



**CITY OF DEL MAR
PLANNING COMMISSION REGULAR MEETING
DRAFT (ACTION) MINUTES
May 12, 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

Chair Ted Bakker, Vice Chair Philip Posner, and Commissioners John Farrell and Don Countryman

Absent: None

Staff Present: Principal Planner Amanda Lee, Associate Planners Jennifer Gavin and Evan Langan, and Assistant Planner Afshin Atapour

APPROVAL OF MINUTES

Motion by Vice Chair Posner, second by Chair Bakker to approve the meeting minutes for March 10, 2020. The minutes were approved (3-0-1). Commissioner Countryman recused himself from this item.

UPDATE

Principal Planner Lee provided two announcements:

- 1) That two ADU ordinances are scheduled for City Council on May 18, 2020 to update the regulations and renew the pilot program; and
- 2) The next meeting of the Housing Task Force (advisory committee to the City Council on the Housing Element EIR) is scheduled for May 21, 2020 3-5pm via teleconference that will be live broadcast and recorded for the public.

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

ITEMS NOT LISTED ON THE AGENDA (Oral Communications) - None

DISCUSSION AND BRIEFING (Application Items)

Principal Planner Lee explained there were three items on the agenda, none of which were eligible for consent.

CONSENT CALENDAR - No items eligible for the consent calendar.

NEW APPLICATION(S)

ITEM 1
V20-001

Location: 1801 Coast Boulevard

Applicant: Daryoosh Khashayar

Environmental Status: Exempt pursuant to CEQA Guidelines Section 15301 (e) (Class 1 – Existing Facilities). This is appropriate for the proposed project because it involves the construction of a fence accessory to an existing residential structure. It is further determined that none of the six exceptions to the use of a Categorical Exemption apply to this project (CEQA Guidelines Section 15300.2).

Staff Contact: Afshin Atapour, Assistant Planner

Description: A request for a *Variance* from Del Mar Municipal Code Section 30.86.090(A)(1) to increase the required front yard and street side yard fence height from three and one-half feet to six feet.

Disclosures: All Commissioners visited the site and read the materials.

Assistant Planner Atapour provided a presentation that was followed by questions from the Planning Commissioners. Staff clarified that the proposed fence would need design review approval by the Design Review Board.

The applicant's representative, Robert Scott, provided a presentation. The applicant, Daryoosh Khashayar answered questions.

In accordance with the City's COVID Response Interim Policy and Procedures for teleconference meetings, two comment letters were submitted, posted and distributed as red dot correspondence, and filed with the project but were not read into the record during the public hearing:

- Thaleia Widenmann and Peter Mathews, (1836 Coast Blvd.) 2864 Coyote Rd., Pebble Beach, CA 93953
- Peter Sertic, 1822 Santa Fe Avenue, Del Mar, CA 92014

The applicant, Daryoosh Khashayar and applicant's agent, Robert Scott also submitted red dot correspondence.

Vice Chair Posner and Commissioners Countryman and Farrell generally indicated there was no feasible alternative for this corner lot due to its location and supported the item, while Chair Bakker indicated his belief that privacy and security could alternatively be achieved with landscaping.

MOTION BY VICE CHAIR POSNER, SECOND BY COMMISSIONER COUNTRYMAN TO ADOPT THE RESOLUTION APPROVING V20-001 (VOTE 3-1)

Ayes: Vice Chair Posner and Commissioners Farrell and Countryman
Noes: Chair Bakker

Absent: None

ITEM 2
SP18-001
LCPA19-002
GPA19-003

Location: 1616 Camino Del Mar
Applicant: Rick Engineering Company (Brian Mooney, FAICP)
Environmental Status: Categorically Exempt pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects)
Staff Contact: Evan Langan, AICP, Associate Planner
Description: A request that the Planning Commission provide a recommendation to the City Council regarding proposed amendment of the adopted Hotel Specific Plan (HSP), Community (General) Plan, and Certified Local Coastal Program to incorporate 1616 Camino Del Mar ("Triangle Parcel") into the HSP subject to proposed land use planning policies and regulatory provisions that would apply to future use and development of the site.

Chair Bakker recused himself from this item for potential financial conflict due to a client that is a tenant in the HSP.

Disclosures: Vice Chair Posner met with Mr. Stein, walked the property, and spoke to the applicant's representative Brian Mooney. Commissioner Countryman also met with Mr. Stein and walked the site. Commissioner Farrell viewed the property from off-site.

Associate Planner Langan presented the Staff Report and answered questions from the Commissioners. The questions were generally focused on the relative height of future development and allowable uses.

Lee Stein, property owner 1616 Camino del Mar, provided a presentation as the applicant.

One comment letter from Kristine Kruseski, 1669 Stratford Way was posted and distributed as red dot correspondence and read into the record.

Three additional comment letters were submitted, posted and distributed as red dot correspondence, and filed with the project, but were not read into the record during the recommendation hearing consistent with the City's COVID Response Interim Policy and Procedures for teleconference meetings:

- Dr. Maneck and Mrs. Harriet Wadia, 1660 Luneta Drive
- Terri Pavelko
- Laura DeMarco

Property owner, Lee Stein also submitted red dot correspondence.

The Commissioners generally were in agreement that future development should be limited to a 26 foot height and two-story maximum; and that the existing single dwelling should be an allowed use.

MOTION BY COMMISSIONER COUNTRYMAN, SECOND BY COMMISSIONER FARRELL TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF SP18-001 LCPA19-002, AND GPA19-003 WITH THE FOLLOWING ADDITIONAL RECOMMENDATIONS:

- **26 FOOT HEIGHT LIMIT ABOVE EXISTING GRADE**
- **TWO STORY LIMIT**
- **ADD SINGLE DWELLING UNITS AND DUPLEX UNITS AS ALLOWED USE**
- **ALLOW 5-10 UNITS PER THE STAFF RECOMMENDATION**
- **COLLECT TRANSIENT OCCUPANCY TAX (TOT) IN ACCORDANCE WITH DEL MAR MUNICIPAL CODE IF THE NUMBER OF SHORT TERM RENTAL UNITS IS THREE OR MORE**

MOTION PASSED VOTE 3-0-1 (BAKKER RECUSED).

Ayes: Vice Chair Posner and Commissioners Farrell and Countryman
Noes: None
Absent: Chair Bakker

ITEM 3
**Update to City of
Del Mar’s CEQA
Guidelines to
Address
Transportation
Impact Analysis**

Location: Citywide
Applicant: City of Del Mar
Environmental Status: The proposed update to the local CEQA Guidelines is consistent with CEQA Guidelines Section 15064.7 (Thresholds of Significance) guidance for establishing local significance thresholds and procedures for protection of the environment and is categorically exempt from CEQA per CEQA Guidelines Section 15308 (Actions by Regulatory Agencies for Protection of the Environment).
Staff Contact: Amanda Lee, Principal Planner
Description: A request for the Planning Commission to provide a recommendation to the City Council on the proposed update to the City of Del Mar’s California Environmental Quality Act (CEQA) Guidelines to add new Guidelines for the review of a proposed project’s transportation-related impacts in compliance with CEQA, which now requires application of a new standard of review based on “Vehicle Miles Traveled” (VMT) in place of the prior standard under CEQA that was based on “Level of Service” (LOS). The proposed Guidelines establish local significance thresholds and procedures for evaluation of the anticipated transportation-related impacts of projects that are subject to CEQA. This update is necessary to establish local control over implementation of California Senate Bill 743 (2013) that takes effect July 1, 2020.

Principal Planner Lee and Consultant, Dawn Wilson, Transportation Engineer, Michael Baker International, provided a presentation and answered questions from the Commissioners.

No comments from the public were submitted.

The Commissioners acknowledged that these local standards would likely not be used frequently because the majority of project types in the City are small projects that would be exempt from the proposed CEQA threshold for transportation-related impacts, but agreed that it is important to have them in place for local control should there be a project application submitted that requires VMT analysis and mitigation.

MOTION BY VICE CHAIR POSNER AND SECOND BY COMMISSIONER COUNTRYMAN TO RECOMMEND APPROVAL OF THE UPDATE TO THE CITY OF DEL MAR CEQA GUIDELINES TO ADD PROCEDURES FOR TRANSPORTATION IMPACT ANALYSIS PERTAINING TO VEHICLE MILES TRAVELED (VMT) AS RECOMMENDED BY STAFF. (VOTE 4-0)

Ayes: Chair Bakker, Vice Chair Posner, and Commissioners Farrell and Countryman
Noes: None
Absent: None

ADJOURNMENT - Chair Bakker adjourned the meeting at 8:15 p.m.