



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Del Mar will hold a public hearing on Tuesday, September 15, 2020 at 6:00 p.m. (**Via Teleconference Only**) where the Planning Commission will be asked to provide a recommendation to the City Council regarding the Program Environmental Impact Report and the General Plan Amendment for the proposed 6th Cycle Housing Element Update

APPLICATION NUMBERS, PROJECT SITE AND DESCRIPTION OF DEVELOPMENT PROPOSAL:

ITEM 1
6th Cycle
Program EIR
and Housing
Element Update
(GPA20-003)

Location: The 6th Cycle Housing Element Update (HEU) will facilitate housing citywide through various Housing Programs on identified Candidate Sites as described in the 6th 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

Contact Person: 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 6th Cycle HEU (State Clearinghouse (SCH) No. 2020029064): <http://www.delmar.ca.us/Archive.aspx?ADID=1416>.

Some of the Housing Programs in the 6th 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 6th 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 6th Cycle HEU. It is anticipated that the HEU must accommodate adequate sites for a total of 175 units, which includes 163 units for the 6th 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 5th Cycle Housing Element. At a future hearing, the City Council will consider whether to certify the PEIR and MMRP, approve the 6th Cycle HEU as part of the City's Community Plan, and authorize submission to State Housing and Community Development for certification review.

PUBLIC HEARING DATE, TIME AND LOCATION:

This item is scheduled on the agenda for a public hearing before the Planning Commission on
September 15, 2020 at 6:00 p.m.

VIA TELECONFERENCE ONLY

<http://delmar.12milesout.com/Video/Live> and on Cable TV Spectrum Ch. 24, AT&T Ch. 99 starting 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 Planning Commission Meetings electronically or by teleconference. The Town Hall will not be open to the public for this meeting.

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 by 12:00 PM 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



PUBLIC HEARING PROCESS

Telephonic Participation: Members of the public wishing to make comment telephonically at the meeting must submit a tele-comment form www.delmar.ca.us/telecomment through the City's website by 12:00p.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.

Agenda posted on **Thursday, September 3, 2020** and notice mailed on **Thursday, September 3, 2020**.

The Staff Report will be available via the City Web Page (www.delmar.ca.us/agendacenter) on the afternoon of **September 9, 2020**.

This notice will be the only written notice that you will receive for this application item. Items that are continued from one meeting date to another "time certain" meeting date will not be renoticed through the mail.

A draft of the Program Environmental Impact Report is available for public review online at:

Note: Any item on the agenda, for which there are no objections from Board members or members of the public, may potentially be placed upon the reviewing body's Consent Calendar at the beginning of the meeting to be voted on as part of a block of Consent Calendar items. Items placed on the Consent Calendar are not subject to public comment. If you have an objection or concern and wish to present information at the hearing you must be present at the beginning of the meeting to ensure the item will not be placed on the Consent Calendar. Alternatively, you may write a letter stating your objection to the applicable review board prior to the meeting.

Public speaking time limits at the hearing are three minutes for those members of the public who would like to address the item. Under California Government Code 65009, if you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the City at, or prior to, the public hearing.

Governor's Office of Planning & Research

SEP 08 2020

STATE CLEARINGHOUSE