

**CARMEL VALLEY**

**PRECISE PLAN**

## TABLE OF CONTENTS

I.	Introduction and Summary.....	1
	A.    Purpose.....	1
	B.    Background.....	1
II.	Plan Description.....	3
	A.    Provisions.....	3
	B.    Architectural Requirements.....	4
	C.    Building Heights.....	4
	D.    Land Use and Open Space Requirements..	5
	E.    Engineering Requirements.....	5
	F.    Fee Requirements.....	7
III.	Lot Criteria.....	8
	A.    Lots 1 & 2.....	9
	B.    Lot 3.....	10
	C.    Lots 4, 5, and 6.....	11
	D.    Lot 7.....	12
	E.    Lot 8.....	13
	F.    Lot 9.....	14
	G.    Lots 10-19 and 28.....	15
	H.    Lots 20 and 21.....	17
	I.    Lot 22.....	18
	J.    Lot 23.....	19
	K.    Lot 24, 25, and 26.....	20
	L.    Lot 27.....	21
	M.    Lot 29.....	22
IV.	Pedestrian Easements.....	23
	A.    Lot 8.....	23
	B.    Lot 9.....	23
V.	Resolutions.....	24

## I. PURPOSE

The Carmel Valley Precise Plan (CVPP) has been prepared by the City of Del Mar and affected property owners to guide the development of approximately .15 acres of predominately vacant hillside which is located north of Carmel Valley Road and east of Camino del Mar. The precise plan is a joint effort by the City and affected property owners to comprehensively address the variety of legal, environmental, and land planning issues inherent in the ultimate development of the hillside.

Adopted by ordinance of the City, the precise plan would override conventional zoning standards now applicable to the area. Specifically, this ordinance established to guide development of the Carmel Valley Area Precise Plan must conform to and be consistent with the Community Plan.

The plan will need to be modified as conditions alter over time and thorough reviews should be undertaken every three years to test the validity of its contents. It should be remembered, however, that this plan represents certain decisions of vital importance to the welfare of the people and their city. Proposals to change the plan should be most carefully considered due to inherent physical, social, and economic interrelationships.

## II. BACKGROUND

The precise plan provisions are shown on three (3) maps as follows:

### Map 1 - Existing Conditions

Consists of existing site conditions, topography, streets, existing legal boundaries, ownership and easements, overlaid with the precise plan road network and lot lines.

### Map 2 - Precise Architectural Plan

Consists of proposed landscape development criteria, the location of building sites, maximum roof elevations, floor area ratio, allowable landscape improvement area, proposed lot lines, and open space areas.

Map 3 - Precise Engineering Plan

Consists of the proposed utility installations, drainage facilities and circulation system.

The provisions of the precise plan will be implemented by a resubdivision of the planning area, in which a mandatory home owners association will be established to provide for private roads, drainage, open space and common area maintenance. The Design Review Board will retain discretion over all future improvements proposed within the planning area.

1. The Carmel Valley Area Precise Plan is enacted as a specific plan of the City of Del Mar, in conformance with Section 65503 of the California Government Code.

2. Where provisions and/or recommendations specifically set forth in the Carmel Valley Area Precise Plan are at variance with, or in otherwise conflict with other Development Regulations of the City of Del Mar, the provisions and/or recommendations of the Carmel Valley Area Precise Plan shall prevail.

3. Nothing set forth in the Precise Plan does, nor is intended to, limit or reduce the discretionary authority of the Design Review Board, Planning Commission or City Council, with regard to any design review, view review, subdivision review, grading review, or other City discretionary permit otherwise required which affects land development proposed within the Carmel Valley Precise Plan Area.

4. Precise Plan limitations as to the maximum permitted floor areas, building areas, landscape areas, building heights, and the like shall be considered as the maximum development potential, and do not, nor are intended to, give the owners of said lots an absolute right to develop in reliance upon said maximums.

5. No structure, building, fence, landscape material or other improvement shall be constructed or installed, nor shall any existing building be altered or enlarged, nor shall any boundary adjustment, certificate of compliance or subdivision be approved, nor shall any property within the Carmel Valley Precise Plan Area be used for any purpose unless in conformity with the provisions of this Precise Plan Ordinance.

6. The precise plan provisions are shown on maps as follows:

Map 1 - General Requirements

Consists of written legal, architectural, land use and open space, engineering, and fee requirements.

Map 2 - Existing Conditions

Consists of existing site conditions, topography, streets, existing legal boundaries, ownership and easements, overlaid with the precise plan road network and lot lines.

Map 3 - Precise Architectural Plan

Consists of proposed landscape development criteria, the location of building sites, maximum roof elevations, permitted buildable areas, allowable landscape improvement area, proposed lot lines, and open space areas.

#### Map 4 - Precise Engineering Plan

Consists of the proposed utility installations, drainage facilities and circulation system.

The provisions of the precise plan shall be implemented by a resubdivision of the planning area, in which a mandatory home owners association will be established to provide for private roads, drainage, open space and common area maintenance. The Design Review Board shall retain discretion over all future improvements proposed within the planning area.

#### 7. Architectural Requirements shall include the following:

- A. All buildings shall be single family structures.
- B. All buildings shall be sympathetic to the land on which they are built.
- C. The maximum size, setback and roof elevations are as shown on the precise architectural plan.
- D. Each unit shall be constructed in one of the following forms:
  - (1) Variable - No specific design form for existing houses that may be enlarged or for previously graded lots;
  - (2) Stepped - These units shall be stepped down the topography;
  - (3) Elevated - These units shall be built on poles or on bridged foundations so a minimum of the house is in contact with the ground;
  - (4) Semi-subterranean - These units shall be partially excavated into the ground. The maximum exposed excavation shall be the lowest existing elevation within the construction setback and shall not exceed the outer limits of the roof line except for drive or entrance steps or ramps.
- E. Building Heights shall not exceed those shown on the Precise Plan, provided however:
  - (1) That in instances when the maximum permitted roof elevation is split, the Design Review Board shall be allowed some flexibility in developing a transition space from one roof level to the next roof level;
  - (2) That the fact that the height limits shown on the Precise Plan are considered maximums, and that the Design Review Board retains discretion to impose lower requirements;
  - (3) That the fact that the height limits shown on the Precise Plan are higher than that permitted by zoning does not waive any findings otherwise required by the Municipal Code;

(4) That the requirement of zoning that two stories be the maximum shall not apply within the Precise Plan area.

F. No other architectural control shall be applied except as follows:

(1) Normal requirements of Design Review Board, City of Del Mar;

(2) Solar energy requirements of the City of Del Mar;

(3) The cluster housing shall be related by color, texture, roof design and landscaping.

8. Land Use and Open Space Requirements shall include the following:

A. All site improvements shall be in compliance with the development regulations of the City of Del Mar, except where in conflict with the provisions of the Precise Plan, the Precise Plan shall govern.

B. All site improvements shall be within the landscape and building areas as delineated on the Precise Plan.

C. Landscape limitations shall insure that no tree is planted which, upon maturity, would exceed five feet (5') above the maximum roof elevation allowed on that lot, except for the Torrey Pine tree.

D. Open Space Area. All private land outside the building and landscape limits (shown on the precise architectural plan), shall remain undeveloped for all time as an open space overlay district. Said district shall be composed of the property owners within the Carmel Valley Precise Plan district. Said owners will be responsible to preserve and protect said lands from fire and excessive erosion and vandalism as required. Access to said lands shall be limited to the drainage and street easements shown on the Precise Plan. Landscaping shall be limited to an informal planting of native plants normally found in the coastal scrub zone. Irrigation shall be limited to drip irrigation. No signs, fences or other structures shall be allowed, except as may be required for drainage and erosion control. Trails shall be limited to the maintenance access areas as shown on the Precise Plan.

9. Engineering Requirements shall include the following:

A. Roads - Easements for roads serving two or more homes are shown on the precise architectural plan. Said roads shall be improved in accordance with the engineering standards of the City of Del Mar, with the widths and alignments as shown on the precise architectural plan.

B. Drives - Drive improvements shall be limited to 20 feet in width for the first 15 feet from the road. Grading and landscaping shall be limited to the landscape easement shown.

- C. Parking - Paved parking shall be limited to a maximum of 40% of the front yard landscape.
- D. Pedestrian access shall be as follows:
- (1) Public pedestrian access shall be improved and maintained between the south end of Ocean View Avenue to the west end of the railroad easement road improvement. The access shall be paved in decomposed granite or better, 4 feet in width. Step construction as required.
  - (2) All roads 20 feet or greater in width shall be maintained for public pedestrian access.
  - (3) All drainage easements shall remain unobstructed for maintenance access to the open space areas and such access shall not be fenced, gated or signed in any manner.
- E. Utility - Ten foot wide utility easements shall follow all utility lines and shall be dedicated and maintained as may be required by the City of Del Mar.
- F. Carmel Valley Road - Improvements to Carmel Valley Road shall include bike lanes, a turn pocket and deceleration lane into the cluster, and other right of way improvements normal to subdivision development.
- G. The existing road easement located parallel to and southerly of the Torrey Pines Terrace lots (including the eyebrows) shall be vacated.
- H. Sewer easements and existing improvements shown as vacated on the plan shall be properly disconnected and vacated.
- I. An existing City of San Diego water main generally located along the old railroad easement shall be properly disconnected and vacated.
- J. The existing overhead transmission line located on the precise engineering plan shall be relocated underground at the direction of SDG&E. If possible, the easement shall be relocated so as to avoid the open space areas and to follow established easements.
- K. Gas/Power/Telephone/CATV facilities are to be provided underground in existing easements. CATV facilities should provide a central location for an in-common T.V. antenna, if required, prior to CATV services becoming available.
- L. Grading shall be as follows:
- (1) Road - Grading for all roads shown on the Precise Plan shall be limited to the road easement and adjacent landscape limits.

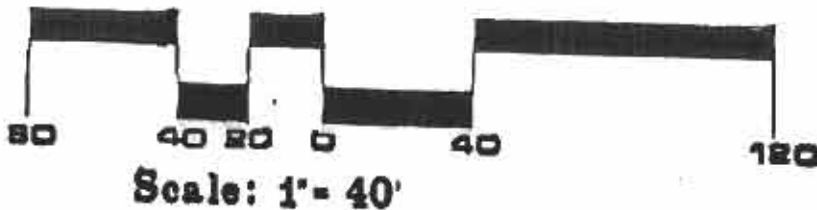
- (2) Easements - Grading and excavating for utilities shall be limited to the easement areas. All grades and natural landscaping shall be re-established upon completion of their installation.
- (3) Trees - No grading shall take place within the drip line of a Torrey Pine.
- (4) Buildings and Landscape Areas - Shall be discussed in section on individual lots.

10. Fee Requirements shall include the following:
















- A. Housing and School fees shall be paid in conformance with the provisions of existing City Codes.
- B. Park fees shall be paid either by dedication of the open space areas shown on the Precise Plan to the City of Del Mar, or payment of a fee in accordance with the formula specified in Section 24-80 of the Del Mar Municipal Code. For purposes of determining the required park fees, the number of units shall be based upon the addition of ten (10) new lots as follows: Lot 4, Lot 5, Lot 7, Lot 8, cluster lots 11-17 as two additional lots, Lot 22, Lot 23, Lot 26 and Lot 27.
- C. All other application review fees shall be paid in conformance with the provisions of existing City Codes.

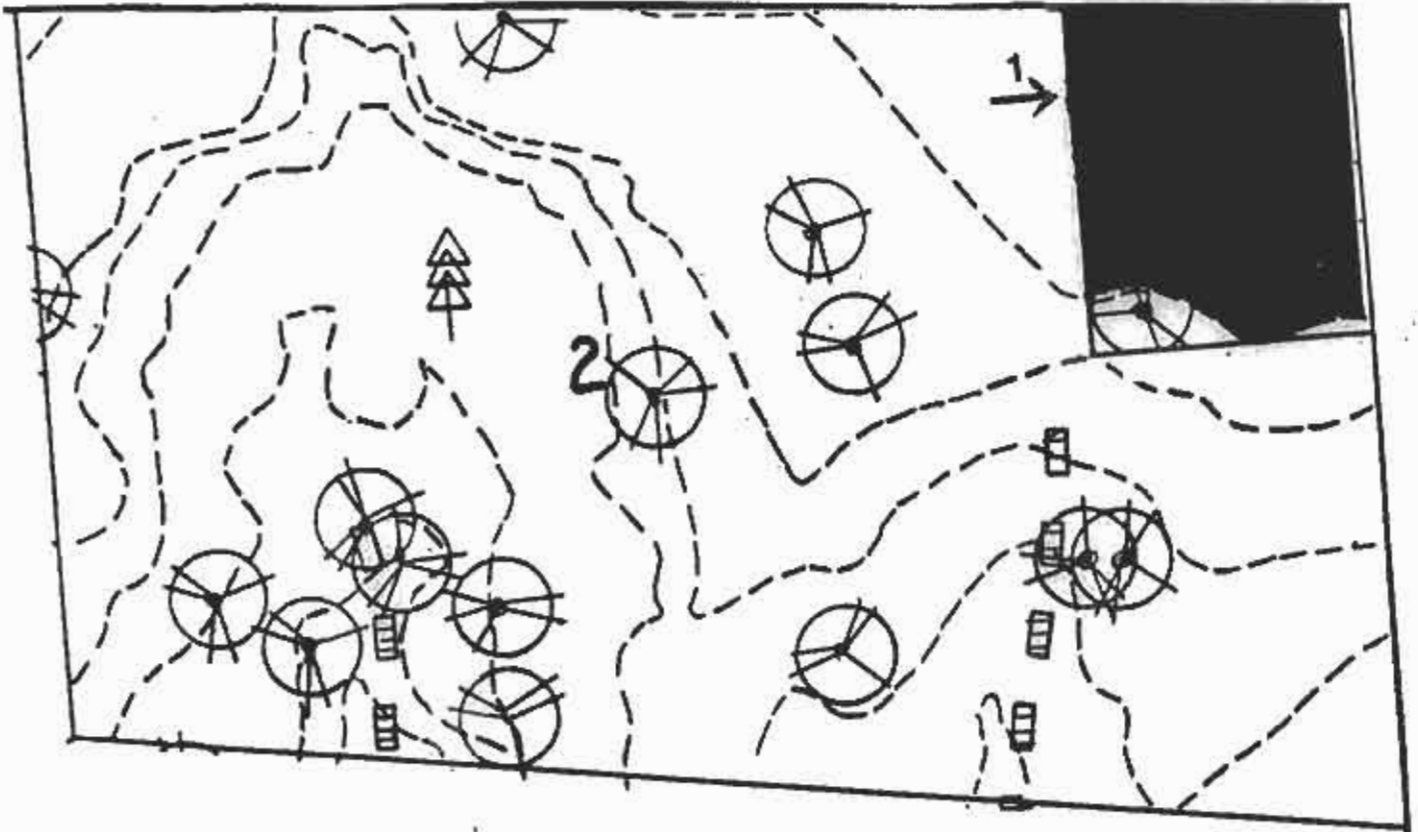
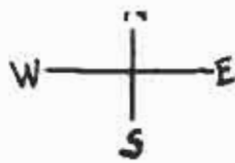
# LOT CRITERIA

# LOT CRITERIA



## LEGEND

-  allowed landscape space
-  building limits
-  city of del mar/san diego boundary line
-  contour line
-  pl  
property line
-  mr  
maximum roof elevation
-  mr  
mr dividing line
-  24  
lot number
-  project limit line
-  property line
-  phoenix canariensis (existing)
-  pinus torreyana (existing)
-  maintenance easement
-  openspace district
-  pedestrian and/or road easement



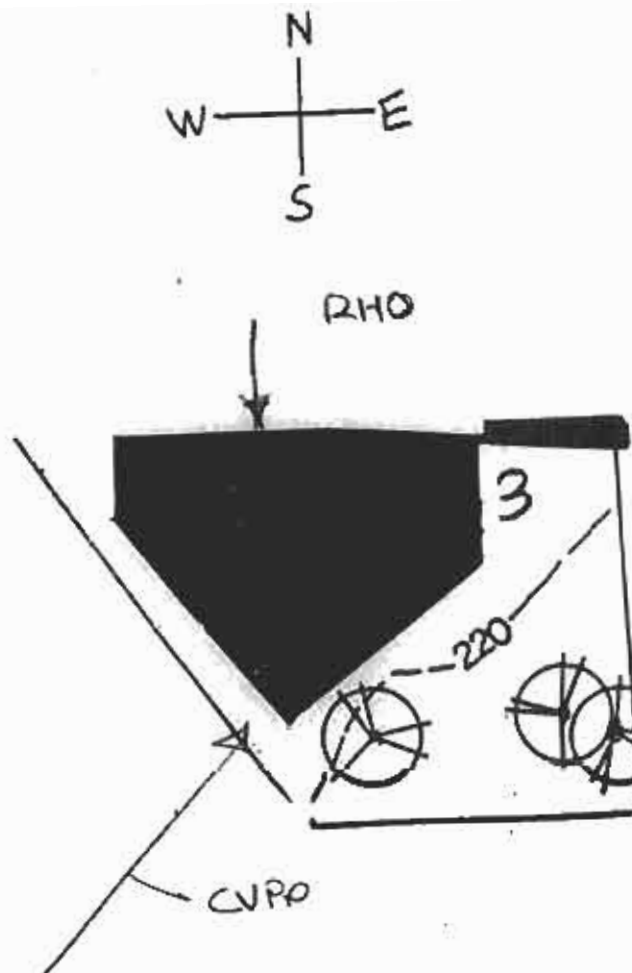
### Lot 1 - Open Space

The north portion of this lot has been merged with the lot to the north under the same ownership, and will be used for expanded landscaping for the existing house. Grading will be limited to minor grading in support of landscaping.

The southern portion of this land will be incorporated into the open space area, and no structures or landscaping will be permitted, except as allowed under the provisions of that element. The property owner has transferred development rights of this parcel to the cluster housing.

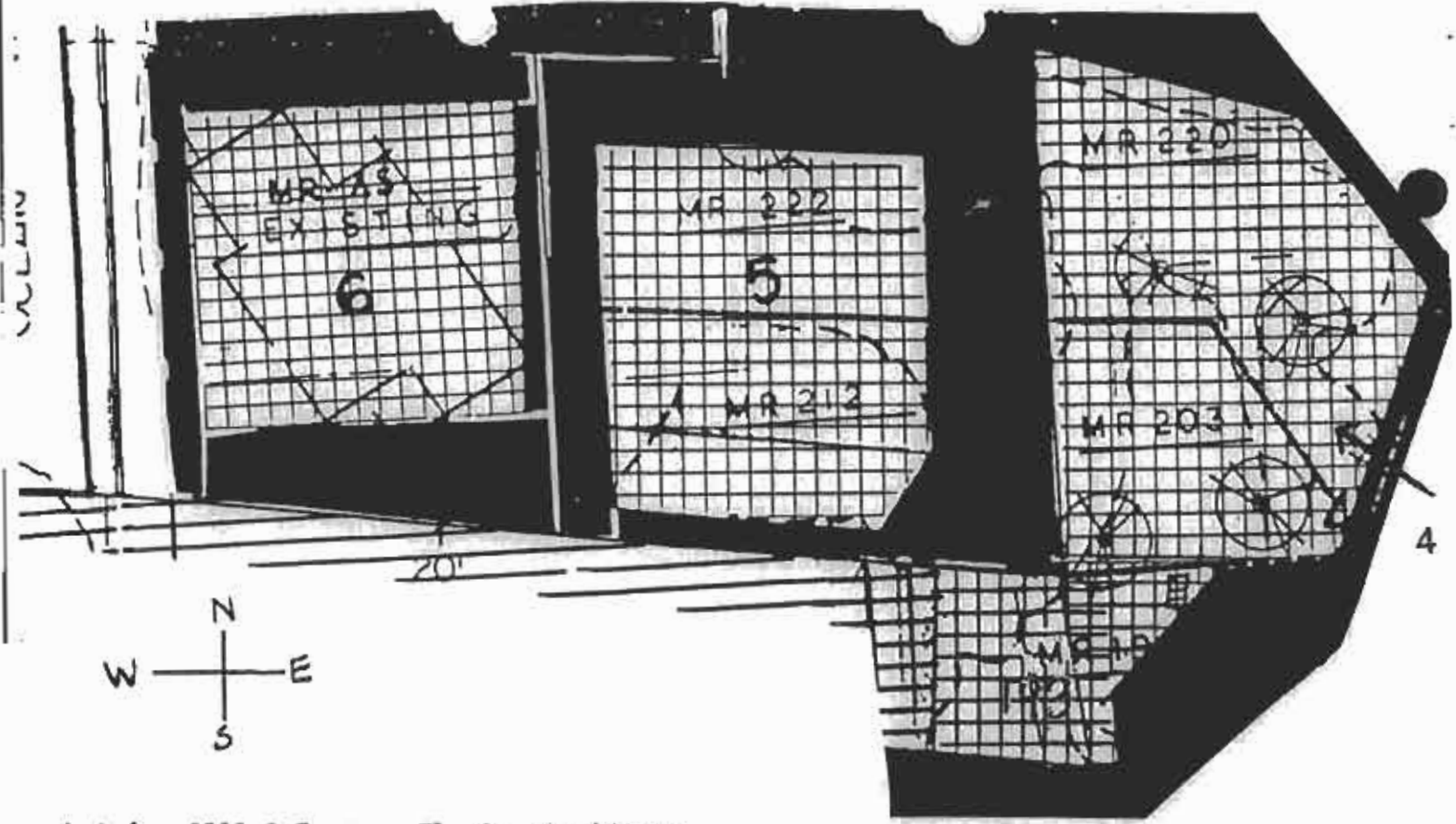
### Lot 2 - Open Space

These two existing property owners have transferred their development rights to the cluster housing. This land will be incorporated into the open space, and no structure or landscaping will be permitted, except as permitted under that plan element.



**Lot 3 - 3095 S.F. Max. Fl. Ar. Residence**

This property contains an existing residence. It is the combination of old Lot 4 of Map 7880 and a portion of an open space lot all under same ownership. A portion of the lot will be incorporated into the open space, and no structure or landscaping will be permitted except as allowed under the provisions of this element.



Lot 4 - 3500 S.F. Max. Fl. Ar. Residence

This property is the result of a lot split between lots 4 and 5, and a boundary line adjustment to the south. The building site is located in a small canyon with Torrey Pines. The development of this lot must meet the following development criteria:

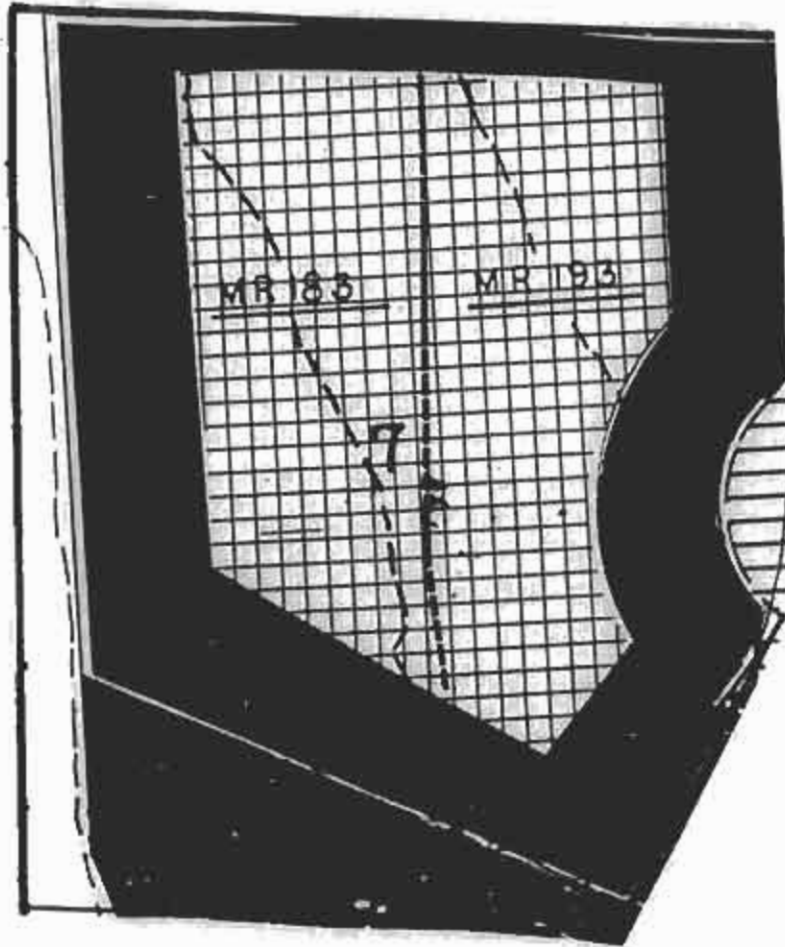
1. No grading. Elevated construction.
2. Natural drainage patterns must be undisturbed.
3. All Torrey Pines must be preserved and protected.
4. Spaced pole or caisson type footing will be required.
5. No paving or automobiles will be allowed on the canyon floor.
6. Continuous, excavated concrete footing or slabs will not be allowed.
7. The only height or stories limitation will be the maximum roof elevation stated.

Lot 5 - 3000 S. F. Max. Fl. Ar. Residence

Due to its location and topography, a stepped and/or semi-subterranean house should be constructed on this site. Grading should be limited to the land under the house and an attempt should be made to settle the structure into the site to create a low profile. Existing Torrey Pines shall not be disturbed during the development of this property.

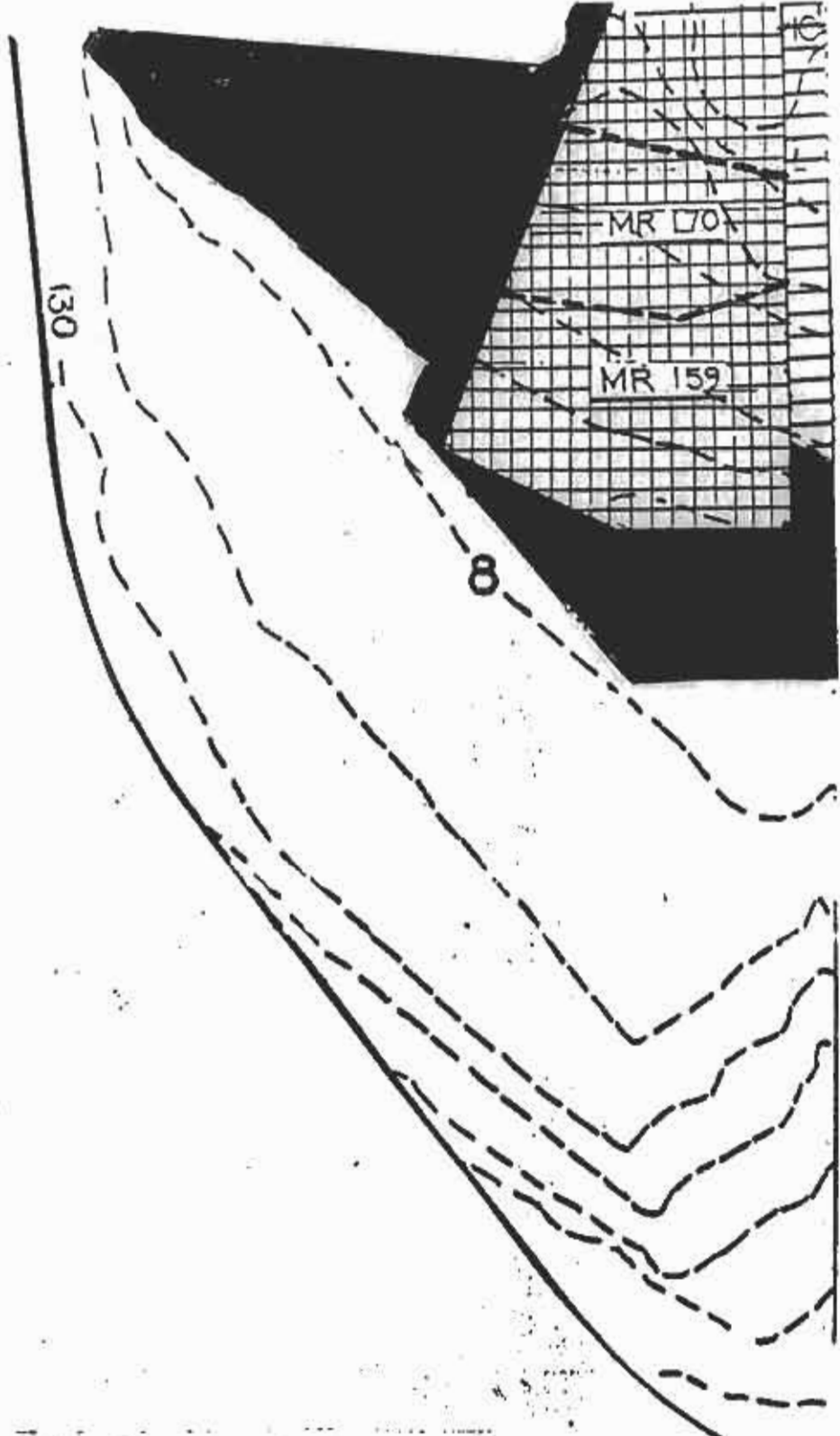
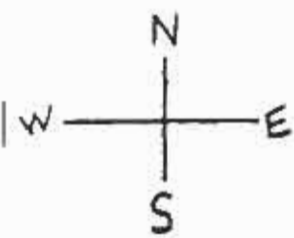
Lot 6 - 3000 S.F. Max. Fl. Ar. Residence

This lot contains an existing residence.



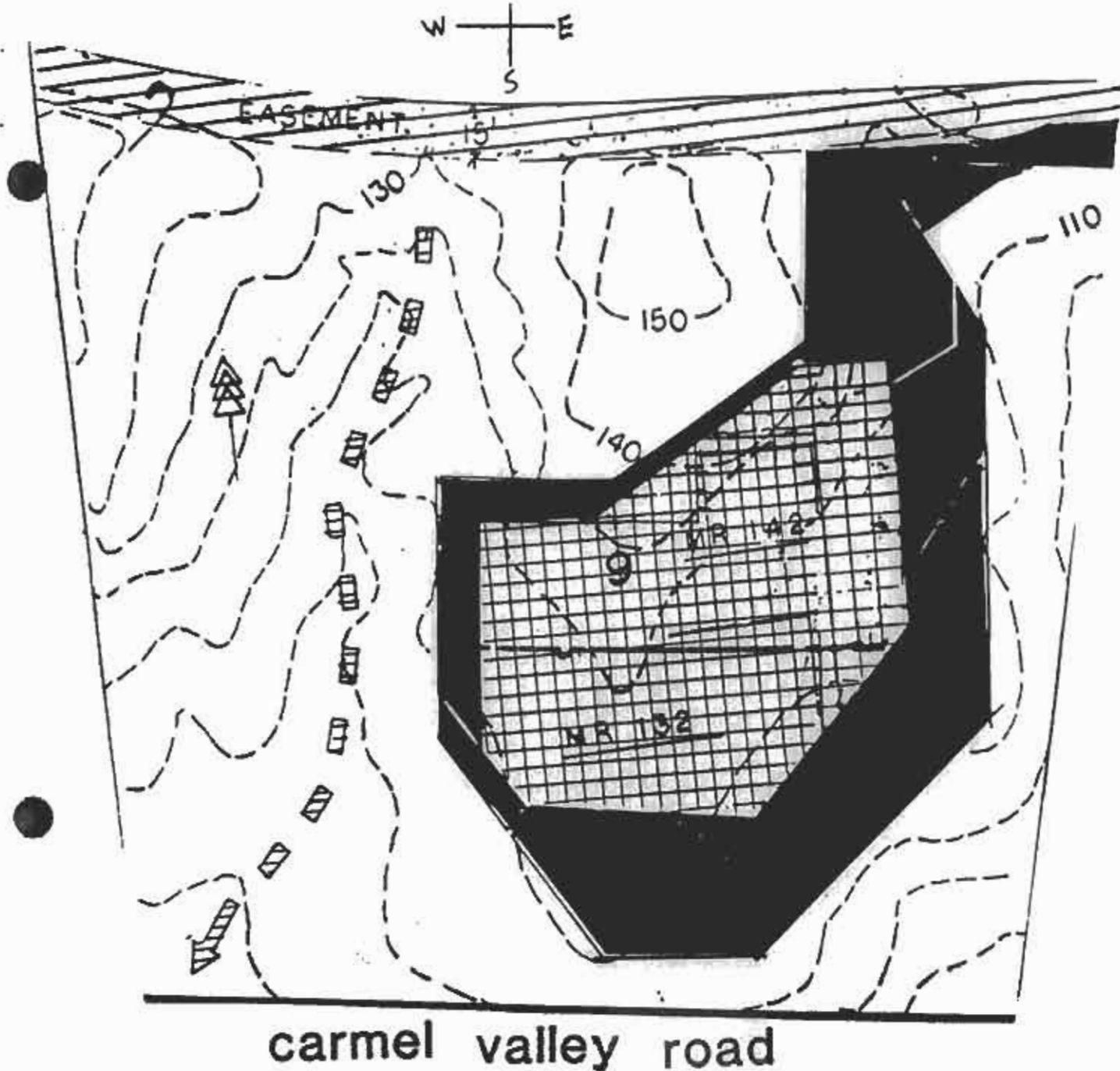
Lot 7 - 5000 S.F. Max. Fl. Ar. Residence

This property would result from a lot split of a parcel just under two acres in size. A stepped semi-subterranean house is recommended.



Lot 8 - 5200 Square Feet Max. Floor Area Residence

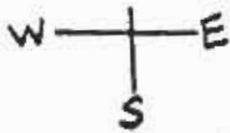
This property would result from lot split between lots 7 and 8. Because of its bluff-canyon topography, limited grading should be permitted in the area southwest of the railroad easement. A stepped semi-subterranean house is recommended. Because the lot is divided by a steep abandoned railroad easement, a bridge may be required between the garage and the house. No grading shall take place outside the allowed landscape area as shown on the Precise Plan Map.



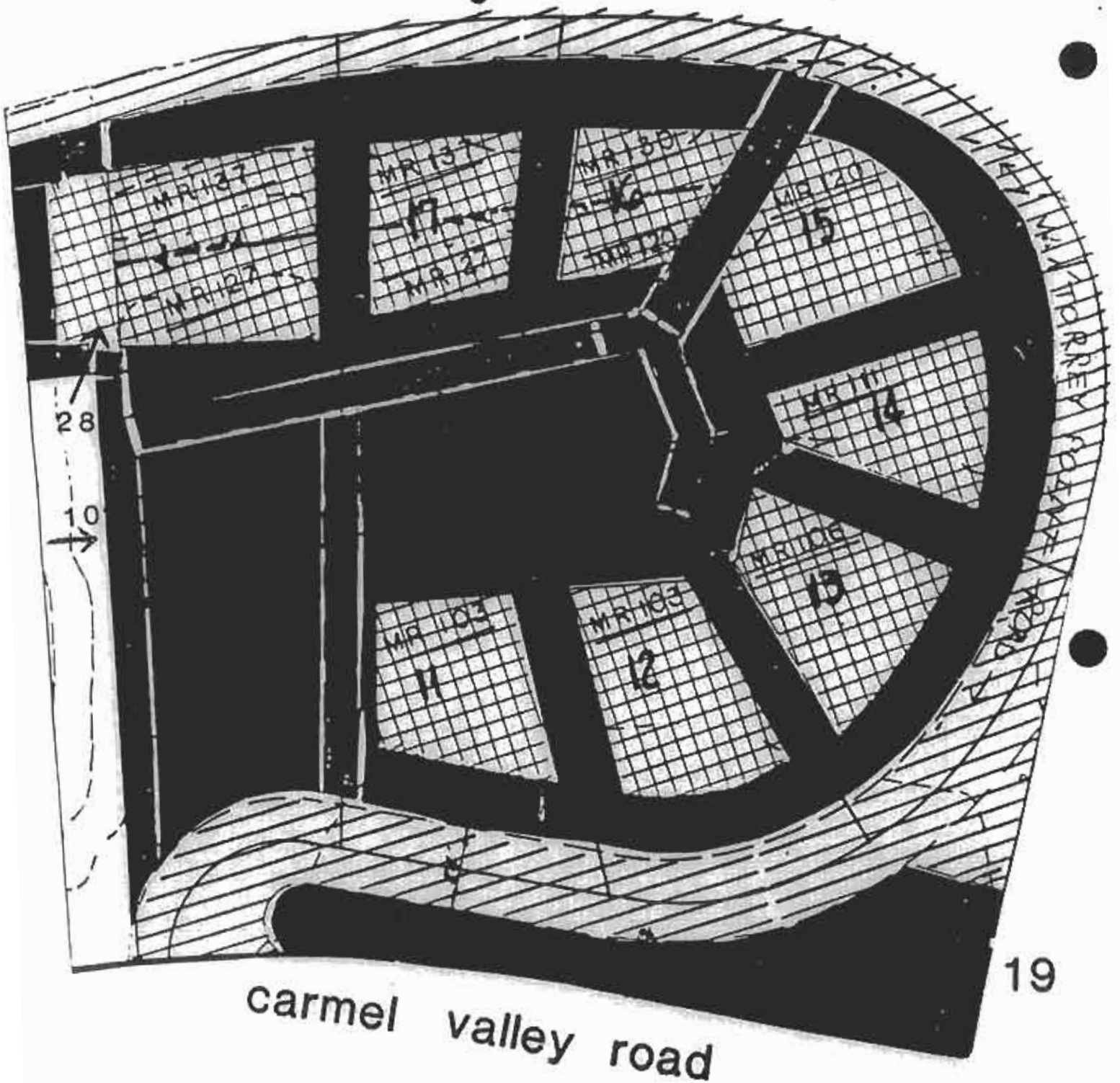
**carmel valley road**

**Lot 9 - 5000 S.F. Max. Fl. Ar. Residence**

The westerly two lots currently owned by Fletcher have been merged into one single family lot, with access from the new railroad easement road. The existing knoll top must remain undisturbed. Automobile access should be contoured tightly into the hillside. A stepped or terraced solution will be encouraged.



lot 18 is in the middle.



carmel valley road

19

Lot 10 - Recreational Purposes

This is the southerly half of the most easterly Fletcher ownership. This lot will be used for recreational purposes only. No residence shall ever be built on this parcel. The recreational use shall be shared with the adjacent properties.

Lots 11, 12, 13, 14, 15, 16 and 17 - 2500 S.F. Max. Fl. Ar. each  
Cluster Housing

These lots are a part of a development rights exchange involving Lot 2. Lots 11-17 will be developed as a single family cluster. Multi-level terraced solutions to minimize "pads" will be encouraged. The houses and landscaping shall present a unified visual appearance.

Lot 18 - Recreational Purposes

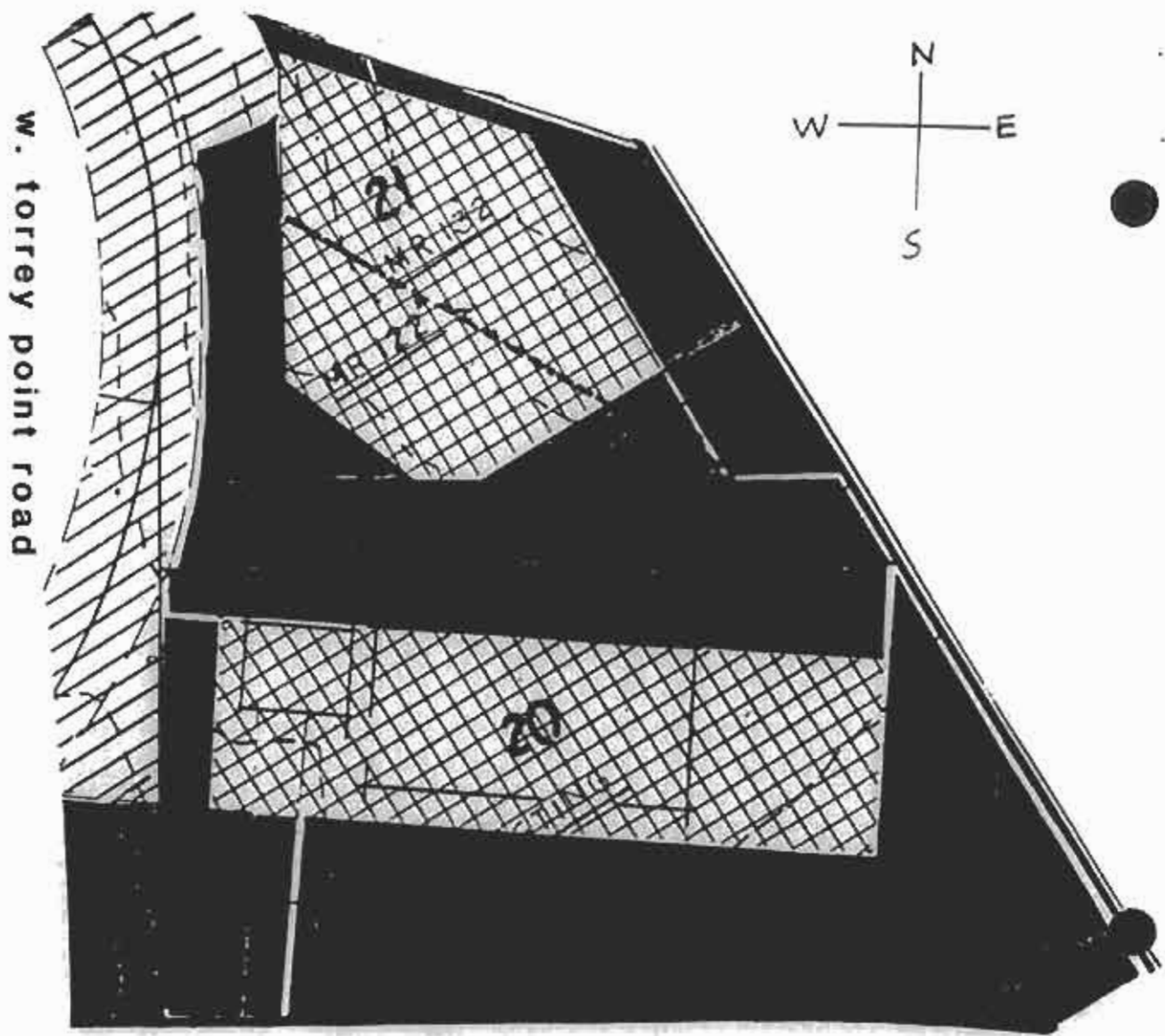
This is a lot created for the express purpose of cluster recreation. No residence shall ever be built on this lot.

Lot 19 - Landscaping

This lot is the land which includes a portion of the access road built to the old railroad easement. This area shall be used for access, landscaping, and possible off-street parking.

Lot 28 - 3600 S.F. Max. Fl. Ar. Residence

A stepped or terraced solution will be required for development of this site. This house and landscaping on this lot must visually relate to the adjacent cluster housing.



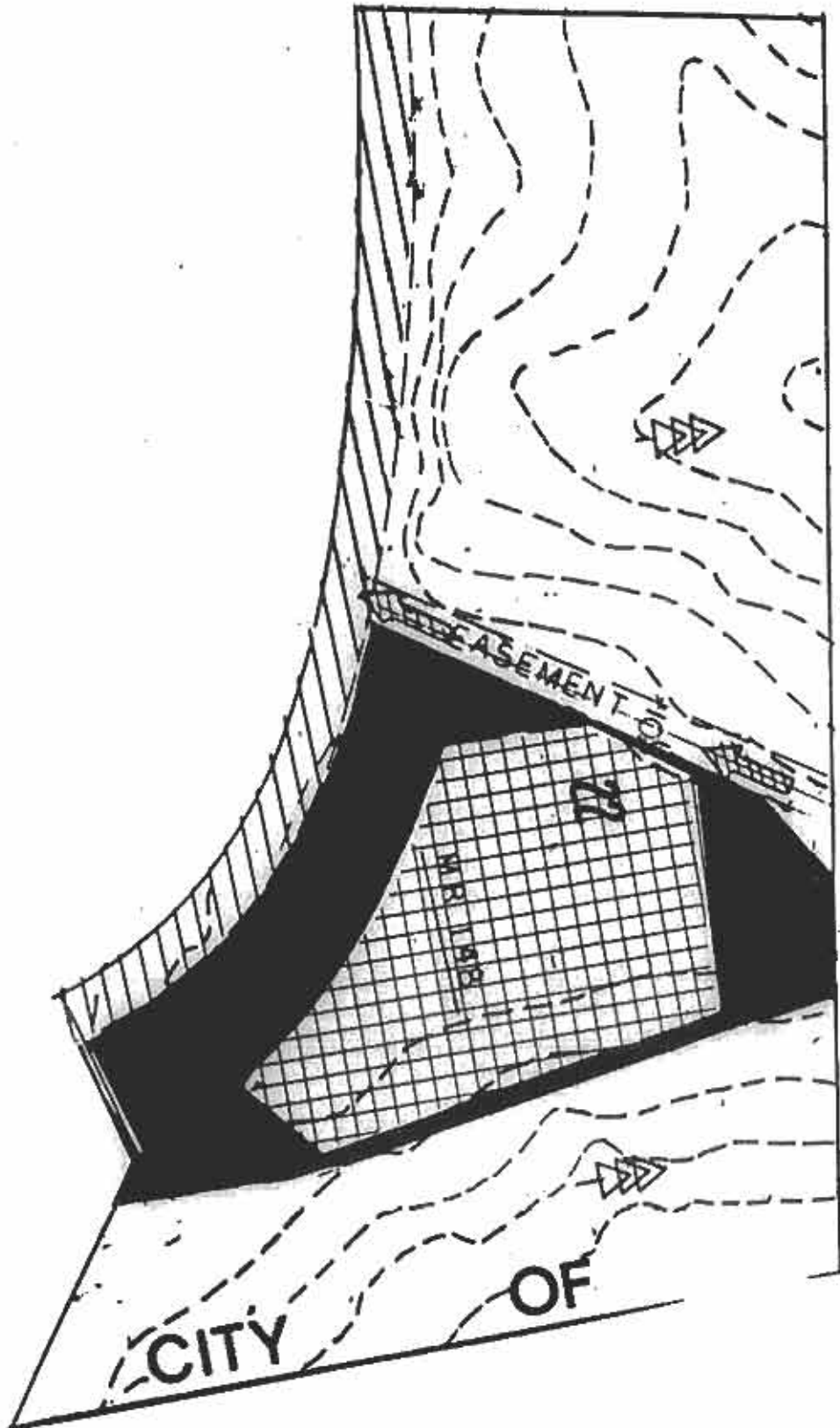
**carmel valley road**

**Lot 20 - 2722 S.F. Max. Ft. Ar. Residence**

This property contains an existing residence. An easement has been created to permit a new driveway from the cluster access road. The old driveway shall be removed and the area relandscaped.

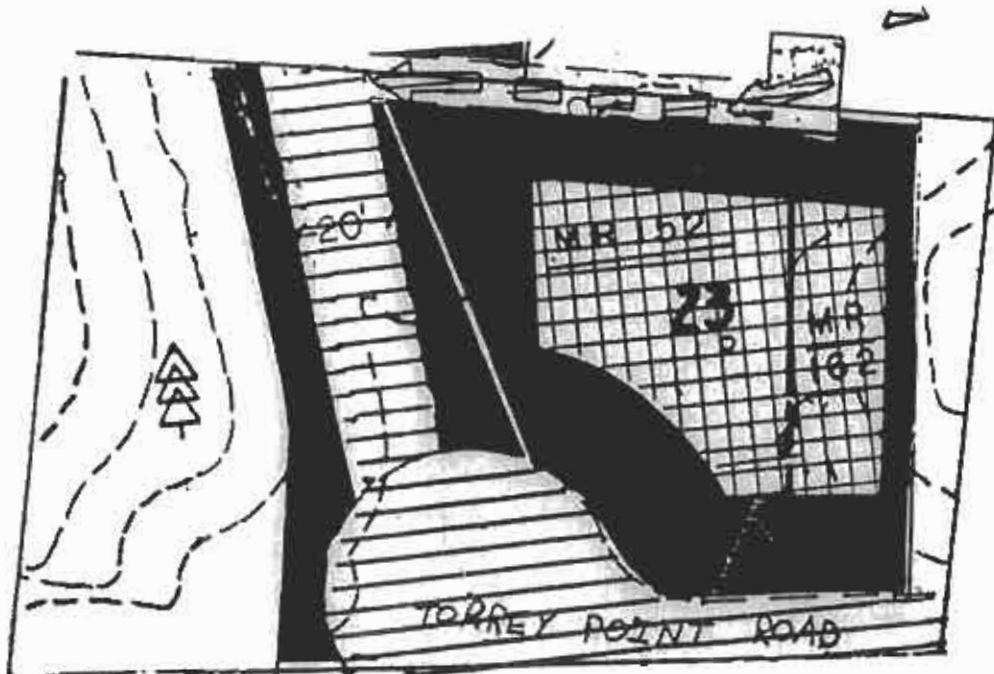
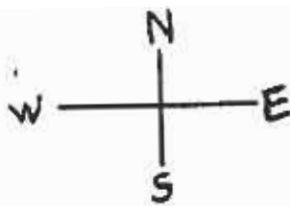
**Lot 21 - 2400 S.F. Max. Ft. Ar. Residence**

A stepped or terrace solution will be encouraged for this lot. The existing knoll top must remain undisturbed. Automobile access should be contoured tightly into the hillside. A minimum of grading on the balance of the landscape area will be desirable.



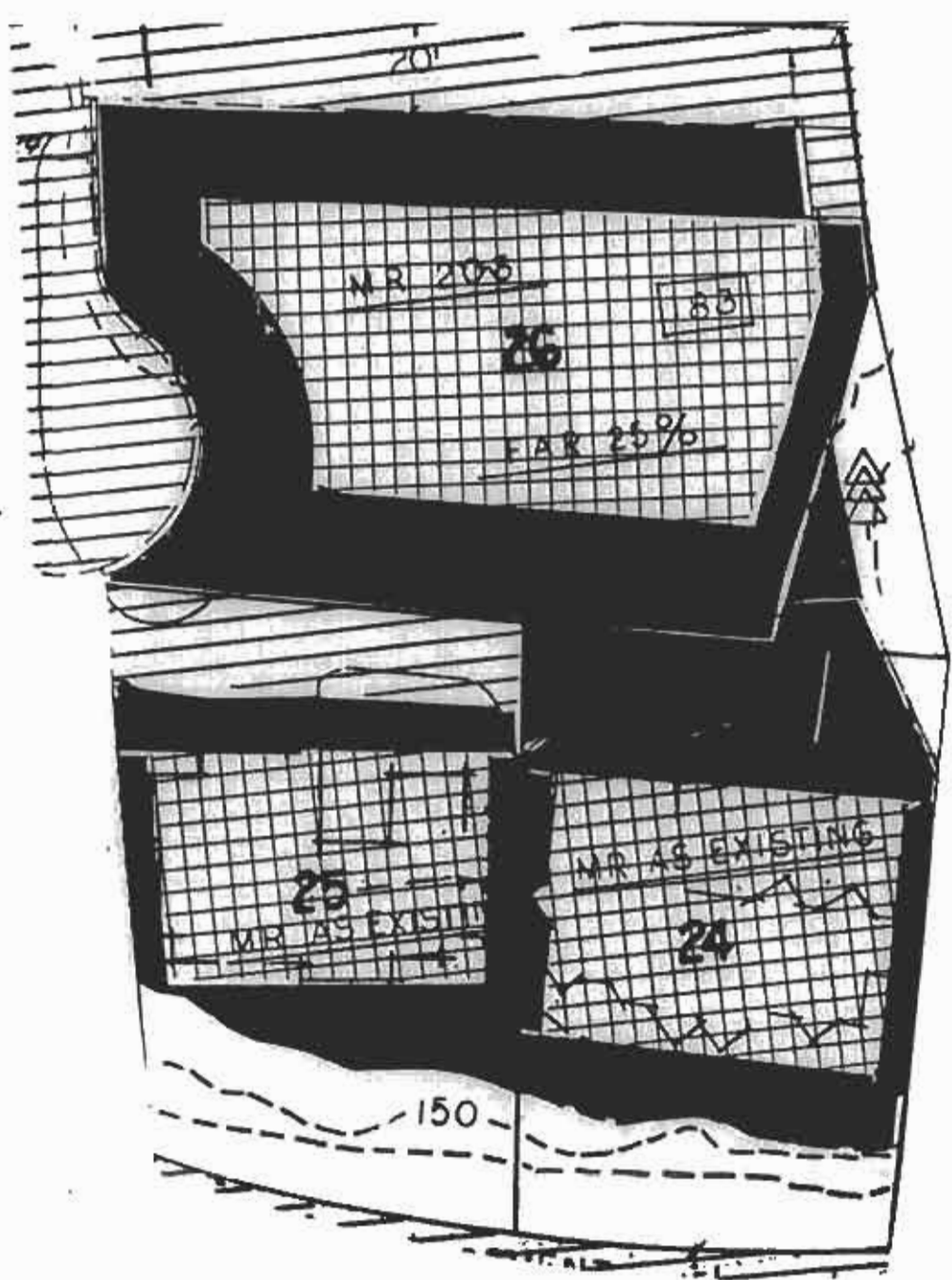
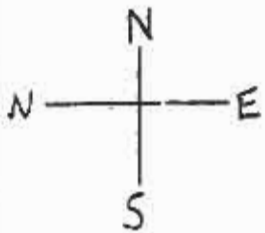
Lot 22 - 4400 S.F. Max. Fl. Ar. Residence

This lot may be filled to the 120' level and will be further accessible when the railroad easement is lowered to create the hillside ingress. House design variable.



Lot 23 - 3000 S.F. Max. Fl. Ar. Residence

Natural drainage patterns must be modified to allow development of this site. Elevated pole or caisson type footing may be required. A minimum of grading will be permitted on the side of the hill.



Lot 24 - 2000 S.F. Max. Fl. Ar. Residence

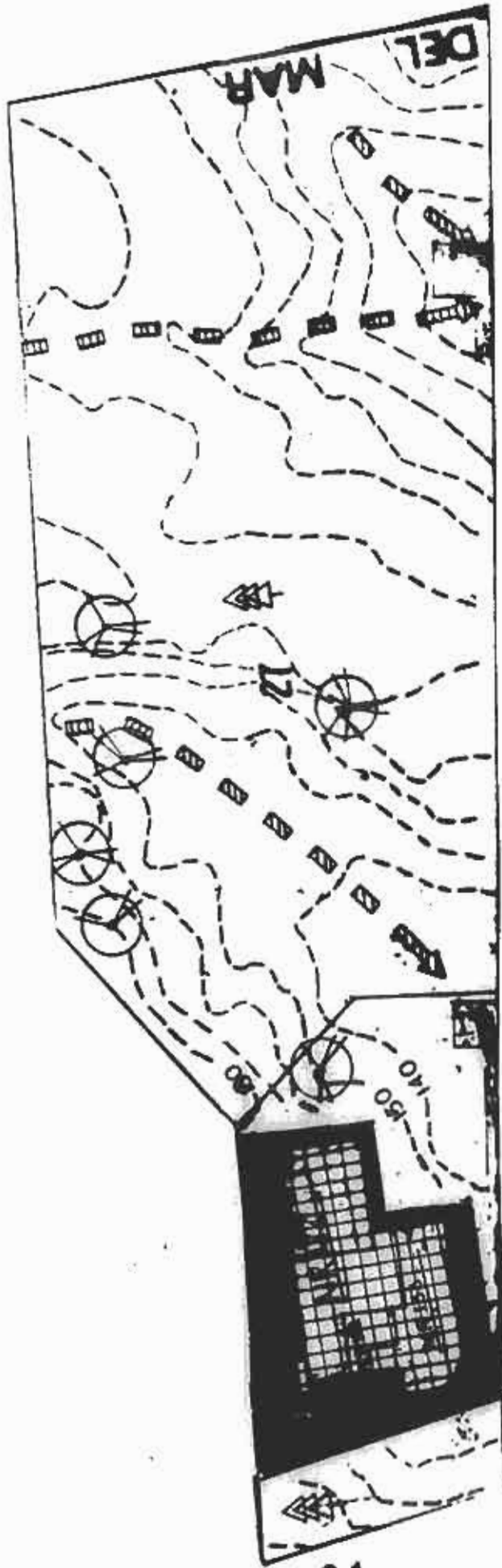
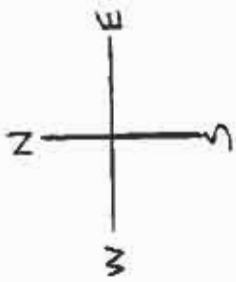
This lot contains an existing residence.

Lot 25 - 2000 S.F. Max. Fl. Ar. Residence

This lot contains an existing residence.

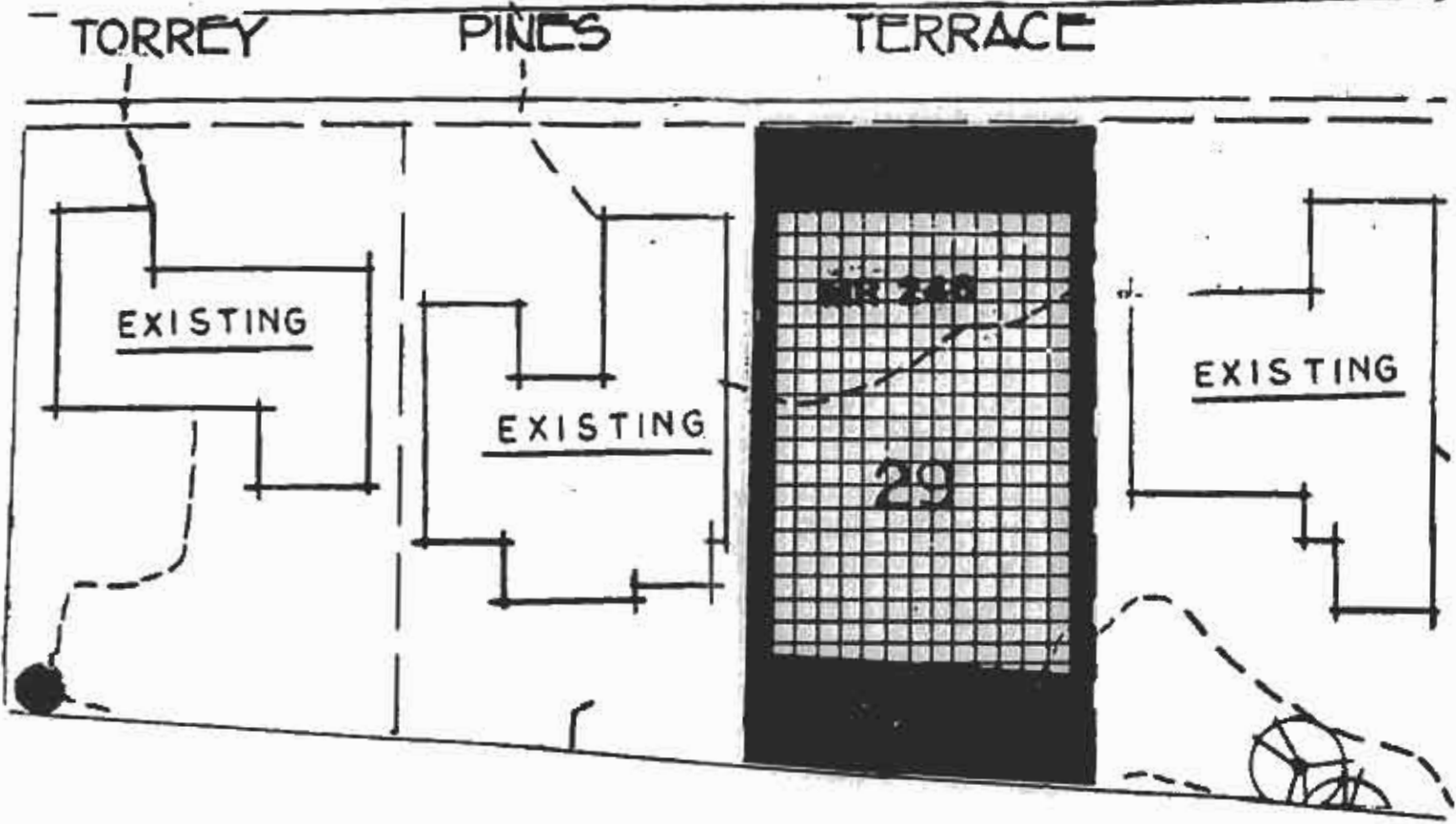
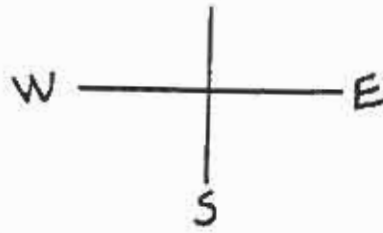
Lot 26 - 4200 S.F. Max. Fl. Ar. Residence

This is an existing graded lot. Variable house design will be permitted.



**Lot 27 - 3400 S.F. Max. Fl. Ar. Residence**

**This is a difficult site which mandates the use of a stepped or terraced solution. Grading outside the building area will be kept at a minimum.**

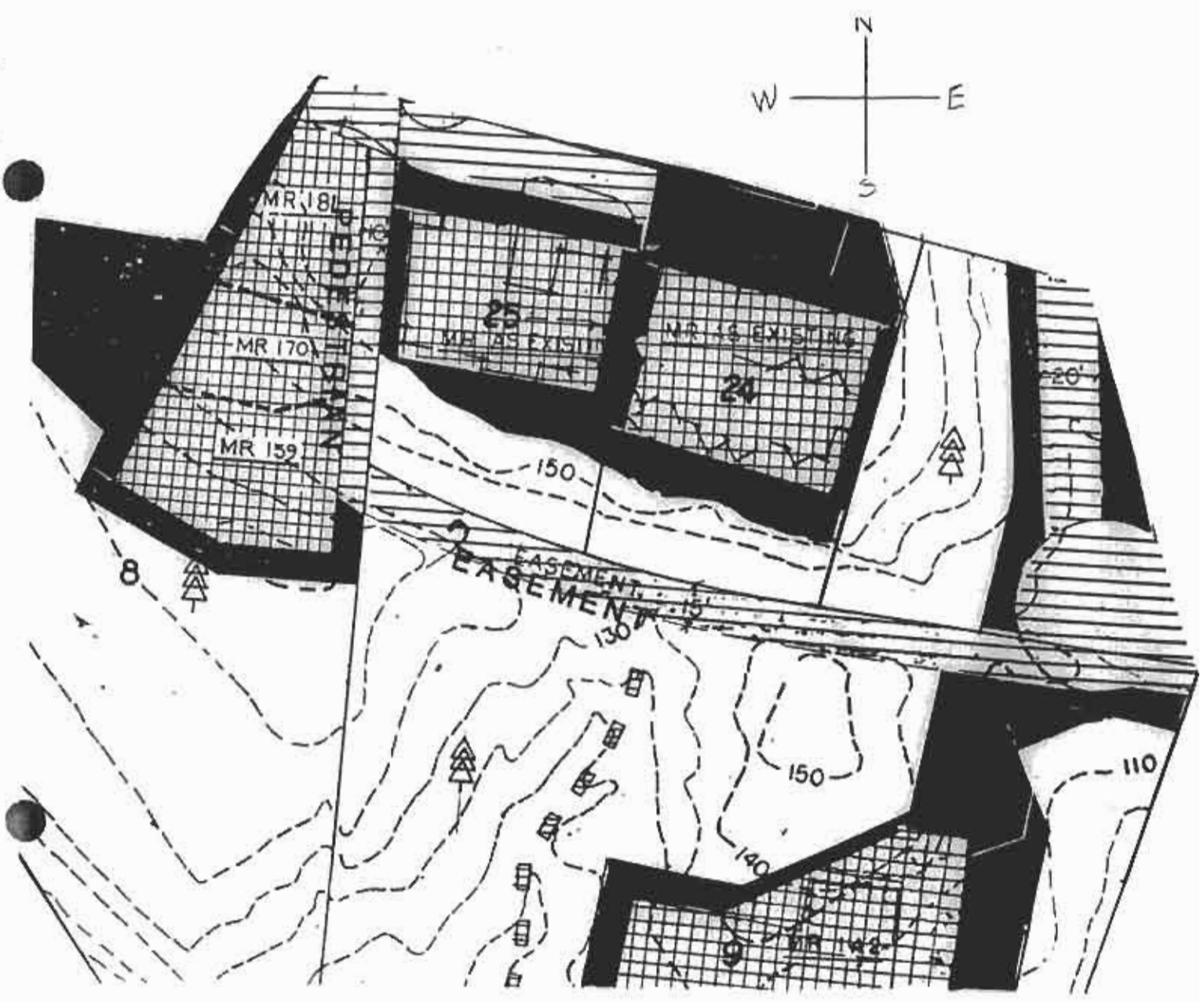


Lot 29 - 3648 S. F. Max. Fl. Ar. Residence

This lot will permit variable house designs. A portion of the lot will be incorporated into the open space and no structure or landscaping will be permitted except as allowed under the provisions of this element. The maximum roof elevation shall be 16 feet above the natural grades.

**PEDESTRIAN**

**EASEMENTS**



The easement runs along the eastern property line of lot 8, and the northern boundary of lot 9. Thus, the easement connects Ocean View Avenue to Torrey Point Road. The easement is in the configuration of an "L".

# RESOLUTIONS

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DEL MAR,  
CALIFORNIA ADOPTING THE CARMEL VALLEY AREA PRECISE PLAN.

WHEREAS, a Precise Plan has been prepared by the City of Del Mar and affected property owners to guide the development of approximately 15 acres of a predominately vacant hillside which is located north of Carmel Valley Road and east of Camino del Mar; and

WHEREAS, said Precise Plan has been extensively considered at public workshops and public hearings conducted by the Planning Commission and City Council; and

WHEREAS, said Precise Plan comprehensively addresses the complex environmental, legal, land use and municipal service problems affecting potential development of the hillside; and

WHEREAS, said Precise Plan resolves said issues to the mutual benefit of the affected property owners and citizens of Del Mar; and

WHEREAS, said Precise Plan is in basic conformity with the various provisions of the Del Mar Community Plan; and

WHEREAS, an Environmental Impact Report for the Precise Plan was prepared and certified with regard to its completeness and adequacy; and

WHEREAS, the Carmel Valley Area Precise Plan conforms to the provisions and recommendations of said Environmental Impact Report; and

WHEREAS, the City Council of the City of Del Mar has authority under Title 7, Division 1, Chapter 3, Article 8 of the California Government Code to adopt the Carmel Valley Area Precise Plan Ordinance;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DEL MAR DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The Carmel Valley Area Precise Plan, as attached hereto as Exhibit "A" and by this reference made a part hereof, is hereby enacted as a specific plan of the City of Del Mar, in conformance with Section 65503 of the California Government Code.

SECTION 2. Where provisions and/or recommendations specifically set forth in the Carmel Valley Area Precise Plan are at variance with, or in otherwise conflict with other Development Regulations of the City of Del Mar, the provisions and/or recommendations of the Carmel Valley Area Precise Plan shall prevail.

SECTION 3. Nothing set forth in this Ordinance does, nor is intended to, limit or reduce the discretionary authority of the Design Review Board, Planning Commission or City Council, with regard to any design review, view review, subdivision review, grading review, or other City discretionary permit otherwise required which affects land development proposed within the Carmel Valley Precise Plan Area.

SECTION 4. Precise Plan limitations as to the maximum permitted floor areas, building areas, landscape areas, building heights, and the like shall be considered as the maximum development potential, and do not, nor are intended to, give the owners of said lots an absolute right to develop in reliance upon said maximums.

SECTION 5. No structure, building, fence, landscape material or other improvement shall be constructed or installed, nor shall any existing building altered or enlarged, nor shall any boundary adjustment, certificate of compliance or subdivision be approved, nor shall any property within the Carmel Valley Precise Plan Area be used for any purpose unless in conformity with the provisions of this Precise Plan Ordinance.

SECTION 6. If any section or provision of this Precise Plan Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such section or provision shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 7. This Precise Plan Ordinance shall be effective thirty (30) days following its adoption, and the City Clerk shall certify to its adoption and cause it to be published at least once in the Del Mar Surfcomber within fifteen (15) days following its adoption.

Introduced and first read on April 8, 1980.


PASSED AND ADOPTED by the City Council of the City of Del Mar, California, this 5th day of May, 1980, by the following vote:

AYES: Councilmembers Terrell, Feierabend, Shapiro;  
Mayor Roe.

NOES: None

ABSENT: Councilmember Hoover

ABSTAIN: None

  
Richard L. Roe, MAYOR

ATTEST:

  
Mari Slater, CITY CLERK

Exhibit A consists of 4 maps.



# City of Del Mar

1050 Camino del Mar, Del Mar, California 92014  
619.755.0313

CITY MANAGER  
M. J. MULLIN

CITY MANAGER  
M. J. MULLIN

CITY MEMBER  
M. J. MULLIN

CITY MEMBER  
M. J. MULLIN

CITY MEMBER  
M. J. MULLIN

CITY MANAGER  
M. J. MULLIN

## CARMEL VALLEY PRECISE PLAN AMENDMENTS

The attached ordinances are a compendium of the amendments to the Carmel Valley Precise Plan which have been approved by the Del Mar City Council since the Plan's original adoption in May of 1980. Only the Amendment Ordinances themselves, and their own attachments, have been included here. To gain more information on the details of each of the CVPP amendments, the respective files should be reviewed. These files are kept in the offices of Del Mar Planning Department.

ORDINANCE NO. 379

AN ORDINANCE OF THE CITY COUNCIL OF DEL MAR,  
CALIFORNIA, AMENDING THE CARMEL VALLEY PRECISE  
PLAN.

WHEREAS, A precise Plan was prepared by the City of Del Mar and affected property owners to guide the development of approximately 15 acres of a predominantly vacant hillside located north of Carmel Valley Road and east of Camino del Mar; and

WHEREAS, the Plan, known as the Carmel Valley Precise Plan, was adopted by City Council Ordinance No. 308 on May 5, 1980; and

WHEREAS, Mr. Joel Broide, the owner of Lot B within the Precise Planning area, is seeking modifications to the lot development criteria already defined for Lot B; and

WHEREAS, a public hearing was duly noticed and held by the Planning Commission on October 9, 1984, and by the City Council on November 5 and 19, 1984, to consider these amendments to said Precise Plan; and

WHEREAS, the impacts and implications proposed modifications are adequately addressed by the Environmental Impact Report prepared and certified as sufficient for the original Carmel Valley Precise Plan; and

WHEREAS, the proposed amendments to the Precise Plan conform to the provisions and recommendations of said Environmental Impact Report.

NOW, THEREFORE, BE IT ORDAINED that the City Council of the City of Del Mar, California, hereby amends the Carmel Valley Precise Plan as set forth in Exhibits 'A' and 'B' attached hereto.

INTRODUCED this 19th day of November, 1984.

PASSED AND ADOPTED by the City Council of the City of Del Mar, California, this 3rd day of December, 1984, by the following vote:

AYES: Councilmembers Barnett, Delaney; Mayor Tetrault

NOES: Councilmember Carsten

ABSENT: None

ABSTAIN: Councilmember Hopkins

  
JAMES W. TETRAULT, Mayor

ATTEST:

  
DIANE LENNERT, City Clerk

## EXHIBIT "A"

The lot development criteria for Lot 8 of the Carmel Valley Precise Plan shall be amended to read as follows:

Lot 8 - 5200 Square Feet Max. Floor Area Residence

This property would result from lot split between lots 7 and 8. Because of its bluff-canyon topography, limited grading should be permitted in the area southwest of the railroad easement. A stepped semi-subterranean house is recommended. Because the lot is divided by a steep abandoned railroad easement, a bridge may be required between the garage and the house. No grading shall take place outside the allowed landscape area as shown on the Precise Plan Map.

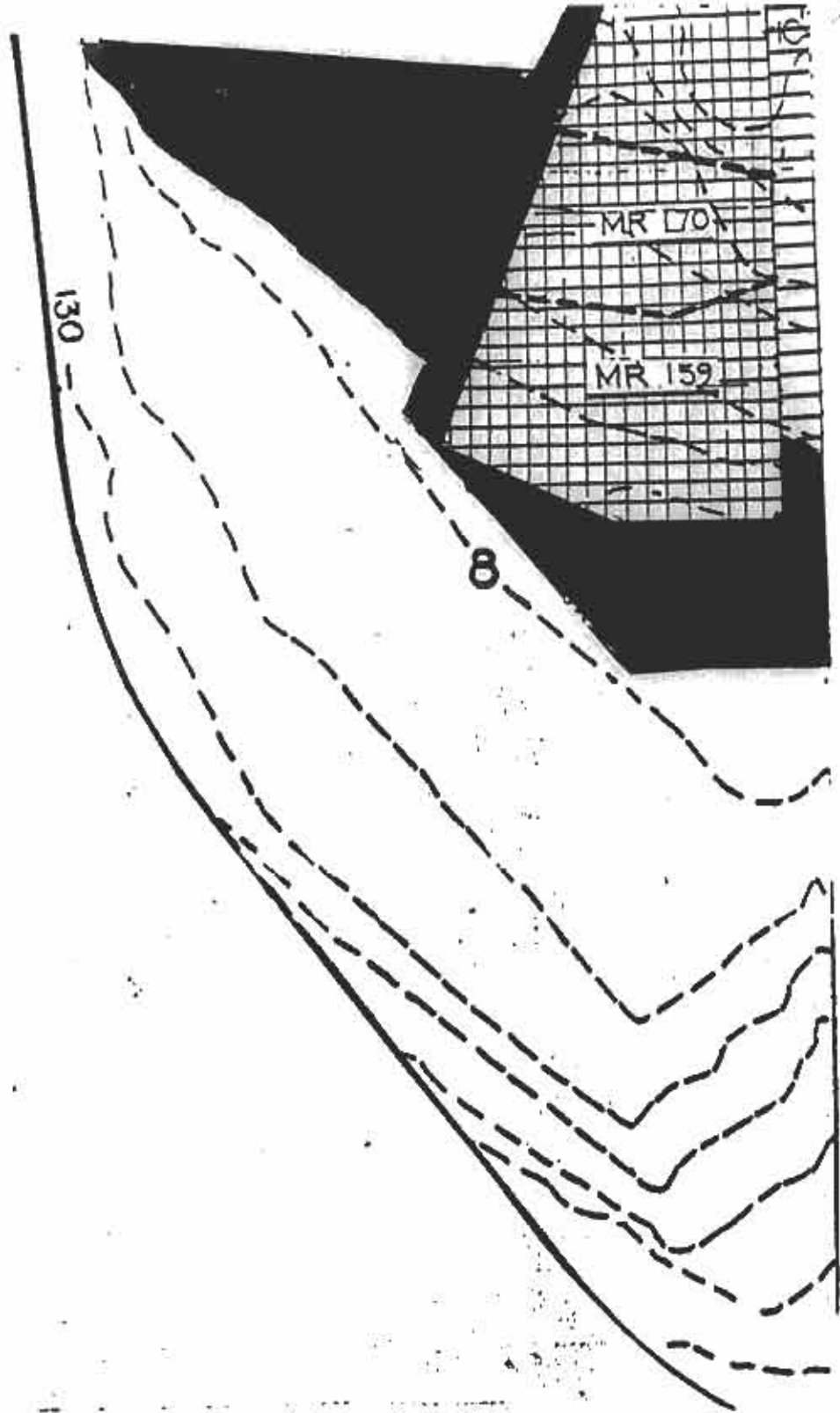
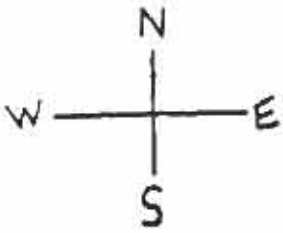
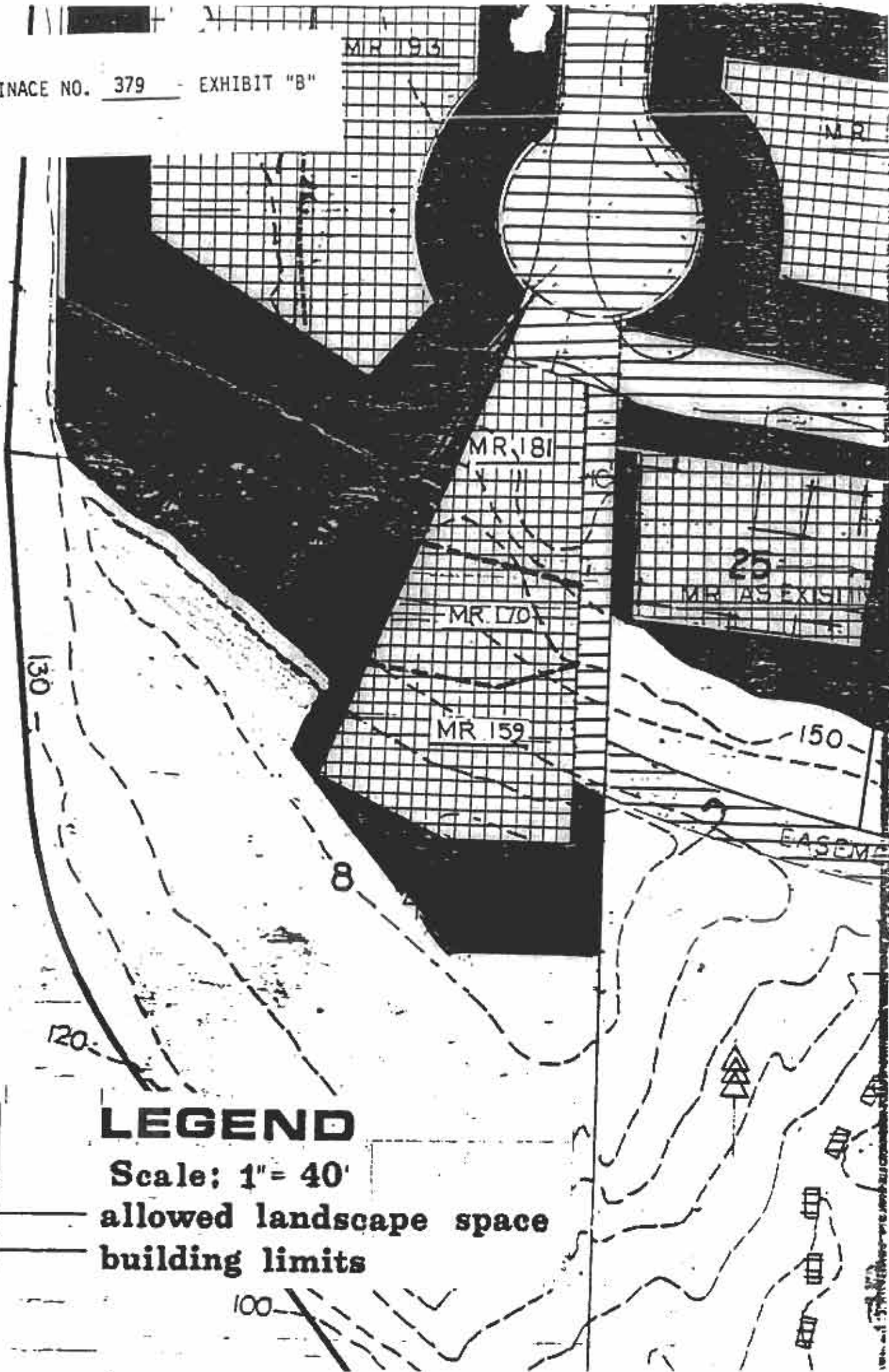


EXHIBIT 'A'

Lot 8 - 5200 Square Feet Max. Floor Area Residence

This property would result from lot split between lots 7 and 8. Because of its bluff-canyon topography, limited grading should be permitted in the area southwest of the railroad easement. A stepped semi-subterranean house is recommended. Because the lot is divided by a steep abandoned railroad easement, a bridge may be required between the garage and the house. No grading shall take place outside the allowed landscape area as shown on the Precise Plan Map.

**CAMINO**



**LEGEND**

Scale: 1" = 40'

allowed landscape space

building limits



AN ORDINANCE OF THE CITY COUNCIL OF DEL MAR, CALIFORNIA, AMENDING THE CARMEL VALLEY PRECISE PLAN.

WHEREAS, a Precise Plan was prepared by the City of Del Mar and affected property owners to guide the development of approximately 15 acres of a predominantly vacant hillside located north of Carmel Valley Road and east of Camino del Mar; and

WHEREAS, the Plan, known as the Carmel Valley Precise Plan, was adopted by City Council Ordinance No. 308 on May 5, 1980; and

WHEREAS, Mr. John Baron, the owner of Lot 23 within the Precise Planning area, is seeking modifications to the building area already defined for Lot 23; and

WHEREAS, a public hearing was duly noticed and held by the Planning Commission on July 10, 1984, and by the City Council on August 20, 1984, to consider these amendments to said Precise Plan; and

WHEREAS, the impacts and implications proposed modifications are adequately addressed by the Environmental Impact Report prepared and certified as sufficient for the original Carmel Valley Precise Plan; and

WHEREAS, the proposed amendments to the Precise Plan conform to the provisions and recommendations of said Environmental Impact Report.

NOW, THEREFORE, BE IT ORDAINED that the City Council of the City of Del Mar, California, hereby amends the Carmel Valley Precise Plan as set forth in Exhibit "A" attached hereto.

INTRODUCED this 20th day of August, 1984.

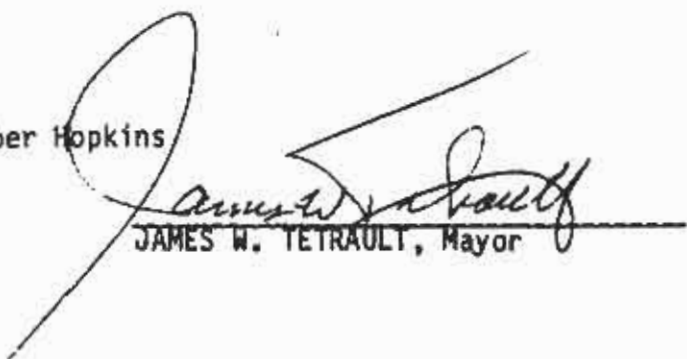
PASSED AND ADOPTED by the City Council of the City of Del Mar, California, this 4th day of September, 1984, by the following vote:

AYES: Councilmembers Delaney, Barnett, Carsten; Mayor Tetrault

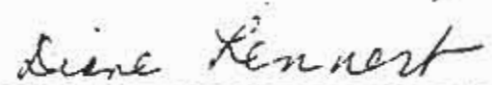
NAYS: None

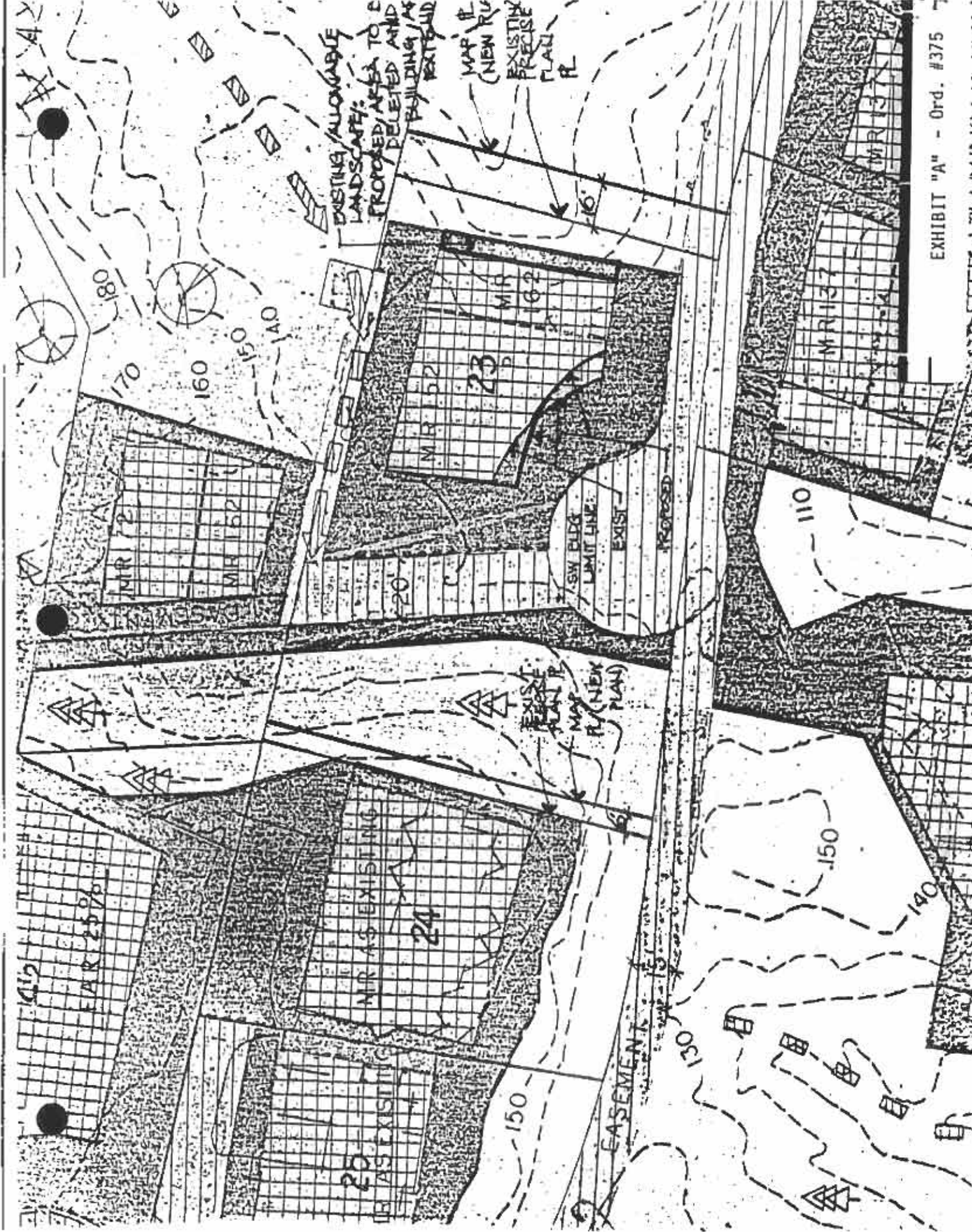
ABSENT: None

ABSTAIN: Councilmember Hopkins

  
JAMES W. TETRAULT, Mayor

ATTEST:

  
DIANE LENNERT, City Clerk



ORDINANCE NO. 456

AN ORDINANCE OF THE CITY OF DEL MAR,  
CALIFORNIA, AMENDING THE CARMEL VALLEY  
PRECISE PLAN

WHEREAS, a Precise Plan was prepared by the City of Del Mar and affected property owners to guide the development of approximately 15 acres of a predominantly vacant hillside located north of Carmel Valley Road and east of Camino del Mar; and

WHEREAS, the Plan, known as the Carmel Valley Precise Plan, was adopted by City Council Ordinance No. 308 on May 5, 1980; and

WHEREAS, Lew and Ruby Hopkins, the owners of Lot 3 within the Precise Planning area, and Lot 5 of Map 7440, are seeking to modify the size, shape, and definition of Lot 3 and the creation and inclusion of Lot 29 to the Precise Plan; and

WHEREAS, a public hearing was duly noticed and held by the City Council on August 4, 1986 to consider this amendment to said Precise Plan; and

WHEREAS, the intent and effectiveness of the existing Precise Plan will not be adversely affected by the amendment; and

WHEREAS, the proposed amendment has been found to be categorically exempt according to the California Environmental Quality Act, Class Three.

NOW, THEREFORE, the City Council of the City of Del Mar, California, DOES ORDAIN that the Carmel Valley Precise Plan be amended as set forth in Exhibit "A" attached hereto; and Staff is directed to make appropriate changes in the Zoning Map.

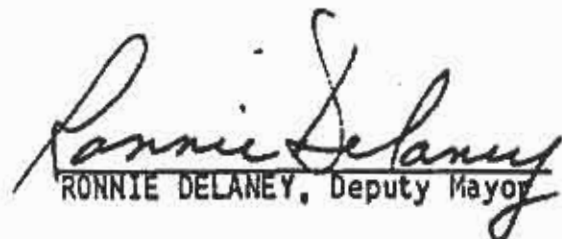
Introduced and first read at a Regular Meeting of the City Council of the City of Del Mar held the 4th day of August, 1986, and thereafter PASSED AND ADOPTED at a Regular Meeting of the City Council held the 18th day of August, 1986. by the following vote:

AYES: Councilmembers Barnett, Delaney, Eisenberg, Gillies

NOES: None

ABSENT: Mayor Hopkins

ABSTAIN: None

  
RONNIE DELANEY, Deputy Mayor

ATTEST:

  
J. S. GILBERT, City Clerk

# EXHIBIT A

## "Lot 3 - 3095 S.F. Max. Fl. Ar. Residence

This property contains an existing residence. It is the combination of old Lot 4 of Map 7440 and a portion of an open space lot all under same ownership. A portion of the lot will be incorporated into the open space, and no structure or landscaping will be permitted except as allowed under the provision of this element."

## "Lot 29 - 3648 S.F. Max. Fl. Ar. Residence

This lot will permit variable house designs. A portion of the lot will be incorporated into the open space, and no structure or landscaping will be permitted except as allowed under the provisions of this element. The maximum roof elevation shall be 16' above the average grade of the street measured at the street's midway point, and shall in no case be greater than 26' above the adjoining grade of the structure..."

ORDINANCE NO. 495

AN ORDINANCE OF THE CITY OF DEL MAR,  
CALIFORNIA, AMENDING THE CARMEL VALLEY  
PRECISE PLAN

WHEREAS, a Precise Plan was prepared by the City of Del Mar and affected property owners to guide the development of approximately fifteen acres of a predominantly vacant hillside located north of Carmel Valley Road and east of Camino del Mar; and

WHEREAS, the Plan, known as the Carmel Valley Precise Plan, was adopted by City Council Ordinance No. 308 on May 5, 1980; and

WHEREAS, Dr. Albert Giannini, the owner of Lot 27 within the Precise Planning area, is seeking to modify the development standards of Lot 27 of said Precise Plan; and

WHEREAS, a public hearing was duly noticed and held by the City Council on August 17, 1987 to consider this amendment to said Precise Plan; and

WHEREAS, the intent and effectiveness of the existing Precise Plan will not be adversely affected by the amendment; and

WHEREAS, the proposed amendment has been found to be categorically exempt according to the California Environmental Quality Act, Class Three.

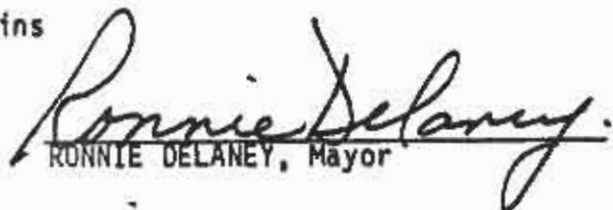
NOW, THEREFORE, the City Council of the City of Del Mar, California, DOES ORDAIN that the Carmel Valley Precise Plan be amended as set forth in Exhibit "A" attached hereto.

Introduced and first read at a Regular Meeting of the City Council of the City of Del Mar held the 17th day of August, 1987, and thereafter PASSED AND ADOPTED at a Regular Meeting of the City Council held the 31st day of August, 1987 by the following vote:

AYES: Councilmembers Delaney, Barnett and Gillies

NOES: Councilmember Eisenberg

ABSENT: Councilmember Hopkins

  
RONNIE DELANEY, Mayor

ATTEST:

  
JO SEIBERT, City Clerk

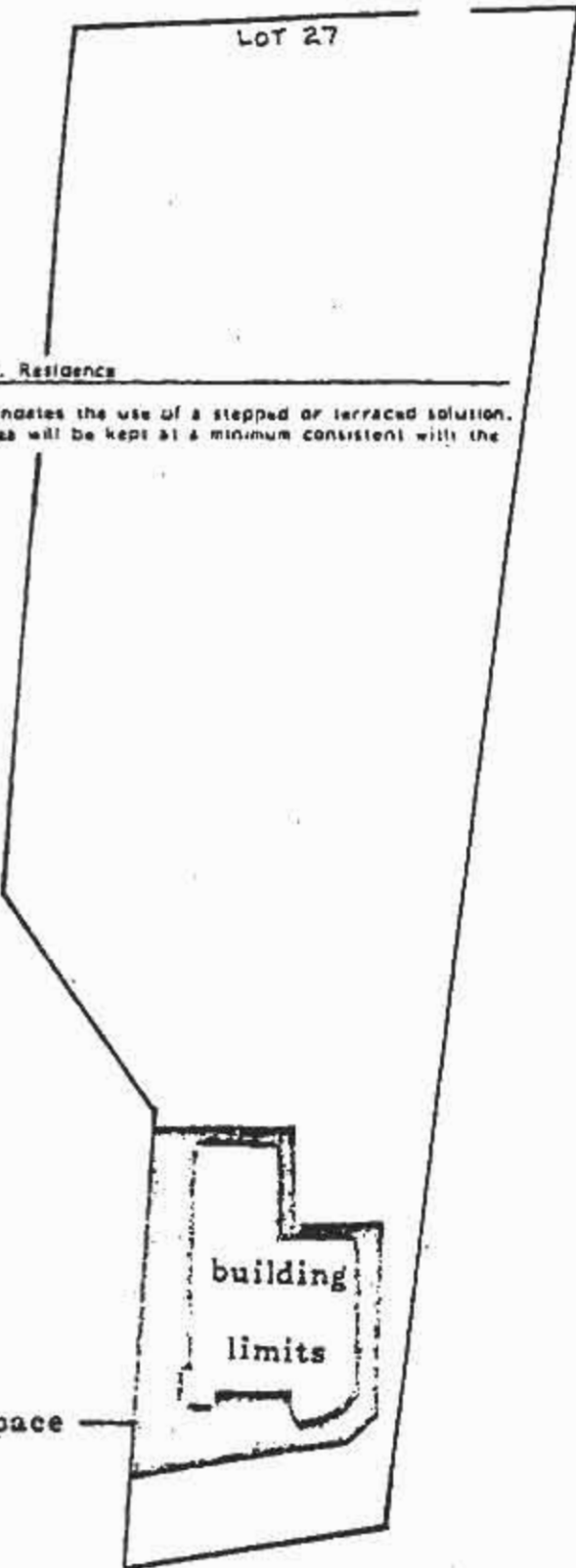
LOT 27

Lot 27 3700 S.F. Max. Fl. Ar. Residence

This is a difficult site which mandates the use of a stepped or terraced solution. Grading outside the building area will be kept at a minimum consistent with the need for site stabilization.

allowed landscape space

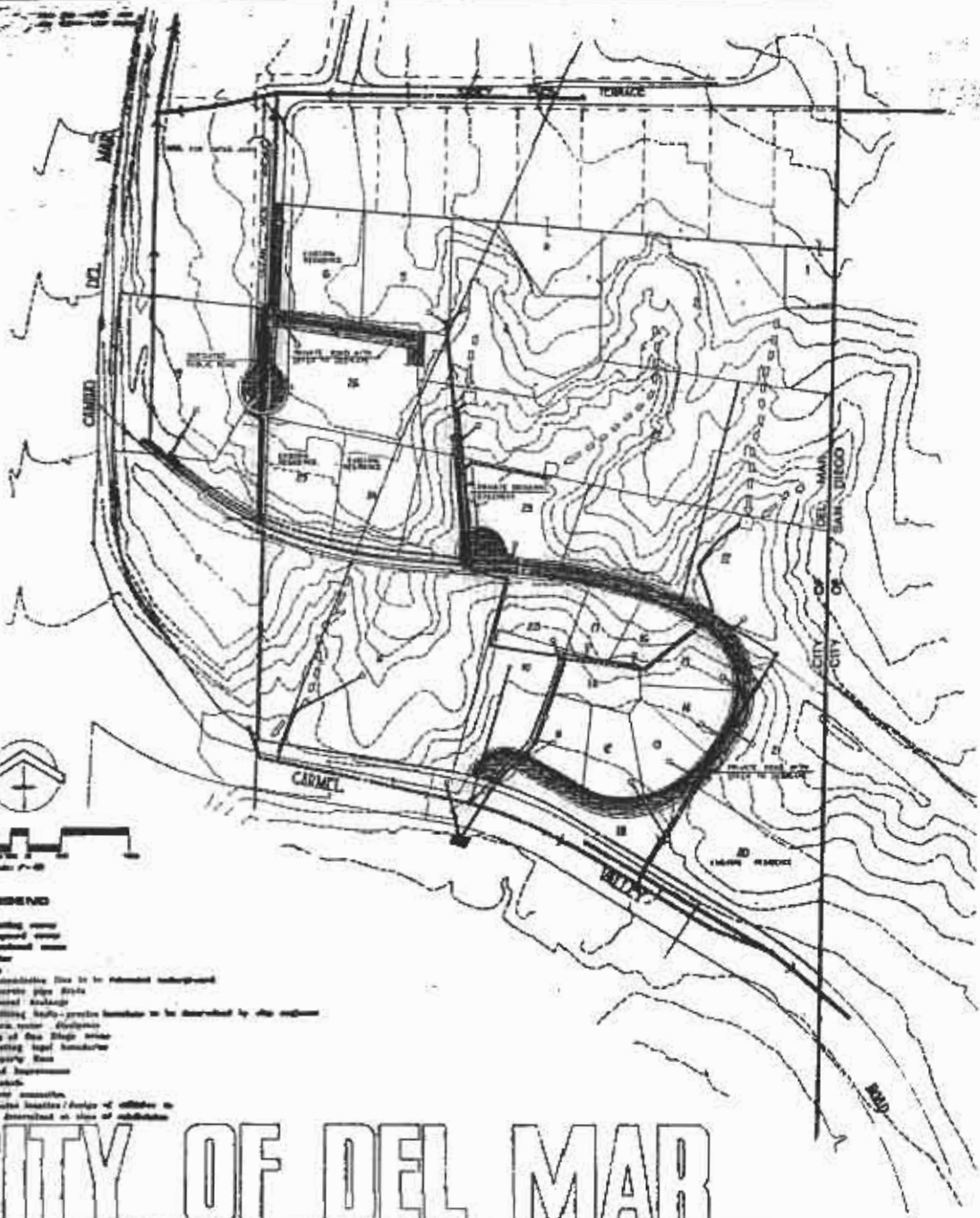
building  
limits











- LEGEND**
- existing water
  - proposed water
  - proposed sewer
  - proposed gas
  - proposed electric
  - proposed fiber optic
  - proposed telecommunications
  - proposed street
  - proposed sidewalk
  - proposed bicycle lane
  - proposed transit
  - proposed utility easement
  - proposed utility right-of-way
  - proposed utility easement
  - proposed utility right-of-way
  - proposed utility easement
  - proposed utility right-of-way

# CITY OF DEL MAR

## CARMEL VALLEY PRECISE PLAN

**PRECISE ENGINEERING**  
 UTILITIES  
 DRAINAGE  
 CIRCULATION

PREPARED BY:  
 CITY OF DEL MAR PLANNING DEPT. AND STONE-FISCHER

**CONSULTANTS:**

Architect and Planner	San Diego
Structural Engineer	San Diego
Electrical Engineer	San Diego
Mechanical Engineer	San Diego
Civil Engineer	San Diego

## Memorandum Regarding Lot 1 of the Carmel Valley Precise Plan

**PURPOSE:** The purpose of this memorandum is to provide sufficient supplemental historic information to avoid a future misinterpretation of what was originally intended, relative to Lot 1, as described under the heading “Lot 1 - Open Space” on Page 1 of the four page document titled “GENERAL REQUIREMENTS AND LOT CRITERIA” of the Carmel Valley Precise Plan (hereinafter - CVPP).

**BACKGROUND:** Robert and Margaret Schneider, the current owners of Lot 1, were concerned about a possible future interpretation of the ambiguous language under the heading “Lot 1 - Open Space” on Page 1 of the CVPP document described above, which might have negative impacts on the use and value of their property. The Schneiders brought this matter to the attention of Adam Birnbaum, Planning Manager of the Del Mar Planning Department, in a meeting at Del Mar City Hall on April 1, 2016. Adam Birnbaum and Matthew Bator, Senior Planner of the Del Mar Planning Department both agreed with the legitimacy of the Schneiders’ concern. To mitigate the ambiguity situation, Adam Birnbaum and Matthew Bator suggested the Schneiders work with Lewis Dominy, A.I.A. (the author of the language in the original CVPP document) to memorialize Lewis Dominy’s original intent in a supplemental clarification document with wording that would be clear to anyone familiar with real estate terminology. The supplemental document, authored by Lewis Dominy, would then be reviewed by the City Planning Department for accuracy. Following approval of the supplemental clarification document, the City would write a letter to the Schneiders confirming acceptance. This letter would be entered into the file on the property and be available for future reference when, and if there is, future development intended on Lot 1.

**ORIGINAL INTENT OF THE CVPP:** The pre-existing site plan for the approximately 13 acres included in the CVPP, had quite a few landlocked lots, and the layouts and boundaries had nothing to do with the topography of the land. The whole point of the Carmel Valley Precise Plan was to reorganize the overall site to **respect the topography** and provide **accessible building sites**, while **preserving two very beautiful and environmentally sensitive canyon spaces**.

**ORIGINAL INTENT OF THE CVPP RELATIVE TO SCHNEIDERS’ TWO LOTS:** Prior to the CVPP, the Schneiders owned two adjacent North and South lots. The North lot (approx. 12,000 SF, formerly Assessor’s Parcel 301-031-28) fronted on Torrey Pines Terrace. The South lot (approx. 11,800 SF, formerly Assessor’s Parcel 301-031-24) was both landlocked and topographically inaccessible and difficult to build on without major disruption of the site. In retrospect, during the early stages of the CVPP process, it should have been clearly stated that one intent of the CVPP was to divide the Schneiders’ original, landlocked, South lot (approx. 11,800 SF) into two parts (northern & southern). The southern part (approx. 7,700 SF) of the original South lot is environmentally sensitive land, with bluffs, canyons and Torrey Pine trees. The northern part (approx. 4,100 SF) of the original South lot has one mature Torrey Pine tree, but is not environmentally sensitive land. However, it is topographically similar to the Schneiders’ original, adjoining North lot (approx. 12,000 SF) with frontage on Torrey Pines Terrace. The original North lot had a residence completed and occupied by the Schneiders in 1977. The environmentally sensitive southern part (approx. 7,700 SF) of Schneiders’ original South lot was to be incorporated into Lot 2 of the CVPP and become dedicated open space. The northern part (approx. 4,100 SF) of Schneiders’ original South lot was to be merged with their original North lot and become Lot 1 of the CVPP, with an area of approx. 16,000 SF with R1-10 zoning. All of the approx. 4,100 SF is designated as landscape area for Lot 1, **except** for a small triangle-shaped section (approx. 190 SF) in the southwest corner of Lot 1. The original intent for the **use** of the 4,100 SF area, minus the small triangle-shaped section, was to allow the owner to use this area for all back yard purposes, **except enclosed structures**, in conformance with the ordinances (for the back yard of a typical R1-10 lot) that were in effect **at the time the CVPP was adopted**. The original intent for the small (approx. 190 SF) triangle-shaped section was to designate this area as “open space” with no landscaping or structures permitted. This triangle-shaped section of Lot 1 is the site of the previously mentioned, mature Torrey Pine tree.