

**City of Del Mar**  
**Planning Commission Agenda**  
Del Mar Town Hall - **VIA TELECONFERENCE ONLY**  
1050 Camino Del Mar  
**Tuesday, September 15, 2020 at 6:00 PM**  
**(or as soon thereafter as practicable)**

**Remote Regular Meeting**  
**VIA TELECONFERENCE ONLY**  
**Tuesday, September 15, 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, AICP**  
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 in writing or telephonically.

**Written Comments**

Members of the public can participate in the meeting by e-mailing comments to [planning@delmar.ca.us](mailto:planning@delmar.ca.us) by 12:00 p.m. 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](http://www.delmar.ca.us/telecomment) through the City's website by 12:00 p.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 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 August 11, 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](mailto:planning@delmar.ca.us) by 12:00 p.m. 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](http://www.delmar.ca.us/telecomment) though the City's website by 12:00 p.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**  
**6th Cycle Program**  
**EIR and Housing**  
**Element Update**  
**(GPA20-003)**

**Location:** The 6<sup>th</sup> Cycle Housing Element Update (HEU) will facilitate housing citywide through various Housing Programs on identified Candidate Sites as described in the 6<sup>th</sup> Cycle HEU Program Environmental Impact Report (PEIR), including but not limited to the following sites if various programs are selected and implemented:

- New housing opportunities in the Central Commercial (CC), North Commercial (NC), Professional Commercial (PC), and Public Facilities (PF) Zones
- Accessory Dwelling Units (ADUs) on lots that allow residential citywide
- City-owned land including Candidate Site 7 at 28th Street (RM-East Zone); Site 11 at 201 Court Street (Public Facilities (PF) Zone); Site 55 at 10th Street City Hall Expansion Lot (PF Zone); and Sites 63 and 64 at 9th Street (PF Zone)
- State-owned Fairgrounds properties on Candidate Sites 2A-2H if the City is able to enter an agreement with the State; otherwise, a program to rezone Candidate Sites 1A-1F (North Bluff) and/or Sites 98A-98C (South Stratford) will be required to meet State Housing law if the City is unable to enter into an agreement

**Applicant:** City of Del Mar, Planning Department

**Staff Contact:** Amanda Lee, Principal Planner

**Environmental Status:** A Program Environmental Impact Report (PEIR) with a Mitigation, Monitoring, and Reporting

Program (MMRP) was prepared and circulated for the 6<sup>th</sup> Cycle HEU (State Clearinghouse (SCH) No. 2020029064): <http://www.delmar.ca.us/Archive.aspx?ADID=1416>).

Some of the Housing Programs in the 6<sup>th</sup> Cycle HEU are also covered by the NC/PC Amendments PEIR (SCH No. 2019029058) that analyzed future housing in the NC Zone, PC Zone, and PF Zone:

<https://www.delmar.ca.us/Archive.aspx?ADID=1428>.

**Description:** A request for the Planning Commission to review and consider the 6<sup>th</sup> Cycle HEU PEIR and MMRP; review and discuss the proposed Housing Programs and approach identified in the proposed Housing Plan; consider how it relates to other Community Plan (General Plan) Elements; and recommend that the City Council certify the PEIR and MMRP and approve the General Plan Amendment to amend the Del Mar Community Plan for the 6<sup>th</sup> Cycle HEU. It is anticipated that the HEU must accommodate adequate sites for a total of 175 units, which includes 163 units for the 6<sup>th</sup> Cycle Regional Housing Needs Assessment (RHNA) (includes 101 very-low and low-income units) and an additional 12 low-income units that are a carryover requirement from the City's 5<sup>th</sup> Cycle Housing Element. At a future hearing, the City Council will consider whether to certify the PEIR and MMRP, approve the 6<sup>th</sup> Cycle HEU as part of the City's Community Plan, and authorize submission to State Housing and Community Development for certification review.

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, September 3, 2020



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Evan Langan, Associate Planner  
Planning and Community Development Department