



City of Del Mar  
Planning Commission Agenda  
Del Mar Town Hall - **VIA TELECONFERENCE ONLY**  
**Tuesday, July 12, 2022 at 6 PM**  
**(or as soon thereafter as practicable)**

***Civility Works: The Del Mar Code of Civil Discourse:*** Together we will promote inclusion; listen to understand; show respect; be clear and fair; and focus on the issue.

**Remote Regular Meeting**  
**VIA TELECONFERENCE ONLY**  
**Tuesday, July 12, 2022 at 6 PM**

In the interest of public health, the City of Del Mar is temporarily taking actions to mitigate the COVID-19 pandemic by holding Planning Commission Meetings electronically or by teleconference. The Town Hall will not be open to the public for this meeting.

**Philip Posner**  
Chair

**Don Countryman**  
Vice Chair

**Ted Bakker**  
Commissioner

**John Farrell**  
Commissioner

**Claire McGreal**  
Commissioner

**Karen Brindley**  
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.

**Public Participation/Comment**

Members of the public can participate in the meeting by either submitting a written red dot comment via email to [planning@delmar.ca.us](mailto:planning@delmar.ca.us) or by speaking live using the Zoom link and/or dial-in information provided below. The deadline to submit written comments is 12 p.m. on the day of the meeting and the subject line of your email should clearly state the agenda item you are commenting on. Those wishing to comment live should join the Zoom meeting when the item(s) they wish to speak on is announced or at the meeting start time for items not on the agenda.

Zoom

Link: <https://us02web.zoom.us/j/85719416064?pwd=U3IOMUNYcDVER0duYlpQZTNtRWpNUT09>

Phone: (669) 900-6833

Meeting ID: 857 1941 6064

While registration is not required, staff recommends members of the public submit an optional tele-comment request form ([www.delmar.ca.us/telecomment](http://www.delmar.ca.us/telecomment)) to assist with speaker management during the meeting. For more information please visit: [www.delmar.ca.us/publiccomment](http://www.delmar.ca.us/publiccomment).

**Project Applicants/Representatives**

Applicants/representatives will be provided a link to participate in the meeting and, unless otherwise noted, for items on the agenda, **applicants and their team of representatives shall limit their [total] presentations to 10 minutes or less.**

**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>.

**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 website** at [www.delmar.ca.us](http://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](mailto:planning@delmar.ca.us) or to the staff member prior to the meeting by 3:30 p.m. 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.

**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 June 14, 2022 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):**

*\* Please note that, while Agenda Items 1 and 2 below pertain to the same tree owner and vegetation, each application shall be considered during separate public hearings and will be acted upon individually by the Planning Commission.*

### **ITEM 1** **TVS21-002**

**Applicants:** Michael and Angela Deftos  
**Applicant's Address:** 225 Torrey Pines Terrace  
**Applicant's APN:** 301-033-32  
**Tree Owners:** Harvey and Sheryl White  
**Site Address (Vegetation Location):** 473 W Ocean View Avenue  
**Site APN (Vegetation Location):** 301-033-04  
**Staff Contact:** Adriana Jaramishian, Associate Planner  
**Environmental Status:** Exempt  
**Description:** The applicants are seeking relief under DMMC Chapter 23.51 (Trees, Scenic Views, and Sunlight) for claims of scenic view blockage from vegetation located on the neighboring property.

*(Note: Determinations regarding findings of unreasonable scenic view obstruction were made by the Planning Commission at its December 7, 2021 meeting. The purpose of the public hearing at the July 12, 2022 meeting is only to discuss and determine appropriate view restoration actions, in accordance with DMMC Chapter 23.51 and direction given by the Planning Commission at the December 7, 2021 meeting.)*

### **ITEM 2** **TVS21-003**

**Applicants:** Harold and Carolyn Michaels  
**Applicant's Address:** 237 Torrey Pines Terrace  
**Applicant's APN:** 301-033-40  
**Tree Owners:** Harvey and Sheryl White  
**Site Address (Vegetation Location):** 473 W Ocean View Avenue  
**Site APN (Vegetation Location):** 301-033-04

**Staff Contact:** Adriana Jaramishian, Associate Planner

**Environmental Status:** Exempt

**Description:** The applicants are seeking relief under DMMC Chapter 23.51 (Trees, Scenic Views, and Sunlight) for claims of scenic view blockage from vegetation located on the neighboring property.

*(Note: Determinations regarding findings of unreasonable scenic view obstruction were made by the Planning Commission at its December 7, 2021 meeting. The purpose of the public hearing at the July 12, 2022 meeting is only to discuss and determine appropriate view restoration actions, in accordance with DMMC Chapter 23.51 and direction given by the Planning Commission at the December 7, 2021 meeting.)*

## **ADJOURNMENT**

I, Adriana Jaramishian, 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, June 30, 2022.



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Adriana Jaramishian  
Associate Planner