



**CITY OF DEL MAR  
PLANNING COMMISSION REGULAR MEETING  
(ACTION) MINUTES**



**October 10, 2017  
City Council Chambers  
2010 Jimmy Durante Blvd., Suite 100, Del Mar, California**

The minutes set forth the actions taken by the Planning Commission on the matters stated. Audio/video recordings of the Planning Commission proceedings are retained for a period of ten years, in accordance with the City's Records Retention Schedule. Audio/video recordings, as well as written materials presented to the Planning Commission, including Red Dots (materials provided to the Planning Commission after the agenda has published), are available on the City's website at [www.delmar.ca.us/AgendaCenter](http://www.delmar.ca.us/AgendaCenter) or by contacting the Administrative Services Department at (858) 755-9313.

**CALL TO ORDER**

Chairperson Bakker called the Regular Meeting to order at 6:00 p.m.

**ROLL CALL**

Present: Chairperson Ted Bakker, Vice Chair Nate McCay, Commissioners Don Countryman, Carmel Myers and Philip Posner

Absent: None

Staff Members Present: Senior Planner Matt Bator, Associate Planner Evan Langan

**APPROVAL OF MINUTES**

Senior Planner Bator updated the Commission that minutes for September 12, 2017 were not yet available.

**STAFF UPDATE**

Senior Planner Bator announced an Environmental Scoping Meeting for the Del Mar Resort Specific Plan Proposal on October 11, 2017 at 6:30 pm located at City Hall Council Chambers.

**PLANNING COMMISSION/STAFF DISCUSSION** (Non-Application Items)

None.

**COMMISSION UPDATE**

None.

**HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA** (Oral Communications)

None

**DISCUSSION AND BRIEFING** (Application Items)

Senior Planner Bator updated the Commission that Item 1 was the return of resolution PC-2017-06 for Variance application 17-001, 2427 Camino Del Mar, to be formally adopted and is eligible for consent calendar. Item 2 was not eligible for the consent calendar.

**CONSENT CALENDAR:**

**ITEM 1**  
**V17-001**

**APN:** 299-091-02  
**Location:** 2427 Camino Del Mar  
**Owner/Applicant:** Ernest and Kristen Hahn  
**Owner Agent:** Richard Bokal (Bokal and Sneed Architects)  
**Zone:** RM-East  
**Overlay Zone:** Floodplain  
**Environmental Status:** Exempt  
**Staff Contact:** Evan Langan, AICP, Associate Planner  
**Description:** Final adoption of Planning Commission Resolution PC-2017-06 approving a request for relief from Chapter 30.80.030 of the Del Mar Municipal Code to allow the construction of a one-vehicle garage and a single-vehicle carport to satisfy required parking in the Medium Density Single-Mixed Residential-East (RME) Zoning District.

**IT WAS MOVED BY COMMISSIONER COUNTRYMAN, SECONDED BY COMMISSIONER MCCAY TO APPROVE CONSENT CALENDAR ITEM 1. (Vote 5-0)**

Ayes: Chair Bakker, Vice Chair McCay, Commissioners Countryman, Posner and Myers  
Noes: None  
Absent: None

**NEW APPLICATIONS:**

**ITEM 2**  
**SP14-001**  
**EA14-004**

**APN(S):** 299-100-47 and 299-100-48  
**Applicant/Owner:** Watermark DM, L.P.  
**Project Location:** Two vacant properties located at the southeast corner of Jimmy Durante Boulevard and San Dieguito Drive  
**Zone:** North Commercial (NC)  
**Overlay Zones:** Bluff, Slope and Canyon; Floodplain; Lagoon  
**Environmental Status:** A Draft Environmental Impact Report (EIR) for the project has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The Draft EIR will be distributed for a 45-day public review period currently planned to commence on September 29, 2017 and end November 13, 2017 (SCH#2015051067).  
**Staff Contact:** Matt Bator, AICP, Senior Planner  
**Description:** Preliminary review of draft specific plan options and the Draft Environmental Impact Report (EIR) for the Watermark Multi-Family Residential development project located at the southeast corner of Jimmy Durante Boulevard and San Dieguito Drive. The Planning Commission will review the environmental document, receive public comment regarding the Draft EIR's completeness and the adequacy of the information presented within the Draft EIR, and provide preliminary feedback regarding the specific plan documents.  
***NOTE: No formal action will be taken by the Planning Commission. The purpose of this discussion/review is to receive written and oral comments regarding the Draft Environmental Impact Report and 'Specific Plan options.***

Senior Planner Bator explained that this item was not an action item requiring a public hearing but instead an item to receive input on the Draft Environmental Impact Report for the Watermark Multi-Family

Residential development project. A presentation was provided by Senior Planner Bator. A presentation was provided by Carey Fernandes of Dudek Consulting, environmental consultant to the City whom created the Draft Environmental Impact Report for the project. A presentation was made by the applicant, Marne Bouillon with Watermark DM, L.P.

The following persons submitted speaker slips and gave comments:

Arnie Wiesel, 2139 Heather Lane, Del Mar  
Tracy Martinez, 2152 David Way, Del Mar  
Philip Tenca, 1967 Christy Lane, Del Mar  
Bud Emerson, Del Mar  
Wade Walker, 1440 Oribia, Del Mar  
Julie Korsmeyer, 1230 Oribia Road, Del Mar  
Al Corti, 2188 Heather Lane, Del Mar  
Annette Wiesel, 2139 Heather Lane, Del Mar  
Ken Ruggiero, 2158 Balboa Avenue, Del Mar  
Gill Williamson, 1352 Oribia Road, Del Mar  
Palmer Taylor, 1408 Via Alta, Del Mar

The following persons completed speaker slips but did not wish to speak:

Aaron Goldberg (donated time to Arnie Wiesel), 2115 Heather Lane

The following persons completed speaker slips but were not present for the item:

Don Shelton, 1862 Seaview, Del Mar

It was clarified by the environmental consultant that it is preferred that written comments are received to ensure that comments are clearly documented since a transcript of the meeting is not going to be made.

The Commission went into a discussion on the item, asked questions of Staff, and provided feedback.

Mitch Thompson consultant to Watermark DM, L.P. briefly spoke to the Commissioners regarding questions on the affordable units proposed as a part of this project.

Commissioner Posner prefers the scenario with less units (38) and had concerns about the traffic study in light of the new roundabout at Jimmy Durante Boulevard and San Dieguito Drive. He also had concerns over the noise impacts seeing that the project is anticipated to take place for approximately two years. Commissioner Posner also felt that while the project has a nice design view impacts should be looked at in greater detail from the vantage point of the neighboring properties.

Commissioner McCay did not have any concerns over the impacts presented in the EIR. Thought that comments presented were not specific and would be interested in hearing more specific concerns.

Commissioner Myers preferred the 38 unit plan and had concerns over the traffic impacts at the traffic circle, including emergency exit access for the neighborhood.

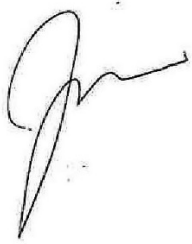
Commissioner Countryman felt this project would be a positive impact in terms of gaining required housing units and bringing vitality to the neighborhood. In terms of views, FAR, and lot coverage he felt that these issues had been adequately addressed. Commissioner Countryman did have some concerns with the number of affordable units being provided.

Chairperson Bakker was in favor of the 38 unit plan and felt it contributed to the City's Housing Element Goals. He feels a specific plan for this lot is appropriate because the City has more say over the

development than if the lot were re-zoned. Further, this project is still subject to the Design Review Ordinance and will be reviewed and analyzed by the Design Review Board.

**ADJOURNMENT**

Chairperson Bakker adjourned the meeting at 8:14 p.m.

A handwritten signature in black ink, appearing to be 'Jennifer Gavin', written in a cursive style.

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Jennifer Gavin, Associate Planner