

City of Del Mar Planning Commission Agenda - Revised

Del Mar Town Hall
1050 Camino Del Mar
Del Mar, California
6:00 P.M.
Tuesday, September 10, 2019

Ted Bakker
Chair

Philip Posner
Vice Chair

Don Countryman
Commissioner

David Doyle
Commissioner

John Farrell
Commissioner

Kathleen A. Garcia
Planning & Community
Development Director

Amanda Lee
Principal Planner

Agenda

It is the intention of your Planning Commission to be receptive to your concerns about your community. Your participation in local government will assure a responsible and efficient City of Del Mar.

Regular Meetings of the Planning Commission are generally held on the second Tuesday of the month, beginning at 6:00 p.m. For further information regarding the scheduling of meetings or meeting agendas, check the **City's web-site at www.delmar.ca.us**, or call the Planning Department's office at 858-755-9313. A full Planning Commission agenda packet with all backup information is available at City Hall, the Del Mar Library, and on the City's web site the Friday before each Planning Commission meeting.

Unless otherwise noted, for items on the agenda, **applicants and their team of representatives shall limit their [total] presentations to 10 minutes or less. Other speakers may address the Planning Commission for three minutes each.** Please submit a "Request to Speak" form to the staff member prior to the Chair announcing the agenda item. The forms are located near the door at the rear of the Meeting Room. The Agenda item number being addressed should be indicated on the speaker slip. The Chair will call you forward at the appropriate time.

The applicant or authorized representative must be present in order to ensure action by the Commissioners.

Meeting will end at 11:00 p.m. unless extended by a majority vote of the Commissioners. If all the items on the agenda are not heard, the remaining items will be heard the following Tuesday (if facilities are available) at 1050 Camino Del Mar.

When addressing the Planning Commission, please step forward to the lectern and state your name and address for the record. Whenever possible, lengthy testimony should be presented to the Commissioners in writing and only pertinent points presented orally.

Consent Calendar: The Consent Calendar is considered by the Planning Commission near the beginning of the agenda. Items placed on the Consent Calendar will be approved in accordance with the staff recommendations for the item unless removed from the Consent Calendar by Commissioners, staff, or a member of the public. If you wish to keep an item from being placed on the Consent Calendar, please submit a "Request to Speak" form to the staff member prior to the meeting or be prepared to indicate an objection to the placement on the Consent Calendar when the Chair or staff asks if there are any objections to approval of the Consent Calendar.

This notice will be the only written notice sent. Items, which are continued by the Planning Commission from one Planning Commission meeting to another “date certain” meeting date, will not be re-noticed through the mail.

Final action - the decision of the Planning Commission is final unless a written appeal is filed with the City Clerk, accompanied with a processing fee, within ten (10) working days from the date of notice of the action taken on the application. An approved permit shall not be valid until the 10-day appeal period has expired. The appeal is then forwarded to the City Council, which determines at the Initial Consideration whether to reject the appeal, thereby upholding the Planning Commission’s decision, or to set the matter for a subsequent date for a new (de novo) public hearing review. If a de novo public hearing is set by the City Council, an additional fee will be required.

Special Needs: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk’s office at 858-755-9313. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

As a courtesy to all meeting attendees, **please set cellular phones and pagers to silent mode** and engage in conversations outside the Commissioners Chambers.

Meeting Decorum:

All persons attending the Planning Commission meeting shall conduct themselves in a courteous and respectful manner. Comments shall be directed to the members of the Commission, rather than to others in attendance at the meeting. The Chairperson (or Vice Chair or Chair pro-tem in their absence), is designated as the parliamentarian for the meeting. As deemed appropriate, they may interrupt a speaker with instruction to redirect their remarks to relevant points on the agenda item before the Commission. They may also terminate a speaker’s oral presentation if comments continue to be non-relevant or become disrespectful.

Note: The entirety of the City of Del Mar is located within the Coastal Zone. Some of the development projects listed on this agenda, as noted, require the receipt of a Coastal Development Permit. Some of these projects may also lie in what is known as the “Coastal Development Appeals Area”. For the projects located in the appeals area, the City’s action on the requested Coastal Development Permit may be appealed to the California Coastal Commission. An appeal may be filed with the Coastal Commission within the ten calendar days following the Coastal Commission’s receipt of a notice from the City of its final action on the Coastal Development Permit application. However, before an appeal may be filed with the Coastal Commission, the City’s action on the CDP application must be final, meaning that all of the City’s [separate and internal] appeals processes must first be exhausted.

ROLL CALL

APPROVAL OF MINUTES

- 1) Approval of August 13, 2019 Planning Commission Meeting Minutes

UPDATE

PLANNING COMMISSION/STAFF DISCUSSION (Non-Application Items)

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

DISCUSSION AND BRIEFING (Application Items)

CONSENT CALENDAR:

The Planning Commission at the beginning of the meeting can place any item on the agenda upon the Consent Calendar. Consent Calendar items are not subject to public testimony. If you have a concern and wish to present information to the PC, you must be present at the beginning of the meeting to ensure the item will not be placed on consent, or write a letter to the PC prior to the meeting expressing why the application should be taken off the Consent Calendar.

CONTINUED APPLICATION(S):

ITEM 1
TVS19-001

Applicant: Harry and Ariadne Magoulias
Applicant's Address: 310 Del Mar Heights Road
Tree Owner: Nelly Mednansky
Site Address (Vegetation Location): 306 Del Mar Heights Road
Staff Contact: Jennifer Gavin, Associate Planner
Description: The applicant is seeking relief under DMMC Chapter 23.51 (Trees, Scenic Views, and Sunlight) for claims of scenic view blockage from vegetation located on a neighboring property.

NEW APPLICATION(S):

ITEM 2
CUP18-003
CDP18-012

APN: 299-230-25-00
Address: 1658 Coast Boulevard (Powerhouse Community Center)
Zone: Public Parkland (PP)
Overlay Zones: Coastal Bluff, Beach, Historic Preservation, Open Space
Environmental Status: Categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Article 19, Section 15301 (Existing Facilities)
Staff Contact: Jennifer Gavin, Associate Planner
Description: A request for a recommendation to the City Council for the expansion of the existing upper level deck at Powerhouse Park Community Center.

* Note: This project is located within the appeal jurisdiction of the California Coastal Commission.

ITEM 3
P18-001

APN: 300-075-06
Location: 1201 Camino Del Mar
Owner/Applicant: George Conkwright
Zone: Central Commercial (CC)
Environmental Status: Categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Article 19, Section 15301 (Existing Facilities)
Staff Contact: Amanda Lee, Principal Planner
Description: Modification to Parking Agreement/Site Specific Parking Management Plan 17-002 to allow for shared parking and use of a blended parking rate for an existing multi-tenant commercial development with seventeen tenant suites and a mix of office, retail and restaurant uses.

ITEM 4
TVS19-003

Applicant: Shirli Weiss

Applicant's Address: 116 Spinnaker Court

Tree Owners: Torrey Pacific Corporation

Site Address (Tree/Vegetation Location): 110 Stratford Court

Staff Contact: Matt Bator, AICP, Principal Planner

Description: The applicant is seeking relief under DMMC Chapter 23.51 (Trees, Scenic Views and Sunlight) for claims of scenic view blockage from trees/vegetation located on a neighboring property.

ADJOURNMENT

I, Jennifer Gavin, Associate Planner for the City of Del Mar, certify that a copy of the foregoing was posted at the Del Mar City Hall on Thursday, August 29, 2019.



Jennifer Gavin, Associate Planner
Planning and Community Development Department