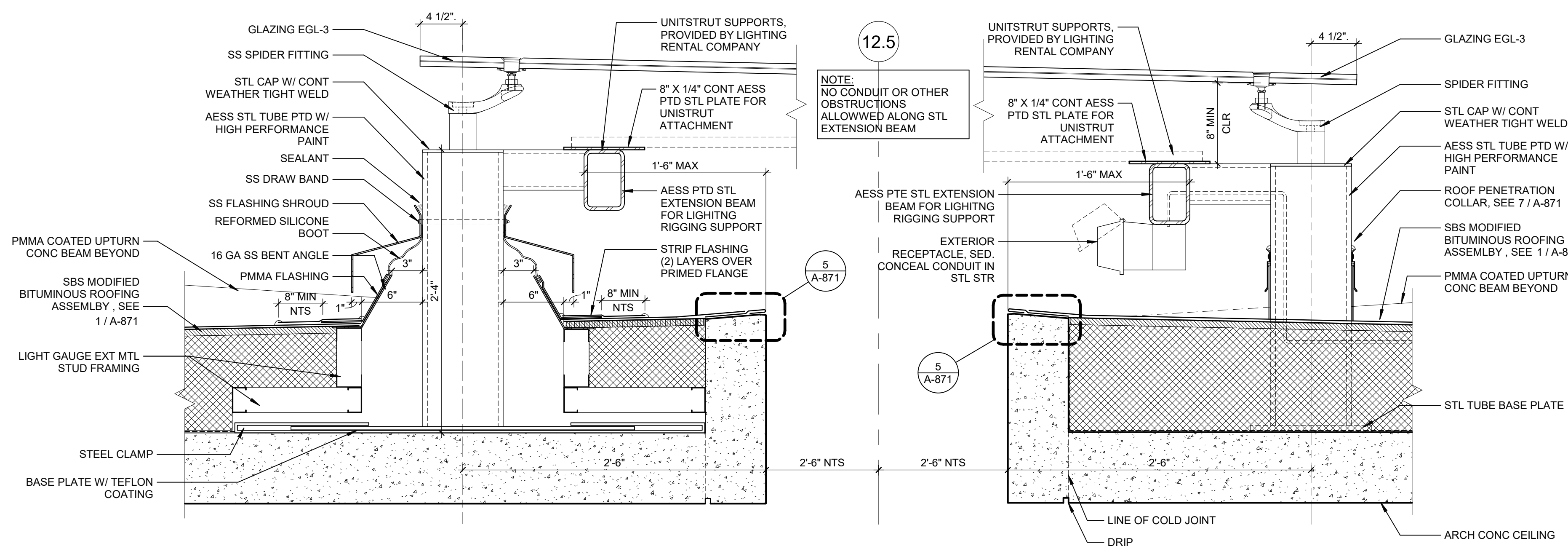
POINT SUPPORT  
SKYLIGHT ENLARGED

EXHIBIT NO. 11

APPLICATION NO.

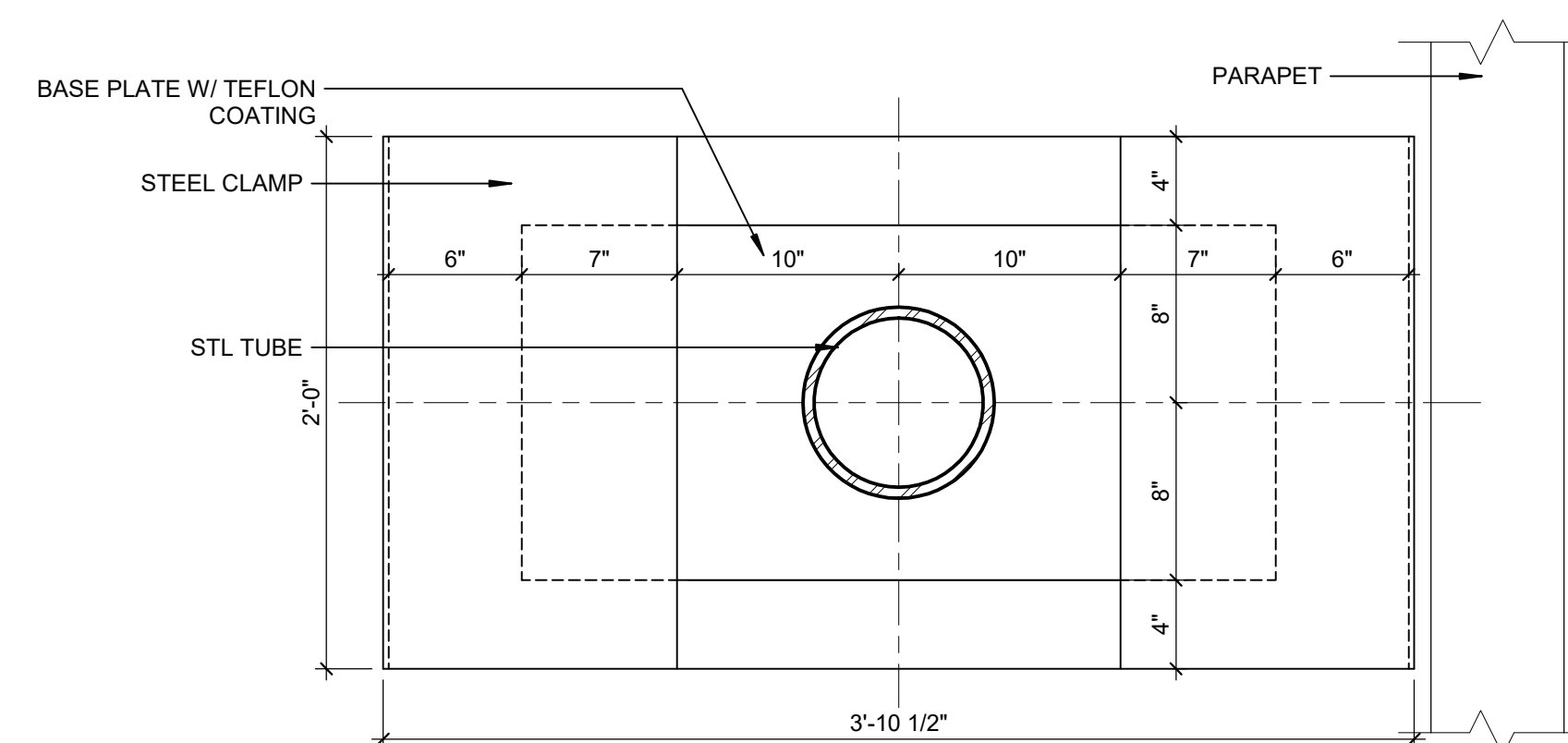
A-6-NOC-22-0023

Skylight Plans

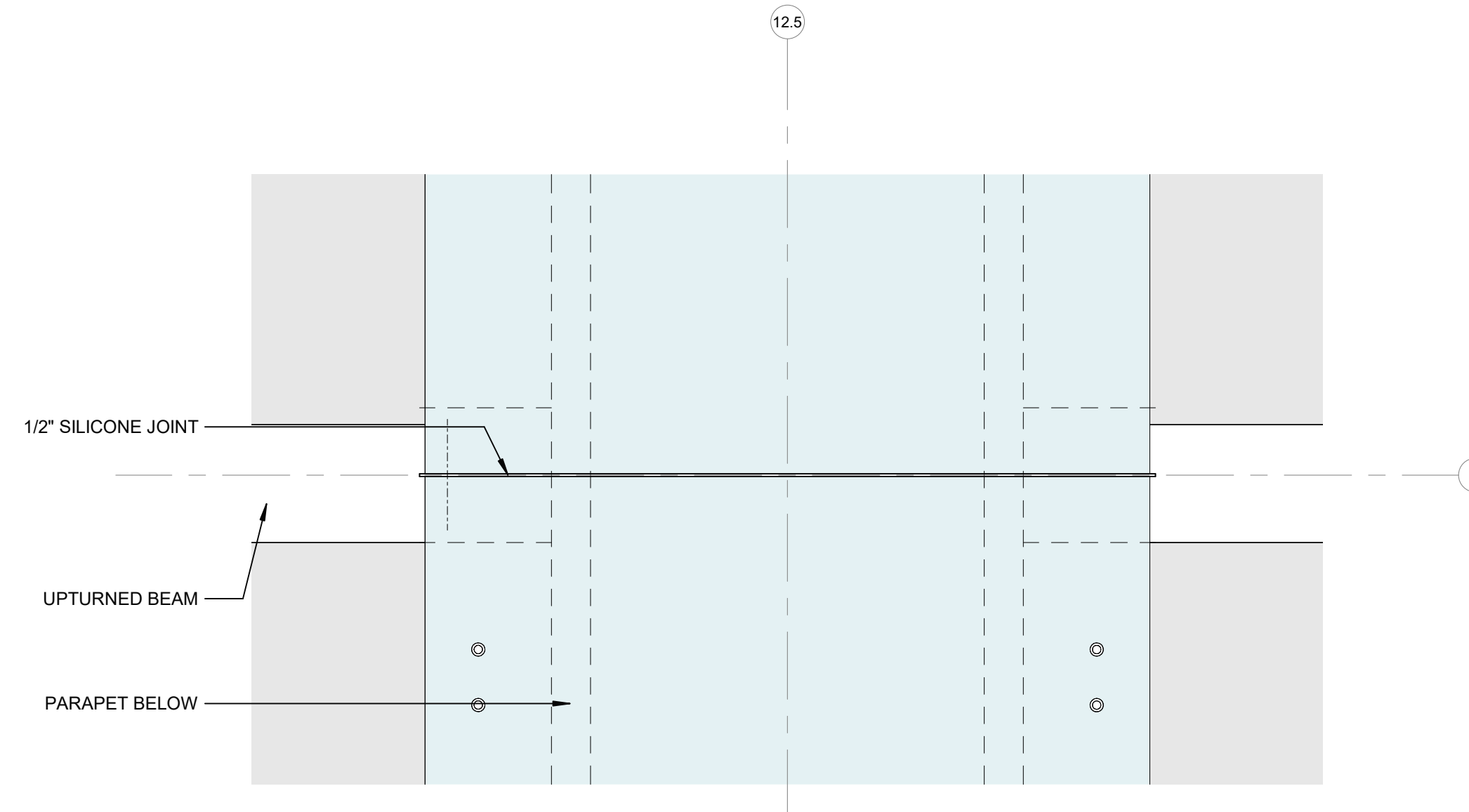


5 SKYLIGHT BASE SLIDING SUPPORT DETAIL  
1 1/2" = 1'-0"

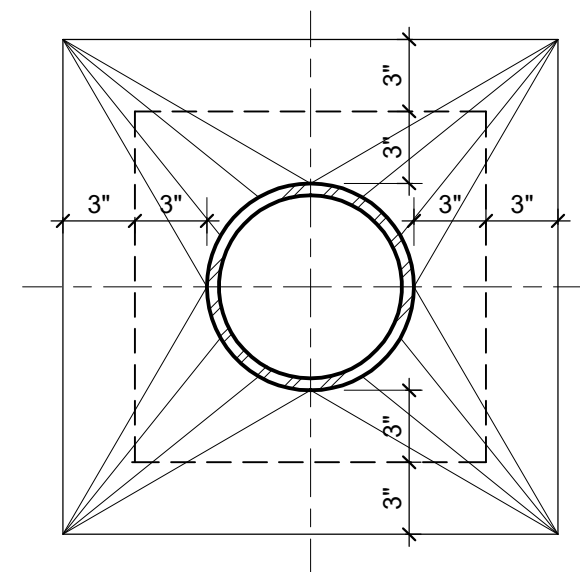
2 SKYLIGHT BASE FIXED SUPPORT DETAIL  
1 1/2" = 1'-0"



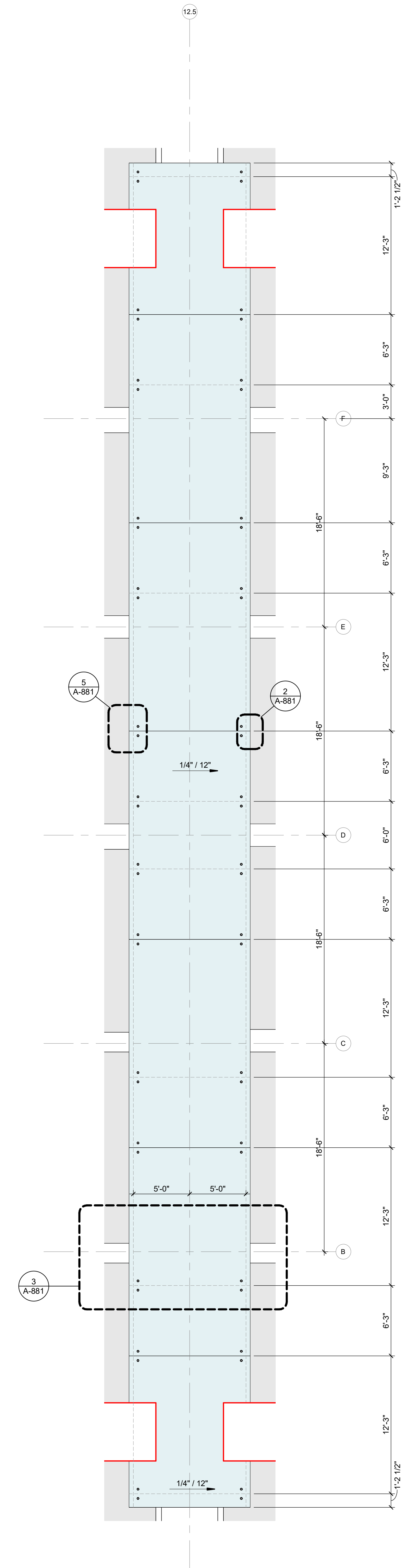
6 SKYLIGHT BASE PLATE & STL CLAMP PLAN DETIAL  
1 1/2" = 1'-0"



3 POINT SUPPORTED SKYLIGHT ENLARGED PLAN  
1/2" = 1'-0"



7 SKYLIGHT FLASHING SHROUD PLAN DETAIL  
1 1/2" = 1'-0"



1 POINT SUPPORTED SKYLIGHT PLAN  
3/16" = 1'-0"