

DEL MAR HOTEL PARCEL SPECIFIC PLAN ALTERNATE #1

Revised 12-15-87

As Approved by the City Council on

December 15, 1987

by Ordinance No. 502

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO ) ss  
CITY OF DEL MAR )



I, MARY A. CARLSON, City Clerk of the City of Del Mar, California, DO  
HEREBY CERTIFY that the attached is a true and correct copy of:

The Del Mar Hotel Specific Plan as  
approved by Ordinance No. 502 on  
December 15, 1987.

(SEAL)

*Mary A. Carlson*  
\_\_\_\_\_  
MARY A. CARLSON, City Clerk  
Del Mar, California

DATED this 16th day of March, 1989

TABLE OF CONTENTS

	<u>PAGE</u>
<b>SECTION I</b>	
<b>INTRODUCTION</b>	
A. Proposal . . . . .	9
B. Intent . . . . .	10
C. Process . . . . .	12
D. Exhibit A . . . . .	14
E. Exhibit B . . . . .	15
F. Exhibit C . . . . .	16
<b>SECTION II</b>	
<b>REQUIREMENTS</b>	
A. Land Use Element . . . . .	17
B. Traffic Element . . . . .	22
C. Service Element . . . . .	22
D. Pedestrian Element . . . . .	24
E. View Element . . . . .	25
F. Architectural Elements . . . . .	27
G. Village Face and Character Elements . . . . .	29
H. Streetscape Element . . . . .	30
I. Parking Element . . . . .	30
J. Conservation Element . . . . .	33
K. Economic Element . . . . .	33

	<u>PAGE</u>
L. Bonus Request I . . . . .	34
M. Bonus Request II. . . . .	37
SECTION III	
CONFORMANCE WITH THE COMMUNITY PLAN	
A. GOAL 1. . . . .	38
B. GOAL 2. . . . .	40
C. GOAL 3. . . . .	43
D. GOAL 4. . . . .	47
E. GOAL 5. . . . .	51
F. GOAL 6. . . . .	53
SECTION IV	
ZONING REGULATIONS	
XX.X.010 Boundaries . . . . .	55
XX.X.020 Purpose. . . . .	55
XX.X.030 Allowable Uses . . . . .	55
XX.X.040 Bulk Floor Area. . . . .	56
XX.X.045 Utilization of Bulk Floor Area . .	57
XX.X.050 Lot Standards. . . . .	57
XX.X.060 Development Standards. . . . .	57
XX.X.070 Requirement to Provide Parking Spaces . . . . .	58
XX.X.080 Requirements for Design Review . .	58
XX.X.090 Requirements for Development Plans	59
XX.X.100 Outdoor Storage. . . . .	59
XX.X.101 Operation and Use of Semi-public Areas. . . . .	60

	<u>PAGE</u>
XX.X.102 Improvements by Property Owners . . . . .	60
XX.X.103 Mitigation Measures. . . . .	62
XX.X.104 Covenant to Maintain and Secure the Premises and Indemnify the City . . . . .	74
Exhibit D. . . . .	75
<b>SECTION V</b>	<b>COMMUNITY/FACILITY SERVICES</b>
1. Police and Sheriff Protection . . . . .	76
2. Fire Protection . . . . .	76
3. Drainage Improvements . . . . .	76
4. Sewer Facilities. . . . .	76
5. Project Service Requirements. . . . .	77
6. Zoning Enforcement. . . . .	77
<b>SECTION VI</b>	<b>APPENDIX</b>
EXHIBIT I-A Site Area for the Del Mar Hotel . . . . .	79
EXHIBIT I-B F.A.R. for the Del Mar Hotel. . . . .	80
EXHIBIT II Summary of Parking Spaces . . . . .	81
EXHIBIT III Aerial Photo of Property. . . . .	82
EXHIBIT IV-A Assessor's Parcel Map . . . . .	83
EXHIBIT IV-B Proposed Parcel Map . . . . .	84
EXHIBIT V Specific Plan Location Map. . . . .	85
EXHIBIT VI Water Service Plan Map. . . . .	86
EXHIBIT VII Sewerage Service Plan Map . . . . .	87
EXHIBIT VIII Public & Private Transportation Map . . . . .	88
EXHIBIT IX Hotel Plaza Perspective . . . . .	89
EXHIBIT X-A Utility Letter - Fire Department. . . . .	90
EXHIBIT X-B Utility Letter - Fire Department. . . . .	91
EXHIBIT XI Utility Letter - Sheriff. . . . .	94
EXHIBIT XII Utility Letter - Pacific Bell . . . . .	95
EXHIBIT XIII Utility Letter - Coast Waste. . . . .	96
EXHIBIT XIV-A Utility Letter - SDG&E. . . . .	97
EXHIBIT XIV-B Utility Letter - SDG&E. . . . .	98
EXHIBIT XV-A Utility Letter - Water & Sewer. . . . .	100
EXHIBIT XV-B Utility Letter - Water & Sewer. . . . .	101
EXHIBIT XVI-A Letter - Revenue to City. . . . .	102
EXHIBIT XVI-B Letter - Revenue to City. . . . .	103
EXHIBIT XVII Community Development Element . . . . .	104

	<u>PAGE</u>
EXHIBIT XVIII Ad Hoc Committee Recommendation . . . .	106
EXHIBIT XIX State Statute Comparison Summary. . . .	108
EXHIBIT XX Advisory Survey . . . . .	110
EXHIBIT XXI Village Committee Resolution 5/14/86. .	113

Environmental Impact Report (Separate Report)

CITY OF DEL MAR

City Council:

Ms. Ronnie Delaney, Mayor  
Mr. Scott Barnett, Deputy Mayor  
Mr. Lewis Hopkins, Council Member  
Ms. Brooke Eisenberg, Council Member  
Mr. John Gillies, Council Member

Planning Commission:

Mr. Elliot "Zeke" Woolley, Chairman  
Mr. Ron Carl  
Mr. Ray Jung  
Ms. Julie Phinney  
Mr. Elliot Parks

The Village Committee:

Mr. Harvey Herzburg, Chairman  
Ms. Ann Hohmeyer  
Ms. Julie Phinney  
Mr. Herb Turner  
Mr. Elliot "Zeke" Woolley  
Mr. Mike Cowett, Legal Advisor

City Staff:

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

Ms. Kay Jimno, City Manager  
Mr. Jim Sandoval, Director of Planning & Community Development  
Mr. Chris Morrow, Assistant Planner  
Ms. Miriam Kirshner, Assistant Planner  
Mr. Mark Carroll, Assistant Planner  
Ms. Lisa Gordon, Planning Technician  
Ms. Barbara Plageman, Secretary

Chief Larry Jones, Fire Department  
Mr. Sam Nicosia, Public Works  
Ms. Jo Seibert, City Clerk  
Ms. Anita Bingham, Finance Director

Mr. John M. "Rusty" Powell, City Engineer  
175 Calle Magdalena, Suite 101  
Encinitas, CA 92024

Mr. Roger Krauel, City Attorney  
225 Broadway, Suite 1750  
San Diego, CA 92101

Del Mar Hotel Development Team

Owner:

James M. Watkins  
355 14th Street  
Del Mar, CA 92014

Landscape Architect:

Gerald L. Garner  
Garner Perdue Krizan  
2105 Garnet Avenue  
San Diego, CA 92109

Architect:

Galvin, Cristilli  
800 West Ivy Street, Suite C  
San Diego, CA 92101

Consultant:

Architura  
1302 Camino del Mar  
Del Mar, CA 92014

Project Consultant:

Milton Karafilis  
436 Ninth Street  
Del Mar, CA 92014

Hotel Consultant:

Georg Hochfilzer  
1229 Via Mil Cumbres  
Solana Beach, CA 92075

Attorney:

James R. Gigler  
Attorney-at-Law  
1011 Camino del Mar  
Del Mar, CA 92014

Accountants:

Lawrence F. Scott  
Hawkins & Scott  
2775 Via de la Valle  
Del Mar, CA 92014

## SECTION I: INTRODUCTION

Application for the revised Del Mar Hotel Specific Plan (referred to as the Del Mar Hotel Specific Plan Alternative #1) as submitted by Mr. Jim Watkins, 355 14th Street, Del Mar, California, proposes the construction of a hotel, retail shops and vacation condominium timeshares for the 5.18 acres located on the northwest corner of Fifteenth Street and Camino del Mar in the City of Del Mar. In accordance with the California Environmental Quality Act, the City prepared and the City Council has certified an Environmental Impact Report for the original Del Mar Hotel Specific Plan.

A mitigated negative declaration has been prepared for certification for the proposed Del Mar Hotel Specific Plan Alternate #1 development. A Development Agreement will be executed by the City and the applicant and will serve as an implementation measure to insure that all improvements, mitigation measures and conditions of approval are accomplished.

The proposed Specific Plan is subject to approval by the electorate of the City of Del Mar. If approved, the project will be reviewed by the State Coastal Commission and the City's Design Review Board. The proposed Del Mar Hotel Specific Plan has been processed in accordance with the legal and procedural requirements of the State Government Code, the State Map Act, and the Del Mar Municipal Code.

## A. THE PROPOSAL

The Del Mar Hotel Specific Plan proposes a hotel consisting of 123 units for a total of 87,672 square feet, including a 3,500 square foot restaurant. Also included is 4,700 square feet of pedestrian-oriented shops on the parcel formerly occupied by the old Del Mar Hotel. In addition, 12 vacation condominium timeshares, consisting of 8,120 square feet of building and 2,400 square feet of parking, are planned on the lower northern portion of the property formerly approved for 36 condominiums.

The proposed project includes a lot area of 226,075 square feet, and floor area of 102,892 square feet. The project's floor area ratio is 45.5 percent, computed in accordance with the Del Mar Zoning Code. The total building coverage will be less than 24 percent.

Architecturally, the hotel will be of a considerably lower profile than the old hotel and with an old world theme carried throughout the project. Structures will feature wood; stone; brick; shingles; and other natural materials, colors, and textures. Most required parking will be underground to create additional open space for gardens and plazas. Almost a quarter of an acre at the corner of Camino del Mar and 15th Street and 3,000 square feet will be dedicated for a mini-park/plaza which can be utilized for art exhibits or community events. The hotel is designed with the intent to re-establish the parcel's historic use. The grounds are designed to encourage community use.

B. THE INTENT

The Del Mar Hotel Specific Plan is proposed to convert vacant Central Commercial and R2 property into a hotel, community-oriented retail shops and 12 vacation condominium timeshares.

The Specific Plan process as established by Section 65450 of the California Government Code is utilized to create a better project through zoning flexibility.

The downtown initiative (Section 30.54 of the Del Mar municipal code) considers any portion of a project which exceeds the underlying zoning regulations to be a "development bonus". These development bonuses are requested in exchange for extraordinary public benefits provided by the property owner. The bonuses to the project are:

1. An increase in the FAR from the overall average of 39\* percent permitted by the existing zoning to an overall project FAR of 45.5 percent or a bonus of 15,706 square feet.

$$\begin{array}{r} * 80,600 \times 45\% = 36,270 \\ 145,475 \times 35\% = \underline{50,916} \end{array}$$

$$87,186 \div 226,075 = 39\%$$

2. An increase in the number of building stories from the two permitted by the existing zoning to three and in some areas four in the two largest of the three wings of the hotel.
3. An increase in permitted building height from 26 feet to 34 feet above average adjoining grade, and an increase from 14 feet to 22 feet above the curb of Camino del Mar.

4. A change in the zoning designation from CC and R2 to Specific Plan-Hotel resulting in hotel and vacation condominium timeshare uses on what was previously R2 land and hotel, retail and park space on what was previously central commercial. (Although this is not in conformance with existing zoning, it is in conformance with the Community Plan Community Development Element, which permits hotel uses on the site.)

Currently the property is a vacant lot. The goal is to create an economically viable use of the site that achieves the goals set forth in the Community Plan. A list of community benefits from the proposed Specific Plan includes:

1. A mini-park/plaza (10,000 square feet) and a park near the post office (3,000 square feet).
2. A multi-purpose room (community use a minimum of twelve times per year). Procedures for use to be determined by the City Council.
3. Pedestrian promenade with wide meandering sidewalks and street furniture.
4. Public access to beach and view areas.
5. Protection of certain view corridors.
6. Underground parking. (211 of 239 spaces are underground).
7. 60 Underground metered public parking spaces to be located in the southwest section of the parking structure with all revenue created to go to the City.
8. Improves traffic circulation and parking safety on 15th Street.
9. Public and private spaces for social and cultural uses.
10. Transient occupancy tax and sales tax revenue. Estimated at \$300,000 plus per year.
11. Relocation of parking to the east side of Camino del Mar through redesign of Camino del Mar.
12. A design using high quality material.

13. Completion of drainage across Camino del Mar at 15th Street.
14. Less than 23 percent lot coverage where zoning allows 53.5 percent (CC = 60%, R2 = 50%).
15. A Library gift of \$50,000 per year for 20 years with cost of living increases each year up to a maximum of 3 percent.

The hotel is planned to be a place to gather with friends; as a meeting place for community social and civic events, a place with gardens, vistas, and views, with the intention of meeting the goals of the Community Plan.

#### C. THE PROCESS

The Specific Plan process, as required for this property by Measure B, allows for zoning flexibility in exchange for extraordinary public benefits. The proposed plan is closely aligned with the historic use of the parcel and its designated use as recommended in the Community Plan and the Community Development Element (Ordinance 413). The Specific Plan binds the Del Mar Hotel parcel property and becomes the zoning regulations for that parcel only, designated on the City's zoning map as Hotel Specific Plan (HSP).

The Specific Plan has been reviewed by the Department of Planning & Community Development, the Planning Commission, and the City Council.

This Specific Plan defines the building footprints and height limits. The Director of Planning and Community Development shall

review the final design drawings and make a determination of compliance with the voter approved Specific Plan prior to Design Review Board review. The Design Review Board review shall be limited to architectural detailing, materials, and appearance of the building exteriors and landscaping in accordance with the City's Design Review Board regulations. The Design Review Board will also approve a Tenant Design Manual which shall be the governing document for storefront and signage design. The Design Review Board review shall not include height and massing, or building location which are established by this Specific Plan.

The development of the property may require additional approvals which would be necessary to fully implement the Specific Plan.

These approvals would include:

- \* Coastal development permit
- \* Land Conservation permit
- \* Grading permit
- \* Tentative parcel map for lot consolidation
- \* Tentative subdivision map for proposed condominium units.

EXHIBIT A  
COLOR LANDSCAPING AND SITE PLAN

EXHIBIT B  
COLOR ARCHITECTURAL RENDERING

EXHIBIT C  
BUILDING PROFILE

## SECTION II: REQUIREMENTS

This section identifies the issues that have been addressed in numerous preplanning meetings. The proposed development appropriately achieves the goals outlined in the Community Plan.

A. LAND USE ELEMENT

The Land Use Element of the Community Plan dictates that, "The Village Center District is the heart of the community; land use should include retail and hotel use with a minimum floor area devoted to office or non-pedestrian use;" "Encourage developments which provide social, cultural and recreational activities."

The following land uses comprise the proposed project:

1. Hotel - The 123 room, 87,672 square foot hotel is intended to re-establish the parcel's historic use. The grounds will include gardens, water features, and views. A 3,500 square foot restaurant is proposed as one of the hotel's amenities.
2. Community-oriented Retail - In the 4,700 square foot retail area the proposed tenant mix will reflect the desires of the community, as expressed in the 1986 Del Mar Hotel Survey, and offer other resident serving retail shops. A pedestrian connection, using enriched pavers, between the existing shops on Camino del Mar and the south side of 15th Street will be created.

3. Restaurant - A 3,500 square foot restaurant with a 1,000 square foot sidewalk cafe is proposed. The restaurant and cafe provide the residents with additional dining opportunities and also provides a service for hotel guests which reduces their need for automobile transportation when selecting dining facilities.
4. Office - The only office space proposed is that which is required for hotel administration.
5. Vacation Condominium Timeshares - Twelve 677 square foot vacation condominium timeshares, which consists of 8,120 square feet of building and 2,400 square feet of parking, are proposed at the northwestern corner of the site. The cottage type architectural concept is intended to provide a buffer between the commercial property to the south and the residential property to the north.
6. Open Space - A public mini-park/plaza of 10,000 square feet is proposed for the northwest corner of Camino del Mar and 15th Street. Amphitheater seats, random paving, and landscaping is proposed to encourage public use. A semi public park of 3,000 square feet is proposed for the southwest corner of the property. Gardens and landscaped plazas over the underground

parking create areas for community social and cultural activities, add to the pedestrian orientation and expand the opportunity for the citizens to walk through the project. A promenade along the property on the north side of 15th Street will provide pedestrians with a wide, meandering landscaped path toward Seagrove Park.

7. Land Use Transition

- (a) Residential Transition - The cottage-style architecture of the vacation condominium timeshares at the northwest portion of the property are intended to provide transition from the commercial buildings to the south to the residential buildings to the north.
- (b) Camino del Mar Commercial - Retail uses along 15th Street are intended to establish the project as a continuation of those existing retail uses along Camino del Mar. In addition, a pedestrian crosswalk of enriched paving will be created between the project's retail and the existing shops.
- (c) Project Density - Existing code allows 60 percent building coverage on commercially zoned property and 50 percent coverage on R-2 zoned property, for an average of 53.3 percent. The project proposes less than 23 percent coverage

resulting in increase open space on the site. Floor Area Ratio - Existing code allows 45 percent FAR for commercially zoned property and 35 percent for R-2 property for an overall average FAR of 39 percent. The project proposes a 45.5 percent overall FAR consistent with the Community Development Element of the General Plan. FARs in excess of those permitted by the underlying zones are authorized if the increase is offset by the provision of public amenities that could not otherwise be required. The Village Committee recommended that a bonus of up to 15 percent FAR be given for underground parking.

- (d) Relationship to Del Mar - Several previous plans for the City of Del Mar designate the intersection of 15th Street and Camino del Mar as the focal point for the City of Del Mar. Retail shops located in pedestrian oriented area typically experience a higher degree of success than those outside such areas. The project provides a centralized destination where one can park and walk to shop or to community activities. It is the intention that the central core will be revitalized by new structures, public spaces and semi-public spaces contributing to its economic viability. (Semi-public is defined as being owned and operated by the property owner, but available

for public use.)

- (e) Relationship to the greater Del Mar area - The availability of a viable central core for community shopping and activities is intended to decrease outbound traffic, increase shopping convenience for residents, and increase tax revenue to the City.

**B. TRAFFIC ELEMENT**

The traffic impacts associated with the original proposed Hotel Specific Plan are contained in the Traffic Analysis and Environmental Impact Report for this project. For this proposed alternative project reference should be made to the EIR for a detailed discussion of traffic generation rates, mitigation measures and the resultant net impacts.

To determine the net increase in traffic by the Plaza and Hotel projects, the existing patterns and uses were analyzed and compared to the new traffic demand to determine the increment. A traffic analysis was prepared by Willdan Associates for the original Del Mar Hotel Specific Plan project. The new proposal has also had an additional traffic analysis prepared by Federhart & Associates (See "Mitigated Negative Declaration for the Del Mar Hotel Specific Plan" Appendix 2). The additional analysis assumed peak summer vehicular and pedestrian traffic loads as a baseline. Based on this analysis, the inclusion of certain required mitigation measures alleviate any potential significant traffic impacts.

**C. SERVICE ELEMENT**

Impacts on City of Del Mar services and the provision for tenant services for the project have been analyzed. Direct services to the project have been carefully considered to minimize negative

impacts on local streets and neighbors. Service areas will be covered, out of public view and away from pedestrian patterns. The hotel will provide an in-house laundry facility, significantly reducing the need for service traffic.

1. Telephone, Gas and Electric Utilities - No upgrading of the existing network will be required.
2. Storm Drainage, Sewers and Water - Improvement plans and drawings shall be prepared in accordance with the City of Del Mar Standards.
3. Trash Collection - Areas are adequately provided and shielded from public view. Trash removal will be with a private collection company. Trash shall be segregated suitable for glass, aluminium and paper recycling.
4. Police Protection - The owner will provide on-site security. Police protection will be provided by the San Diego Sheriff's Department.
5. Fire Protection - Fire protection will be provided by the City of Del Mar. The proposed structures will have fire sprinkler systems and other appropriate safeguards as required by the City of Del Mar and state codes.

6. Public transit - The bus stop on the west side of Camino del Mar, north of 15th Street will be maintained to encourage public transportation to the center of Del Mar.

D. PEDESTRIAN ELEMENT

The Community Plan dictates that the project: "Create a pedestrian-oriented downtown which groups retail services with facilities for civic and community activities." The following design elements have been incorporated into a plan to achieve a pedestrian-oriented downtown grouping of services and facilities.

- (1) A pedestrian promenade on 15th Street toward Seagrove Park with pavement past the post office to Coast Blvd.
- (2) Single story, pedestrian scale, street level shops.
- (3) Sidewalk cafe and pedestrian-oriented retail uses.
- (4) Building coverage of less than 24 percent maximizing open space.
- (5) Pathways and access through the property.
- (6) Improved pedestrian safety at 15th Street and Camino del Mar.
- (7) Fountains, benches, and water features.
- (8) A 10,000 square foot mini-park/plaza area at the corner of 15th Street and Camino del Mar combined with water features to invite pedestrians to move from the street to the landscaped semi-public area. (Semi-public is defined as being owned and operated by the property owner, but available for public use.)
- (9) A 3,000 square foot semi-public park at the southwest corner of the property.

## E. VIEW ELEMENT

Consideration has been given to protect view corridors.

1. Views - The hotel will be set back off Camino del Mar and the first floor set at 12 feet below Camino del Mar to achieve a low profile and protect views. Building coverage will be less than less than 23 percent, instead of 60 percent allowed by code for commercial property and 50 percent for R-2 zoned property, to maximize open space and protect view corridors. A single story is proposed at the center portion of the hotel with a semi-public view deck above for guests' and residents' viewing use. (Semi-public is defined as being owned and operated by the property owner, but available for public use.) Pathways to view vistas are provided within the grounds for public and guest use. Vegetation growth will be controlled to preclude infringement on view corridors.
2. Height and Massing - Buildings facing 15th Street are one story and are set back off the street sufficiently to protect the 15th Street view. The hotel's wood-shingle, sloped roofs step up to two and three stories toward the center of the property creating a transition and partially shielding the existing three story building to the west. The architectural style utilizes sloped, wood-shingle roofs similar to the church and Stratford Square. The maximum height of the two buildings running east/west toward the center of the

property is 22 feet above the curb where 14 feet is currently allowed by code. The overall average height, however, will be below the 14 feet allowed.

The shops on 15th Street are one story. The vacation condominium timeshares on the northern portion of the property are below the level of Camino del Mar, and much of the area is left open with no buildings whatsoever. The additional open space and opening of view corridors is only possible by allowing the maximum height of two of the buildings to exceed current code by eight feet so that the others can be reduced.

**F. ARCHITECTURAL ELEMENTS**

The Community Plan dictates that the project: "Protect and enhance human scale, warmth, charm, interest, texture, pedestrian involvement in landscaping." "Preserve and enhance Del Mar's village character."

1. Architecture - Architecturally, the hotel will feature wood; stone; brick; wood shingles; and other natural materials, colors, and textures with landscaped grounds including streams, fountains, gardens, and plazas. The design utilizes the outdoor advantages of Del Mar.

To open and protect view corridors and avoid a 14 foot wall of buildings, the buildings are separated and have varying heights. The hotel's wooden shingle, sloped roofs will vary from one story at 15th Street to two and three stories toward the center of the property creating a transition. Additionally, the proposed new structure will shield the existing, three-story condominiums to the west.

By separating the buildings and varying the height to one, two and three stories, views are better protected and more open space is created.

2. Landscaping - Landscaping for the Del Mar Hotel project provides a park-like setting for the mutual enjoyment of hotel guests and Del Mar residents. Much of the existing plant material will remain on the site, supplemented with additional planting. Landscaping plans are subject to review by the vegetation view blockage committee, if the committee is formed, otherwise review will be by the Design Review Board.

A 10,000 square foot landscaped mini-park/plaza is proposed for the corner of 15th Street and Camino del Mar and is designed to provide an informal meeting and gathering place for Del Mar residents. A second 3,000 square foot semi-public park is proposed at the southwest corner of the property.

Natural materials, such as wood and stone, are proposed for the hardscape materials to integrate the architecture with the natural surroundings. Seasonal plant materials are provided at various locations to provide a variety of color and texture throughout the year.

An electronically controlled, below-grade sprinkler system using low precipitation rate sprinklers is incorporated into the project design.

Primary plant materials include native low maintenance plants. Streetscape plants satisfactory to the Design Review Board are proposed.

G. VILLAGE FACE AND CHARACTER ELEMENT:

The Community Plan dictates that the project: "Provide benches, mini-parks, street trees, and require extensive landscaping of private open space and parking areas."; and "Encourage developments which provide social, cultural, and recreational activities."

1. Land Use - The above Community Plan goal is incorporated into the hotel project as follows:
  - (a) A 10,000 square foot mini-park/plaza that can be utilized for art exhibits, cultural events, and social interaction is proposed for the corner of 15th Street and Camino del Mar. The area will be landscaped and feature a pond and water elements.
  - (b) A second semi-public park of 3,000 square feet is proposed at the southwest corner of the property.
  - (c) The entrance to the hotel features a large lobby and open sidewalk cafe for public enjoyment. A bridge over the water feature supplies a direct pedestrian route from the mini-park/plaza to the hotel community entrance.
  - (d) The 15th Street shops are set back to create a wide walkway and promenade to the beach area.

2. Lighting - Lighting is proposed for streets, walkways, parking, and landscaped areas and is shielded to reduce glare.
3. Tenant Design Manual - The Hotel Tenant Design Manual will include criteria for tenant storefront and signage. This manual is reviewed by City Staff and Design Review Board.

#### H. STREETSCAPE ELEMENT:

The streetscape element consists of the proposed landscape design, street trees, and public areas as it relates to the overall plan approved by the City of Del Mar.

The project proposes to construct a pedestrian walkway on the north side of 15th Street to meet City's standards. The walkway will extend along the project property lines past the post office to Coast Blvd.

#### I. PARKING ELEMENT:

Most required parking is contained in an underground structure. In addition, there are 28 on-site surface parking spaces. The parking garage will contain a subterranean garden to provide ample natural light and ventilation. The west end of the parking garage will be mostly open.

1. Parking Standards: Parking requirements are established in accordance with the Del Mar City Zoning Ordinance as follows.

Restaurant @ 1 space/110 square feet\*

Retail @ 1 space/350 square feet

Hotel @ 1 space/room

Vacation Condos timeshares @ 1 space/unit

\* Restaurant at 1 space/110 square feet of total interior dining space, and restaurant service area. "Dining space" is defined as interior areas cordoned off, where food service is being provided and patrons are being served by a restaurant. "Restaurant service areas" are defined as all interior restaurant space exclusive of dining space.

(a) Parking

1. A total of 239 parking spaces shall be provided.
2. A total of 48 spaces will be provided in excess of the required parking standards.
3. Twelve of the required spaces are to be designated for public use, two of which are provided to replace two spaces lost on 15th Street.
4. The above spaces constitute a total of 60 additional spaces to be metered and available for public use.

(b) Bicycle parking - Parking for a minimum of 30 bicycles will be provided on the hotel site.

(c) Handicapped Spaces - Parking for disabled persons will be provided on site. The size, design, and number will comply with state requirements.

- (d) Natural Ventilation - Much of the west end of the parking facility is open for natural ventilation, to provide a safe, airy, well-lighted parking facility.

**J. CONSERVATION ELEMENT:**

- (1) Energy - The following energy conservation measures have been incorporated in the project to reduce energy demand in compliance with applicable sections of Title 24 of State Administrative Code. Windows are dual-glazed and operable to assist in natural ventilation. However, if noise standards are to be met, windows should remain closed. Pedestrian-oriented retail shops in close proximity to hotel and downtown area will result in fewer vehicle trips for goods and services.
- (2) Natural Resources - The site is not designated as a mining and resource site, and no valuable resources are known to exist.
- (3) Water - The project will incorporate native drought-resistant plants in the landscaping. Fountains recycle water and flow constrictors are placed where applicable.

**K. ECONOMIC ELEMENT:**

The Community Plan dictates that the project "Maintain a balanced ecological/economical philosophy toward commercial growth which permits the City's income to keep pace with its expenditures while insuring compatibility with all other community goals and objectives."

The proposed hotel use is expected to produce room taxes for the City in an approximate amount of \$225,000 to \$250,000 per year initially, increasing with inflation thereafter.

The proposed retail/restaurant use is expected to produce gross revenues in an approximate amount of \$2,940,000 per year. The City will receive 1 percent or \$29,400 of that amount.

The proposed improvements are expected to produce property taxes in the approximate amount of \$200,000 to \$250,000 per year. The City's share of this amount is 17 percent or \$34,000 to \$42,500 per year.

Total revenue to the City is expected to be in excess of \$300,000 per year (see Appendix for letter to City's Finance Department) for the proposed project.

L. BONUS REQUEST I

JUSTIFICATION FOR UNDERGROUND PARKING F.A.R. BONUS

Underground parking can materially enhance the appearance of a development and be of significant benefit to a community by providing more landscaped open space and hiding the automobile to create a more pedestrian oriented village. It is recognized that underground parking can also be a benefit to the project. However, underground parking is expensive and often not economically feasible in a low-rise development.

By way of background, since the General Plan adoption in 1979, various committees have addressed the central commercial district and underground parking and have recognized the benefit to the community of encouraging upgraded improvements not required by code.

Section 3 of Measure "B" recognizes the potential advantages to the community of providing for floor area, lot coverage, or other development bonuses as a part of a specific plan if supported by evidence that the bonus is justified by exceptional public benefits to be provided by the project.

Undergrounding the parking benefits the community as follows:

- (a) eliminates the need for almost two acres of black-top surface parking.
- (b) hides and minimizes the visual impact of the automobile and service areas.
- (c) enables the applicant to provide additional parking, not required by code, to help alleviate the 15th Street and post office parking problems.
- (d) transforms the site to a park-like setting with pedestrian paths through the property to view and vista points, landscaped grounds including fountains and ponds and places for the public to sit.
- (e) provides a 10,000 square foot mini-park plaza at the corner of 15th Street to be utilized for social and cultural art exhibits, or as a meeting place.
- (f) provides a 3,000 square foot semi-public park at the southwest corner of the property.

Surface parking would preclude the inclusion of these open spaces in the project. The hotel has been reduced to 123 units to cover the cost of underground parking and still be economically viable.

**M. BONUS REQUEST II****JUSTIFICATION FOR PENETRATING THE 14 FOOT HEIGHT ENVELOPE**

Current code allows building heights of 26 feet above the curb east of Camino del Mar and 14 feet above the curb west of Camino del Mar.

To open and protect view corridors and avoid a 14 foot wall of buildings across the property, the buildings are separated and varied in height. The 14 foot height envelope has been penetrated in two places, however, the overall average is below 14 feet. One-third of the frontage contains no structure whatsoever. Additionally, the center of the hotel is single story to protect views.

The benefits of the proposed project are as follows:

- (a) A more interesting and attractive design is achieved by separating the buildings and utilizing the wooden shingled, sloped roofs.
- (b) Other areas are single story or contain no building to protect view corridors and create more open space for landscaped gardens.
- (c) More open space and landscaping encourages public use of the pathways through the property, the benches, and plazas, etc.

SECTION III: CONFORMANCE WITH THE COMMUNITY PLAN  
(GENERAL PLAN)

The Del Mar Hotel Specific Plan conforms to and meets the goals and objectives of the Del Mar Community Plan as follows:

GOAL 1. OBJECTIVES AND POLICIES:

"D. INSURE THAT ALL FUTURE DEVELOPMENT BE SUCH AS TO PRESERVE AN ATMOSPHERE OF OPENNESS, PRESERVE SCENIC VISTAS AND ACCESS TO PUBLIC OPEN SPACES, INCLUDING THE BLUFFS AND BEACH."

To preserve an atmosphere of openness, most required parking is underground. Almost 2 acres of blacktop is thereby made available to be used for open spaces, gardens and pathways through property to the beach, and to scenic views. The structures have been placed at the lowest practical elevation and have been set back from Camino del Mar to protect view corridors. The total building coverage is less than 23 percent.

"L. REDUCE ENERGY CONSUMPTION AND ENCOURAGE MATERIAL RECYCLING."

Energy conservation measures have been incorporated in the plan as follows: maximum insulation to reduce energy demand in compliance with applicable sections of Title 24 of the State Administrative Code. Windows are dual-glazed and operable for

maximum natural ventilation. However, if noise standards are to be met, windows should remain closed. A recycling program for segregating glass, paper and aluminum is utilized.

"M. PROMOTE THE PRUDENT USE OF WATER RESOURCES..."

Landscape plans incorporate native drought-resistant plants. Fountains recycle the water and flow constrictors are used where applicable.

"N. SUPPORT GASOLINE CONSERVATION ACTIVITIES..."

To conserve gasoline the proposed facility encourages guests to use Amtrak, provides a shuttle service, and a bus stop and encourages guests to utilize bicycles provided by the hotel. Cars are parked underground and out of sight to promote an overall pedestrian atmosphere.

**GOAL 2. OBJECTIVES & POLICIES:**

"MINIMIZE THE IMPACT OF THE AUTOMOBILE...AND EMPHASIZE A MORE PEDESTRIAN ORIENTED ENVIRONMENT, SAFER SIDEWALKS, LANDSCAPED BUFFER ZONES, AND ALTERNATE MEANS OF TRANSPORTATION."

To minimize the impact of the automobile and emphasize a more pedestrian oriented environment most required parking is underground, a pedestrian promenade is created on 15th Street to Seagrove Park and the shops along 15th Street are single story. Bicycles and other alternate means of transportation are provided by the hotel.

"A. ENCOURAGE A PEDESTRIAN-ORIENTED NON-MOTORIZED COMMUNITY BY DEVELOPING A SYSTEM OF BICYCLE RIGHT OF WAYS AND PEDESTRIAN PATHS AND DISCOURAGING HIGH SPEED TRAFFIC ALONG CITY STREETS."

The project will provide 15 bicycles for hotel guests and 30 bicycle racks for use by hotel guests and the general public. Bicycle paths on Camino del Mar have been preserved.

The project is designed to encourage pedestrian use along its paths to view areas and vistas including pathways to the north gazebo to view the Pacific Ocean and bluffs to the north of Del Mar. The wide meandering sidewalk down 15th Street toward Seagrove Park with benches as well as the 13,000 square foot mini-park/plazas on the corner encourages pedestrian use of the property and 15th Street.

Patterned pavers are proposed from the northwest corner of 15th Street to the southwest corner to create a safer crosswalk with a more pedestrian atmosphere.

To discourage high speed traffic south of Paseo de las Flores on Camino del Mar, the location of the hotel's entrance is designed to encourage ingress and egress at Camino del Mar and Paseo de las Flores. This will discourage hotel guests from entering the 15th Street and Camino del Mar intersection from the north.

"4. PRESERVE AND IMPROVE PEDESTRIAN ACCESS TO AND ALONG BEACHES AND SEA CLIFFS..."

A pathway through the property toward the beach and to the northern view area is provided and maintained for public use, thus expanding the community's opportunities to walk through the project.

"C. ENCOURAGE ALTERNATE SOLUTIONS TO THE TRANSPORTATION NEEDS..."

Alternate transportation measures proposed include: providing guest bicycles, a shuttle service, a bus stop, and a bicycle resting place; encouraging the hotel's guests to utilize the adjacent Amtrak station; retaining bicycle pathways along Camino del Mar.

"E. MINIMIZE AIR POLLUTION BY ENCOURAGING ALTERNATIVES TO THE AUTOMOBILE."

The alternate transportation measures and the hotel's pedestrian orientation are intended to help to minimize air pollution.

**GOAL 3. OBJECTIVES AND POLICIES:**

"PRESERVE AND ENHANCE DEL MAR'S SPECIAL RESIDENTIAL CHARACTER AND SMALL TOWN ATMOSPHERE WITH ITS HARMONIOUS BLENDING OF BUILDINGS AND LANDSCAPE IN PROXIMITY TO A BEAUTIFUL SHORELINE."

To protect view corridors, maintain a low profile and to blend into the residential fiber of the community, the proposed buildings have been set back off Camino del Mar and placed at the lowest practical elevation. To avoid a mundane 14 foot wall of buildings and achieve a more interesting architectural design in keeping with the village character of Del Mar, the buildings are separated and heights of the wooden shingled sloped roofs are varied.

Architecturally, the project is intended to emulate an old world village to keep with the historic character of Del Mar. Structures feature wood; stone; brick; shingles; and other natural materials, colors, and textures. By varying the height of the buildings to one, two, and three stories at an elevation commencing 12 feet below Camino del Mar and by undergrounding the parking, the total building coverage can be less than 23 percent. Open space is thereby created for landscaped grounds featuring gardens, pathways, fountains and a mini-park/plazas for residents and guests.

"B. INSURE THAT FUTURE DEVELOPMENT WHETHER COMMERCIAL OR RESIDENTIAL DOES NOT DETRACT FROM HIGH QUALITY VISTAS AND

TERRAIN, EITHER BY BLOCKING VIEWS OR DISTURBING NATURAL TOPOGRAPHY, MATURE TREES OR NATIVE GROWTH."

The proposed development is intended to protect the major view corridors. The view of the north bluffs and whitewater seen by residents driving north on Camino del Mar is intended to be preserved by placing the buildings back off Camino del Mar and eliminating structures on the eastern one quarter of the property. The view down 15th Street is intended to be preserved by placing buildings back off 15th Street to create a pedestrian promenade toward Seagrove Park. The major view through the center of the property is intended to be preserved by dropping the first floor elevation to 12 feet below Camino del Mar and reducing the hotel to a single story for 79 feet across the center.

Very little natural topography or native growth is disturbed, as the proposed hotel is situated virtually on the same site as the old Del Mar Hotel.

"C. ADOPT STRONG POSITIVE CONTROLS TO PREVENT FUTURE COMMERCIAL DEVELOPMENT WHICH IS INCOMPATIBLE WITH THE DESIRED RESIDENTIAL CHARACTER OF THE COMMUNITY."

To assure compatibility with the residential character of the community the project has a low density, (Less than 23 percent lot coverage) and 45.5 percent FAR and a low profile development utilizing wood shingled roofs and natural materials.

The following design elements have been incorporated to achieve a pedestrian-oriented village grouping of services and facilities.

- (1) Single story, pedestrian scale shops located at street level.
- (2) A pedestrian promenade on 15th Street toward Seagrove Park.
- (3) Natural textured materials for pathways and plazas.
- (4) Improved public access to beaches and bluffs.
- (5) A sidewalk cafe and pedestrian oriented retail uses.
- (6) Minimal building coverage to maximize open space and plazas.
- (7) 13,000 square feet of mini-park/plazas on 15th Street.
- (8) Pathways and access through the property.
- (9) A resting place and facilities for bicycle riders.
- (10) Improved pedestrian safety at 15th Street and Camino del Mar.
- (11) Arts, fountains, benches and water features.
- (12) Attractive pedestrian crossing and wide sidewalk on 15th Street.
- (13) Expanded opportunities to walk throughout the property.
- (14) Buildings set back from Camino del Mar to protect views.
- (15) Sloped, wooden shingle roofs.
- (16) Brick, stone, wood and other natural materials and colors.
- (17) Underground parking to hide the auto and create open space.
- (18) Landscaped grounds featuring gardens and a place to rest.
- (19) Architecture in keeping with the village character of Del Mar.

- (20) Low lighting and streetscape in pedestrian scale.
- (21) Outdoor plaza and walkways to utilize the advantages of our warm climate.
- (23) Benches, mini-park/plaza, street trees and extensive landscaping.

## GOAL 4: OBJECTIVES AND POLICIES

"FOCUS MAJOR RETAIL AND OFFICE ACTIVITY INTO ONE ECONOMICALLY VIABLE PEDESTRIAN ORIENTATED AND ATTRACTIVE AREA THAT SERVES THE NEEDS OF BOTH RESIDENTS AND VISITORS AND IS WELL INTEGRATED INTO THE RESIDENTIAL FABRIC OF THE COMMUNITY."

The proposed hotel and related retail shops are designed to be a quality pedestrian oriented resident/visitor facility which will serve the intellectual and social needs and enhance the lifestyle of the community.

The hotel is designed to encourage community use thereby enriching the community's social, cultural, recreational, and economic climate.

"C. CREATE A PEDESTRIAN ORIENTED DOWNTOWN WHICH GROUPS RETAIL SERVICES WITH FACILITIES FOR CIVIC AND COMMUNITY ACTIVITIES."

The proposal groups the retail services and provides facilities for civic and community activities, and a large mini-park/plaza at the corner of 15th Street for art shows, musical events or other public uses. Directly to the west of the plaza along the promenade created to Seagrove Park are resident oriented retail shops such as a proposed bakery, florist and womens clothing shop. Directly to the west of the retail shops is a second semi-public park of 3,000 square feet.

Directly to the north of the mini-park/plaza is a pond. Overlooking the small pond is an outdoor dining area. Just beyond the sidewalk cafe is the entrance to the hotel's large public lobby. The proposed fireplace at the hotel will be an exact duplicate of the one that was in the old Del Mar Hotel.

"2. DISCOURAGE COMMERCIAL USES WHICH ARE AUTOMOTIVE ORIENTATED"  
(such as drive-in establishment)

The proposed resident-oriented shops along 15th Street and the proposed seminar use of the hotel are designed to minimize traffic count and automotive orientation. No drive-in establishments are proposed. Most required parking is underground to create a park like setting void of the automobile.

"3. ENCOURAGE DEVELOPMENT WHICH PROVIDE SOCIAL, CULTURAL AND RECREATIONAL ACTIVITIES."

The resident oriented retail use, the mini-park/plaza, and the hotel are designed to serve the community and become the focal point of the community for social and cultural events. Additionally, pathways through the property toward the beach and view points and other amenities provide recreational opportunities and increase the opportunity to walk through the project.

"D. MAINTAIN ARCHITECTURAL DESIGN AND LOW MASS-INTENSITY SCALE WITHIN THE DOWNTOWN AREA THAT IS IN KEEPING WITH THE TRADITIONAL VILLAGE CHARACTER OF THE COMMUNITY." "1. PROMOTE INFORMALITY OF DESIGN WITH VARIED AND INTERESTING SETBACKS."

To maintain low mass intensity, the total building coverage is less than 23 percent (60 percent is allowed by code for commercial, and 50 percent allowed by code for R-2). To promote informality of design with varied and interesting setbacks, the buildings are separated and vary in heights. Additionally, the use of wooden shingled, sloped roofs, wood, stone, brick and other natural materials and colors results in the architectural design blending into the community in keeping with the traditional village character of Del Mar.

"E. INITIATE A BEAUTIFICATION PROGRAM FOR THE DOWNTOWN AREA."

The property is currently a vacant lot partially used for parking. The proposed improvements will beautify the downtown area beginning with the mini-park/plaza at the corner of 15th Street and the promenade toward Seagrove Park. Additionally, the grounds will be well landscaped with pathways to the beach and view areas to encourage public use.

"1. PROVIDE BENCHES, MINI-PARKS AND STREET TREES, AND REQUIRE EXTENSIVE LANDSCAPING OF PRIVATE OPEN SPACE AND PARKING AREAS."

By undergrounding the parking, almost 2 acres of surface blacktop parking has been avoided to create a park-like setting. The resulting available surface land will be utilized for gardens, water features, mini-park/plazas for community use and landscaped grounds which includes street trees and benches as recommended by the City.

"F. ENCOURAGE THE IMMEDIATE DEVELOPMENT OF A PRECISE PLAN FOR THE DOWNTOWN AREA..."

The Plaza-Hotel Specific Plan is the precise or specific plan for this portion of the downtown area. The hotel project is part of this overall plan.

## GOAL 5. OBJECTIVES &amp; POLICIES:

"E. PRESERVE THE ECONOMIC INTEGRITY OF THE COMMUNITY."

"A. MAINTAIN A BALANCED ECOLOGICAL-ECONOMICAL PHILOSOPHY TOWARD COMMERCIAL GROWTH WHICH PERMITS THE CITY'S INCOME TO KEEP PACE WITH ITS EXPENDITURES WHILE INSURING COMPATIBILITY WITH ALL COMMUNITY GOALS AND OBJECTIVES..."

The proposed hotel and retail use is expected to produce the following income for community:

Room taxes in the amount of approximately \$225,000 to \$250,000 per year of which the City retains 100 percent.

Gross sales revenue in an approximate amount of \$2,940,000 per year is generated. One percent or approximately \$29,400 is retained by the City.

Property taxes in the approximate amount of \$200,000 to \$250,000 of which approximately 17 percent or \$30,000 to \$40,000 would be retained by the City.

The total expected yearly revenue to be produced by the proposed hotel and retail use is over \$300,000.

Income from the proposed development would significantly enhance the City's economic base and provide funds for needed public

improvements, parks, health/safety, and other future City needs while maintaining a low residential tax base.

The proposed hotel and related retail would provide additional goods and services compatible with the community needs and provide a center to enhance the community's social, cultural, and recreational opportunities.

"B. PROMOTE THOSE USES OF THE COMMERCIAL AREA WHICH WILL BE OF THE GREATEST ECONOMIC BENEFIT TO THE COMMUNITY WHILE INSURING COMPATIBILITY WITH ALL OTHER GOALS AND OBJECTIVES OF COMMUNITY PLAN."

The proposed Hotel Specific Plan is a development which is intended to contribute to a vital downtown commercial area. As the findings herein indicate, the project conforms with other goals and objectives of the Community Plan as it relates to commercial and hotel development.

## GOAL 6: SPECIFIC RECOMMENDATIONS:

"THE BASIC CONCEPT OF COMMERCIAL LAND USAGE IN DEL MAR IS TO RESERVE THE HISTORIC COMMERCIAL CORE FOR RETAIL USAGE WITH LIMITED OFFICE SPACE."

The proposed hotel and related retail use restores the historic use of the old Del Mar Hotel site and complies with the use goals and objectives set forth in the Community Plan and the Community Development Element adopted July 22, 1985, Ordinance 413 which states:

"LAND USE SHOULD INCLUDE RETAIL AND HOTEL DEVELOPMENT,...WITH MINIMUM FLOOR AREA DEVOTED TO OFFICE OR NON-PEDESTRIAN USE."

"THE SPECIFIC PLAN MAY SPECIFY BUILDING HEIGHTS, FLOOR AREA, LAND USE, ETC. NOT OTHERWISE PERMITTED BY THE UNDERLYING ZONES, PROVIDED THAT ANY SUCH INCREASE BEYOND WHAT ZONING SPECIFIES BE OFFSET BY PROVISIONS OF PUBLIC AMENITIES THAT COULD NOT OTHERWISE BE REQUIRED. FOR INSTANCE THE FLOOR AREA RATIO MIGHT BE INCREASED, CONTINGENT UPON PARKING BEING PLACED UNDERGROUND AND/OR THE PROVISION OF OTHER PUBLIC BENEFITS; HEIGHT RESTRICTIONS MIGHT BE MODIFIED, CONTINGENT UPON PRESERVATION OF PUBLIC VIEW CORRIDORS..."

The above provision has been utilized therefore the following public benefits are included:

1. A mini-park/plaza (10,000 square feet) and a semi-public park (3,000 square feet)
2. A multi-purpose room (community use twelve times per year). Procedures for use to be determined by the City Council
3. Pedestrian promenade with wide meandering sidewalks and street furniture.
4. Public access to beach and view areas.
5. Protection of certain view corridors.
6. Underground parking. (211 of 239 spaces are underground).
7. 60 Underground metered public parking spaces to be located in the southwest section of the parking structure with all revenue created to go to the City.
8. Improves traffic circulation and parking safety on 15th Street.
9. Public and private spaces for social and cultural uses.
10. Transient occupancy tax and sales tax revenue. Estimated at \$300,000 plus per year.
11. Relocation of parking to the east side of Camino del Mar through redesign of Camino del Mar.
12. A design using high quality material.
13. Completion of drainage across Camino del Mar at 15th Street.
14. Less than 23 percent lot coverage where zoning allows 53.5 percent (CC = 60% , R2 = 50%).
15. A library gift of \$50,000 per year for 20 years with cost of living increases each year up to a maximum of 3 percent.

## SECTION IV ZONING REGULATIONS

Section IV, with Sections II and III as interpretive guidelines, contains the zoning regulations for the Del Mar Hotel Specific Plan ("HSP") hereinafter.

### XX.X.010 Boundaries.

A. General Description: The HSP area is located on the northwest corner of the intersection of Camino del Mar and 15th Street in the City of Del Mar. The property boundaries in general are as follows: beginning at the northwest corner of Camino del Mar and 15th Street going approximately 820 feet north, then 262 feet approximately west; then 970 feet southerly back to 15th Street, then easterly 255 feet back to the point of origin.

B. Legal Description: The HSP includes lots 1, 2, 9, 10, 11, 12 and 13 Del Mar Village Square, in the city of Del Mar, county of San Diego, state of California, Map No. 7210 February 18, 1972 of official records plus parcel 2 of Map No. 8703, May 11, 1979 file 79-196053 of official records, commonly known as the remaining vacant property of the old Del Mar Hotel parcel consisting of approximately five acres.

XX.X.020 Purpose. The purpose of Section IV is to regulate development and use of the land area within HSP Zone.

XX.X.030 Allowable Uses. The following uses are permitted only within buildings as designated on the site plan, Section I, Exhibit B-1:

#### A. Area 1: Retail Buildings

- Antique Shops
- Apparel shops
- Art galleries
- Bakeries
- Barber shops and beauty parlors
- Bicycle rentals
- Book and stationery stores
- Camera shops
- Candy stores
- Commercial photograph shops
- Delicatessens
- Dressmaking or millinery shops
- Dry goods and notions stores
- Florist shops
- Flower stand
- Furniture shops
- Garden shops
- Gift shops

Health Studios  
 Hobby and art supply stores  
 Ice cream parlors  
 Jewelry stores  
 Leather goods and luggage shops  
 Liquor stores  
 Music and record shops  
 Outdoor cafes, art displays and sales  
 Pet shops  
 Pharmacies and drug stores  
 Sandwich shops  
 Shoe stores or repair shops  
 Small appliance stores  
 Smoke shops  
 Specialty shops  
 Sporting goods stores  
 Tea rooms  
 Travel service  
 Yardage shops

**B. Area 2: Hotel**

Bars and Cocktail lounges  
 Child day care facilities for guests and employees only  
 Health studios for guests only  
 Hotel  
 Outdoor recreation facilities  
 Parking lots and parking garages, accessory to a permitted use.  
 Restaurants  
 Storage  
 Allowable accessory uses to the hotel, subject to Planning Commission approval

**C. Area 3: Vacation Condominium Timeshares**

Residential timeshare use and accessory uses.

- D. Accessory uses incidental to the above including, without limitation, storage in Areas 1 and 2 of commodities sold on premises. Any other accessory uses are subject to Planning Commission approval.**

**XX.X.040 Bulk Floor Area.**

- A. Maximum permitted commercial bulk floor area is 4,700 square feet. The maximum permitted hotel use bulk floor area is 87,672 square feet, including the restaurant, and the maximum permitted use bulk floor area for multiple family residential is 8,120 square feet plus parking of 2,400 square feet.**
- B. "Bulk floor area" is defined as the total horizontal area, expressed in square feet, of all floors below a**

roof having any portion of the floor's perimeter within the walls of a building, calculated from the outside face of those walls and where there is no wall, then from the floor area under the roof. Bulk floor area excludes:

1. Floor area covered by a roof of open construction, such as a trellis, sunscreen or lattice work, where the total square footage of the open spaces of the covering is 60 percent or more of the total square footage of the floor area below.

2. Floor area whose walls are of open construction, such as trellis, sunscreen, lattice work, or partial wall where 60 percent or more of the total square footage of the vertical planes of the perimeter of the bulk floor area is open.

3. Floor area which has less than five feet of head room between the floor and the ceiling.

4. Floor area where the finished ceiling over such floor area is not more than two feet above its adjacent natural or finished grade, whichever is lower.

5. Floor area of an underground or covered parking structure.

6. Floor area used solely for the capture, distribution or storage of solar energy.

7. When consistent with the Community Plan, the designated FARs may be increased if the project provides public amenities such as underground parking and a public plaza.

#### XX.X.045 Utilization of Bulk Floor Area

Total interior and exterior dining areas in use shall not exceed 4,500 square feet. Tables and chairs may be placed in the areas of the mini-park/plaza which and shall not be designated as restaurant space.

#### XX.X.050 Lot Standards

- A. Minimum lot size: .7 acres

#### XX.X.060 Development Standards

- A. Setbacks. No minimum side yard and set back dimensions except for the 10 foot landscape buffer at the north end of residential vacation condo timeshares as shown

on Section I, Exhibit B-1 and B-2. These dimensions are a minimum and shall be strictly enforced.

- B. Coverage. Maximum coverage shall be as shown on Section I, Exhibit B-1. Coverage shall exclude parking garages, plaza/terrace space and any designated basement space.
- C. Maximum height. Twenty-two feet above the curb elevation on Camino del Mar. Heights shall not exceed those shown on Section II, Exhibit C.

XX.X.070 Requirement to Provide Parking Spaces. The minimum parking requirement to be provided for each use shall be based on the ratios and standards below:

- A. Sizes. Parking stalls shall be 8.5' wide and 18' deep with 24 feet aisles. Stalls adjacent to a wall or obstruction shall be 9.5' wide and 18' deep. Dimensions include column widths.
- B. Number of Spaces Required.
  1. Restaurant at 1 space/110 sq.ft. of total interior dining space, and restaurant service area. "Dining space" is defined as interior areas cordoned off, where food service is being provided and patrons are being served by a restaurant. "Restaurant service areas" are defined as all interior restaurant space exclusive of dining space.
  2. Retail at 1 space/350 sq.ft.
  3. Hotel at 1 space/room.
  4. Vacation condominium Timeshare at 1 space/unit.
- C. Fee. Excluding public parking, a fee for parking may be charged in parking garages provided there is a validation system in place.

XX.X.080 Requirements for Design Review.

- A. Review of the design of any proposed building by the Design Review Board shall be limited to architectural detailing, materials, and appearance of the building exteriors and landscaping in accordance with the existing Design Review Board regulations. The Design Review Board review shall not include height and massing which are established by this Specific Plan.

B. The Tenant Design Manual, approved from time to time by the Design Review Board, shall be the governing document for storefronts and signage design. It shall describe and control the following:

1. Storefront and signage concepts
2. Storefront and signage types
3. Storefront and signage materials
4. Signage location and sizes
5. Signs to identify public use areas
6. Signs to designate public underground parking
7. Signs to direct persons departing the project area to depart in a northerly direction on Camino del Mar.

C. Application for approval of each storefront and sign shall be submitted to the Director of Planning and Community Development for administrative determination to insure conformance with the Tenant Design Manual.

XX.X.090 Requirements for Development Plans.

A. Development plans, encroachment permits and parcel maps shall be first submitted to the Director of Planning and Community Development for administrative determination to insure conformance with the HSP.

B. Development Plans shall include the following:

1. Building floor plans
2. Building elevations and all exterior architecture
3. Building sections
4. Parking plans
5. Landscape and hardscape plans
6. Site grading, elevations and drainage
7. Storage and service areas
8. Lighting

C. With approval by the Director of Planning and Community Development final construction documents may be submitted to a private building inspection contractor for approval of a building permit. This shall be done in coordination with the County of San Diego Building Department. Separate Building Permits may be secured at different times for the retail shops, hotel, parking garages, and residential condominiums.

XX.X.100 Outdoor Storage. Outdoor storage of merchandise, material or equipment shall be allowed only during loading and unloading periods, otherwise all materials shall be stored behind exterior walls of the buildings.

XX.X.101 Operation and use of mini-park/plaza areas. The mini-park/plaza (see Section I, Exhibit B-1) will be semi-public space. "Semi-public" is defined as being owned and operated by the property owner, but available for public use.

XX.X.102 Required Improvements. An applicant shall submit plans and specifications for the improvement of all public utilities, public streets, rights-of-way, storm drains, drainage inlets, channels, and structures, new and modified traffic signals, incidental public structures, and all off-site improvements as specified in this HSP. Said plans and specifications shall, without limitation, provide for and be subject to the following:

- A. Grading Plan and Soils Report.
- B. Hydrology (Drainage) Plan.
- C. Water and Sewer Systems Plan.
- D. Improvement plans for all public streets and easements on Camino del Mar and 15th Street.
- E. Signing and striping plans for all affected streets and intersections.
- F. A project will share cost of traffic signal at Camino del Mar and Paseo de las Flores, as described below in Paragraph G.
- G. A project shall include the following improvements:

1. Streets

- a. Southbound Camino del Mar shall be improved east of the project where required with new curb, gutter, asphalt overlay, seal coat and/or sidewalks per City standards. The streets along the construction truck route and in the project vicinity shall be cleaned, washed, repaired, resurfaced, and/or seal-coated to the satisfaction of the City Engineer for any incremental damage caused by construction related activities, exclusive of pre-existing conditions. Restriping and signing shall be provided in accordance with City standards.

- b. Enriched street pavers shall be installed on 15th Street at the ten foot wide pedestrian passage between north and south side of 15th Street.

- c. Handicapped access ramps shall be provided at all intersections and pedestrian crossings.

d. Street lighting shall be provided at all driveways subject to Design Review Board and City Traffic Engineer approval.

e. All design criteria (horizontal and vertical curves, and stopping sight distance for the driveway and intersection) along Camino del Mar shall be provided for a 40 m.p.h. design speed in accordance with standards provided by the City Engineer.

f. All design criteria for other public streets adjacent to project site shall be provided a 25 m.p.h. design speed.

## 2. Grading.

Complete grading plans shall be prepared by a licensed Civil Engineer for all on-site grading and earth work. Adequate erosion and dust control protection shall be provided in accordance with Municipal Code.

## 3. Fire Suppression Improvements

a. One fire hydrant shall be installed prior to major construction at the center of the east side of the property along Camino del Mar.

b. The existing fire hydrant at the post office drive and 15th Street shall be upgraded to commercial standards.

c. One Fire Department connection shall be located on the east side of the roadway east of the Post Office to serve the underground parking.

d. One Fire Department connection shall be located on Camino del Mar west side just north of 15th Street.

e. One Fire Department connection shall be located near the northwest corner of the hotel to serve the hotel.

f. One Fire Department connection shall be located in the southwest corner of the northeast underground parking.

g. Wet standpipes with hose cabinets may be substituted for a Fire Department connection if approved by the Fire Department.

h. A fire alarm system shall be installed to consist of water flow, pull boxes, and smoke detectors, terminating at the Fire Department.

i. All structures shall be sprinklered as required, (P.I.) valves shall be installed with tamper switches tied to the alarm system when required by local ordinance or Fire Department.

j. All interior trash enclosures shall be sprinklered.

k. Sprinklered system shall be subject to Fire Department approval.

l. There shall be emergency access to all buildings.

m. All exits shall have lighted exit signs installed.

n. Wet standpipes with hose cabinets shall be placed as required by the Fire Department.

o. All new fire hydrants and appliances shall be installed in accordance with the standards of the fire department.

XX.X.103 Mitigation Measures. The following mitigation measures serve to substantially lessen the environmental impacts of the HSP. The Applicant shall implement the following mitigation measures:

A. Traffic

1. In order to maintain the current level of service at the intersection of Camino del Mar/15th Street applicant shall restripe eastbound right turn lane to permit a right turn lane for traffic on 15th Street turning onto Camino del Mar.

2. The segment of 15th Street between the project entrance and Camino del Mar shall be altered by the following measures: (a) removal of the fire hydrant 150 feet west of Camino del Mar on the north side of 15th Street; (b) removal of the loading zone at the southwest corner of 15th Street and Camino del Mar; and the creation of two parallel parking spaces on the south side of 15th Street; (c) an eastbound right turn lane on 15th Street at its intersection with Camino del Mar shall be provided to maintain the current level of service; (d) a right turn lane on westbound 15th Street just east of the project entrance. These

measures will allow a maximum number of on street parking spaces to remain on the north side of 15th Street between the project entrance and Camino del Mar.

3. The loss of 2 on-street public parking spaces shall be mitigated by the provision of 50 public spaces in excess of the required spaces plus an additional 10 spaces for joint public and project use. The ten joint spaces are part of the 181 required spaces for the project.

4. The applicant shall share in the cost for a new fully actuated traffic signal to be installed at the intersection of Camino del Mar and Paseo de las Flores. A type-170 traffic controller shall be installed with five phases that can be directly coordinated (direct underground conduit) with the existing signal at Camino del Mar and 15th Street. The existing type-90 controller at 15th Street shall be replaced with a new type-170 controller or equivalent equipment approved by the City Engineer.

5. The applicant shall install and maintain the following measures that help reduce the traffic generated by the project that could mitigate traffic impacts to insignificance:

a. The project access on 15th Street shall be made one-way, allowing entrance only from 15th Street into the project. All onsite vehicular traffic must exit the project site at Paseo de las Flores onto Camino del Mar. The project shall provide routing maps and information to guests directing all vehicles to exit the project northbound on Camino del Mar. Two way traffic shall be secured within the entire project except as noted herein.

b. The project shall provide limousine service to and from the San Diego Airport and shuttle service to and from the race track to reduce private vehicle trips during the heaviest time of year (racing and summer), provide a social/activities director and cooperate with local hotels in transporting guests to local attractions in order to minimize traffic.

c. Provide of a minimum of 15 bicycles for guest's use and bicycle racks that will accommodate no less than 30 bike spaces for use by guests and general public.

d. Encourage guests to use Amtrak, develop package plans with Amtrak and provide baggage handling and shuttle service to and from the Amtrak facilities.

e. Provide promenade and pathways to encourage pedestrian activities in accordance with the site plan, Section I, Exhibit B-1.

f. Encourage use of the bus and off-site bike facilities.

g. Provide recreational amenities, such as swimming pools and tennis courts, and restaurant in accordance with the site plan, Section I, Exhibit B-1.

h. Solicitation of vacation condominium timeshare owners will be from hotel guests and unsolicited non-guests only.

i. On-street parking will not be allowed on the west side of Camino del Mar from the existing driveway to 15th Street. Parking will not be allowed on the north side of 15th Street for approximately 50 feet east of the hotel driveway. The streets shall be signed and striped in accordance with City standards.

j. Participate in a redesign of Camino del Mar with four 11-foot traffic lanes, two 5-foot bike lanes, one 8-foot median, and one 9-foot sidewalk fronting the Hotel property to allow 9 on-street parallel parking spaces relocated to the east side of the roadway adjacent to the Plaza project, to the satisfaction of the city engineer.

## B. Construction Related Impacts

1. Construction traffic involving the delivery or removal of materials shall cease before the evening peak hour, normally before 4:00 p.m.

2. No stacking of trucks shall occur at or near the intersection of Camino del Mar and 15th Street due to the bus stop and heavy pedestrian traffic.

3. Construction traffic shall be routed northward away from Del Mar Center.

4. Construction personnel shall park on the site.
5. Although there is sufficient room on Camino del Mar to allow temporary queueing of construction vehicles, they shall park onsite as soon as practical.
6. A separate lane for slow moving vehicles shall be temporarily marked off on southbound Camino del Mar during the months when construction traffic would be heaviest (grading and concrete pouring).
7. All construction equipment shall be equipped with residential or hospital grade mufflers.
8. Compaction operations shall begin as soon as earth is dumped.
9. No more than minimal stockpiling shall be permitted.
10. Perforated standpipe with overtopping screens or similar structure shall be installed as approved by the City Engineer to insure proper desilting of stormwater.
11. Grading and soil removal operations shall comply with State Coastal Commission requirements and be completed in the minimum possible time.
12. Project shall adhere to dust control measures required by the City Grading Ordinance and Building Code, which include watering down the excavation area and earth-moving trucks. The level of dirt being transported shall not exceed the sides of dump bin.
13. The streets shall be periodically cleaned along the construction route and in the vicinity of the project as required by the City Engineer.

#### C. Noise Quality

1. No guestrooms or vacation condo timeshares shall be developed within the 65 CNEL zone, as depicted on Exhibit 5, Section 5, report dated August 26, 1986 in the certified EIR for this Specific Plan.

2. Guestrooms and vacation condominium timeshares shall be designed so that noise generated outside will be no louder than 45 CNEL inside with windows shut.

3. During construction of the project the applicant shall monitor construction noise on an hourly basis and have noise level records available to the City upon request.

4. The Del Mar Noise Ordinance shall be strictly enforced.

#### D. Public Services

##### 1. Drainage Improvements

a. The applicant shall agree that if the storm drain under Camino del Mar at 15th Street is found inadequate, the applicant shall pay one-half the overall cost of completing the drain across Camino del Mar.

b. A new public 30-inch diameter RCP storm drain shall be constructed along the northerly side of 15th Street extending from Camino del Mar to the westerly property line of the project. An inlet structure shall be constructed directly north of the easterly right-of-way line of Stratford Court and an outlet structure shall be constructed at the westerly terminus as required to discharge to the 15th Street gutter.

c. A new drainage inlet structure on Camino del Mar immediately south of the project drive entrance shall be constructed. The inlet structure shall be piped to discharge into the existing cleanout structure of the existing public 36-inch diameter storm drainage.

d. All of the on-site drainage flows from the southerly portion of the project in excess of 1.75 CFS shall be directed either to the existing public 36-inch diameter RCP storm drain which traverses the project site or to 15th Street. If on-site storm drainage flows are directed to 15th Street, a 30-inch diameter RCP storm drain shall be constructed on the northerly side of 15th Street storm drainage inlet structure as described in the above condition to a point of discharge at the existing open drainage channel at the intersection of Coast Blvd. and 15th Street. On-site drainage flows of less than 1.75 CFS may be directed to the existing private 12-inch diameter storm drainage system.

e. On-site storm drainage runoff shall be piped to existing or new storm drainage facilities.

## 2. Water System

a. Construct a new 12-inch water main loop from 15th Street and Camino del Mar westerly along 15th Street to the private drive then northerly along the private drive to the existing 10-inch dead end and including all valving appurtenances. A 15-foot wide utility easement shall be granted to the City of Del Mar for all portions of the water main within private property. Water is available from Del Mar's water allotment. See Section VI, Exhibit XV.

b. Backflow prevention devices shall be provided on all water services where required by municipal code or by the Public Works Department.

c. All water system improvements shall be constructed in accordance with City of Del Mar standards.

## 3. Sewer System

a. All new sewer facilities shall be constructed to City of Del Mar standards. The minimum public sewer main size shall be eight inch diameter. A 15-foot wide sewer easement shall be granted to the City of Del Mar for all public sewer mains crossing private property.

b. The southerly portion of the project site may be sewerd either to the existing 12-inch sewer line in 15th Street, or to the existing public 6-inch VCP located along the north side of parcel APN 299-31-2. If the latter item is selected, the following items must be addressed:

- a new manhole must be constructed at the westerly end of the existing 6 inch VCP sewer line in Coast Blvd.
- the existing sewer main shall be video inspected.

- if necessary, the existing sewer main shall be cleaned.
- any broken or damaged sections of the existing 6 inch main shall be repaired.

c. No connections shall be made to the existing public 6-inch sewer line located between parcels APN 299-310-15 and APN 299-310-613.

d. The Developer shall agree to support AD85-1 or to construct all necessary sewer facilities.

#### E. Land Use

1. To preclude activities on the semi-public plaza area are incompatible with the General Plan, at the direction of the Director of Planning and Community Development, the Applicant shall insure that the quasi-public plaza provides for public access and use, seating areas, and other amenities. In addition, the Applicant shall maintain and keep this area secure. The Applicant shall agree to indemnify and hold harmless the City as to any injury or liability arising from the semi-public space except for City-sponsored events. (Semi-public is defined as being owned and operated by the property owner, but available for public use.)

2. The project shall provide underground parking, semi-public plazas, and a "promenade" down 15th Street to Seagrove Park. The Community Development Element states that these public amenities shall be used to offset departures in the FARs.

4. The project shall accomplish the following:

a. Provide a walkway in the public plaza area in the vicinity of the restaurant that invites the public to use the public space and provides a conceptually broad public plaza.

b. Mechanical Equipment.

(1) The rooftop mounted mechanical equipment shall be screened, subject to Design Review Board approval.

(2) The height of rooftop mechanical equipment and screening shall not exceed a point two feet below the roof ridge.

c. Exterior materials shall be those contained on the materials board on file with the City Clerk as HSP Exterior Materials Board. Use of other exterior materials requires the approval of the Design Review Board;

d. The east-west roof ridge at the entrance canopy shall be at the elevation of 110 feet. The north-south roof ridge at the entrance canopy shall be at the elevation of 107 feet;

e. The north facing wall of the easterly retail building shall be located not more than 75 feet from the southern property line;

f. Furniture and plantings on the sundeck will be restricted to 42 inches in height;

g. No chimney on the site shall exceed the maximum height specified in the Municipal Code;

h. Every point of ingress or egress between the project site and a public street shall have a no parking zone of 20 feet on each side of such point, to the satisfaction of the City Engineer;

i. Pay for the design and construction of a new 8 foot median that will allow nine, on-street parking spaces to be constructed on the east side of Camino del Mar;

j. Provide a promenade approximately 20 feet wide with benches for public use on the south side of the property along 15th Street. A sidewalk shall be constructed from the promenade to Coast Blvd., subject to governmental permission. The sidewalk shall be 8 feet wide and have a pattern approved by the Planning Director and Design Review Board. Care is to be taken not to damage the root structure of the large Cypress tree on the northeast corner;

k. Include a minimum 4 foot wide walk for public use along the east side of the driveway off 15th Street to the beach path walkway and a bridge over the water feature as a more direct route from the mini-park/plaza to the hotel's community entrance;

l. Provide a stairway to and from the east side of the driveway off 15th Street to the landscaped park area north of the retail shops;

m. Provide and maintain a stairway to and from the interior courtyard of the hotel and provide an enriched paver path across the drive to connect to the existing pathway to the Amtrak Station parcel. Provide and maintain lighting for the stairway and path.

n. Provide and maintain an appropriate public viewing area at the northwest corner of the tennis court area and provide and maintain a publicly accessible pathway to that area.

o. Provide, improve, and maintain an approximate 10,000 square foot mini-park/plaza for public use at the northwest corner of 15th Street and Camino del Mar. Provide, improve and maintain a 3,000 square foot semi-public park west of the retail building.

p. Provide and maintain a vegetation buffer using extensive landscaping within a ten foot wide belt along the northern property line that will conceal a four foot high chain-link fence within the landscape area to assure privacy of homes adjacent to the north portion of the property.

q. Locate swimming pools, outside Jacuzzis or assembly areas no closer than 150 feet from the north property line to assure a quiet residential atmosphere in the transition area.

r. Provide a new drainage structure on Camino del Mar south of the project's main entrance to prevent flooding over the curb.

s. Provide and maintain benches for public use in the park areas and along the 15th Street promenade.

- t. Underground all on-site utilities.
- u. Provide sidewalk access from Camino del Mar down Paseo de las Flores along the hotel registration driveway terminating at the first parking space.
- v. Segregate waste at source suitable for aluminum, glass and paper recycling and establish a contract with a recycling company. Recycling area shall be adequately shielded from public view.
- w. Develop and utilize programs to encourage long-term vacation and seminar use of hotel facilities.
- x. Impose 100 vehicle limitation on overnight hotel guests.
- y. Develop and maintain employee shift program to insure shift changes at non-peak traffic hours.
- z. Restaurant shall not accept dinner reservations from off-site patrons for times prior to 6:30 p.m. During the thoroughbred racing season this time will be 7PM.

#### F. Paleontology

The project shall include:

1. A qualified paleontological monitor shall be present at the pre-grade meeting to consult with grading and excavation contractors. A qualified paleontological monitor, such as a geologist, shall be present at all times during the original cutting of previously undisturbed sediments of the Torrey and Del Mar foundations.
2. The paleontological monitor shall be allowed to temporarily direct, divert or halt grading to allow recovery of fossil remains.
3. At the direction of the paleontological monitor, the occasional use of machinery on the site shall be allowed to insure timely removal of fossil remains.

4. Fossil remains shall be made available to any requesting scientific institution with paleontological collections such as the San Diego Museum of Natural History.

### G. Air Quality

Cooking odors shall be collected and dispersed at roof level near the Camino del Mar side of the hotel project in an airstream directed upward consistent with the standards of the restaurant industry.

### H. Geology/Soils

1. All existing fill soils should be removed and recompacted. Temporary slopes and/or shoring would be required and it is the contractor's responsibility to establish and maintain all temporary construction slopes at a safe inclination.
2. Any new permanent slopes should be constructed at an inclination no steeper than 2 horizontal to 1 vertical.
3. In some portions of the site it may be necessary to design caissons to resist lateral pressures which could result from downslope creep of the fill. If fill is not removed, it would be necessary to use a structural floor slab rather than a slab-on-grade for the ground level.
4. The roadway fill slope should not be cut to an inclination steeper than about 1.4 horizontal to 1 vertical.
5. Any new buildings planned for this area should be founded on formational sandstone or should be underlain by properly compacted fill which extends down and out at a 1 to 1 inclination below the building.
6. A temporary shoring system will be necessary to remove the existing fill soils and underlying loose colluvial soils adjacent to Camino del Mar. The developer's soil engineer will monitor construction and disturbance to the fill areas adjacent to Camino del Mar. Any impacts to the road caused by the hotel shall be repaired to the satisfaction of the City.
7. A detailed soils investigation report should be prepared prior to actual construction, and recommended mitigation measures would be incorporated into the project design.

## I. Visual Quality

1. Along Camino del Mar, building setbacks of up to 100 feet would reduce the impact of view blockage, as would the use of sloped roofs in the architectural design. In addition, the main hotel building has been designated to allow a view corridor from the Plaza project.

2. Vegetation will be subject to future review to insure minimal view blockage. View Blockage Committee, if formed, will monitor this. If not formed, then monitoring will be by Design Review Board.

3. The project will incorporate view corridors into the building plans, and shall provide a semi-public viewing deck on the roof of the hotel lobby for both hotel patrons and residents, and shall utilize building setbacks from the street. (Semi-public is defined as being owned and operated by the property owner, but available for public use.) Applicant shall obtain easements from all contiguous property owners to preserve view corridors, as depicted in Section I, Exhibit B-1, from public property across the project site, then across the adjacent private property to the Pacific Ocean. The easement will allow the applicant to trim vegetation only to preserve those view corridors. The easement shall be recorded.

## J. Cumulative Impacts

The revised Del Mar Hotel Specific Plan has been sufficiently reduced so as not to create any significant unmitigable cumulative impacts.

### XX.X.104 Covenant to Maintain and Secure the Premises and Indemnify the City.

The Owner of the hotel shall execute a covenant which runs with the land in favor of the City agreeing that the hotel owner shall maintain and be responsible for selecting and monitoring all activities in and on the semi-public space. The hotel property owner shall indemnify the City of Del Mar and agree to hold the City harmless from any injury or liability which occurs in or on quasi-public space, except for City-sponsored events for which the City shall provide insurance for the City and property owner.

RM-West

VC

BC

PP

PF

PP

RC

RM-Central

R1-40

RR

R1-5

Project Site

HSP

RF

PF

VC

**LEGEND**

**RESIDENTIAL ZONES**  
 RM-101 LOW DENSITY  
 RM-102 LOW DENSITY  
 RM-103 MEDIUM DENSITY SINGLE FAMILY  
 RM-104 MEDIUM DENSITY MULTIFAMILY  
 RM-105 HIGH DENSITY

**COMMERCIAL ZONES**  
 BC BUSINESS CENTER  
 VC VISITOR-COMMERCIAL  
 RC REGIONAL-COMMERCIAL  
 PF PROFESSIONAL-COMMERCIAL  
 PP PROFESSIONAL-COMMERCIAL

**INDUSTRIAL ZONES**  
 RR RECREATION  
 RR RECREATION  
 RR PUBLIC UTILITIES

 PROJECT SITE

SOURCE: CITY OF DEL MAR

ZONING MAP

## SECTION V: COMMUNITY/FACILITY SERVICES

## 1. Sheriff Protection

The Del Mar Hotel site is currently served by San Diego County Sheriff's Department substation located at 175 North El Camino Real, Encinitas, California. The Sheriff's substation is staffed by 17 police units, with one unit assigned to cover the project area. The current response time to the project site is 8 minutes for priority calls and 26 minutes for non-priority calls.

## 2. Fire Protection

The Del Mar Hotel site is served by the City of Del Mar Fire Department located less than one mile north of the site at 2200 Jimmy Durante Boulevard. The current response time to the site is two minutes.

## 3. Drainage Improvements

All storm drainage and runoff from the project site shall be collected and directed to the public storm drainage system. Storm drainage shall be transmitted via private above or below grade drainage facilities conforming to Del Mar City Standards.

## 4. Sewer Facilities

All new sewer facilities shall be constructed to City of Del Mar standards. The minimum public sewer main size shall be eight inches in diameter. A 15-foot wide sewer easement shall be granted to the City of Del Mar for all public sewer mains crossing private property.

## 5. Project Service Requirements

Facility service requirements for the project include: gas, electric, telephone, cable T.V., delivery and refuse removal. These services are already provided for adjacent uses and are available for the hotel project. Gas, electric, telephone, and cable T.V. will be provided by SDG&E, Pacific Bell, Cablevision, various sources for delivery, and privately-owned refuse removal.

## 6. Zoning Enforcement

The City will perform quarterly zoning inspections on the following requirements to insure conformance with the Specific Plan including but not limited to:

- a. Guest use limitations including guest registration restricted to 100 guest vehicles.
- b. Non-guest use limitations including dining reservations for off-site patrons accepted only after 6:30 p.m. During thoroughbred racing season this time will be 7 PM.
- c. Facilities maintenance including view blockage monitored by View Blockage Committee or Design Review Board.
- d. Construction practices including noise monitored hourly during construction subject to City inspection.
- e. Space limitation including a maximum of 123 rooms in the hotel and 1,000 square feet of outdoor dining space.
- f. Employee limitation including but not limited to shift changes limited to non-peak traffic hours.
- g. Recycling limitation including segregating trash for glass, paper and aluminum recycling.
- h. City will review quarterly the suite count to insure no additional doors have been added. A quarterly inspection will be done by the code enforcement officer for door count and other items.

**APPENDIX**

EXHIBIT I - A  
FLOOR AREA OF THE DEL MAR HOTEL

STRICT COMPLIANCE WITH THE CITY'S ZONING CODE

	<u>Square Feet (Approximate)</u>
Hotel Building	
1st Floor (includes restaurant)	34,425
2nd Floor	25,500
3rd Floor	18,450
Useable Space on the first parking level	9,297
Subtotal	<u>87,672</u>
 Retail Buildings	 4,700
 Vacation Condominium Timeshares	
Units	8,120
Parking (12 spaces X 200 square feet)	2,400
Subtotal	<u>10,520</u>
 Proposed Project Total	 102,892

NOTES:

The two parking levels are not included in floor area because the Zoning Ordinance specifically excludes underground parking from floor area in commercial zones. However, the first parking level under the Hotel building contains 9,297 square feet of useable space (storage, gym, spa, maintenance, multi-purpose room, personnel rooms, and laundry) and this area should be included in total floor area since the floor elevation does not qualify for basement space.

The twelve vacation condominium timeshares would be provided with above ground parking spaces. The Zoning Ordinance states that above ground spaces in residential zones must be counted toward floor area at 200 square feet each.

## EXHIBIT I - B

## FLOOR AREA RATIOS FOR THE DEL MAR HOTEL

In Accordance With Existing Underlying Zoning

<u>Zone</u>	<u>Area (Square Feet)</u>	<u>Area (Acres)</u>	<u>Floor Area Ratio</u>	<u>Allowed Floor Area (Square Feet)</u>
CC	80,600	1.85	45%	36,270
R2	145,475	3.34	35%	<u>50,916</u>
Total Floor Area Per Existing Zoning				87,186

	<u>Lot Area (Square Feet)</u>	<u>Floor Area (Square Feet)</u>	<u>FAR</u>
Per Zoning Ordinance	226,075	102,892	45.5%
Total Floor Area Per Existing Zoning		87,186	
Total Floor Area For Project		<u>102,892</u>	
Increased Floor Area		<u>15,706</u>	

## EXHIBIT II

## DEL MAR HOTEL PARCEL SPECIFIC PLAN

## PARKING SPACES

<u>Intended Use</u>	<u>Intensity</u>	<u>Required Parking Spaces</u>	<u>Number of Spaces</u>
Hotel	123 Rooms	1/Room	123
Restaurant (Indoor)	3,500 S.F.	1/110 SF	32
Retail	4,700 S.F.	1/350 SF	14
Vacation Condo Timeshares	12 Units	1/Unit	<u>12</u>
Total Required Spaces:			181*
Existing (Ocean Windows) Condo Replacement Spaces:			8
Maximum Spaces Lost to Street Parking:			2**
Surplus Public Parking:			<u>48**</u>
Number of Spaces Proposed:			239

\*10 spaces from the project requirement of 181 spaces shall be designated for joint public and project use.

\*\*50 spaces designated for public use are located underground in the south hotel wing in the garage.

The project has provided 239 parking spaces. Of those 239 spaces, 181 are required by code for project use and 8 spaces are required to replace spaces currently used by the adjacent vacation condominium timeshares. An additional 2 spaces are provided to replace 2 spaces being eliminated by staff recommendations to: (1) increase the safety of the existing street parking; and (2) improve the level of service for traffic by adding additional turn lanes.

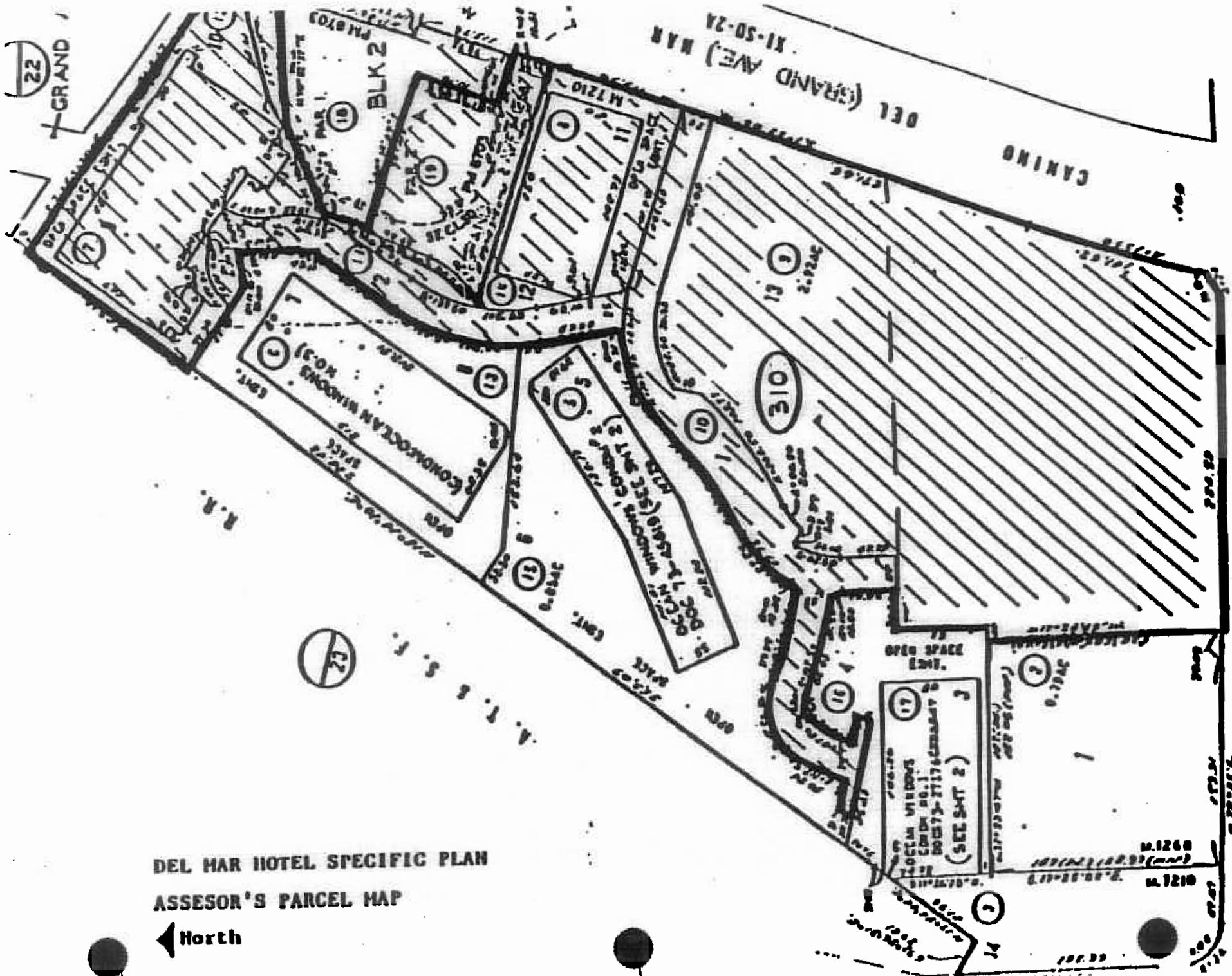
Parking spaces are as follows: Parking garage, 151 spaces; hotel entrance, 16 spaces; below tennis courts, 60 spaces; by vacation condo timeshares, 12 surface spaces. Total number of parking spaces is 239.

EXHIBIT III

COLOR AERIAL PHOTO OF SITE

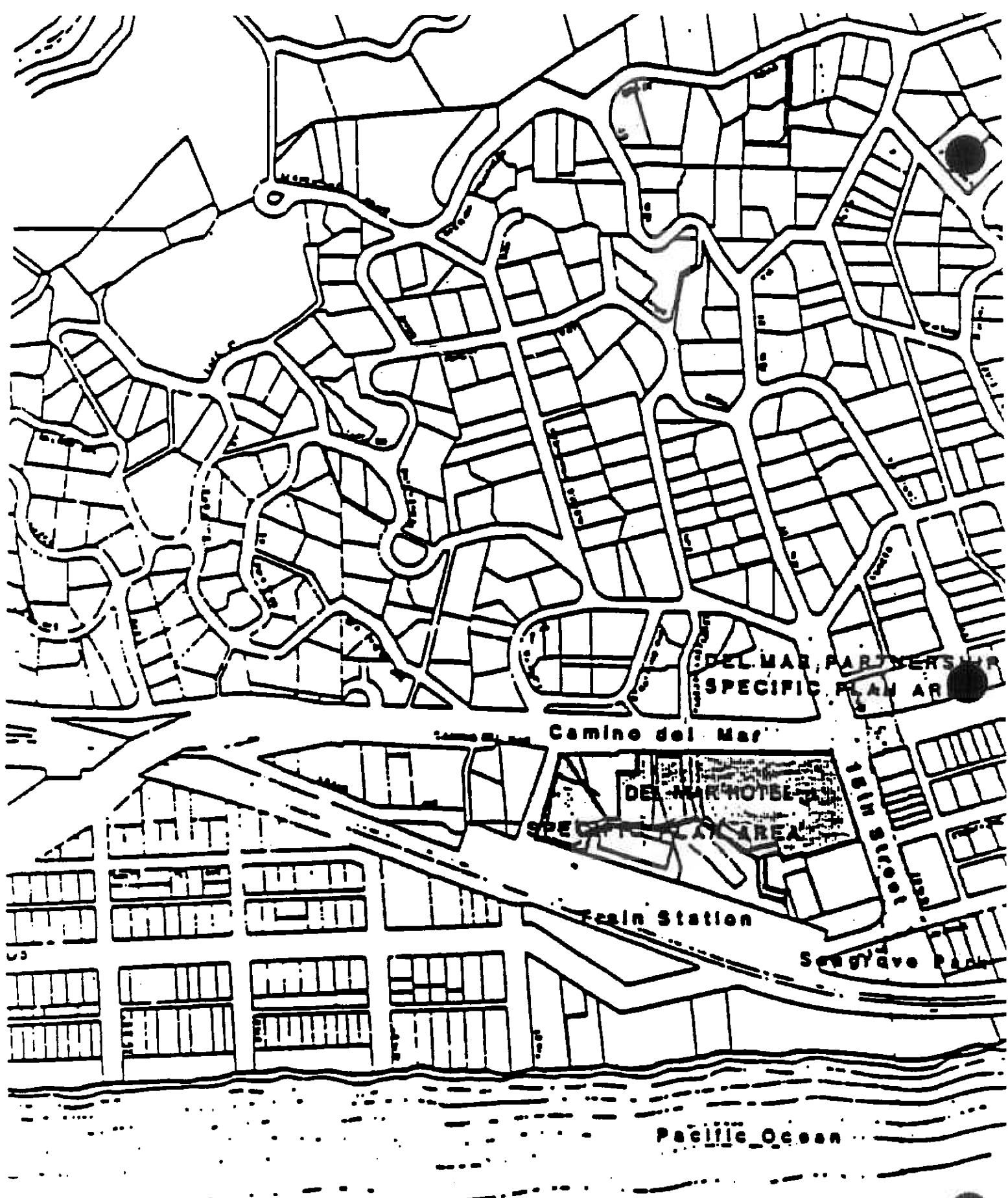
DEL HAR HOTEL SPECIFIC PLAN  
ASSESSOR'S PARCEL MAP

North



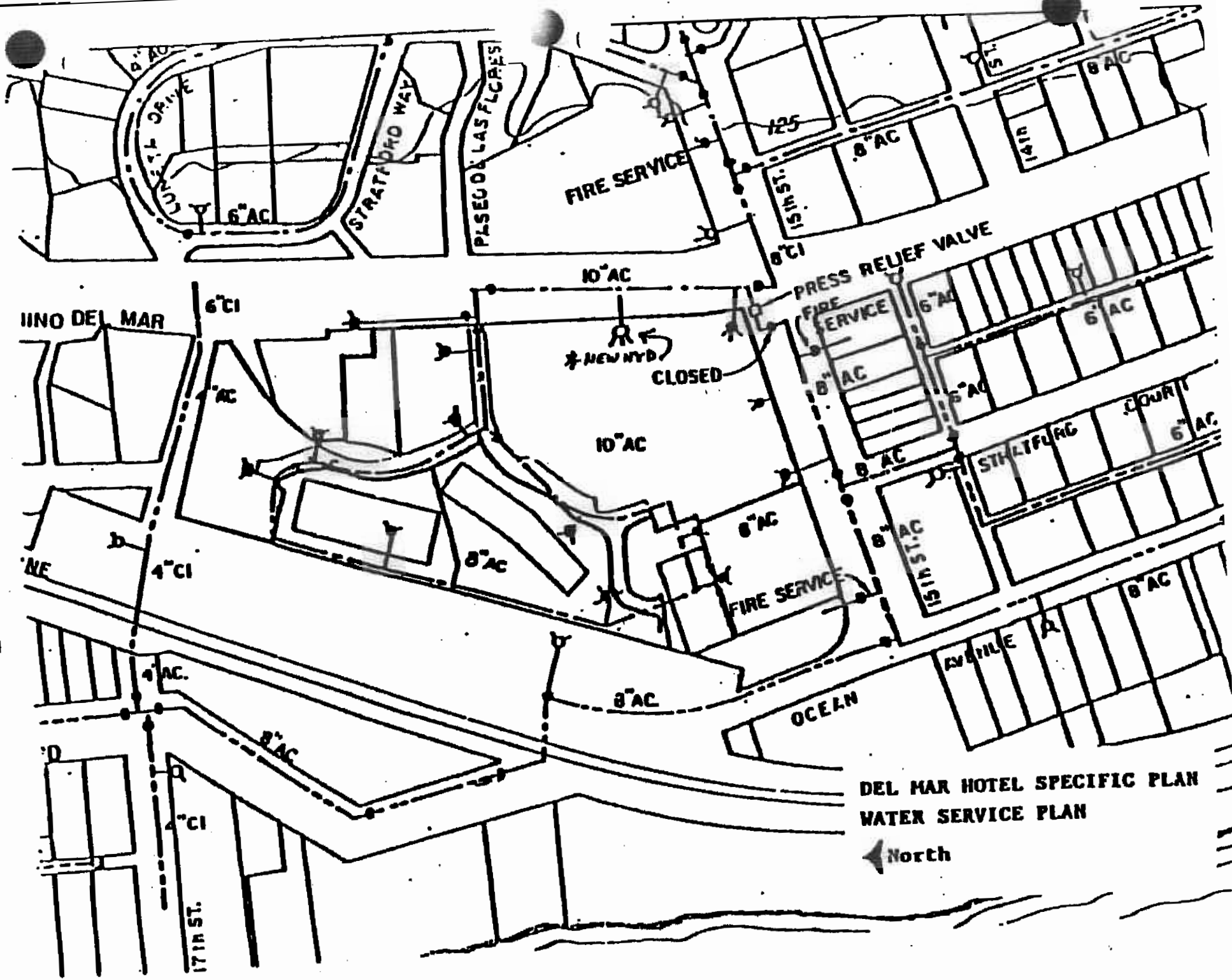
M.H.  
S.T.  
300  
15 TH.





PLAZA / HOTEL SPECIFIC PLAN  
SPECIFIC PLAN LOCATION

EXHIBIT V



IIINO DEL MAR

FIRE SERVICE

PRESS RELIEF VALVE

\*NEW HYD  
CLOSED

FIRE SERVICE

FIRE SERVICE

DEL MAR HOTEL SPECIFIC PLAN  
WATER SERVICE PLAN

← North

CONLEY DRIVE

STRATFORD WAY

PLSEGO LAS FLORÉS

125

15 IN ST.

8" CI

6" CI

10" AC

6" AC

6" AC

10" AC

8" AC

6" AC

COURT

6" AC

NE

4" CI

8" AC

8" AC

8" AC

STHILFURG

OCEAN

MAIL A

4" AC

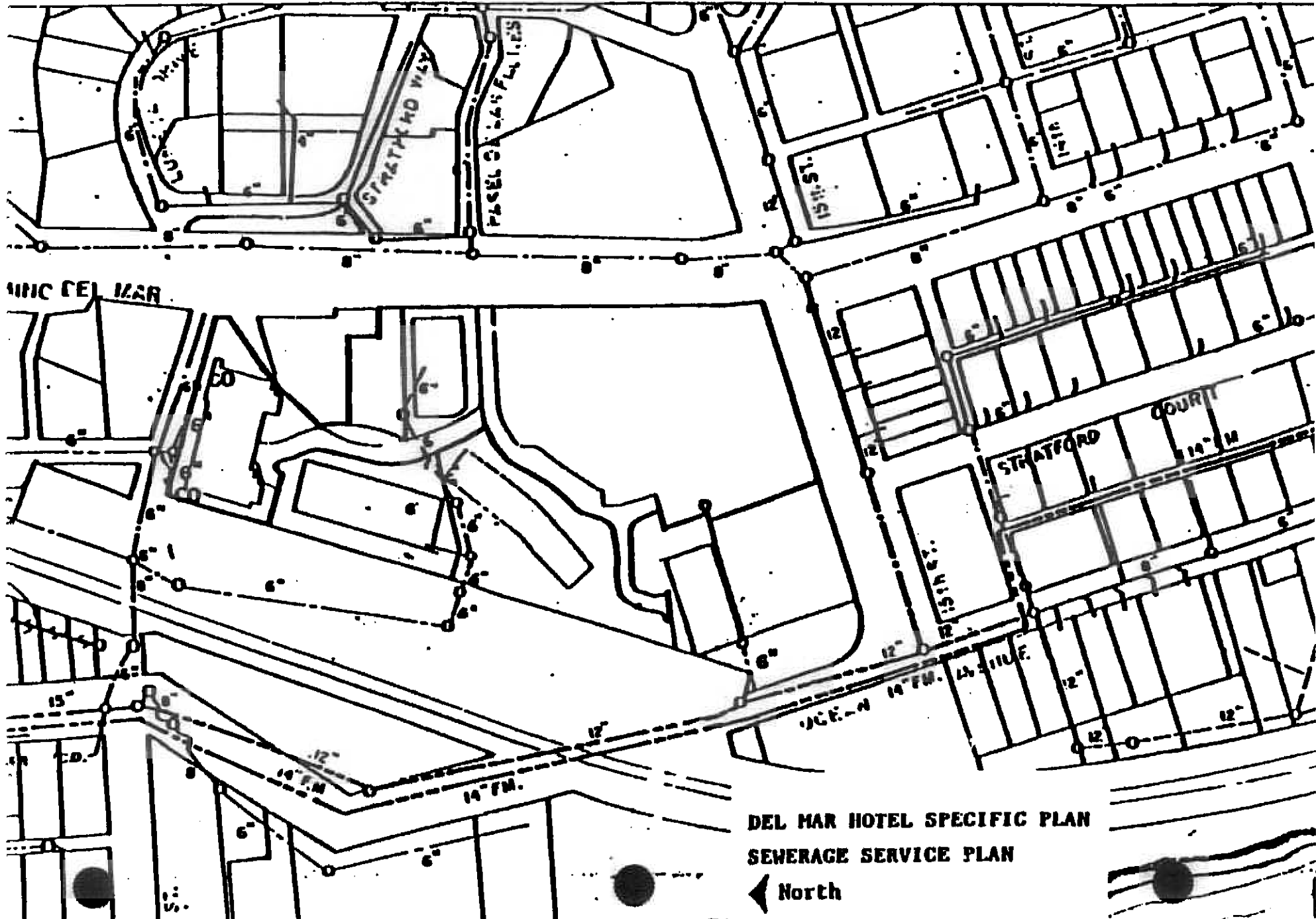
8" AC

8" AC

D

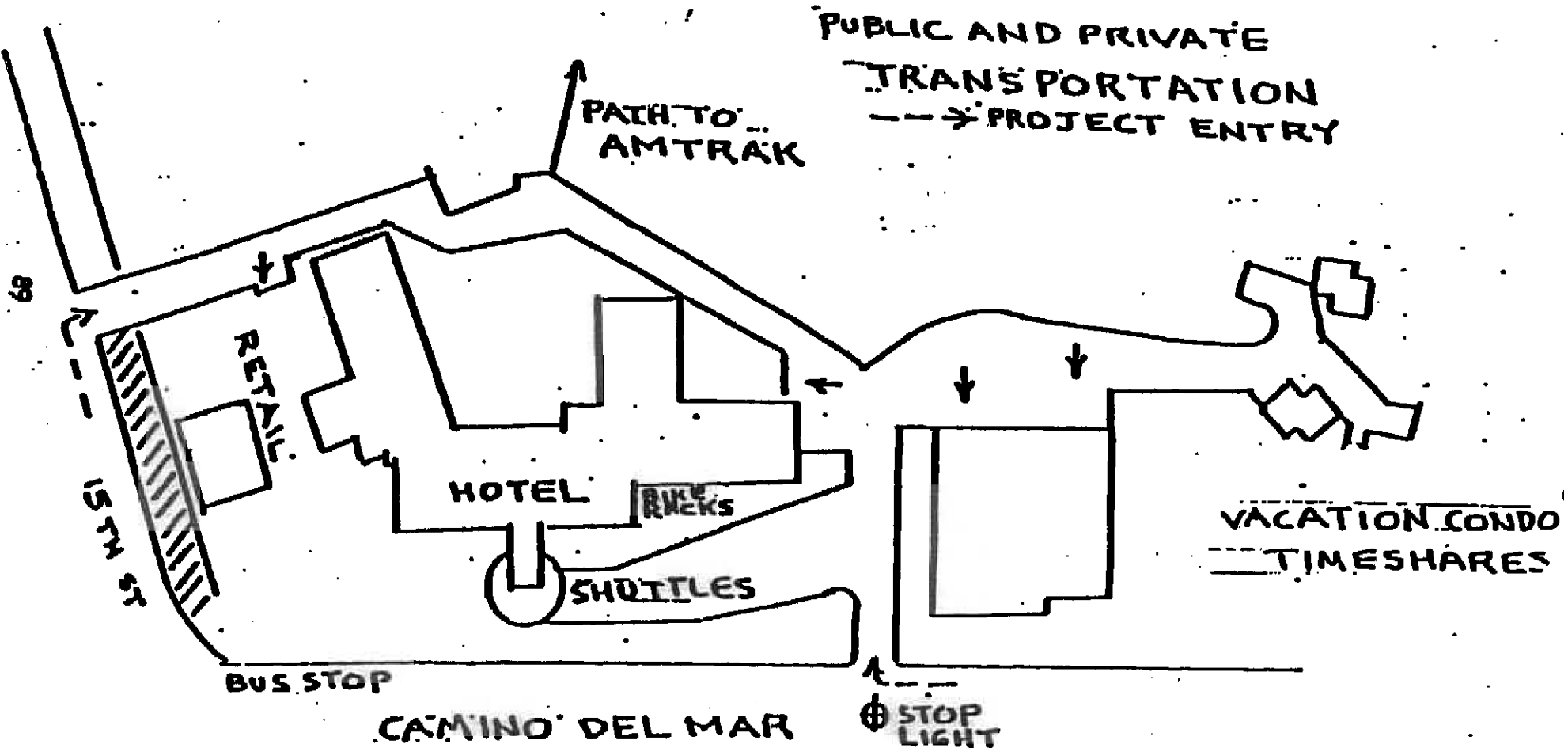
4" CI

17 IN ST.



**DEL MAR HOTEL SPECIFIC PLAN  
SEWERAGE SERVICE PLAN**

← North



--> INDICATES UNDERGROUND PARKING  
 /// PEDESTRIAN PROMENADE  
 NOT TO SCALE

EXHIBIT IX  
COLOR ARCHITECTURAL RENDRERING

# City of Del Mar

November 12, 1987

Nasland Engineering  
4740 Ruffner Street  
San Diego, CA 92111

ATTN: Michael Gonzales

RE: CONSTRUCTION AT 15TH STREET & CAMINO DEL MAR

Dear Mr. Gonzales,

Please be advised that the Del Mar Fire Department has the firefighting capacity to handle the Del Mar Hotel Project proposed to be constructed at the corner of 15th and Camino del Mar, or any other structure planned for that location.

You will be required to submit your plans to the Fire Department for review, recommendations and approval by the Fire Marshall as construction progresses.

If you have any questions or desire any further informaton, please feel free to contact this Department.

Sincerely,

  
LARRICK D. JONES, Chief  
Del Mar Fire Department

LJ/ch

Department Headquarters  
2200 Jimmy Durante Blvd., Del Mar, California 92014  
(619) 755-1522

# City of Del Mar

TO: James Sandoval  
Planning Director

DATE: 11-25-87

FROM: Larrick D. Jones, Fire Chief

SUBJECT: HOTEL PROPERTY

The following items are required for Fire Department approval on the Hotel Property Plan at this time:

A. Fire Hydrants

One (1) new hydrant will be required as improvements to the project and is to be in place prior to major construction as follows:

1. One (1) hydrant at the center of the east side of the property along Camino del Mar.

B. Fire Department Connections

1. One (1) Fire Department connection shall be located on the east side of the roadway east of the Post Office to serve the underground parking.
2. One (1) Fire Department connection shall be located on Camino del Mar west side just north of 15th Street.
3. One (1) Fire Department connection shall be located near the northwest corner of the hotel, to serve the hotel.
4. One (1) Fire Department connection shall be located in the southwest corner of the northeast underground parking.
5. Wet standpipes with hose cabinets may be substituted for a Fire Department connection if approved by the Fire Department.

Fire Department Headquarters  
2200 Jimmy Durante Blvd., Del Mar, California 92014 (619) 755-1522

HOTEL PROPERTY  
PAGE TWO

C. Fire Alarm System

1. The Fire Alarm system shall consist of water flow, pull boxes, and smoke detectors, and shall be terminated at the Fire Department or at a private alarm company.

D. Sprinkler Requirements

1. All structures shall be sprinklered, as required, and post indicator (P.I.) valves shall be installed with tamper switches tied to the alarm system when required by local ordinance of Fire Department.
2. All interior trash enclosures shall be sprinklered.
3. Sprinklered system shall be subject to Fire Department approval.

E. Building Access

1. There shall be emergency access to all buildings.

F. Exit Signs

1. All exits shall have lighted exit signs installed.

G. Fire Department Appliances

1. Wet standpipes with hose cabinets shall be placed as required by the Fire Department.

Respectfully submitted,

  
CARRICK D. JONES, Chief  
Del Mar Fire Department

LJ/ch

**SAN DIEGO COUNTY SHERIFF'S DEPARTMENT**

POST OFFICE BOX 2001  
SAN DIEGO, CALIFORNIA 92112  
TELEPHONE (619) 531-3361



**JOHN F. DUFFY, Sheriff**

November 13, 1987

Mr. Jim Watkins  
P.O. Box 99  
Del Mar, CA 92014

**RE: NEW DEL MAR HOTEL SITE PLAN**

Dear Mr. Watkins:

In response to your request of this date, the City of Del Mar has contracted for law enforcement services with the San Diego County Sheriff's Department. Patrol units are based at the Encinitas Sheriff's Station, which is located at 175 North El Camino Real, Encinitas, California 92024.

This department anticipates no difficulty in providing service to any location in Del Mar.

Very sincerely yours,

A handwritten signature in black ink, appearing to read "Michael S. Ringer".

Michael S. Ringer  
Administrative Assistant II

MSR/bjw

cc: Michael Gonzales

November 17, 1987

Mr. Michael J. Gonzales  
Hasland Engineering  
4740 Ruffner St.  
San Diego, CA 92111

Dear Mr. Gonzales:

RE: New specific plan for the Del Mar Hotel Project

We have reviewed the plans for the New Del Mar Hotel Project.

This is to inform you that under its present plans Pacific Bell expects to be in a position to provide telephone service to applicants in the above development in accordance with requirements of and at rates and charges specified in its tariffs on file with the California Public Utilities Commission.

In addition, if present construction plans remain unchanged, one pedestal must be relocated to a new position to clear anticipated conflicts. Exact location cannot be determined at this time.

Sincerely,



*for* S. K. Wilcomb  
Manager  
Right of Way



PHONE: 733-6412

or 432-6810

# COAST WASTE MANAGEMENT, INC.

5060 EL CAMINO REAL, P. O. BOX 847, CARLSBAD, CALIFORNIA 92008

McDOUGAL SANITATION  
CARLSBAD DISPOSAL CO.  
SOLANA BEACH DISPOSAL CO.

DEL MAR DISPOSAL CO.  
RANCHO SANTA FE DISPOSAL CO.  
SORRENTO VALLEY DISPOSAL CO.

November 16, 1987

Nasland Engineering  
Attention: Mike Gonzales  
4740 Ruffner Road  
San Diego, Ca. 92111

RE: Del Mar Hotel Specific Plan  
Your Job No. 186-6117

Dear Mike:

Please be advised CWM, Inc. will be able to provide refuse removal service on the above site.

Garage Plan North: Compactor  
Garage Plan South: Compactor

Both locations need to be at ground level and the overhead clearance should be 20' minimum.

The approach to the compactors should be free from any obstructions to insure the pick-up and return of the trash container(s).

Any questions regarding service for additional portions of the Development, please contact us at your earliest convenience.

Thank You.

Sincerely,

Ken Tatum  
Sales Representative

KT/djh



# San Diego Gas & Electric

November 5, 1987

BEACH CITIES DISTRICT OFFICE

FILE NO

PLA 570  
MOPAC

California Department of Real Estate  
State Building, Room 8136  
107 South Broadway  
Los Angeles, CA 90012

Attention: Subdivision Section

Gentlemen:

In accordance with our "RULES FOR THE SALE OF ELECTRIC ENERGY" and "RULES FOR THE SALE OF GAS", filed with and approved by the California Public Utilities Commission, gas and electric facilities can be made available to a commercial property located at 15th Street and Camino Del Mar, Del Mar, CA.

If purchaser is to pay any cost for the installation and/or extension of utility service, the costs will be calculated in conformance with our extension and service rules.

Evidence of financial arrangements for the installation of gas and electricity can be obtained from the developer and/or owner based on correspondence from SDGE on this project.

Our ability to serve future projects in our service territory will depend on the supply of fuel and other essential materials available to us and on our obtaining government authorization to construct the facilities required.

Sincerely,

Dennis E. Alba  
Service Planner  
Phone: 581-7125

DEA:adp

cc: Mr. Jim Watkins

## CENTRAL FILES



**San Diego Gas & Electric**

November 5, 1987

BEACH CITIES DISTRICT OFFICE

FILE NO

PLA 570  
NOPAC

Mr. Jim Watkins  
P.O.Box 99  
Del Mar, CA 92014

Dear Mr. Watkins:

Thank you for your tentative information for your proposed commercial building site located at 15th Street and Camino Del Mar in Del Mar.

Before we can continue further with the design of an electric and gas distribution system for your project, we will need the following:

- 2 building elevation plans
- 4 plot plans (with preferred meter locations)
- 3 grading plans
- 3 improvement plans (with municipalities, street light locations and existing SDG&E pole locations)
- 2 landscape plans
- Sewer and water plan (or indicate sewer and water route on grading or plot plans)
- Complete electric load breakdown (including rated size of electrical panels at each location)
- Complete gas load breakdown (at each location)
- Your proposed construction schedule:
- Example: date sewer & water to be installed
- date grading to start
- date curbs & sidewalks to be installed
- date paving to be started
- date you will be ready for gas
- date electric meters to be set
- Your address list, lot numbers, (typed address list sheet is your responsibility to provide)

Your early response will not only be beneficial to us but to you also, since the day that we have sufficient plans to process your project for design will constitute the Applicant's Final Submittal date (AFS). This date will determine the Extension Rule in which your project is interpreted. Also, please be advised that the preliminary design for the gas and electric system takes approximately 10-14 weeks to complete. The sooner the above plans and information are submitted to us, the sooner your project can be completed. If overhead relocation of SDG&E poles is required or conversion from overhead poles to an underground system is required, more time will be needed to complete your electrical design.

**CENTRAL FILES**

Mr. Jim Watkins:

2

November 5, 1987

If I may be of any further assistance to you, or if you would like to arrange a meeting time, please feel free to call me at our Beach Cities District office.

Sincerely,

Dennis E. Alba  
Service Planner  
Phone: 581-7122

DZA:adp

TABLE 6 - SEE M.N.D. EIR  
PAGE 1 OF 2

## DEL MAR HOTEL WATER AND SEWER PROJECTIONS

<u>Water Demand</u>	<u>Gallons Per Day (gpd)</u>	<u>Million Gallons Per Day (mgd)</u>
Hotel (123 rooms) 130 gal/room/day	15,990	0.016
Restaurant & Bar (3,500 sf - 152 seats) 13.4 gal/seat/day	2,037	0.002
Retail (4,700 sf - 2 restrooms) 8 400 gal/day/restroom	800	0.001
Vacation Condominium Timeshares (12 units) 3 persons/unit x 150 gal/day/person	5,400	0.005
Landscape Irrigation 1.95 acre Landscaping x 1,055 gal/day/acre	2,057	0.002
<b>TOTAL WATER DEMAND</b>	<b>26,284</b>	<b>0.026</b>
<u>Wastewater Discharge</u>		
Hotel (123 rooms) 93 gal/room/day	11,439	0.011
Restaurant (140 seats) 10 gal/seat/day	1,400	0.001
Bar (12 seats) 2 gal/seat/day	24	-
Retail (4,700 sf - 2 restrooms) 200 gal/day/restrooms	400	-
Vacation Condominium Timeshares (12 units) 280 gal/unit/day	3,360	0.003
<b>TOTAL WASTEWATER DEMAND</b>	<b>16,623</b>	<b>0.017</b>

Source: Pountney & Associates (1986); Del Mar Partnership (1986).  
Revised according to: City of San Diego Water Utilities Dept. (1987);  
Powell & Associates (1987); Garner, Perdue & Krisan Associates (1987);  
Nasland Engineering (1987).

TABLE 6  
PAGE 2 OF 2

DEL MAR HOTEL WATER AND SEWER PROJECTIONS

WATER DEMAND:

The City of Del Mar has an agreement with the City of San Diego and San Diego County Water Authority to purchase up to a maximum of 1,800 acre feet of water per year. The City has purchased 1,360.9 acre feet during the twelve month period between 7/1/86 and 6/30/87.

	<u>Acre-feet</u>	
Maximum purchase from San Diego County Water Authority		1,800.0
Purchases between 7/1/86 and 6/30/87		<u>1,360.9</u>
Present surplus capacity		439.1
	<u>Acre-Feet</u>	<u>% of Available Capacity</u>
Proposed Del Mar Hotel Water Demand	33.1	7.5
Del Mar Plaza Projected Water Demand	<u>30.4</u>	<u>6.9</u>
Cumulative Projected Water Demand	63.5	14.4

	<u>Acre-feet</u>	
Present Surplus Capacity		439.1
Cumulative Projected Water Demand		<u>63.5</u>
Surplus Capacity after Hotel and Plaza		375.6

SEWER DISCHARGE:

	<u>Million Gallons Per Day (mgd)</u>	
Maximum Capacity (City of Del Mar)		0.849
Present Rate (City of Del Mar)		<u>0.735</u>
Present Surplus Capacity		0.114
	<u>MGD</u>	<u>% of Available Capacity</u>
Proposed Del Mar Hotel Sewer Discharge	0.017	14.9
Del Mar Plaza Projected Sewer Discharge	<u>0.018</u>	<u>15.8</u>
Cumulative Projected Sewer Discharge	0.035	30.7

	<u>Million Gallons Per Day (mgd)</u>	
Present Surplus Capacity		0.114
Cumulative Projected Sewer Discharge		<u>0.035</u>
Surplus Capacity after Hotel and Plaza		0.079

Source: City of Del Mar Finance Department (1987)  
City of Del Mar Wastewater Master Plan (1983)  
City of Del Mar Water Master Plan (1983)

# city of del mar memorandum

To: Planning

Date: 11/30/87

From: Sam Nicosia

Subject: Del Mar Hotel Specific Plan Alternative #1 Submittal

---

After reviewing the plans, I see no foreseeable problems concerning the sewer, water and drainage. Rusty Pow ell also could find no problems.

Sincerely,

  
Sam Nicosia

JAMES M. WATKINS

INVESTMENT ANALYST

March 19, 1987

REVISED October 25, 1987

Ms. Anita Bingham  
Finance Director  
City of Del Mar  
1050 Camino del Mar  
Del Mar, California 92014

Dear Anita:

The following is my estimate of the revenue that will be generated for the city of Del Mar by the proposed Del Mar Hotel at Camino del Mar and 15th Street. Since most all services required by the hotel will be paid for by the hotel, the resulting estimate total shall be near net to the city of Del Mar.

Room Tax:	Del Mar Share
123 Rooms at 75% Occupancy*	
\$92 Average Rate X 360 days = \$3,055,320	
Del Mar Share 7% 8%	\$215,611 \$244,425

Property Tax:	
Total Cost \$20,000,000	
Property Tax 200,000	
Del Mar Share 17% (\$34,000, \$42,400)	34,000

Sales Tax:	Del Mar Share
4,700 Square Feet of Retail	
Sales at \$200 per Square Foot \$ 940,000	
Restaurant Gross Sales <u>2,000,000</u>	
Total \$2,940,000	
Del Mar Share	<u>29,400</u>
Estimated Del Mar Revenue	\$285,441 \$307,825


\* San Diego County occupancy rate as reported by Pannel Kerr Forster C.P.A.'s through June 1986.

Sincerely,

Milton Karafilis  
Consultant for Del Mar Hotel Project

MK:ms

city of del mar  
memorandum

To: Jim Sandoval  
From: Anita Bingham   
Subject: Projected Revenue for Hotel Property

Date: 11/24/87

---

Jim, I checked with several sources regarding the projection provided by Jim Watkins in regard to Revenue from the Hotel Property. My sources say the figures are extremely conservative. The sales tax is particularly on the conservative side. Retail space in Del Mar leases for more than he is projecting in sales. Kobo's brings in over \$1,000 per square foot in sales. The average in Del Mar would be in the neighborhood of \$325 to \$500 per square foot. The restaurant sales were also on the conservative side.

All of the figures provided are reasonable.

# COMMUNITY DEVELOPMENT ELEMENT

ADOPTED: July 22, 1985

ORDINANCE: 413

## PLAZA-HOTEL SPECIFIC PLAN

### PURPOSE & INTENT:

To coordinate the planning and development of major commercial properties located north of and/or adjacent to 15th Street, including the Amtrak Station, so as to achieve compatibility and design consistency.

### PROVISIONS:

The plan shall provide for:

1. Pedestrian oriented land uses, recognizing that the subject properties are the focal point of the City;
2. Land use should include retail and hotel development, including possible hotel accommodations within the adjacent condominium buildings, with minimum floor area devoted to office or non-pedestrian use;
3. Common traffic ingress/egress and parking;
4. Preservation of view corridors from adjacent properties and from northbound Camino Del Mar;
5. The incorporation of pedestrian plazas and a 15th Street "promenade" linking the development site with Seagrove Park.

The specific plan may specify building heights, floor area, land use, etc. not otherwise permitted by the underlying zones, provided that any such increases beyond what zoning specifies be offset by the provision of public amenities that could not otherwise be required. For instance, the floor area ratio might be increased, contingent upon parking being placed underground and/or the provision of other public benefits; height restrictions might be modified, contingent upon preservation of public view corridors encumbering other portions of the project; etc. Full design review shall be required. Implementation and the level of established detail contained in the Plan may be phased, consistent with the differences in development timing resulting from individual and separate ownerships within the Planning area. The specific plan is subject to the California Environmental Quality Act review, public hearings and approval by the City Planning Commission and City Council.

**RECORD OF ACTION  
AD HOC PRECISE PLAN TASK FORCE**

**Meeting of May 3, 1979**

**Present: Blake, Denyes, Herzberg, Hohmeyer, Pearson, Ross**

**Discussion of development of the hotel property with Planning Director Healy, and Gene Geritz and Ted. Brumleve of SGPA.**

**Consensus: The hotel property shall be developed so as to maximize pedestrian usage, with plazas, outdoor public areas, and a 15th Street promenade. Development of the property shall be subject to site development review by the Design Review Board, Planning Commission and City Council.**

**The location and percent of building area devoted to each land use was suggested as follows for the currently undeveloped portion of the site:**

- 1) Retail commercial- 20% minimum;**
- 2) Personal service commercial (Barber and Beauty shops)- 2% maximum;**
- 3) Food users**
  - a) dinner houses- 6% minimum, 8% maximum;**
  - b) specialty (deli, doughnut, ice cream, pubs, etc.)- 6% minimum, 8% maximum;****Total food users- 12% minimum, 16% maximum;**
- 4) Office uses (excluding medical and dental)- 10% maximum;**
- 5) Commercial bank or savings and loan- 1 establishment, 6% maximum;**
- 6) Hotel/Inn- 40% minimum, 60% maximum.**

**Existing condominiums may convert all or any number of units to hotel occupancy, pending adequate provision of required parking.**

**Hotel property development standards were considered as follows:**

- 1) Building Heights: 26' maximum, with limitations to protect views over identified view corridors;**
- 2) Maximum FAR: 60% ;**
- 3) Maximum Lot Coverage: 60% (per existing ordinance);**
- 4) Yard Dimensions: observe view corridors and based upon precise plan and architectural review,**

5) Off-Street Parking:

- a) Parking spaces shall be provided with ordinance modifications to require one space per each occupiable hotel room, excluding kitchens, baths and closets;
- b) Underground parking requirement: For each 1% increase in FAR above 45%, not less than 6.66% of the total required parking shall be provided underground:  
i.e., 45% FAR= 0% required underground parking;  
50% FAR= 33.3% required underground parking;  
60% FAR= 99.9% required underground parking.

\*

At the next meeting the committee will review detailed plans for the hotel property as developed consistent with recommendations. Also, the committee will discuss two final items from William Healy's February 27 Memo; Town and Country parking standards, and sign standards.

Approved: \_\_\_\_\_

  
John Blake, Chair

**NOTE:**

AD HOC COMMITTEE HAS RECOMMENDED UP TO 60 PERCENT F.A.R. FOR HOTEL PARCEL IF 99 PERCENT OF THE REQUIRED PARKING IS PUT UNDERGROUND.

APPLICANT IS UNDERGROUNDING 99 PERCENT OF PARKING AND REQUESTING ONLY A 49 PERCENT F.A.R.

**EXHIBIT III**  
**CONFORMANCE WITH DEL MAR COMMUNITY PLAN (GENERAL PLAN)**

Supplement referencing the California Statute describing Specific Plans to the specific response in the Del Mar Hotel Parcel Specific Plan. Excerpts from the Community Plan (adopted by City Council Ordinance #260 as amended) which pertain to commercial development are used.

<u>California Statute</u>	<u>Del Mar Community Plan Goals</u>	<u>Implementation in Del Mar Hotel Parcel Specific Plan</u>
65450	<p>Community Plan Goal I: "Insure that all future development be such as to preserve an atmosphere of openness preserve scenic vistas..." (Page 31)</p> <p>Community Plan Goal II: "Minimize the impact of the auto on the character of Del Mar &amp; emphasize a more pedestrian oriented environment, safer sidewalks, landscaped buffer zones, and alternate means of transportation." (Page 48)</p> <p>Community Plan Goal III: "Insure that future development, whether commercial or residential, does not detract from high quality vistas and terrain, either by blocking views or disturbing natural topography, mature trees, or native growth." (Page 58)</p> <p>Community Plan Goal IV: "Encourage quality resident-oriented businesses which serve the intellectual, social, and material needs of the local community...Create a pedestrian-oriented downtown which groups retail services with facilities for civic and community activities...Provide benches, mini-parks, and street trees and require extensive landscaping of private open space and parking areas."</p> <p>Community Plan Goal V: "Maintain a balanced ecological-economic philosophy toward commercial growth which permits the city's income to keep pace with its expenditures while insuring compatibility with all other goals and objectives of the Community Plan." "Promote those uses of the commercial area which will be of greatest economic benefit to the community while insuring compatibility with all other goals and objectives of the community plan." (Page 61)</p>	<p>See Page 40; Land Use Element, Page 17, Lot Coverage, and Floor Area Ratio sections.</p> <p>See Page 42; Traffic Element, Page 22.</p> <p>See Page 45; View Elements, Page 25.</p> <p>Page 49; Pedestrian Element, Page 24; Village Face and Character Element, Page 31.</p> <p>Page 53, Economic Element, Page 36.</p>

California  
Statute

Del Mar Community Plan  
Goals

Implementation in Del Mar Hotel  
Parcel Specific Plan

65431

- (1) Page 9 Proposal for the Old Del Mar Hotel Site
- Page 10 Landscape Plan
- (2) Page 22 Service Elements
- Page 33 Parking Element & Standards
- Page 33 Parking Requirements
- Page 22 Traffic Impact Report
- (3) Page 40-115 Sections III, IV, & V.
- (4) No public works projects are required and all financing is through private sources.
- (4b) Page 11 Intent
- Section III Goal

CITY OF DEL MAR

SUMMARY REPORT ON NON BINDING ADVISORY SURVEY  
(FROM OCT. 21 TO NOV. 6)

QUESTION NO	STEM	N	% AGE YES	% AGE NO	% AGE APPROVE	% AGE DISAPPROVE	% AGE NEED MORE INFO.
1.	Hotel use of old Delmar Hotel site	501	72.5	27.5			
4.	Zoning Change	488			48.5	24.7	26.8
3.	Floor area ratio not to exceed 485	472			47.9	21.9	30.2
6.	Building Height Change	459			52.6	30.7	16.6
7.	Vote Intention	462			47.0	23.3	29.7

QUESTION NO	STEM	N	MEAN	MEDIAN	MODE	RANGE
2.	No surface parking	340	4.28	3.0	1	1-9
	View corridors	282	4.74	3.0	1	1-9
	Floor area ratio	304	4.92	4.0	1	1-9
	Access through property	283	5.95	5.0	3	1-9
	Open spaces	273	6.19	4.0	1	1-9
	Building coverage	252	6.33	4.0	1	1-9
	Mini park	248	6.94	6.0	2	1-9
	Underground utilities	271	7.03	6.0	1, 4, 7	1-9
	Public meeting places	258	7.06	5.0	1	1-9

EXHIBIT X

QUESTION NO	ITEM	N	MEAN	MEDIAN	MODE	RANK
2.	Civic activities	240	7.42	6.0	2	10
	Income to city	236	7.50	6.0	1	11
	Wood sloped roofs	227	7.55	6.0	1	12
	Village character	232	8.19	6.0	1	13
	A village center	241	8.28	7.0	3	14
	Minimum office space	215	8.54	6.0	4	15
	Cultural activities	189	9.56	8.4	1, 4	16
	Public plaza	180	9.90	9.5	4	17
	Extensive landscaping	181	10.09	10.0	11	18
	Bike and resting places	183	10.16	10.0	21	19
	Public meeting rooms	189	10.41	9.0	2	20
	Public vistas	173	11.72	12.0	19	21

QUESTION NO	ITEM	N	% ADE Req	RANK
3.	Sporting goods	325	31	1
	Florist	325	45	2
	Bakery	325	42	3
	Ice cream shop	325	41	4
	Coffee shop	325	34	5
	Women's clothing	325	30	6
	Art gallery	325	23	7

SUMMARY REPORT ON NON BINDING ADVISORY SURVEY  
(FROM OCT. 21 TO NOV. 8)

QUESTION NO	ITEM	N	MEAN	MODE
3.	Deli	323	22	8
	Stationery	323	21	9
	Music shop	323	20	10
	Men's clothing	323	19	11
	Fresh produce	323	18	12

EXPLANATION OF TERMS

- N = TOTAL
- MEAN = AVERAGE
- MEDIAN = MIDDLE POSITION IN AN ARRAY OF VALUES
- MODE = MOST COMMONLY OCCURRING VALUE IN A SERIES

VILLAGE COMMITTEE  
CITY OF DEL MAR  
DEL MAR, CALIFORNIA

5/14/86

Lisa Strandguard  
Planning Director  
City of Del Mar

Dear Lisa:

The Village Committee at our meeting of this date adopted the following resolution.

"The committee has reviewed the preliminary plan for the Old Del Mar Hotel Site (Copy attached) and find that it is consistent with the goals and objectives of the community plan. We urge the planning staff to accept and process the Specific Plan in accordance with the "Downtown Initiative".

Staff attention is drawn to the desirability of having consistent paving and landscaping on the four corners of Camino Del Mar and 15th Street, of limiting the height of landscaping within the northwesterly view corridor beginning at the same intersection, and development of a consistent promenade (in terms of paving and landscaping) on the southerly side of 15th Street between Camino Del Mar and Stratfort Court."

You will also find enclosed a letter to the City Council suggesting the alternative of combining hearings in the case of properties affected by the "Downtown Initiative".

Yours truly,

  
Harvey Herzberg  
Chairman