

City of Del Mar Planning Commission Agenda

Del Mar Town Hall
1050 Camino Del Mar
Del Mar, California
6:00 P.M.
Tuesday, January 14, 2020

Ted Bakker
Chair

Philip Posner
Vice Chair

Don Countryman
Commissioner

David Doyle
Commissioner

John Farrell
Commissioner

Joseph D. Smith
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 December 3, 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.

NEW APPLICATION(S):

ITEM 1
SP18-001
GPA19-003
LCPA19-002

APN: 299-310-38
Location: 1616 Camino Del Mar
Applicant: Rick Engineering Company (Brian Mooney)
Owner: Stein Living Trust
Zone: R2
Overlay Zones: None
Environmental Status: Categorically Exempt pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill Development Projects)
Staff Contact: Evan Langan, AICP, Associate Planner
Description: A request for a recommendation to the City Council regarding proposed amendment of the adopted Hotel Specific Plan to incorporate the area of 1616 Camino Del Mar ("Triangle Parcel"), concurrent with new standards and guidelines for use and development of the property.

ITEM 2
Marisol Specific
Plan Initiative
Draft EIR

APNs: 298-241-06, 07, 29, 34, 35 & 36; 299-030-14 & 15; and 298-241-18
Location: 17.45 acres of private and public property generally southwest of the intersection of Camino del Mar and Via de la Valle, and directly north City of Del Mar North Bluff Preserve
Applicant: Zephyr Partners
Zones: R1-40, and R1-14
Overlay Zones: Coastal Bluff, Bluff Slope and Canyon, and Lagoon Overlay Zones
Environmental Status: A Draft Environmental Impact Report (DEIR – SCH No. 2017091081) has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The document will be distributed for a 45-day public review period to commence on December 20, 2019 and ending on February 3, 2020.
Staff Contact: Matt Bator, AICP, Principal Planner
Description: An Informational presentation of the Draft Environmental Impact Report (DEIR) prepared for the Marisol Specific Plan Initiative. The proposed project includes the adoption of an Initiative by the citizens of the City of Del Mar to amend the City of Del Mar's Community Plan, Zoning Map, and Local Coastal Program. If the Initiative is approved, the proposed amendments would guide future development at the project site. The Initiative identifies the potential for a resort on the project site with a range between 118 and 182 units and a total of 410,970 sf of development within 11.80 acres of the 17.45-acre project site. Remaining areas

would be devoted to passive recreation and open space or would be protected due to steep slopes and coastal bluffs.

NOTE: The purpose of this agenda item is to provide information to the public regarding the Draft EIR and to receive public input. The Planning Commission will not be discussing or deliberating on this subject, and no formal action will be taken by the Planning Commission regarding the Draft EIR at this time. Additionally, please note that interested persons must submit comments regarding the Draft EIR to the City in writing prior to 5:30 on February 3, 2020, in order for them to become a part of the Draft EIR record of comments.

ADJOURNMENT:

I, Afshin Atapour, Assistant Planner for the City of Del Mar, certify that a copy of the foregoing was posted at the Del Mar City Hall on Thursday, January 2, 2020.



Afshin Atapour, Assistant Planner
Planning and Community Development Department