Del Mar City Hall and Town Hall

Visual Impact Assessment

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Prepared for:
RECON Environmental, Inc.
1927 Fifth Avenue
San Diego, CA 92101

and

The City of Del Mar
1050 Camino Del Mar
Del Mar, CA 92014

Prepared by:

Estrada Land Planning, Inc.
Project Landscape Architect, David Preciado, PLA, ASLA
Principal Landscape Architect, Vicki Estrada, PLA, ASLA
CA Registered Landscape Architect #1685

PURPOSE OF STUDY

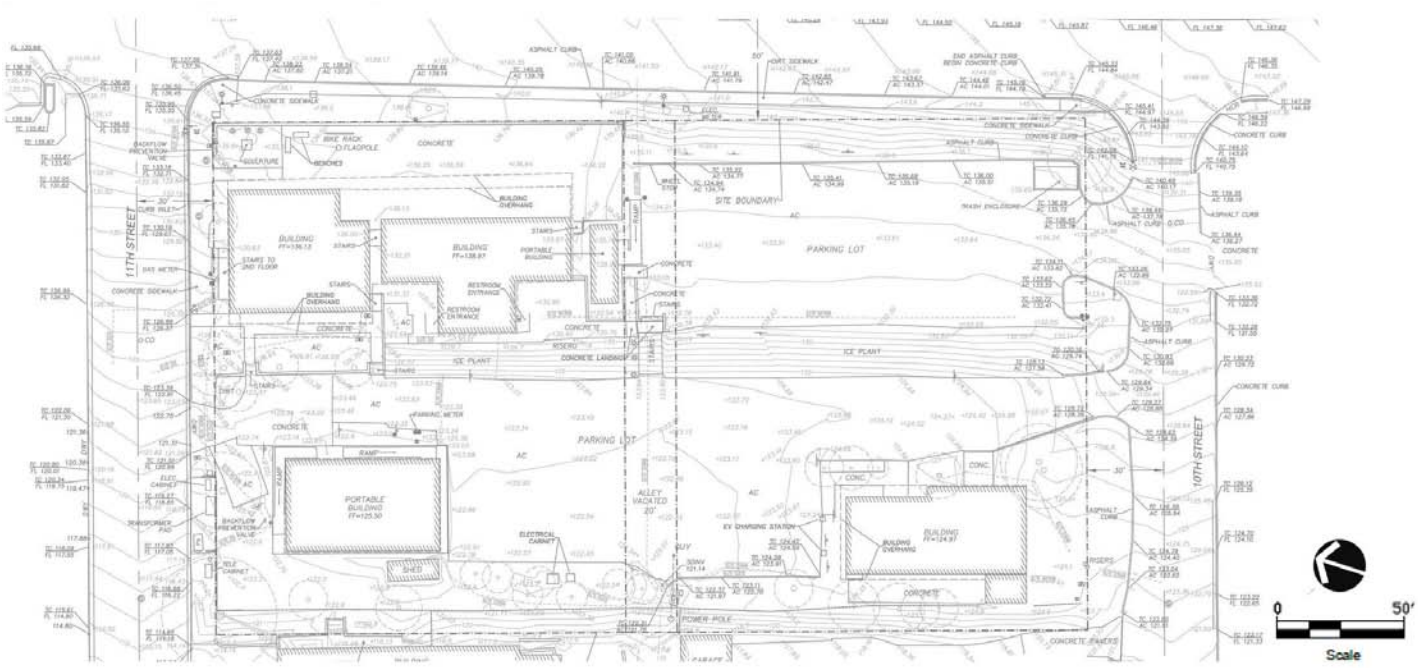
This study serves as an independent Visual Impact Assessment (VIA) for the proposed City Hall and Town Hall project. The purpose of this study is to evaluate project impacts to existing 'blue water' views, neighborhood character, land form alteration and architectural/development features (including building siting, height bulk, mass and scale) to ensure compatibility with the surrounding neighborhood and compliance with City of Del Mar development regulations.

PROJECT SETTING

The proposed project is located on the site of the existing City of Del Mar administration center, occupying the approximately 1.5-acre eastern half of the City block between 10th and 11th Streets, west of Camino del Mar in the City of Del Mar (City). The City Hall site currently consists of a building on the corner of Camino Del Mar and 11th Street, a small building near 10th Street, two trailers, and a split-level surface parking lot. Surrounding area land use is a combination of mixed use–commercial along the Camino Del Mar corridor, and residential developments immediately beyond that corridor and adjacent to the project site to the west, southwest, and northwest. Two vacant commercial lots and a small boutique hotel are located immediately south of the project site, and an office building is located immediately north.

Figure 1. Project Vicinity Aerial.

Figure 2. Existing Site Survey.

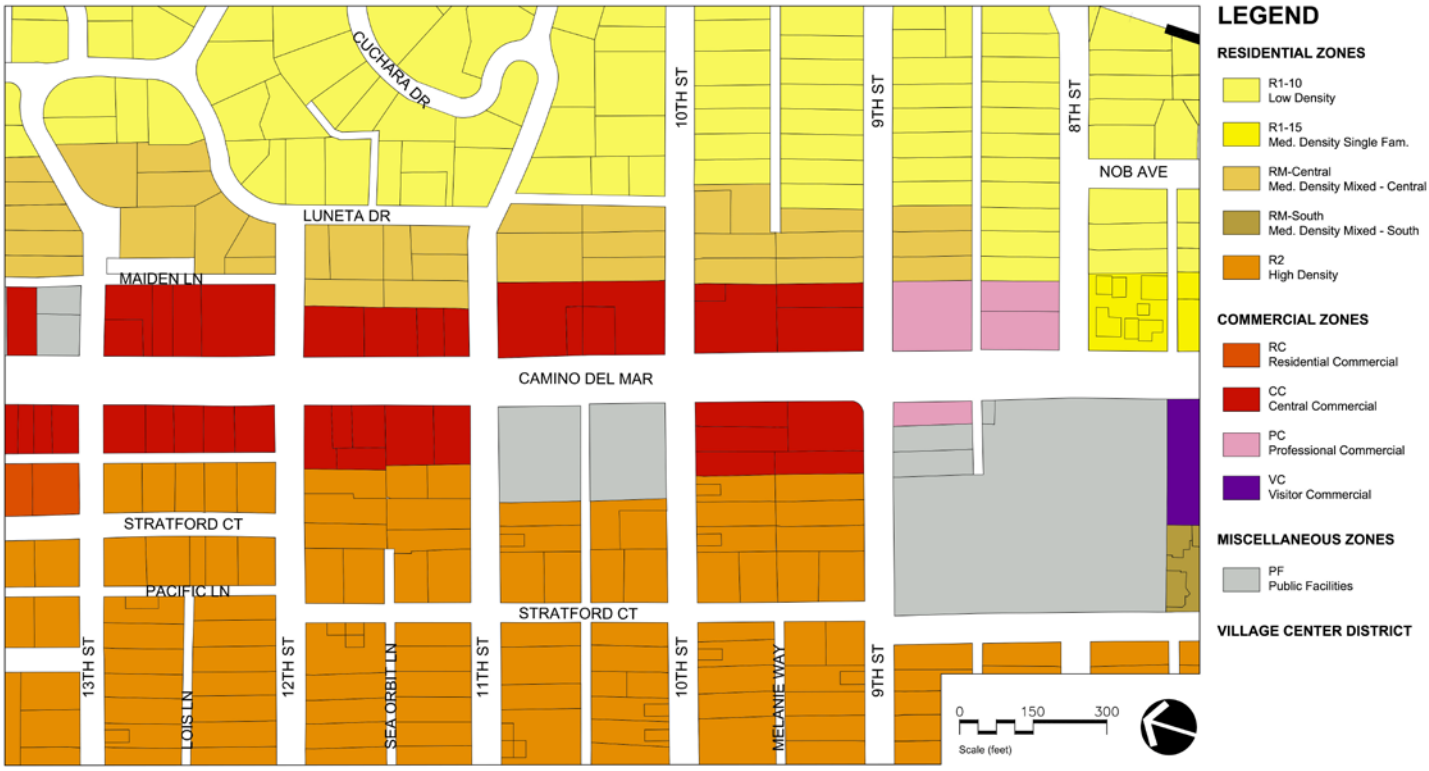


ZONING

The project site is located within the Public Facilities (PF) Zone. It is surrounded to the north, south and east by the Central Commercial (CC) Zone which runs along both sides of Camino Del Mar. Beyond this, to the east, are Medium Density Mixed Residential (RM-Central) followed by Low Density Residential (R1-10). The area directly west of the project site is zoned for High Density Residential (R2).

The site is also located within the Village Center District (Downtown) of Del Mar. This district, which runs along Camino Del Mar from 9th Street to 15th Street, is considered the "heart of the Del Mar community" (Community Plan, pg. 56) and encompasses commercial, office and civic spaces.

Figure 3. Zoning Map.



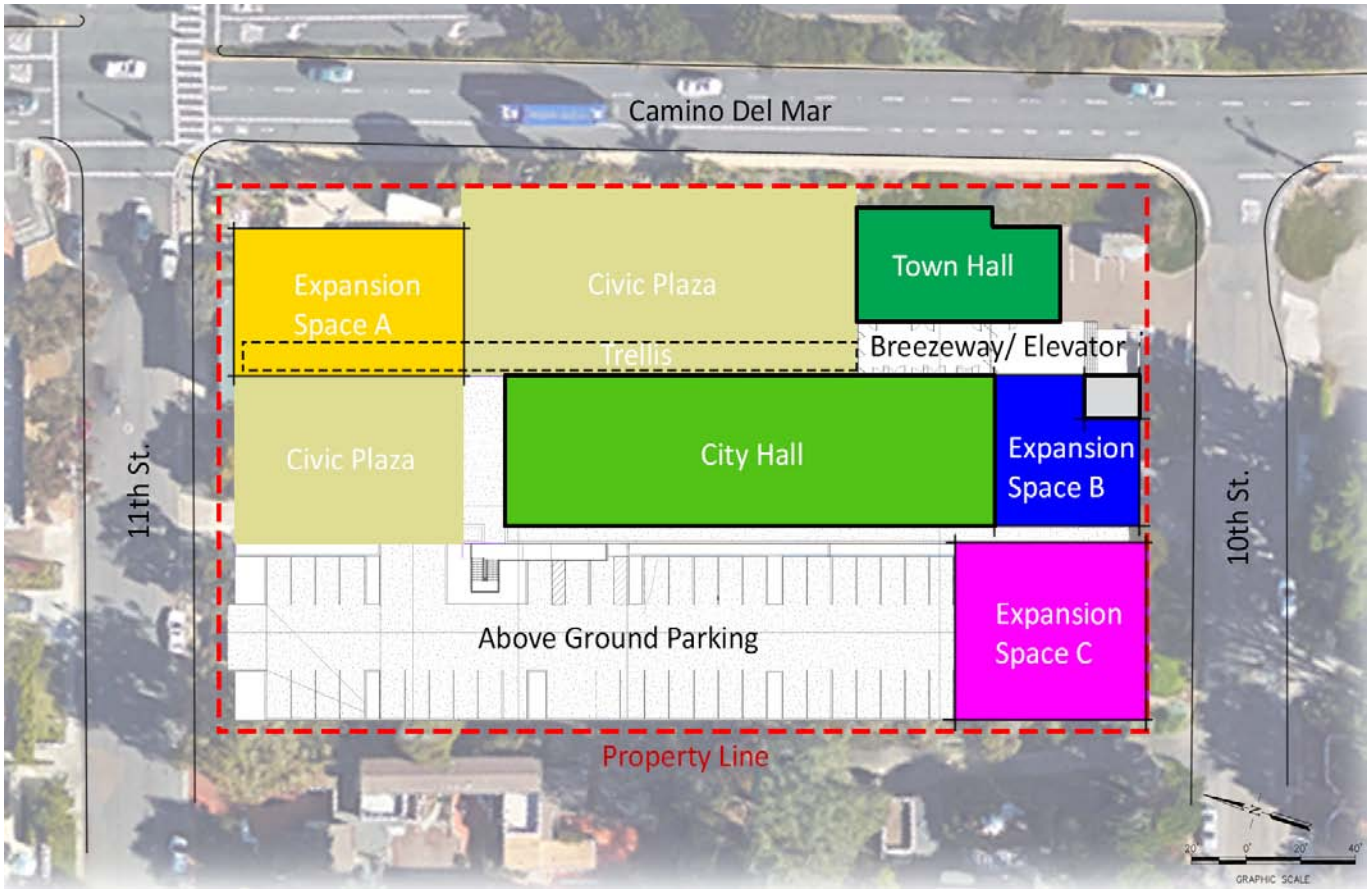
PROJECT DESCRIPTION

The City of Del Mar proposes to upgrade and expand the City's administration center (City Hall) to accommodate the existing civic functions within an approximately 9,250-square-foot City Hall facility, an approximate 3,200-square-foot multi-purpose Town Hall that can accommodate 150 persons, with 250 opening into the outdoor plaza; an approximate 15,000-square-foot outdoor public plaza, and parking for up to 160 parking spaces. Among the uses proposed within the initial phase of the City Hall development would be offices, public counters, conference rooms, and restrooms. The Town Hall would accommodate the City Council chambers, community meeting space, and Del Mar TV studio and network offices. Demolition of existing facilities and site preparation are included as part of the project. Also included in the project is a future expansion area for added on-site facilities (up to an additional 20,000 square feet). There is no timeline for this expansion area, nor is it defined for specific use, other than to support public facilities as consistent with the City's Zoning Ordinance. It may include expansion to the Town Hall, City Hall, plaza, or additional uses as allowed in the Public Facilities Zone.

ARCHITECTURAL DESIGN - CONCEPTUAL SITE PLAN

The following is the conceptual site design as prepared by Miller – Hull Architects and presented to City Council in mid-July 2015. The concept was reviewed and selected to be further refined for function and architectural spatial design. This concept was originally 'Concept E', derived from the initial three concepts presented at the June 1, 2015 City Council and NOP Scoping meeting.

Figure 4. Conceptual Architectural Site Plan With Expansion Areas.



KEY VIEW SELECTION

Because it is not feasible to analyze all the views in which the proposed project would be seen, it is necessary to select a number of key viewpoints that would clearly display the visual effects of the project. Key views generally represent the primary viewer groups that would potentially be affected by the project.

As mentioned numerous times throughout the City Municipal Code and planning documents, the City of Del Mar places very high importance on the preservation of scenic views from both public and private residential properties. The following key views and associated simulations focus on primary scenic views as seen from a primary living area. According to the Del Mar Municipal Code, Design Review Chapter (23.08.040), primary scenic view means "a view of the ocean, the community, lagoons, canyons or other scenic vistas from the primary living area of a residence". Primary living area is defined as "that portion of a residence determined [...] to be the main gathering and entertainment room used by residents and guests of the residence". A residence may only be limited to one primary living area (oftentimes a living room, dining room or great room), which, in no case shall be a bedroom, bathroom, storage area, stairwell or hallway.

In order to determine which private residential views illustrate the most critical visual changes, the assessment team conducted a study utilizing a "see and be seen" theory. The team took a series of eastward-facing photographs from various points within the City Hall/Town Hall site at elevations equal to proposed future architecture roof-lines. Homes where windows were most frequently seen were noted and compared with planning documents and building floor plans on file with the City to ensure windows were from potential primary living spaces. The key view locations selected are the following:

Key View Locations

Key View #1: 1103 Luneta Drive

Key View #2: 326 10th Street

Key View #3: 411 10th Street (at property line)

Figure 5. Key View Map.

ANALYSIS GRAPHICS

3-DIMENSIONAL MODELING AND SIMULATIONS

Among the most important of development considerations per the scope of this study is the preservation of scenic views from both public and private residential properties. This is both a requirement as listed within the City Municipal Code and a goal as described within multiple City planning documents throughout the years (refer to following Compliance Matrix for document locations). The conceptual site plan has been 3D modeled and simulated in order to evaluate whether scenic views of the ocean will be impacted by the proposed project.

The 3D modeled architectural layouts have been digitally super-imposed over the 'existing view' photos for true and accurate simulations of the proposed project improvements. The following figures are prepared from a scaled 3-dimensional model to accurately depict the proposed structural height, bulk, mass and siting of the conceptual site plan relative to the existing topography and surroundings. Since preservation of ocean views (facing west) is the primary concern, views were selected from residences eastward of the site. Three locations (northeast, east, and southeast) have been selected from differing perspectives, topographical heights, and proximity to the project site.

For comparison, each view location is modeled under three conditions: 1) existing conditions, 2) proposed City Hall/Town Hall buildings (initial phase of development), and 3) proposed City Hall/Town Hall buildings with expansion areas. Simulations show where the architectural buildings will be located in relationship to the surrounding existing environment. Expansion areas are also shown within the footprint and extruded to the maximum heights currently allowed by City Code. The architectural footprint and building schematics are unknown for the expansion areas, however architectural themes similar to the City Hall and Town Hall are likely.

Additionally, for each of the key views selected, a two-part series of simulated architectural graphics were prepared to show the anticipated development. The first simulated view conveys only the proposed buildings to be constructed with the initial project development, without the expansion areas. The second simulated view shows the proposed buildings with the expansion areas defined in the view, representing the areas and limits of full build out of the City parcel at a future date. When the expansion areas would not be visible from the key view, simulations were omitted.

KEY VIEW ASSESSMENTS AND VISUAL SIMULATIONS

KEY VIEW #1

The removal of the existing City buildings, including trees and landscaping, and replacement with the proposed City Hall and Town Hall buildings results in a slight increase of 'blue water' visible at two locations from Key View #1, as evident at the left edge and middle portions in figures 6 and 7. The existing trees adjacent to the City Town Hall building would be removed with the construction of the project, resulting in an expanded view toward the southwest.

In figure 7, the simulated view shows (from left to right) the proposed Town Hall building (dark green), the City Hall building (light green), the civic plaza spaces (light yellow) and trellis structure (in light gray) that extends northward, connecting the new buildings with civic plaza spaces and overlook space in expansion area A. The new buildings will be visible throughout the view, similar to present conditions. The conceptual site plan locates the new building structures further to the south and introduces buildings at an appropriate scale of less than fourteen feet above street level of Camino Del Mar to minimize dominance of the street frontage. The new City Hall building form is lower in elevation and profile than the existing City Hall buildings, thus providing only slightly more visible portions of 'blue water' from this key view location. The new Town Hall building is located closer to Camino Del Mar at the southeast corner of the site, the highest elevation point, and is intended to have an architectural iconic presence where it will be highly visible to the public from the public right-of-way areas. The civic plaza spaces are located closest to the corner of 11th Street and Camino Del Mar to act as the neighborhood's primary civic space where the public can gather for civic events such as Farmers' market. The civic plazas are also intended to create public views onsite and maximize views to the west. Additionally, expansion areas A and B would be constructed with overlook plazas, in the interim, to maintain public views toward the west. Expansion area C would be landscaped in the interim.

In figure 8, the simulated view shows (from left to right) the features listed above, plus the expansion areas B and C at left middle ground in the view; and expansion area A (gold) at the right middle ground of the view. The development of expansion area A would replace a portion of civic plaza space at the northeast corner of the site adding an architectural structure at the north end of the site to balance the large civic plaza spaces. The building setback from Camino Del Mar would lessen the structure's dominance at the street frontage, however would be viewed as more prominent from side views along 11th Street. Expansion area B would replace the overlook plaza at the south end of the site. The maximized

development of the expansion areas would result in slightly less 'blue water' visible when compared to the initial development phase, yet a net gain overall from this key view.

The project proposes architectural finishes for the buildings (assumes expansion buildings also) that will be contextual to the surrounding Del Mar Village, providing a clad wood siding over the buildings' exterior walls with glass panels that demark the entries. The sloped rooftops will face west and not be visible from viewpoints east of the site. The new finish colors of the City Hall buildings will result in an improved contrast with the surrounding landscape features in the view. These same architectural surface finishes will also harmonize well with the surrounding existing built features in the view.

The development of the project, initial phase and expansion areas, will result in improved aesthetics and higher memorability of built features in this view. Distractions in the middle ground of this view will be reduced with the improved building layout and architectural consistency of new building aesthetics. The distractions in the foreground would remain. The physical scale and proportion of the new architecture is appropriate to the surrounding scene, resulting in an improved balance of architectural and landscape features in the view. The visual exposure to 'blue waters' is improved with the replacement of the existing City buildings in the proposed project. However, it should be noted that due to the proposed landscaping, the project could result in potentially significant impacts to views from Key View #1 depending on the placement and species of specimen trees selected.

Figure 6. Key View 1 - Existing Conditions.

Figure 7. Key View 1 - Proposed Conditions with Buildings Only.

Figure 8. Key View 1 - Proposed Conditions with Buildings and Expansion Areas.

KEY VIEW #2

The removal of existing City buildings and trees on the project site will not result in a substantial change to this key view as the existing buildings are located to the right side in this view and are not visible above the rooftops in the foreground. However, the removed trees will result in expanded 'blue water' visible at two specific areas, to the left of the tall Torrey Pine trees and to right of the existing utility pole. However, the rooftop distractions in the foreground would remain. It is anticipated that the existing trees in the fore to middle ground (street trees in Camino Del Mar) will continue to grow and further screen portions of the rooftops and landscape features just below the 'blue water' edge, potentially covering the visible portions of any new City Hall building as well.

Of the proposed improvements, the City Hall structure is the only building that will be slightly visible from this key view between the rooftops of the adjacent property. Therefore, only one simulation with the initial development phase of the City Hall/Town Hall is presented. The City Hall building is represented by the light green shape at the middle of figure 10, and has been designed with two different roofline levels, with the lower level at the lobby entrance. The lower level of the light green shape represents the lobby building façade, roofline edge and entry trellis feature that would bisect the front of the building. The building rooftops were designed to slope toward the west, creating a low profile roof surface yet a distinct façade edge line is visible in the middle ground. The architectural finishes and façade treatments will be less obtrusive to the viewer than the light green shapes shown in the simulated view. It is intended that the building facades would be faced with wood cladding with a natural color and finish. The entry lobby locations are intended to be semi-transparent with clear views inward from the outdoor civic spaces. The City Hall building design intends to capture views toward the west from the main lobby spaces to maximize views from all the civic spaces within the project. Site landscaping would also screen portions of the building visible from this location and could result in potentially significant impacts to views from this location depending on the placement and species of specimen trees selected.

Although the physical forms of the new buildings are of lower profile and located at lower elevations, a very small partial blockage of 'blue water' is evident per figure 10, yet a net gain of 'blue water' visible from this key view will be achieved with the construction of the project. This sliver of an obstruction does not 'unreasonably block' views by City standards and considered a low impact. Overall, this key view would be improved with the construction of the project.

Figure 9. View 2 - Existing Conditions.

Figure 10. Key View 2 - Proposed Conditions with Buildings Only (Expansion Areas not visible).

KEY VIEW #3

The demolition of the existing City buildings will not have a significant impact to the views at this key view location as the prominent buildings are located to the far right and are blocked by the landscaping in the foreground. However, the existing trees and Town Hall building that exist at the southwest corner of the project site would be removed, resulting in expanded views of 'blue water'.

The proposed City buildings to be included in the initial development phase would include the City Hall and Town Hall buildings, entry trellis, civic plaza spaces, parking structure and surface parking lot. Of these features, only the parking structure with the stairwell unit, shown in gray in figure 12, would be clearly visible from this vantage point. The parking structure is a low profile design intended to maintain site views and provide a landscaped civic plaza space on the top deck within expansion area B until expansion of City Hall is deemed necessary. The civic plaza space located in expansion area B is intended to maximize views to the southwest toward 'blue water' views. Expansion area A would not be visible from this view point. The low profile of the proposed parking structure would maintain all of the newly opened view to 'blue water' now visible in the background. The offset of the parking structure from the roadway provides adequate separation where landscaping can be provided to soften the transition to the street and provide partial screening of the building structures. Expanded 'blue water' views would be realized and improved with the initial project development.

In figure 13, the simulated view shows the parking structure with stairwell plus expansion areas B (in blue) and C (in magenta) at the center middle ground in the view. Expansion area B may include a possible southward expansion of the City Hall building that could consume the remaining deck of the parking structure and increase dominance of buildings from this vantage point. The development of expansion area B would result in the replacement of the civic plaza space. The architectural building design solutions would maintain the use of views from within the building expansion. The further development of expansion area C could exacerbate the weight of structures at the south end of the site. However a smaller scaled single story building would reduce the shape of the maximized magenta building envelope shown, reducing the size and scale of expansion area C and associated impacts. The development of both expansion areas B and C would consume up to two-thirds of the newly opened 'blue water' view created by the demolition of the existing facilities and removal of the onsite trees. Yet, there would still be a net gain of expanded 'blue water' vistas with the development of the full project to the maximized expanded building envelopes of areas B and C, as visible from this view point. Impacts to Key

View #3 would be less than significant. However it should be noted that the proposed project landscaping could obstruct views as it matures, depending on the placement and selection of specimen trees that are planted, and could result in a potentially significant impact to scenic views form Key View #3.

Figure 11. Key View 3 - Existing Conditions.

Figure 12. Key View 3 - Proposed Conditions with Buildings Only.

Figure 13. Key View 3 - Proposed Conditions with Buildings and Expansion Areas.

PUBLIC VIEWS

In the project area, two types of public views are addressed in City regulations for oversight and protection. These are the westward views down road corridors such as 10th and 11th Streets, and along Camino del Mar, in both the northbound and southbound directions. City development regulations intend that new development projects should not unreasonably block significant public coastal views. Additionally, regulations require that no structure shall be erected within twenty feet of the intersection of arterial-collector streets as measured from the center of the nearest curb return.

10th and 11th Street Public View Corridors

Along the westward corridors of 10th and 11th Streets, specific view corridors exist that do not change substantially as you move westward, thereby providing "snapshot" views that can be represented in a photograph and analyzed in such context. Along the 10th and 11th Street corridors development exists currently on both sides of the street. The project would only alter the built environment within the project limits and would be constructed commensurate with the City development requirements, especially for building setbacks and height that would directly impact areas adjacent to city streets. Generally, the public rights-of-way along these roadways would be maintained and no development would encroach into these view corridors with either development phase of the project.

The view from the 11th Street and Camino del Mar location will remain similar to present conditions as the project development would be confined to the parcel limits and would not encroach into the public right-of-way or view corridor. With the initial development phase, a widened viewshed to the southwest would be realized. However, it should be noted that the development of expansion area A at this corner location, as shown in figures 4 and 8, could result in no net gain of expanded views as the building expansion nearest Camino del Mar would simply replace the existing buildings and maintain a similar view constraint. The development of expansion area A would also result in a greater bulk building mass along the 11th Street frontage. The maturation of proposed project landscaping would be contained within the project site and would not significantly block views from the public right-of-way down 11th Street. Thus, impacts to views from the 11th Street corridor would be less than significant.

The westerly view corridor from the 10th Street and Camino del Mar intersection will not be impacted or encroached upon by either the initial development or expansion phases of the project. At street level near this intersection, the public views toward the west could be slightly expanded as the removal of the buildings and landscape would open views toward the west. The proposed buildings would be lower in

elevation than the existing condition and allow views over the initial phase City Hall and Town Hall buildings. The development of expansion area B would result in the replacement of civic plaza space and may include southward expansion of the City Hall building. This would consume the remaining deck of the parking structure and increase the proximity of buildings in this space to the 10th Street corridor. Development of expansion area C would increase the dominance of structures at the southwest end of the site. However, a smaller scaled single-story building would minimize the scale of expansion area C and associated impacts. The development of both expansion areas B and C would consume up to two-thirds of the increased ocean views created along this corridor by the demolition of the existing facilities and removal of the on-site trees. However, the primary views westward along 10th Street would be maintained. Additionally, maturation of proposed landscaping would be contained on the project site and would not significantly block views from the public right-of-way down 10th Street. Thus, impacts to views from the 10th Street corridor would be less than significant.

Views from the Public Right-of-Way along Camino del Mar

With respect to the public views along Camino del Mar, these views represent a sequential view that is observed by a pedestrian, bicyclist, or motorist, over a period of time depending on the mode and speed, and which is changing during the experience. As mentioned previously, the pedestrian views are experienced over a longer duration, while motorists and bicyclist traveling along Camino del Mar are traveling at a higher speed and are generally required to focus on the roadway. To illustrate the extent of views from the Camino del Mar right-of-way, vision cone studies were completed which show the extent of the view in relation to existing and proposed structures. Refer to Figures 14 and 15, for cone of vision study results for the existing condition and proposed project, respectively.

As illustrated in the Vision Cone Studies in figures 14, the existing City Hall buildings block approximately 55 percent of the view through the project site parcel, with little to no views through the buildings located closest to Camino del Mar. With the construction of the proposed project, views from the public right-of-way along Camino del Mar will result in slightly expanded views nearest the 10th Street intersection. Views located closer to mid-block will result in obstructed westerly views with the development of the City Hall building; while views from the southeastern corner would be blocked by the Town Hall, City Hall and portions of the parking garage. The proposed Project would block approximately 60 percent of the view with the initial development phase of City Hall and Town Hall.

While this is a greater percentage of view blockage than the existing condition of 55 percent, the proposed project would also create new public viewing locations within the project site at the proposed civic plazas (expansion areas A and B).

With construction of the City Hall/Town Hall buildings, the northern portion of the project site would become an open civic plaza area; however, views to the ocean for much of the rest of the site, approximately 220 feet, would be blocked by the City Hall and Town Hall buildings.

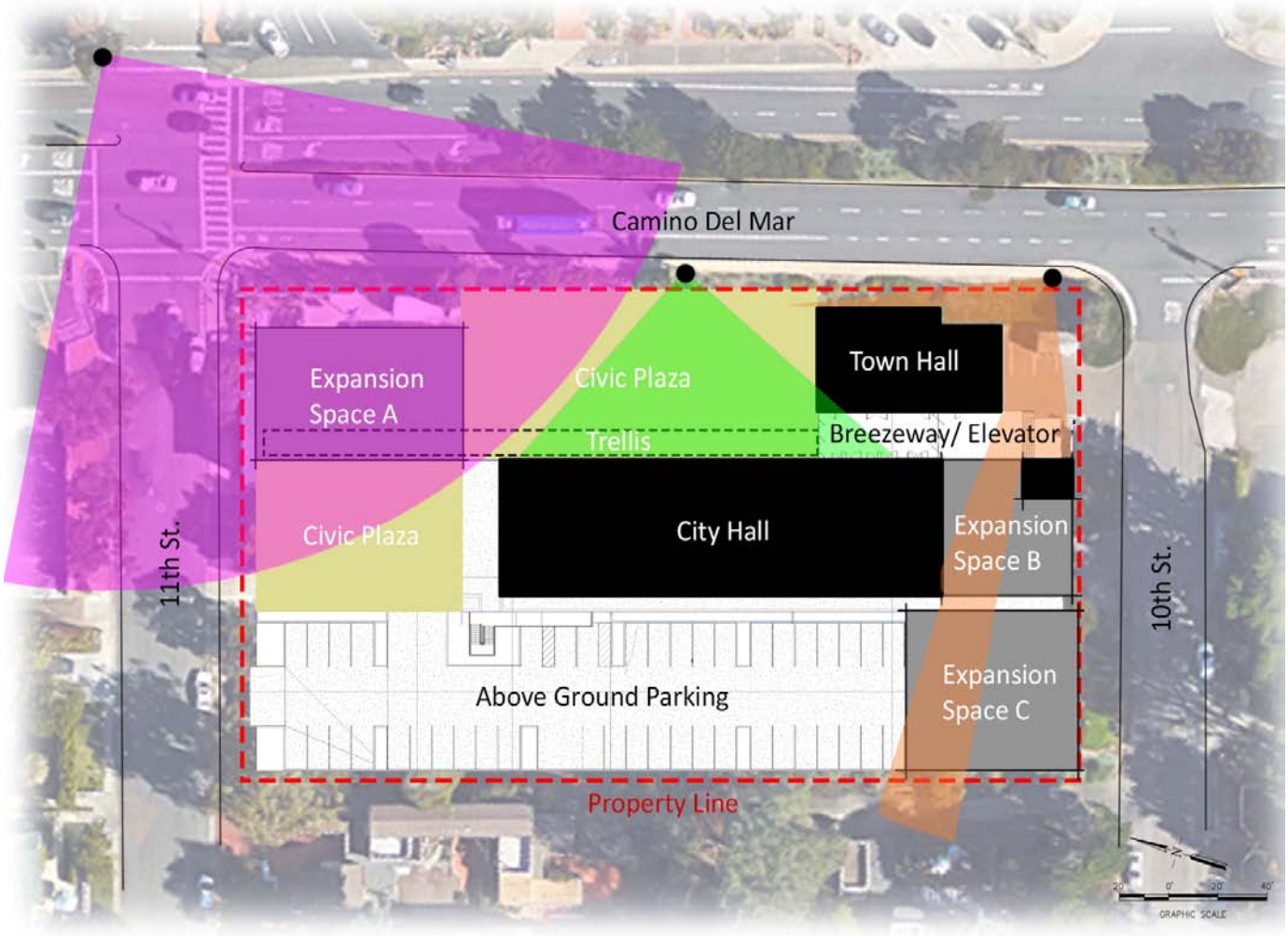
The proposed design of the City Hall building, while not completely defined, would be open with views from the plaza and Camino del Mar through the building toward the west. While public views from Camino del Mar would be maximized through the project design, certain project features could unnecessarily block views. For example, landscaping could block views depending on the placement and species selected. Also, a low wall is proposed at the western edge of the civic plaza space for safety. A solid wall in this location would unnecessarily block blue water views from the public viewing space at the civic plaza and from the Camino del Mar right-of-way. Additionally, the proposed trellis in the civic plaza could block ocean views if it becomes heavily vegetated with plant materials. As a result, a significant impact to views would occur from public viewing spaces on the project site and along the Camino del Mar frontage as a result of initial development of the project, without construction of expansion spaces.

Construction of expansion spaces A, B and C would further constrain views from Camino del Mar to nearly 90 percent of the entire parcel frontage along Camino del Mar (See Figure 15). In this scenario, the Civic Plaza would still provide a public space for viewing; however expansion space A would largely block views of the ocean from the north end of Camino del Mar. While this view blockage would be similar to the existing condition due to existing structures at the north east corner of the site, the construction of this expansion space could occur at some point in the future, after the open spaces of the proposed civic plaza have offered improved ocean views. Thus, when compared to the initial phase of the project, expansion space A would result in a significant impact to ocean views.

Expansion spaces B and C would not significantly block views as these structures would be located behind the proposed Town Hall and set back from Camino del Mar at a lower profile than expansion space A due to the lower elevation of the site relative to Camino del Mar. Thus, impacts to views as a result of expansion space B and C would be less than significant.

Figure 14. Cone of Vision Study of Existing Buildings / Views from Camino del Mar.

Figure 15. Cone of Vision Study of Proposed Buildings / Views from Camino del Mar.



VIEWS AND VIEW PRESERVATION

Among the most important of development considerations per the scope of this study is the preservation of scenic views from both public right-of-ways and private residential properties. This is both a requirement as listed within the City Municipal Code and a goal as described within multiple City planning documents throughout the years (refer to following Compliance Matrix for document locations). To assist in implementation, the City of Del Mar has enacted both height restrictions as well as a comprehensive design review process for ensuring that no primary scenic views are unreasonably blocked.

The conceptual site plan complies with the height restrictions (26' max. above finished grade / 14' max. above Camino Del Mar curb level) established for the Public Facilities Zone. The proposed design also complies with the view blockage restrictions in that no primary scenic views are 'unreasonably blocked' as proven with the assessment and simulated views documentation above for the initial development phase that will include the City Hall, Town Hall, parking structure, trellis structure, and civic plazas. The proposed architectural design and site arrangement of low buildings allows for the maximum preservation of existing views toward the west from within the proposed buildings, civic plaza spaces, and private residential properties to the east of the project site with the initial development phase. However, the development of expansion area A will result in significant impacts to existing 'blue water' views from along the public right-of-way such as Camino del Mar. Additionally, the proposed project landscaping could have potentially significant impacts to views from public right-of-way dependent on the placement and species of specimen trees selected for use.

Per CEQA guidelines all impacts would be significant as the project increases blockage of existing views. Additionally, the implementation of Expansion Area A would further exacerbate the blockage of views toward the west and impacts considered significant per CEQA guidelines.

MITIGATION MEASURES

Potential mitigation measures that could be implemented to minimize significant impacts of blockage of existing views from both public and private areas include the following:

- Landscape Tree Selection – The careful selection of specimen trees to be used on the project to limit height and size beyond heights of proposed City buildings or adjacent existing private buildings to minimize blockage of views toward the west. Trees should be selected based on natural growth habits that are commensurate with the maximum heights determined for each specific area on the project site.

- Tree Placement – The strategic placement of proposed specimen trees will aid in minimizing the blockage of views.

- Trellis structure design should consider a flat profile for the overhead to minimize the blockage of views from the public right-of-way spaces.

- Architectural guard railings should consider visually open picket style or transparent fencing to minimize blockage of views toward the west from public right-of-way spaces.

The implementation of these mitigation measures would minimize the blockage of views to a less than significant level for impacts related to the development of the initial project phase. The only known mitigation measure that could be implemented to mitigate impacts related to the development of the project expansion areas is to omit expansion area A from future development.

The proposed project would meet the required setbacks and site distances which apply to the project site. The conceptual site plan included as Figure 4 shows that desired siting and development features, including a continuous pedestrian pathway, outdoor gathering along Camino Del Mar and parking access from side streets, are incorporated. This figure also shows sufficient distances between buildings and surrounding property to prevent crowding and preserve privacy. A minimum 10' setback is required for surface parking lots adjacent to neighboring private residential properties as proposed at the west edge of the project site. The proposed project will be required to meet this setback.

Section

The following sections were presented by Miller Hull during the June 1, 2015 City Council meeting and still apply to the conceptual site plan (Concept E). This diagram confirms that regulatory building heights and setbacks are being met. Privacy of neighboring residential properties will be maintained and improved through the use of significant building setbacks and changes in topography. New views from both built and public plazas will be encouraged. Proposed designs are consistent with existing site topography and will not negatively impact adjacent outdoor areas.

Figure 16. Conceptual Site Section.

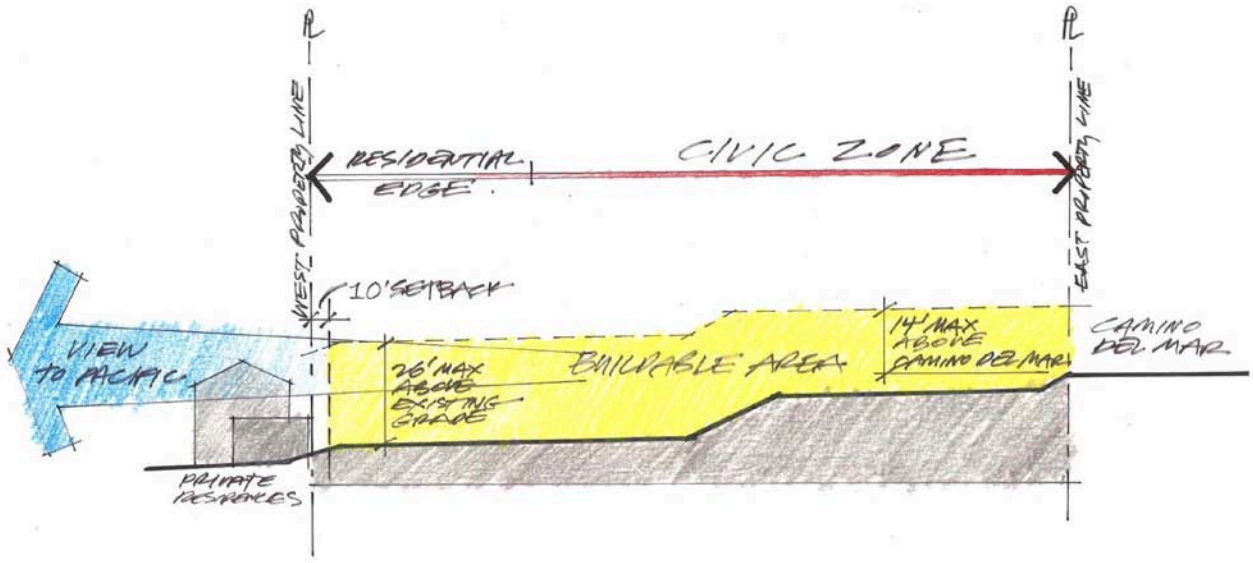
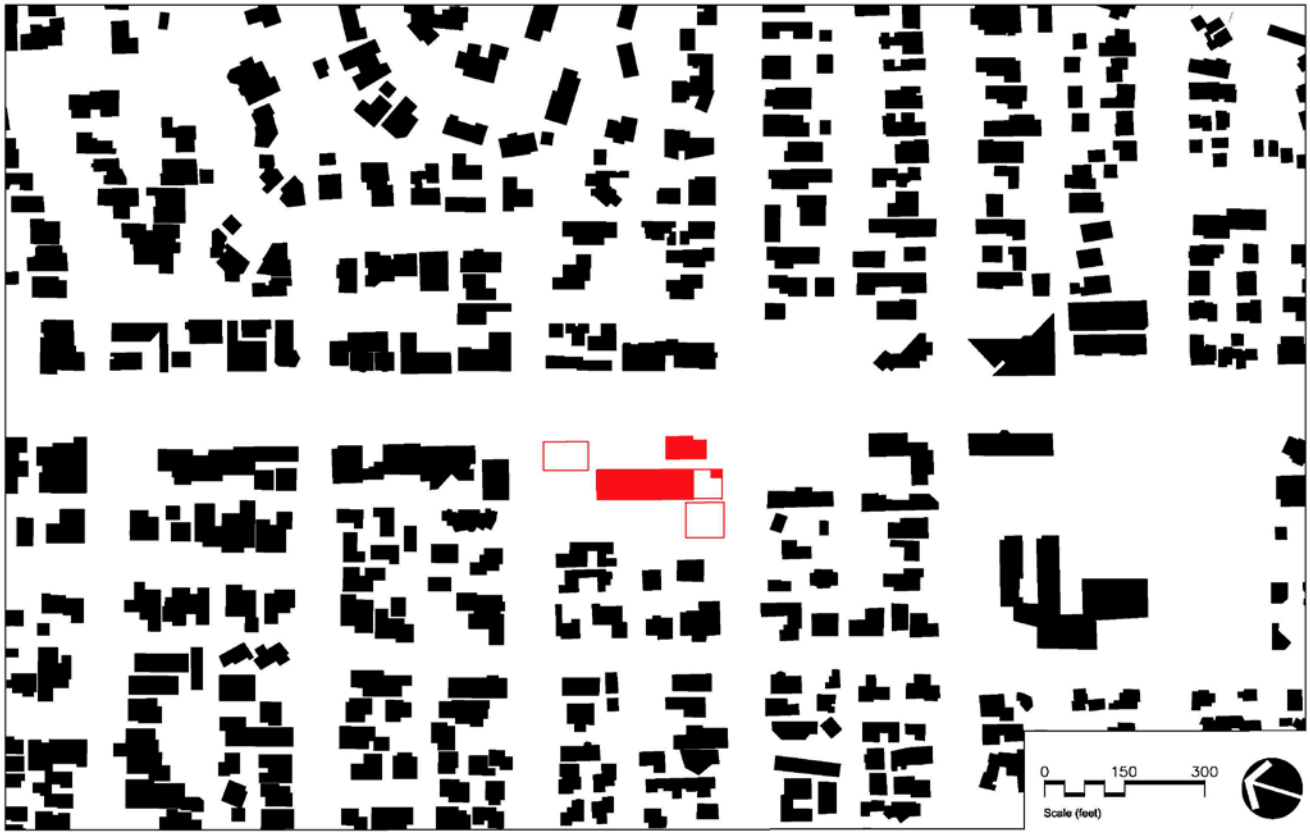


FIGURE-GROUND STUDY

The following figure-ground studies display the relationship between built and un-built space for the project site and surrounding neighborhood. These help to quickly and clearly communicate the proposed structural bulk, mass, siting and scale in comparison with existing adjacent and surrounding properties.

These diagrams confirm that the conceptual site plan (Concept E) is appropriately scaled in comparison to the surrounding commercial "village" corridor along Camino Del Mar. The design promotes a low-mass intensity scale, which, when coupled with the height requirements, is consistent with the desired small-town feel of the community. In terms of building siting, the proposed project is highly compatible with the surrounding neighborhood as its setbacks along Camino Del Mar are similar to properties northward.

Figure 17. Figure-Ground Analysis.



NEIGHBORHOOD CHARACTER

Another important component addressed in this study is compatibility with the surrounding neighborhood. As with view preservation, designs which are harmonious with the surrounding neighborhood are both a City requirement and a frequently mentioned goal. According to City regulations, proposed designs must be "appropriately scaled with other structures in the neighborhood" (23.08.077, C) and must be "in harmony with neighborhood character" in terms of design, scale, bulk, coverage and exterior appearance (30.31.060). More specifically, designs located within the downtown Village Center District should "maintain a low-mass scale of development" which is in keeping with the "pedestrian scale" and "traditional small-town character of the community" (Land Use Plan, Goal II-B & Village Center District).

Although the exterior character of the proposed buildings are not fully communicated in the graphics prepared with this report, the architectural finishes for the general building facades will be wood cladding with glass framed panels at the lobby entrances to allow for visual access between indoor and outdoor spaces. Rooftops are will be single pitched roofs slanted toward the west to reduce height and exposure to residents east of the site.

Figure 18. Context of New Buildings With Earth Tone Colors And Finishes.

ARCHITECTURAL/DEVELOPMENT FEATURES (HEIGHT, BULK, MASS, SITING)

Architectural/development features such as structural height, bulk, mass and siting affect several other goals and regulations beyond those applicable to neighborhood character. Not only must designs be proportionate with the surrounding neighborhood, but "component elements [of a design must be] in proportion to one another" (23.08.077). Further, structures within a development site must be placed to avoid crowding, provide "functional use [of] open space," and protect the privacy of neighboring properties (23.08.072 & 30.31.060). As listed in the Compliance Matrix, structures must also meet required height, setback and sight distances and should contribute to the goals of a low-mass intensity, pedestrian-oriented development. The conceptual site plan complies with the general requirements for scale, bulk and coverage of the site and provides a balanced, context sensitive solution to fitting into the surrounding neighborhood.

The proposed project complies with the structural height, bulk, mass, siting and sight distance requirements to assure a low-mass development on the project site as shown in the site massing and site planning studies. Additionally, the architectural building forms are contextual to the site as they achieve a low profile and low elevation that is consistent with the surrounding urban development and neighborhood.

LANDFORM ALTERATION

Landform alteration, including proposed grading or vegetation changes, is another important consideration through the design review process. The City requires that "natural state topography or landscaping [be] preserved insofar as practical," and "proposed grading or vegetation changes will [not] unreasonably, adversely impact" neighboring areas (23.08.076).

Based on the conceptual site plan design, the siting and positioning of the buildings and parking structures achieves a low profile and low level position resulting in maintained views from private residential properties, but will increase view blockage from public spaces along Camino del Mar with the development of expansion area A. Furthermore, the proposed project landscaping could result in potentially significant impacts to views depending on the placement and species of specimen trees selected for use. However, if mitigation measures are implemented, impacts could be reduced to less than significant levels.

COMPLIANCE MATRIX / SUMMARY

The conceptual site plan for the proposed project prepared by Miller-Hull Architects was reviewed and compared against applicable sections of the City of Del Mar Municipal Code and various planning documents, including the Land Use Plan, Community Plan and Camino Del Mar Streetscape Plan. As noted, applicable sections for the scope of this study include those which relate to:

1) Views and View Preservation
2) Neighborhood Character
3) Architectural / Development Features (structure height, bulk, mass, scale and siting)
4) Landform Alteration

The following matrix provides a comprehensive listing of applicable City goals and regulations and notes whether each design concept *complies*, *does not comply*, or whether *more information is needed* to make a determination. The matrix also references the various analysis graphics and narratives used to evaluate the concepts according to each goal or regulation. See figure 19 for the 'Compliance Matrix'.

In summary, the conceptual site concept plan complies with most evaluation topics which can be analyzed at this time.

Figure 19.

DEL MAR CITY HALL AND TOWN HALL
VISUAL EFFECTS AND NEIGHBORHOOD CHARACTER ASSESSMENT
City Code and Planning Document Compliance Matrix

Architecture Schematic Alternatives Review
10-Sep-15

APPLICABLE DEL MAR CITY REGULATIONS *NOTE: For the purposes of this assessment, only regulations applicable to views/view preservation, neighborhood/architectural character, land form alteration and development features (including structure height, bulk, mass and siting) are listed.*	MUNICIPAL CODE REFERENCE	EVALUATION TOPIC	ANALYSIS GRAPHIC	FINAL CONCEPT E			REVIEWER COMMENTS
				Complies	Does Not Comply	More Info. Needed	
VIEWS:							
Preserve views to the ocean from both public and private lands (30.31.060).	Public Facilities Zone (PF), Zoning Code Ch. 30.31	Views	3D	X			
*The design should not unreasonably block significant public coastal views (23.08.077, A).	Design Review, Building Construction, Ch. 23.08	Views	3D	X			Will comply with mitigation measures implemented.
*The design should not unreasonably encroach upon primary scenic views of neighboring property (23.08.077, H).	Design Review, Building Construction, Ch. 23.08	Views	3D	X			
HEIGHT:							
26' maximum above finished grade and 14' maximum above Camino Del Mar curb level (30.31.070)	Public Facilities Zone (PF), Zoning Code Ch. 30.31	Views / Arch. & Dev. Features	Section / 3D	X			
STREET CORNER SIGHT DISTANCE:							
No structure shall be erected within 20' of the intersection of arterial-collector streets as measured from the center of the nearest curb return.	Supplemental Regulations, Zoning Code Ch. 30.86	Views / Arch. & Dev. Features	Site Plan Study	X			
SETBACKS:							
10' minimum from adjacent residential zone (30.31.070)	Public Facilities Zone (PF), Zoning Code Ch. 30.31	Arch. & Dev. Features	Site Plan Study	X			Western site perimeter borders R2 residential zone and requires 10' setback for building and surface parking lots.
STRUCTURAL SITING:							
The proposed development should site structures so as to avoid crowding (23.08.072, H)	Design Review, Building Construction, Ch. 23.08	Arch. & Dev. Features	Site Plan Study	X			
The proposed development should functionally use open space between separate structures (23.08.072, I).	Design Review, Building Construction, Ch. 23.08	Arch. & Dev. Features	Site Plan Study	X			
The proposed development should not locate structures so as to unreasonably, adversely impact outdoor areas on adjacent properties (23.08.072, J).	Design Review, Building Construction, Ch. 23.08	Arch. & Dev. Features	Site Plan Study / Section	X			
PRIVACY:							
Preserve privacy of neighboring residential properties (30.31.060).	Public Facilities Zone (PF), Zoning Code Ch. 30.31	Arch. & Dev. Features	Site Plan Study / Section	X			
The design should not create an unreasonable invasion of the privacy of neighboring properties (23.08.072, D).	Design Review, Building Construction, Ch. 23.08	Arch. & Dev. Features	Site Plan Study / Section	X			
BULK/MASS:							
Component elements of the design should be proportionate to one another (23.08.077).	Design Review, Building Construction, Ch. 23.08	Arch. & Dev. Features	Site Plan Study	X			
The proposed development should limit the amount of design components which unnecessarily add bulk and mass to the building but which are not calculated as floor area ratio (FAR) (23.08.078).	Design Review, Building Construction, Ch. 23.08	Arch. & Dev. Features	Site Plan Study	X			The proposed wood trellis feature would add minimal bulk and mass to the buildings, yet create visual interest that would define spaces between civic plazas.
Design, scale, height, bulk, coverage, and exterior appearance of all structures shall be in harmony with neighborhood character (30.31.060).	Public Facilities Zone (PF), Zoning Code Ch. 30.31	Neighborhood Character	Figure-ground, Architectural design details per Architect. Neighborhood compatibility	X			*Scale, height, bulk* and *coverage* are comparable to surroundings. Final Site Concept Plan is slightly more compatible in terms of structural siting (setback) along Camino Del Mar.
*The design should be appropriately scaled with other structures in the neighborhood (23.08.077, C).	Design Review, Building Construction, Ch. 23.08	Neighborhood Character	Figure-ground	X			
TOPOGRAPHY & LANDFORM:							
The natural state topography and landscape should be preserved insofar as practical, by minimizing tree and soil removal (23.08.076).	Design Review, Building Construction, Ch. 23.08	Landform Alteration	Section	X			
The proposed grading or vegetation changes will not unreasonably, adversely impact neighboring, developed areas, existing natural topography or vegetation (23.08.076).	Design Review, Building Construction, Ch. 23.08	Landform Alteration	Section	X			Will comply with mitigation measures implemented.

* Identified by City staff as critical component of Design Review Process.

ADDITIONAL DEL MAR CITY GOALS *NOTE: For the purposes of this assessment, only goals applicable to views/view preservation, neighborhood/architectural character, land form alteration and development features (including structure height, bulk, mass and siting) are listed.*	PLANNING DOCUMENT REFERENCE	EVALUATION TOPIC	ANALYSIS GRAPHIC	CONCEPT E			REVIEWER COMMENTS
				Complies	Does Not Comply	More Info. Needed	
PROTECT SCENIC VISTAS:							
Strengthen height controls to protect scenic vistas from both public and private areas (Goal 3B.1)	Community Plan (1976 with 1986 Amendment)	Views	Section / 3D	X			Will comply with mitigation measures implemented.
Insure that future development retains the aesthetic quality of the community by protecting and preserving public views to the ocean and other significant natural resources (Goal II-A, Policy 2). Preserve existing views and view corridors from public vantage points to the maximum extent possible (Goal IV-C). Implement the process of design review for new construction projects in order to preserve views of community-wide importance (Goal IV-C, Policy 28).	Land Use Plan (1993)	Views	3D	X			Will comply with mitigation measures implemented.
PROVIDE NEW VIEWS:							
Where possible, the creation of new viewpoints should be encouraged from public and commercial spaces (Goal 3B.2) . Encourage floor areas and building siting which provides ocean views and open space (Goal 4D.2).	Community Plan (1976 with 1986 Amendment)	Views	Section	X			New view points are being created from the designated civic plaza spaces and at expansion areas A and B.
ARCHITECTURAL CHARACTER:							
Do not use bulky, box-like buildings done in light or bright colors without details which detract from Del Mar's "village-in-the-woods" architectural style (pg. 9). Homogenous architecture should be avoided (pg. 75). Blank building walls should be prohibited (pg. 76).	Camino Del Mar Streetscape Plan (1996)	Arch. & Dev. Features	N/A	X			Building facades will have wood cladding on general building facades and glass panels with metal framework at building lobbies.
Promote informality of design with varied and interesting setbacks (Goal 4D.1).	Community Plan (1976 with 1986 Amendment)	Arch. & Dev. Features	Site Plan Study	X			
In the Village Center District, building designs which incorporate a unique and small-town character shall be encouraged and building designs which are based on a corporate identity or logo shall be discouraged (Village Center District, Policy 9c).	Land Use Plan (1993)	Arch. & Dev. Features / Neighborhood Character	N/A	X			The architectural detailing of the building facades includes wood cladding and framed glass panels at the lobby entries that harmonizes well with the surround Village District.
PARKING SITING:							
Parking entrances should be directed to the alley and side streets--not directly off of Camino Del Mar, in order to minimize curb cuts, reduce pedestrian/vehicle conflicts, and limit views of parking areas from the street (pg. 70).	Camino Del Mar Streetscape Plan (1996)	Arch. & Dev. Features	Site Plan Study	X			
PEDESTRIAN SCALE:							
New structures and redevelopment of existing structures should retain the pedestrian scale. Criteria include: low scale intensity of development, designs which preserve ocean views and promote a continuous pedestrian path along Camino Del Mar (pg. 75).	Camino Del Mar Streetscape Plan (1996)	Arch. & Dev. Features	Site Plan Study / Figure-ground	X			
OUTDOOR GATHERING:							
In redeveloping the existing City Hall site, attention should be given to the street character along Camino Del Mar with the potential for outdoor public gathering areas (pg. 84).	Camino Del Mar Streetscape Plan (1996)	Arch. & Dev. Features	Site Plan Study	X			
CLIMATE CONSIDERATIONS:							
Encourage building designs and uses that utilize the advantages of Del Mar's warm, sunny climate (Goal 4D.4).	Community Plan (1976 with 1986 Amendment)	Arch. & Dev. Features	Site Plan Study	X			Exterior civic plaza and overlook plaza will maximize public spaces within the project area.
LOW MASS-INTENSITY SCALE:							
Limit the height of structures to preserve view corridors while encouraging low mass intensity structures (Goal 4D.1).	Community Plan (1976 with 1986 Amendment)	Views / Arch. & Dev. Features	Section / Figure-ground	X			
Maintain the existing small-scale character of the community and permit only one- and two- story, low intensity development with a maximum allowable height of 26 feet (Goal II-A, Policy 2). Maintain a low-mass scale of development within the downtown area that is in keeping with the traditional small-town character of the community (Goal II-B, Policy 9).	Land Use Plan (1993)	Neighborhood Character	Section / Figure-ground	X			
HARMONIOUS DEVELOPMENT:							
Encourage harmonious development which is in scale with the character of existing development (Goal 3F.1).	Community Plan (1976 with 1986 Amendment)	Neighborhood Character	Figure-ground	X			
Preserve and enhance Del Mar's small town atmosphere with its harmonious blend of architecture, landscape and natural landforms in proximity to a beautiful shoreline (Goal II-A). In the Village Center District, structures shall be in keeping with the pedestrian scale and village character of the community (Village Center District, Policy 9i).	Land Use Plan (1993)	Neighborhood Character	Figure-ground	X			The architectural building forms and trellis features will maintain a pedestrian scale and diversity for architectural interest at what will become the City core civic space.
MINIMIZE DISTURBANCE:							
Insure that future development retains the aesthetic quality of the community by minimizing the disturbance of natural topography and vegetation (Goal II-A, Policy 2).	Community Plan (1976 with 1986 Amendment)	Landform Alteration	Section	X			