



**CITY OF DEL MAR
PLANNING COMMISSION REGULAR MEETING
(ACTION) MINUTES
January 14, 2020
Del Mar Town Hall
1050 Camino Del Mar, Del Mar, California**

The minutes set forth the actions taken by the Planning Commission on the matters stated. Audio/video recordings of the Planning Commission proceedings are retained for a period of ten years, in accordance with the City's Records Retention Schedule. Audio/video recordings, as well as written materials presented to the Planning Commission, including Red Dots (materials provided to the Planning Commission after the agenda has published), are available on the City's website at www.delmar.ca.us/AgendaCenter or by contacting the Administrative Services Department at (858) 755-9313.

CALL TO ORDER

Chairperson Bakker called the Regular Meeting to order at 6:00 p.m.

ROLL CALL

Present: Chair Ted Bakker, Vice Chair Philip Posner, Commissioners John Farrell, Don Countryman, and David Doyle

Absent: None

Staff Present: Planning and Community Development Director Joseph Smith, Principal Planner Matt Bator and Associate Planner Evan Langan

APPROVAL OF MINUTES

The meeting minutes for December 3, 2019 were unanimously approved.

UPDATE

Planning and Community Development Director Smith stated that at Monday's City Council meeting, Council appointed Christa Johnson as the new City Manager. Planning and Community Development Director Smith also stated that the 6th cycle Housing Element was also kicked off at Monday's City Council meeting by the City's housing consultants, Kimley Horn and with that City Council also appointed a Citizen's Task Force, which will be working with staff until May for preparation of an environmental impact report. The Citizen's Task Force will meet bi-weekly between beginning Thursday, February 6 and will host two public workshops. Planning and Community Development Director Smith concluded Staff Updates by stating that Council appointed Don Countryman as a non-voting member to the Citizen's Task Force as a Planning Commission representative.

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)

Planning and Community Development Director Smith explained that the applicants of Item 1 have requested a continuance, and Commission unanimously approved this request.

CONSENT CALENDAR

None.

NEW APPLICATION(S)

ITEM 1
SP18-001
GPA19-003
LCPA19-002

(continued)

APN: 299-310-38
Location: 1616 Camino Del Mar
Applicant: Rick Engineering Company (Brian Mooney)
Owner: Stein Living Trust
Zone: R2
Overlay Zones: None
Environmental Status: Categorically Exempt pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill Development Projects)
Staff Contact: Evan Langan, AICP, Associate Planner
Description: A request for a recommendation to the City Council regarding proposed amendment of the adopted Hotel Specific Plan to incorporate the area of 1616 Camino Del Mar ("Triangle Parcel"), concurrent with new standards and guidelines for use and development of the property.

MOTION BY COMMISSIONER COUNTRYMAN SECOND BY COMMISSIONER FARRELL TO CONTINUE SP18-001, GPA19-003, AND LCPA19-002 (Vote 5-0)

ITEM 2
Marisol Specific
Plan Initiative
Draft EIR

APNs: 298-241-06, 07, 29, 34, 35 & 36; 299-030-14 & 15; and 298-241-18
Location: 17.45 acres of private and public property generally southwest of the intersection of Camino del Mar and Via de la Valle, and directly north City of Del Mar North Bluff Preserve
Applicant: Zephyr Partners
Zones: R1-40, and R1-14
Overlay Zones: Coastal Bluff, Bluff Slope and Canyon, and Lagoon Overlay Zones
Environmental Status: A Draft Environmental Impact Report (DEIR – SCH No. 2017091081) has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA). The document will be distributed for a 45-day public review period to commence on December 20, 2019 and ending on February 3, 2020.
Staff Contact: Matt Bator, AICP, Principal Planner
Description: An Informational presentation of the Draft Environmental Impact Report (DEIR) prepared for the Marisol Specific Plan Initiative. The proposed project includes the adoption

of an Initiative by the citizens of the City of Del Mar to amend the City of Del Mar's Community Plan, Zoning Map, and Local Coastal Program. If the Initiative is approved, the proposed amendments would guide future development at the project site. The Initiative identifies the potential for a resort on the project site with a range between 118 and 182 units and a total of 410,970 sf of development within 11.80 acres of the 17.45-acre project site. Remaining areas would be devoted to passive recreation and open space or would be protected due to steep slopes and coastal bluffs.

Principal Planner Matt Bator made an informational staff presentation for Item 2 that included the analysis and recommended Mitigation Measures of the draft Program EIR.

Staff informed the audience that the draft EIR 45-day public review and comment period would continue until 5:30 PM Tuesday February 3. Senior Project Manager Erin Brownwood, Helix Environmental, also spoke as one of the project consultants on project impacts determination in accordance with CEQA.

Principal Planner Matt Bator stated that copies of the draft EIR and appendices are available on the City's website, as well as hard copies can be found at City Hall and the Library.

Thirty-three members of the public submitted speaker slips and addressed the Planning Commission with comments and questions about the project and draft EIR:

- Ashleigh Palinkas, 675 S Sierra Ave #38, Solana Beach
- Tim Haviland, Rimini Road
- Kristin Brinner, 246 Barbara Ave, Solana Beach
- Drew Cady, 903 Stratford Court
- Lee Stein, 1616 Camino del Mar
- Joseph Lim, 635 S. Hwy 101, Solana Beach
- Claire McGreal, 1135 Stratford Court
- Tom McGreal, 1135 Stratford Court
- Rusty Wright, 827 D Beachfront Drive
- Ann Neuman, 802 S. Sierra, Solana Beach
- Victoria, 207 N Acacia Ave, Solana Beach
- Gigi Fenley Wright, 827 D Beachfront Drive, Solana Beach
- Chris Frydrych, 143 S Shore Drive, Solana Beach
- Kathy Fritch, 143 S Shore Drive, Solana Beach
- Judith Malody, 162 N Shore Drive
- Paolo Cabo Wahn, 1227 Stratford Court
- Lido Wahn, 1227 Stratford Court
- Jan McMillan, 2123 12th Street
- David L Toler, P.O. Box 707 Valley Center
- Don Mosier, 524 Rimini Road
- David Watson, 750 B Street Site 2900, San Diego
- Jim McMenamin, 1320 Ocean Ave
- Doug Hicks, 8595 Miralani Drive, San Diego
- Carol Kerridge, El Amigo Road
- David Francis, 155 South Shore, Solana Beach
- Forrest Landry, 2186 San Dieguito Road

- Brian Feingold, 750 Marsala Ave
- Terry Gaasterland, 526 Stratford Court
- John Morse
- Hershell T Price, 1757 Grand Ave
- Pamela Slater-Price, 1757 Grand Ave
- Brian F Mooney, 5620 Friars Road, San Diego
- June Stein, 1616 Camino del Mar

Staff was asked by Commissioner Countryman to clarify the meaning of page 4 paragraph 1 from a letter from Chatten-Brown, Carstens, and Minter. Commissioner Countryman asked if this DRB would be advisory only, and Staff replied that City Council would be the final approval in accordance with Specific Plan Chapter 5. Staff was asked about the change of zoning if Measure G is approved and whether this change would still be in effect if another developer took ownership. Staff replied that this change would likely result in another public vote. Staff was asked to clarify if Planning Commission had the ability to reverse the zoning in the future, and Staff responded that this would be subject to voter approval. Staff was asked to comment about the process of applicant payment and consultant selection in preparing the draft EIR, and Staff replied that the process was in compliance. Staff was asked to clarify the correct lot coverage, and Staff responded that the maximum lot coverage is 33%. Staff was asked about maximum height restrictions within the lot if another developer took ownership, and Staff replied that final zoning approval, per the Coastal Commission, as well as final Design Review process, would determine any changes. Staff was asked if the CEQA process would be limited to the City of Del Mar, or if it would include neighboring Solana Beach. Staff replied that CEQA impacts are not determined by jurisdictional boundaries and that the environmental impacts recorded thus far have reflected this.

No action was taken on the information item.

ADJOURNMENT

Chair Bakker adjourned the meeting at 8:19 p.m.