

City of Del Mar
Planning Commission Agenda
Del Mar Town Hall- **VIA TELECONFERENCE ONLY**
1050 Camino Del Mar
Tuesday, May 12, 2020 at 6:00 PM
(or as soon thereafter as practicable)

Remote Regular Meeting
VIA TELECONFERENCE ONLY
Tuesday, May 12, 2020 at 6:00 PM

Pursuant to the State of California Executive Order N-25-20, and in the interest of public health, the City of Del Mar is temporarily taking actions to mitigate the COVID-19 pandemic by holding City Council Meetings electronically or by teleconference. The Town Hall will not be open to the public for this meeting.

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

Project Applicants/Representatives

Applicants/representatives can email their comments to Planning Staff by 3:30 PM on the day of the meeting. If an applicant, and/or representative, desires to have their comment read into the record, comments will be limited to a combined 1000 words or less, and read into the record by Planning Staff. There is no character limit for comments not being read into the record. All comments will be transmitted to the Planning Commission prior to the start of the meeting.

Public Participation/Comment

Members of the public can participate in the meeting by e-mailing comments to the Planning Department at planning@delmar.ca.us by 3:30 PM the day of the meeting. The subject line of your email should clearly state the item number you are commenting on, or if your comment is not related to an agenda item (Oral Communications). If you desire to have your comment read into the record during the meeting, please note that in the email subject line and limit the comment to 500 words or less. There is no character limit for comments not being read into the record. All comments will be transmitted to the Planning Commission prior to the start of the meeting.

Viewing the Meeting and Access to Agenda Materials

Members of the public can watch the meeting live on the City's website at:

<http://delmar.12milesout.com/Video/Live> and on Cable TV Spectrum Ch. 24, AT&T Ch. 99 starting at 6:00 PM.

Agenda materials and communications from the public on agenda items, “Red Dots”, are available on the City’s website only, as City Hall and the Del Mar Library are currently closed to the public. <http://www.delmar.ca.us/AgendaCenter>.

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.

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.

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 an email to planning@delmar.ca.us or to the staff member prior to the meeting by 3:30pm the day of the meeting.

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 March 10, 2020 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 **V20-001**

Location: 1801 Coast Boulevard

Applicant: Daryoosh Khashayar

Environmental Status: Exempt pursuant to CEQA Guidelines Section 15301 (e) (Class 1 – Existing Facilities). This is appropriate for the proposed project because it involves the construction of a fence accessory to an existing residential structure. It is further determined that none of the six exceptions to the use of a Categorical Exemption apply to this project (CEQA Guidelines Section 15300.2).

Staff Contact: Afshin Atapour, Assistant Planner

Description: A request for a *Variance* from Del Mar Municipal Code Section 30.86.090(A)(1) to increase the required front yard and street side yard fence height from three and one-half feet to six feet.

ITEM 2
SP18-001
LCPA19-002
GPA19-003

Location: 1616 Camino Del Mar

Applicant: Rick Engineering Company (Brian Mooney, FAICP)

Environmental Status: Categorically Exempt pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects)

Staff Contact: Evan Langan, AICP, Associate Planner

Description: A request that the Planning Commission provide a recommendation to the City Council regarding proposed amendment of the adopted Hotel Specific Plan (HSP), Community (General) Plan, and Certified Local Coastal Program to incorporate 1616 Camino Del Mar ("Triangle Parcel") into the HSP subject to proposed land use planning policies and regulatory provisions that would apply to future use and development of the site.

ITEM 3
Update to City of
Del Mar's CEQA
Guidelines to
Address
Transportation
Impact Analysis

Location: Citywide

Applicant: City of Del Mar

Environmental Status: The proposed update to the local CEQA Guidelines is consistent with CEQA Guidelines Section 15064.7 (Thresholds of Significance) guidance for establishing local significance thresholds and procedures for protection of the environment and is categorically exempt from CEQA per CEQA Guidelines Section 15308 (Actions by Regulatory Agencies for Protection of the Environment).

Staff Contact: Amanda Lee, Principal Planner

Description: A request for the Planning Commission to provide a recommendation to the City Council on the proposed update to the City of Del Mar's California Environmental Quality Act (CEQA) Guidelines to add new Guidelines for the review of a proposed project's transportation-related impacts in compliance with CEQA, which now requires application of a new standard of review based on "Vehicle Miles Traveled" (VMT) in place of the prior standard under CEQA that was based on "Level of Service" (LOS). The proposed Guidelines establish local significance thresholds and procedures for evaluation of the anticipated transportation-related impacts of projects that are subject to CEQA. This update is necessary to establish local control over implementation of California Senate Bill 743 (2013) that takes effect July 1, 2020.

ADJOURNMENT:

I, Evan Langan, 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, April 30, 2020.

A handwritten signature in black ink that reads "Evan Langan". The signature is written in a cursive style and is positioned above a solid horizontal line.

Evan Langan, Associate Planner
Planning and Community Development Department