



City of Del Mar
Planning Commission Agenda
Del Mar Town Hall - **VIA TELECONFERENCE ONLY**
Tuesday, October 11, 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, October 11, 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 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) to assist with speaker management during the meeting. For more information please visit: 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, 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 3:30 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 9, 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.

NEW APPLICATION(S):

ITEM 1
GPA22-001
RP22-001
LCPA22-002

Location: 300-272-07 (Crest Water Tower), 299-260-45 (Zuni Water Tower), 300-243-10 (11th Street Water Tower), 301-025-42 (Pine Needles Water Tower), 300-020-06/300-020-07 (Library Sites), 299-030-12 (Vacant Site on 28th Street), and 300-263-26 (Pine Bluff Preserve)

Applicant: City of Del Mar, Planning Department

Environmental Status: The proposed action does not constitute a "project" under the definition set forth in California Environmental Quality Act (CEQA) Guidelines Section 15378 because it will not have a potential to result in a direct or indirect physical change in the environment and is, therefore, not subject to CEQA.

Staff Contacts: Adriana Jaramishian, Associate Planner – ajaramishian@delmar.ca.us

Amanda Lee, Principal Planner - alee@delmar.ca.us

Description: The Planning Commission is asked to provide a recommendation to the City Council on the proposed General Plan Amendment (GPA), Rezone, and Local Coastal Program Amendment (LCPA). The requested clean-up action addresses various land use and zoning inconsistencies on existing maps. The proposed amendments will correct the local and State map records for eight City-owned lots as applicable to one park (Pine Bluff Preserve located between 912 and 915 Crest Road) and six public facilities including four water towers, the library (two lots), and one vacant lot on 28th Street. In 1996 and 1997, the City Council adopted General Plan Amendments and Rezones to change the land use designation and underlying zoning respectively to Public Parkland or Public Facilities as applicable to each of the identified City-owned lots. A GPA is needed to incorporate an updated map in the Del Mar Community Plan (General Plan) to correctly reflect the previously adopted land use designations. The Rezone and LCPA actions are required to amend the corresponding land use and zoning designations on the Local Coastal

Program (LCP) Land Use Map, LCP Zoning Map, and Official Zoning Map for consistency with the existing Community Plan. The City Council will consider whether to introduce an Ordinance and approve the proposed GPA, Rezone, and LCPA in a future noticed public hearing.

ITEM 2
V22-003

APN: 300-321-03
Site Address: 510 Stratford Court
Zone: RM-South
Applicant: Capital Asset Management
Applicant Representative: Scott Spencer
Environmental Status: Exempt
Staff Contacts: Madeline Shute, Assistant Planner –
mshute@delmar.ca.us

Description: A request for a Variance from Del Mar Municipal Code Section 30.86.090.A(2) to allow installation of a rolling vehicle entry gate, 7'7" in height, in the required southern side yard setback, and a pedestrian entry gate, also 7'7" in height, in the northern side yard setback, where a maximum of 6 feet is allowed.

ITEM 3
Del Mar Plaza
Parking Management
Plan Status Update

APN: 300-030-86
Site Address: 1555 Camino del Mar
Zone: Del Mar Plaza Specific Plan
Applicant: Brixton Del Mar Plaza TIC LLC
Environmental Status: Exempt

Staff Contact: Matt Bator, AICP, Principal Planner

Description: Presentation of a one-year status update regarding effectiveness of the Del Mar Plaza's Site-Specific Parking Management Plan and whether revisions and/or additional Parking Management tools should be required.

ITEM 4
MOD21-008

APN: 300-030-86
Site Address: 1555 Camino del Mar
Zone: Del Mar Plaza Specific Plan
Applicant: Brixton Del Mar Plaza TIC LLC
Environmental Status: Exempt

Description: A request to permanently continue a six-month parking fee increase previously approved by the Planning Commission based on input/recommendation sought from the Traffic and Parking Advisory Committee.

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, September 29, 2022.



Adriana Jaramishian
Associate Planner