

City of Del Mar
Planning Commission Agenda
Del Mar Town Hall- **VIA TELECONFERENCE ONLY**
1050 Camino Del Mar
Tuesday, July 14, 2020 at 6:00 PM
(or as soon thereafter as practicable)

Remote Regular Meeting
VIA TELECONFERENCE ONLY
Tuesday, July 14, 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

John Farrell
Commissioner

Claire McGreal
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.

Public Participation/Comment

Member of the public can participate in the meeting in writing or telephonically.

Written Comments

Members of the public can participate in the meeting by e-mailing comments to planning@delmar.ca.us by 12:00 PM the day of the meeting. The subject line of your email should clearly state the item number you are commenting on. All comments will be transmitted to the Planning Commission prior to the start of the meeting. Comments will not be read into the record

Telephonic Participation

Members of the public wishing to make comment telephonically at the meeting must submit a telecomment form www.delmar.ca.us/telecomment through the City's website by 12:00p.m. the day of the meeting. After you complete the form, City staff will email you the dial in number and detailed instruction on how to call into the meeting.

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 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.

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 May 12, 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)

Each person wishing to comment to the Planning Commission on any matter not on the agenda can do so in writing or telephonically. To submit a written comment,

email the Planning Department at planning@delmar.ca.us by 12:00 PM the day of the meeting. Please note "Public Oral" in the subject line of your email.

If you desire to make comment telephonically, submit a tele-comment form www.delmar.ca.us/telecomment though the City's website by 12:00p.m. the day of the meeting. After completing the form, City staff will email you the dial in number and detailed instruction on how to call into the meeting.

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
TSVS 19-001
Restorative Action
Follow Up

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: Per Resolution PC-2019-11, the applicant is returning to the Planning Commission in accordance with the procedures in DMMC Section 23.51.080 for additional direction for how to best achieve consistency with the restorative action. Phase I of the restorative action was completed. The applicant and tree owner have differing opinions about when or if Phase II action is needed.

ITEM 2
Summary of
Findings in 6th
Cycle Housing
Element Draft
PEIR

Location: Citywide
Applicant: City of Del Mar, Planning Department
Environmental Status: The City of Del Mar as lead agency for the proposed 6th Cycle Housing Element and Program EIR pursuant to the California Environmental Quality Act (CEQA) prepared a Draft Program EIR.
Staff Contact: Shaun McMahon, Management Analyst
Description: This is an informational report to the Planning Commission. No formal action will be taken at this hearing. The purpose of this item is to update the Planning Commission and the public on the status of the 6th Cycle Housing Element Update, explain the CEQA environmental review process, summarize the findings of the draft environmental document, and outline the next steps. The

City issued a Draft Program Environmental Impact Report (PEIR) for the 6th Cycle Housing Element Update project and the document is being circulated for a 60-day public review period (July 2, 2020 – August 31, 2020). The City is soliciting comments on the environmental analysis contained within the Draft PEIR. No action will be taken on either the PEIR or the Housing Element during this meeting. A formal Planning Commission recommendation hearing and City Council certification and adoption hearings for the PEIR and associated Housing Element Update project will occur at a future date. The Planning Commission recommendation hearing is tentatively set for September 2020. The City Council will be the final decision maker on the PEIR and the Housing Element Update project.

ITEM 3
CDP 20-005
EA 20-001
City of Del Mar
SCOUP

Location: City of Del Mar Shoreline between 15th Street and the northerly City Boundary, including the San Dieguito Lagoon river inlet

Applicant: City of Del Mar, Planning Department

Environmental Status: A Mitigated Negative Declaration (Environmental Assessment EA 20-001/ SCH # 2020040181) was prepared by the City as lead agency.

Contact Person: Amanda Lee, Principal Planner

Description: This item is a request for a recommendation from the Planning Commission to the City Council on the proposed Sand Compatibility Opportunistic Use Program (SCOUP) Coastal Development Permit and associated environmental document. The “SCOUP” is a special project that was prioritized by the City Council in 2019 to allow the City to replenish beach quality sand on the Del Mar beach as an adaptation measure to minimize the effects of flooding, erosion, and projected sea level rise.

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, June 25, 2020.



Evan Langan, Associate Planner
Planning and Community Development Department