



**CITY OF DEL MAR  
PLANNING COMMISSION REGULAR MEETING  
(ACTION) MINUTES  
February 11, 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](http://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 Don Countryman, David Doyle, and John Farrell

Absent: None

Staff Present: Principal Planner Amanda Lee and Associate Planner Jean Crutchfield

**APPROVAL OF MINUTES**

Motion by Commissioner Countryman, second by Vice Chair Posner to approve the meeting minutes for January 14, 2020. The minutes were unanimously approved by a vote of 5-0.

**UPDATE**

Principal Planner Lee announced several important housing-related meetings that are upcoming:

- 1) As reported last month, the City officially kicked off the Housing Element update. A public workshop and EIR scoping meeting will be held on Saturday, February 29 at 9:30 a.m. in Town Hall. The City's Housing Consultant will be in attendance with staff at that meeting.
- 2) Once the Draft EIR is prepared, it will be presented to the Planning Commission in June during the public review and comment period; then again in September for a recommendation to the City Council with the Housing Element.
- 3) The City's Housing Task Force, which Don Countryman is representing the Planning Commission on, had its first meeting last week. These meetings are open to the public and the public is encouraged to attend. The next meeting will be Thursday, February 20 at 3:00 p.m.

4) Finally, the City is still wrapping up housing programs in the current Housing Element. The proposed amendments to the Zoning Code, Community Plan, and Local Coastal Program to address the North Commercial and Professional Commercial will be presented to the Planning Commission in April. The public comment period on the Draft EIR is ending on February 18. Staff will respond to the written comments received before returning the item to Planning Commission for a recommendation in April.

**PLANNING COMMISSION/STAFF DISCUSSION** (Non-Application Items) - None

**HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA (Oral Communications)** - None

**DISCUSSION AND BRIEFING (Application Items)**

Principal Planner Lee explained that there is only one item on the agenda: a request for approval of a CUP, Variance, and Coastal Development Permit. No speaker slips or correspondence were submitted; and only the applicants and their representatives were present and available for questions.

**CONSENT CALENDAR**

Commissioner Countryman asked that Item 1 be moved onto the consent calendar. There was unanimous agreement from the Commissioners. Prior to the vote, Chair Bakker asked a question of staff. Associate Planner Crutchfield provided the response about the existing condo map and agreement to bring the nonconforming office use into compliance.

Item 1 was approved unanimously on the consent calendar. The applicant, James Jamison provided comments thanking staff and the Planning Commission.

**NEW APPLICATION(S)**

**ITEM 1**

**CUP19-001  
V19-003  
CDP19-023**

**APN:** 299-220-12-02

**Location:** 1650 Camino Del Mar

**Applicant/Owner:** 1650 Camino Del Mar, LLC

**Owner's Representative:** Batter Kay Associates

**Zone:** R2

**Overlay Zones:** Open Space

**Environmental Status:** Exempt

**Staff Contact:** Jean Crutchfield, Associate Planner

**Description:** A request for approval of a Conditional Use Permit and Coastal Development Permit to demolish an existing office building (nonconforming use) and construct a new one-story, single-family residence over basement and associated site improvements on a property located within the R2 Zone and Open Space Overlay Zone. Additionally, the applicant is requesting approval of a Variance for relief from Del Mar Municipal Code Chapter 30.20.070-C-1-a (minimum required 20-foot front yard setback), to reduce the front yard setback to 12-feet for the proposed residence.

**ADJOURNMENT**

Chair Bakker adjourned the meeting at 6:10 p.m.