



CITY OF DEL MAR  
DESIGN GUIDELINES



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PREPARED FOR:



City of Del Mar  
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Del Mar, CA 92056

PREPARED BY:



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## A - INTRODUCTION

The City of Del Mar is a picturesque seaside community, blessed with an abundance of natural resources that give the community a distinctive and enviable physical setting. Bordered by the Pacific Ocean to the west, Del Mar is also distinguished by lagoons, canyons, sandstone formations and bluffs, as well as the rare and stately Torrey Pines trees that are native to the area. Del Mar's unique residential neighborhoods—from the beach-oriented homes in the north to the hillside residences to the east—benefit from these natural attributes, both in terms of proximity and views. The commercial corridor—known as “the Village”—reflects a charming, small-town ambiance, underscoring its strong pedestrian orientation.

Since the 1970s, with the development of a Community Plan-based Design Review ordinance, Del Mar has strived to preserve its unique coastal charm and natural, rustic character by encouraging development that is both compatible with existing neighborhoods and sensitive to the community's distinctive environmental features. The City of Del Mar has developed these guidelines to provide greater clarity and definition to the existing Design Review ordinances for the benefit of homeowners, developers, and architects, as well as neighbors and the Design Review Board.

## B - PURPOSE AND INTENT OF THE DOCUMENT

The purpose of the Design Guidelines is to clearly define and fully illustrate the standards set forth in the Design Review Ordinance (DRO), which reflect the goals and objectives advanced in the Del Mar Community Plan. This document is also intended to provide a more objective framework that identifies and clarifies those design elements that are valued in Del Mar. In addition to defining standards for high quality design in Del Mar, the Design Guidelines also interpret acceptable tolerances for the review of development projects relative to the City's Design Review Ordinance (DRO), and their potential impact on the overall character of the community.

The Del Mar Community Plan focuses on preserving and enhancing Del Mar's unique coastal village atmosphere by encouraging architecture that harmonizes with existing neighborhoods and blends with the community's unique and abundant natural assets. The Design Review Ordinance (DRO) provides the tools to safeguard and implement this vision, maintaining Del Mar's low-density residential character and ensuring that future development—both residential and commercial—preserves scenic views and natural terrain and landscaping.



## CHAPTER 1 INTRODUCTION

### C - RELATIONSHIP TO OTHER CITY DOCUMENTS

The Design Guidelines serve to provide a “link” between the intentions of the Del Mar Community Plan and the regulatory standards set forth in the Del Mar Municipal Code (DMMC). The DMMC includes design review considerations in Chapter 30 of the Zoning Ordinance, and in Chapter 23 of the Design Review Ordinance (DRO). The Design Guidelines interpret the intent of the Community Plan when applying the provisions of the DMMC at a discretionary level. The Design Guidelines are not regulations per se, but instead aim to facilitate and implement the City’s Design Review processes, with the use of detailed graphic displays and illustrative text to more clearly and objectively define the standards of the Design Review Ordinance (DRO).

### D - DOCUMENT ORGANIZATION

This document provides guidance for three major areas of development: Single-Family Residential, Multi-Family Residential, and Commercial. Within each of these sections of the document, relevant Community Plan Goals/Objectives/Policies and Design Review Ordinance considerations are included for reference. Guidelines are separated into specific “issue” categories for each of the three major areas of development, including “Good Neighbor Design Considerations,” “Site Planning and Design,” and “Building Design.” Users of the Design Guidelines are encouraged to carefully consider the potential DRO findings listed in the various sections of the document and how their potential project could be designed to avoid those findings.

### E - INTENDED USERS

The Design Guidelines have been created to provide design professionals, property owners, residents, and businesses—along with decision makers and City staff—with a clear and common understanding of the Community Plan’s intentions for the planning, design, and review of new development and proposed alterations to existing residential and commercial development.



## F - RELATIONSHIP TO THE DESIGN REVIEW PROCESS AND DESIGN REVIEW BOARD

The Design Guidelines function as an essential companion document to the Design Review Ordinance (DRO), the primary tool for implementing the design and community character objectives espoused in Del Mar’s Community Plan. Additionally, the Design Guidelines provide quantifiable standards and criteria to add clarity, definition, and detail to the DRO standards of review that are used by the Design Review Board (DRB) in its deliberations. These guidelines will be used by DRB members—at their discretion—when making findings of fact. For a better understanding of the Design Review Process and what it entails, please see Appendix A.2 of this document, entitled “Resident Handbook: Understanding the Design Review Process in the City of Del Mar.”



## CHAPTER 1 INTRODUCTION

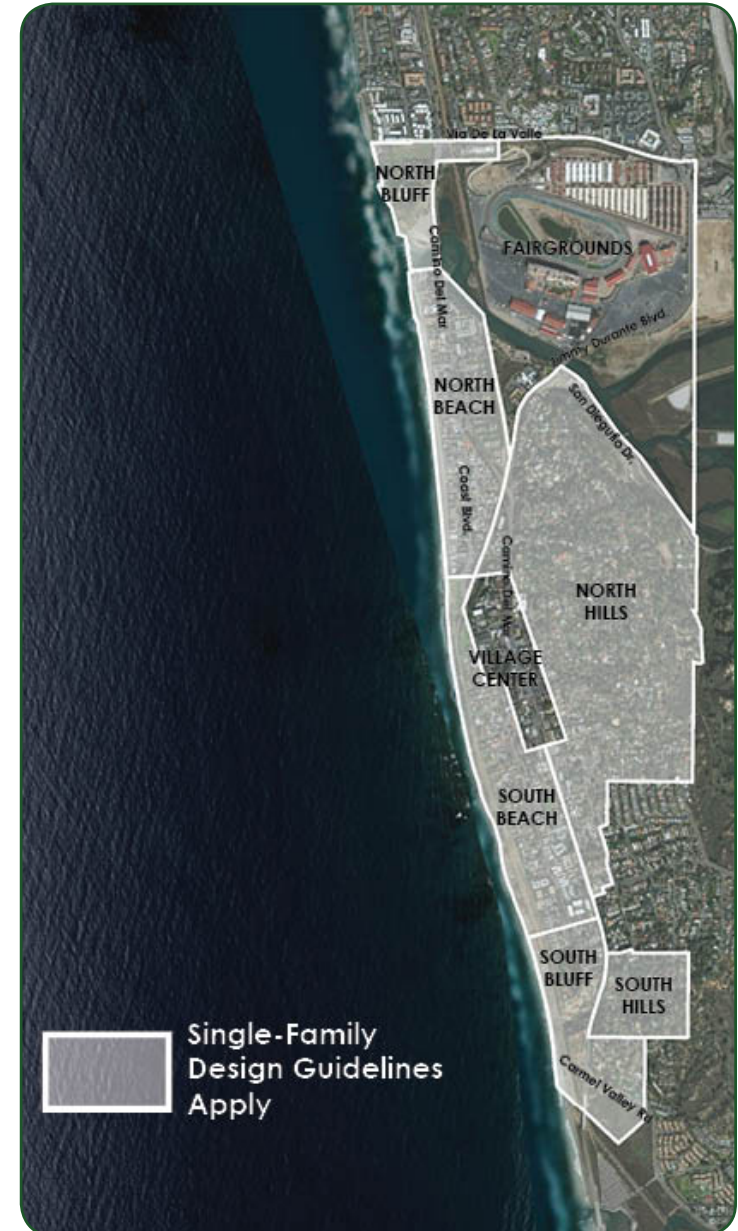
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A - INTRODUCTION

The following Design Guidelines apply to all single-family projects—both new and remodel proposals—on individual lots, including detached duplexes. Home placement and orientation on lots should be carefully designed to limit visual impact on neighboring properties, preserve existing views, retain natural site features and established landscaping, and complement the existing character of the neighborhood. Site grading should address existing drainage patterns and landforms while providing subtle transitions of architectural elements to grade. Noise generating equipment and other building elements that may create a disturbance should be appropriately screened and situated where impacts on neighbors will be minimized.

Building bulk and massing should be compatible with the general scale of existing homes in the neighborhood. Project architects and designers should incorporate 360-degree architecture—the full articulation of all building facades, including variations in massing, roof forms, and wall planes, as well as surface articulation—in all homes and additions. Architectural features such as loggias—as well as covered decks and porches—contribute to a structure’s bulk and massing, and need to be considered as elements of the overall design. This approach is essential to ensure that such structures are in scale with the rest of the home, and don’t block scenic views or contribute to the perception of bulk. Building massing should include variations in wall planes (projections and recesses) and wall height (vertical relief), as well as roof forms and heights (silhouettes) to minimize the perceived scale of the home. High quality materials and colors should both harmonize with the existing neighborhood, and be sufficiently varied to create visual interest in building facades and reduce monotony.





## CHAPTER 2 SINGLE-FAMILY DESIGN GUIDELINES

### A. INTRODUCTION

#### A.1 COMMUNITY PLAN GOAL, OBJECTIVES, AND POLICIES

**GOAL 3: Preserve and enhance Del Mar’s special residential character and small town atmosphere with its harmonious blend of buildings and landscape in proximity to a beautiful shoreline.**

**OBJECTIVES AND POLICIES:**

- Maintain a low density residential character and allow only one and two story low mass intensity development in residential areas.
- Ensure 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.
- Protect and enhance human scale, warmth, charm, interest, texture, pedestrian involvement, and landscaping.



## A.2 DESIGN REVIEW ORDINANCE

The purpose of the Design Review Ordinance (DRO) is to *“achieve and protect a residential seaside community which is both beautiful and pleasant in character, by fostering and encouraging good design, which encompasses the use of harmonious materials and colors, compatible proportional relationships and appropriate use of landscaping, and protects the citizens of the City of Del Mar by providing a design review process”*.

Key terms defined within the DRO and referred to within this document include the following:

- Primary Scenic View

*A view of the ocean, the community, lagoons, canyons or other scenic vistas from the primary living area of a residence.*

- Primary Living Area (PLA)

*For purposes of this document, primary living area shall mean that portion of a residence determined by the Design Review Board, or City Council on appeal, to be the main gathering and entertainment room used by residents and guests at the residence. [Ord. 784] 1. Each residence shall be limited to the designation of only one (1) primary living area. 2. Unless otherwise determined by the DRB, or City Council on appeal, the primary living area of a residence is that portion of the residence that is most often used by the occupants and their guests for gatherings and entertainment, consisting of the residence’s living room, dining room or great room. 3. Under rare and extraordinary circumstances, the DRB, or City Council on appeal, may determine that another area of a residence is the primary living area when it has been demonstrated that due to extenuating circumstances, the occupants of the residence must use another portion of the residence, rather than its living room, dining room or great room, as the residence’s main gathering and entertainment area.*

- Bulk and Mass

*The appearance of volume given by the outer visible envelope of a structure, as viewed from surrounding public or private properties. This appearance is generally attributable to the size of the structure and/or its architectural features.*



## CHAPTER 2 SINGLE-FAMILY DESIGN GUIDELINES

### A. INTRODUCTION

#### A.3 RELEVANT DESIGN REVIEW ORDINANCE FINDINGS

The following DRO findings apply to all single-family development and provide general direction to ensure a comprehensive, context-sensitive design. Projects should be designed **to avoid** the findings of fact based upon the regulatory conclusions identified below:

- **23.08.072 – Generally (A)**

*The design is inconsistent with the Community Plan, General Plan, or Zoning Ordinance, including the Design Review standards contained within the Zoning Chapter of the underlying zone.*

- **23.08.072 – Generally (C)**

*The design will adversely affect the health or safety of the neighborhood.*

- **23.08.072 – Generally (E)**

*The design will cause the surrounding neighborhood to depreciate materially in appearance or value.*

- **23.08.072 – Generally (F)**

*The design will discourage occupancy, investment or orderly development in the neighborhood.*

- **23.08.077 – Relationship to Neighborhood (B)**

*The design detracts from the natural beauty of the coastal area.*

#### A.4 COMPLIANCE

The guidelines contained within this chapter support the goals, objectives, and policies included within the Del Mar Community Plan and those specifically referenced below. In addition, **projects should be designed to avoid the findings of fact based upon the information presented during the hearing that support one of more of the regulatory conclusions identified within the Del Mar Municipal Code Chapter 23.08: Design Review.** Relevant DRO finding references are provided within each section of this document and supporting guidelines have been crafted to clarify and reinforce the intent of the findings.



**B - GOOD NEIGHBOR DESIGN CONSIDERATIONS**

An applicant’s success and ability to expedite a project’s approval within Del Mar is largely dependent on how effectively a proposed project meets these Design Guidelines. This includes minimizing a project’s impacts on adjacent neighbors and the project’s consistency with the overall neighborhood character and scale. Good planning includes: taking the time to speak with and listen to neighbors; ensuring neighborhood compatibility; preserving views and protecting privacy; and avoiding potential disturbances, such as noise and light pollution. The following Guidelines are not intended to establish a right to privacy or views. They seek to provide guidance on how to advance these goals, prior to significant investment by an applicant which could result in an unsuccessful project. Scenic views are a highly desirable attribute of Del Mar life. These views—both public and private—are a major factor in terms of why people choose to live in Del Mar, and contribute significantly to the value of Del Mar property. The overall philosophy of Del Mar’s private view protection rules is “reasonable view protection,” meaning that these scenic views should be shared, and that each property/home with scenic views is entitled to maintain a fair proportion of its existing scenic views. Reasonable view protection should be distinguished from view enhancement or optimization, which may disregard equally important design principles such as the retention of existing trees and natural vegetation, neighborhood compatible siting of structures, and designing homes with appropriate bulk and mass.

**B.1 - VIEW PRESERVATION**

Provide an appropriate amount of space between residences, street, and open space while reasonably protecting scenic views.

**RELEVANT DRO FINDINGS**

- **23.08.077 – Relationship to Neighborhood (A)**  
*The design unreasonably blocks significant public coastal views.*
- **23.08.077 – Relationship to Neighborhood (G)**  
*The proposed development unreasonably encroaches upon primary scenic views of neighboring property.*

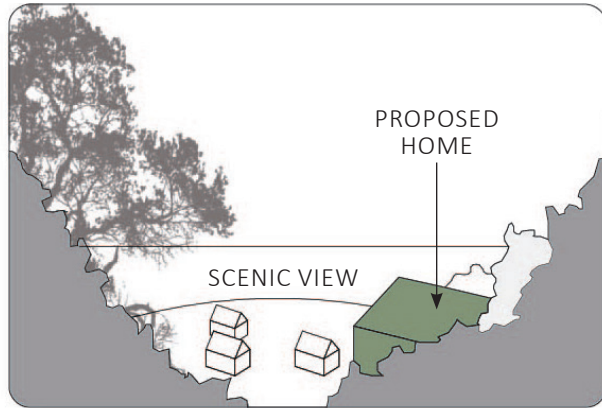
**B.1 VIEW PRESERVATION  
DESIGN GUIDELINES**

- A.** When designing for a replacement home, attached addition, or detached addition on a lot, careful consideration should be given to the existing scenic views from the Primary Living Areas (PLA) of residences on neighboring properties. A PLA is the main gathering and entertainment room used by residents and guests at the residence. Each residence should be limited to the designation of only one (1) PLA. The following strategies should be employed to ensure the reasonable protection of scenic views from neighboring homes:
- 1.** Whether or not a CPP is required, designers should visit the PLA of neighboring homes identified early in the design process to determine the quality and quantity of scenic view that can be observed from each neighboring residence. Designers should study the immediate neighborhood by walking the street(s) to understand and document existing primary views to assess potential view impacts of a proposed development and contact those neighbors to discuss the proposed development plans.
  - 2.** Scenic views from neighboring homes should be considered from multiple vantage points within the PLA. The full extent of the view (100%) should be a culmination of all views observed from the PLA, both sitting and standing.

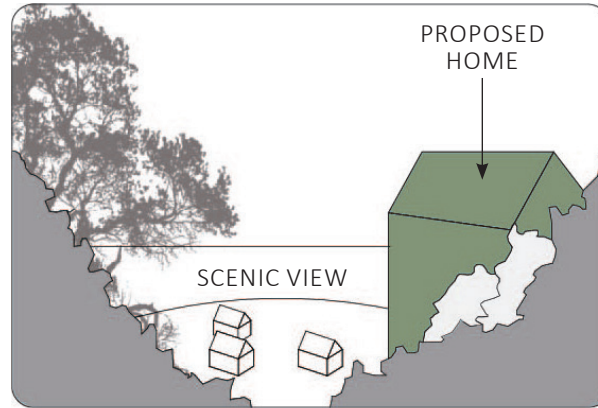


# CHAPTER 2 SINGLE-FAMILY DESIGN GUIDELINES

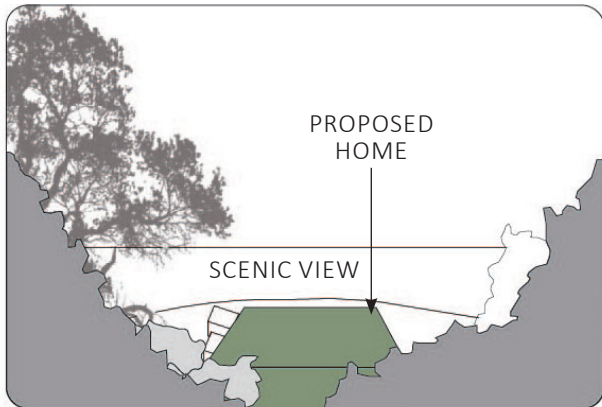
## B. GOOD NEIGHBOR DESIGN CONSIDERATIONS



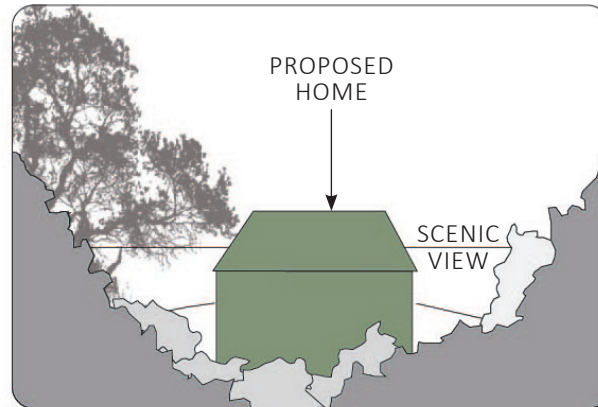
Proposed structure blocks only part of the view to the side and would preserve views of the horizon.



Proposed structure blocks a large percent of scenic view and horizon.



Proposed structure respects neighboring home's view and does not obstruct scenic view or ocean whitewater.



Proposed structure is an unreasonable obstruction of public view.

### B.1 VIEW PRESERVATION DESIGN GUIDELINES (CONTINUED)

3. With the exception of designing within a "borrowed view" (see B on the following page), proposed development should not obstruct more than 0% - 20% of an existing private or public scenic view, depending on the amount and quality of the view. Refer to Table 2-1.
4. Ocean whitewater is commonly considered to have the highest value of scenic views. Obstruction of existing whitewater views should not exceed 0% - 10% of visible wave action during average surf conditions, depending on the amount and quality of the view. Refer to Table 2-1.
5. Landscape plans should consider existing private and public views without diminishing the screening, aesthetic and environmental benefits provided by trees and plants.
6. Cumulative loss of private or public views should be avoided when such loss can be substantiated through the public record.

**TABLE 2-1: ALLOWABLE VIEW OBSTRUCTION - 180 DEGREE CORRIDOR**

VIEW TYPE	SLOT (< 45°)	MIDDLE (45°-90°)	PANORAMA (>90°)
WHITE WATER	0-5%	0-5%	0-10%
BLUE WATER/BACK COUNTRY	0-10%	0-10%	0-15%
HORIZON	0-15%	0-20%	0-20%
COMMUNITY	0-15%	0-20%	0-20%



Do not obstruct borrowed views of ocean whitewater.

**B.1 VIEW PRESERVATION  
DESIGN GUIDELINES (CONTINUED)**

- B.** A borrowed view is one which is temporary in nature due to the fact that a lot is vacant and never previously developed. In the case of a borrowed view across a vacant lot, care should be taken to avoid obstructing more than 10% - 40% of an existing private or public scenic view across the vacant lot, depending on the amount and quality of the view, as described in the Table 2-2.
- C.** To provide staff and the community with a greater understanding of how scenic views from the PLA of neighboring properties are being affected by a proposed project, applicants are required to provide a 3D visual simulation from up to three (3) neighboring PLA vantage points. Staff should approve the identified PLA vantage points prior to development of the exhibits and will be responsible for determining if they are adequate to include as part of the submittal requirement.

TABLE 2-2: BORROWED VIEW - 180 DEGREE CORRIDOR MAXIMUM ALLOWABLE OBSTRUCTION			
VIEW TYPE	SLOT (< 45°)	MIDDLE (45°-90°)	PANORAMA (>90°)
WHITE WATER	10%	10%	20%
BLUE WATER/BACK COUNTRY	20%	20%	30%
HORIZON	30%	40%	40%
COMMUNITY	30%	40%	40%



# CHAPTER 2 SINGLE-FAMILY DESIGN GUIDELINES

## B. GOOD NEIGHBOR DESIGN CONSIDERATIONS

### B.2 - PRIVACY



Maximize neighbor privacy through appropriate placement of windows, decks, and balconies.

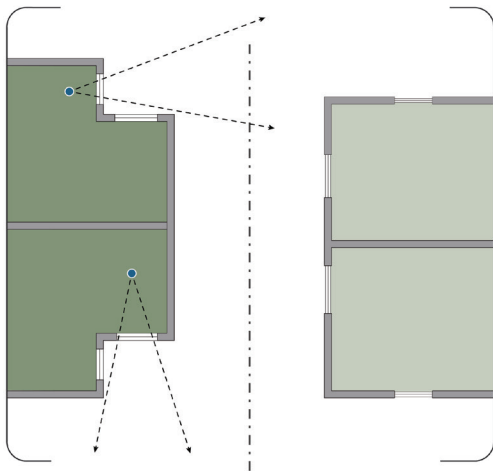
#### RELEVANT DRO FINDINGS


- **23.08.072 - Generally (B)**  
*The design will create a private or public nuisance.*
- **23.08.072 – Generally (J)**  
*The proposed development locates structures so as to unreasonably, adversely impact upon outdoor areas on adjacent properties.*

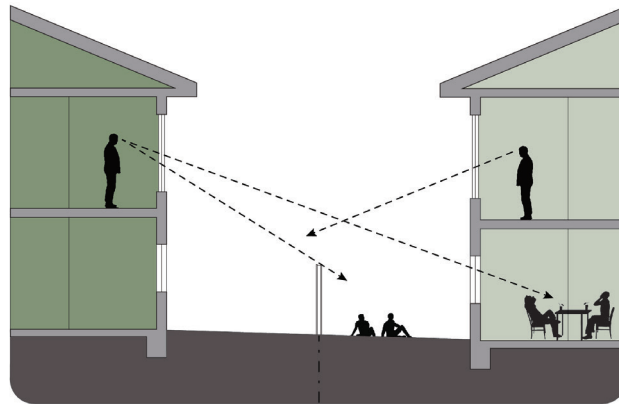
### B.2 PRIVACY DESIGN GUIDELINES

#### WINDOW PLACEMENT


-  **A.** Privacy concerns can be mitigated through design and appropriate placement and location of the home, windows, decks, and balconies. Vegetation screening should not be utilized as the only consideration to minimize privacy concerns.
-  **B.** Windows should be located so that sight lines maximize privacy on adjacent properties. The following strategies should be employed:
  - 1.** Avoid sight lines into neighboring homes and yards by carefully sizing and placing windows and other forms of glazing;
  - 2.** Avoid direct views into existing neighboring windows by offsetting or staggering windows facing neighbors' windows;



 Offset or stagger window placement from neighboring windows.



 Avoid direct views into neighboring homes.

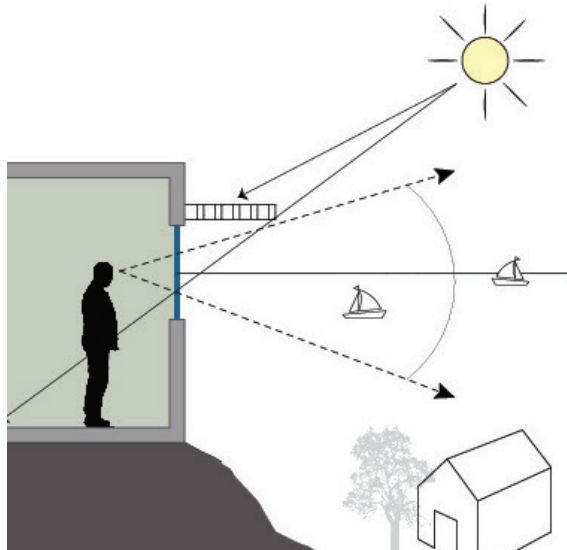
 = Guidance does not apply to North Beach (Beach Colony) neighborhood due to its density, topography, and smaller lots.



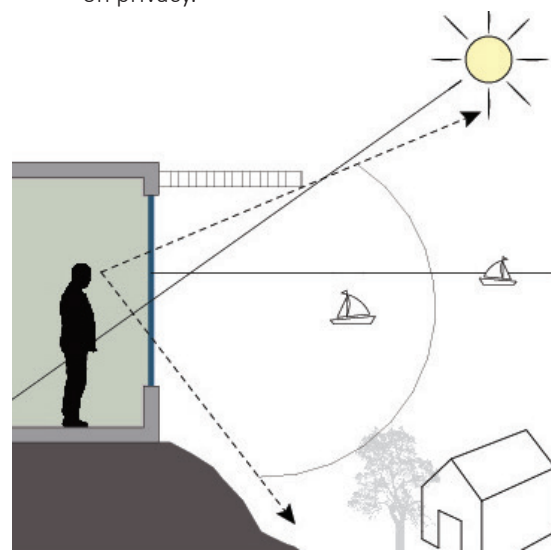
✓ Window size frames the most desirable view area.



✗ Avoid oversized windows that may look down on adjacent neighboring properties and impede on privacy.



✓ Window size and placement frames the most desirable view area while minimizing privacy and view impacts on adjacent neighbors.

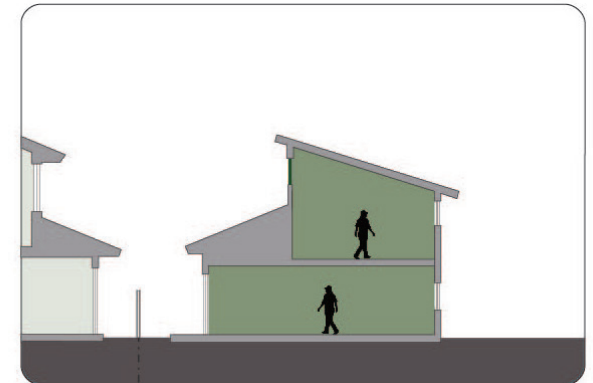


✗ Avoid oversized windows that may look down on adjacent neighboring properties and impede on privacy.

### B.2 PRIVACY DESIGN GUIDELINES

#### WINDOW PLACEMENT (CONTINUED)

3. Translucent or obscured window glass should be considered when window placement would create privacy issues. This allows for interior illumination while protecting privacy;
4. Clerestory windows or windows with higher sills should be considered; and/or
5. Windows to properly frame views may be used to minimizing privacy concerns on neighboring properties.

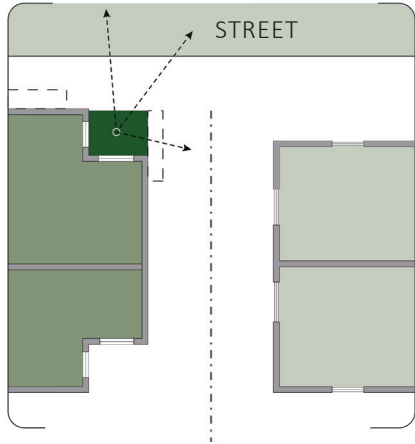


✓ Utilize clerestory windows and windows with high sills to maximize privacy on adjacent property.

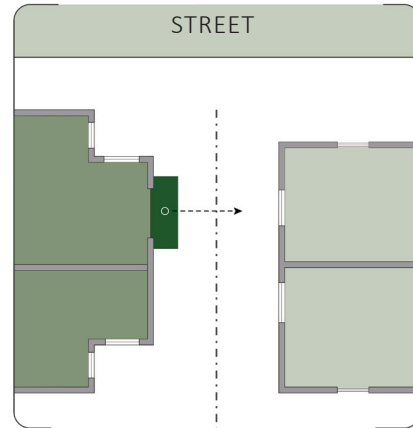


# CHAPTER 2 SINGLE-FAMILY DESIGN GUIDELINES

## B. GOOD NEIGHBOR DESIGN CONSIDERATIONS



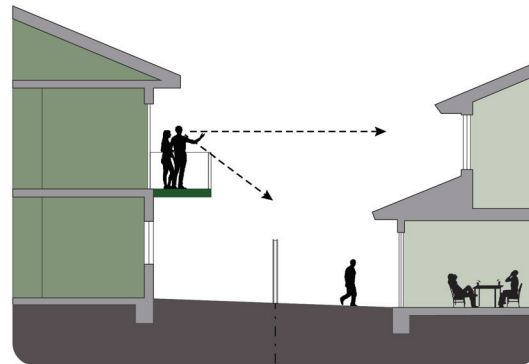
✓ Orient balcony toward the street to avoid overlooking onto neighboring properties.



✗ Avoid upper-story decks that overlook onto neighboring properties.



✓ Second-story balconies or decks accessed solely from a bedroom should be limited to less than 100-square-feet.



✗ Avoid large balconies that overlook onto neighboring properties and located less than 15-feet away from the property line.

### B.2 PRIVACY DESIGN GUIDELINES

#### DECKS AND BALCONIES

- A.** Rooftop decks in hillside areas should be avoided.
- B.** Upper-story balconies or decks should be oriented toward the street. Avoid upper-story decks that overlook onto neighboring properties.
- C.** Where a second-story balcony or deck is proposed that is not facing toward the street, the following strategies should be employed to maximize privacy to neighboring properties:

1. Locate to avoid direct sight lines into neighbors' windows, open yard, patio, deck, and/or loggia areas;
2. Limit the size of the deck to promote passive use. If the area is larger than 20 square feet it should be located at least 15' from a side or rear property line;
3. Second-story balconies or decks accessed solely from a bedroom should be limited to less than 100 square-feet;
4. Install screening devices such as solid railing walls, frosted/opaque glass, awnings, and latticework above the required railing height instead of open railings; and/or
5. Integrate perimeter planters with screening plantings to avoid view angles into neighboring yards and private areas.

- D.** Roofs of lower levels may be used as deck open spaces for upper levels in order to keep outdoor amenities and spaces as low as possible. Avoid overhanging decks on the downhill side.

✗ = Guidance does not typically apply to North Beach (Beach Colony) neighborhood due to its density, topography, and smaller lots.



**B.3 - POTENTIAL DISTURBANCES**

Minimize potential disturbances to neighbors through thoughtful placement of noise generating uses and spaces, light exposure and design, and additional elements that may adversely affect surrounding properties.

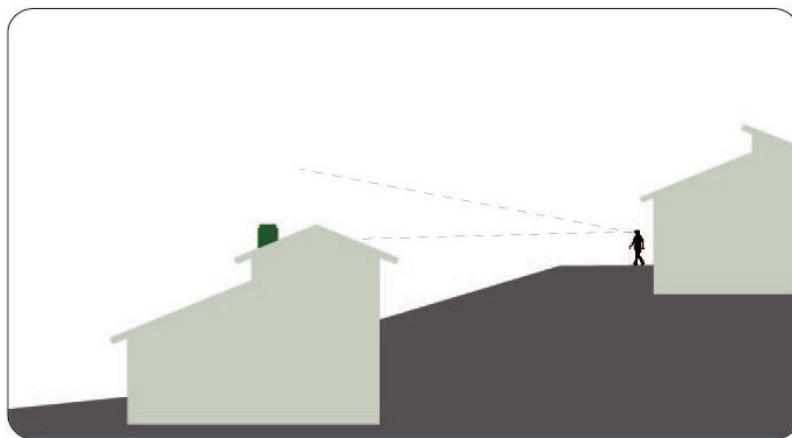
**RELEVANT DRO FINDINGS**

- **23.08.072 – Generally (J)**  
*The proposed development locates structures so as to unreasonably, adversely impact upon outdoor areas on adjacent properties.*
- **23.08.072 – Generally (B)**  
*The design will create a private or public nuisance.*
- **23.08.072 – Generally (H)**  
*The proposed development fails to site separate structures so as to avoid crowding.*
- **23.08.073 – Generally (I)**  
*The proposed development does not functionally use open space between separate structures.*
- **23.08.077 – Relationship to Neighborhood (F)**  
*The design would adversely affect the lighting or noise quality of the local neighborhood.*

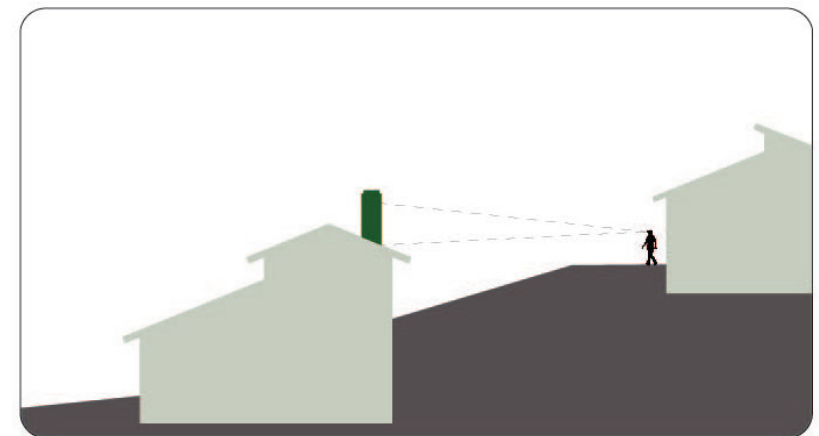
**B.3 POTENTIAL DISTURBANCES DESIGN GUIDELINES**

**FIREPLACES AND CHIMNEYS**

- A.** Outdoor fireplaces and chimneys should be located to minimize the impact on neighbors' views, privacy, noise and air quality.
- B.** All fireplaces and chimneys exceeding 6-feet in height, whether affixed to a primary structure or provided as an accessory structure, should not project into any required yard setback area.
- C.** Chimneys on upper-story decks or balconies should be avoided where they block neighbors' primary views.
- D.** Chimneys should not be the dominant visual feature from the street.
- E.** Avoid placing fireplaces with chimneys on outdoor decks separated from the main structure where they could block a neighbor's primary view.



Chimney maintains a low profile.



Avoid locating chimneys where they block neighbor's primary views.

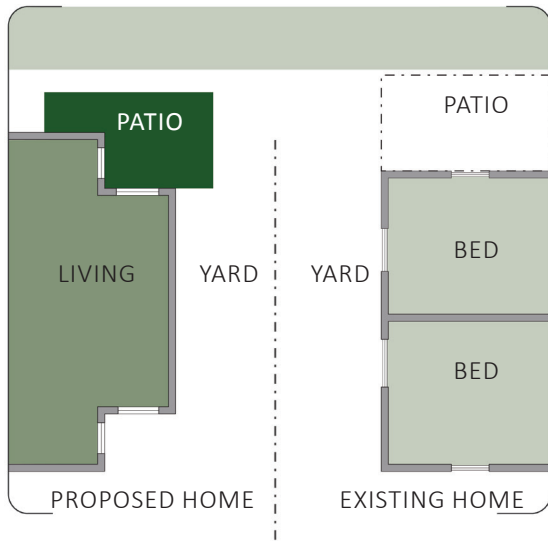


# CHAPTER 2 SINGLE-FAMILY DESIGN GUIDELINES

## B. GOOD NEIGHBOR DESIGN CONSIDERATIONS

### RELEVANT DRO FINDINGS

- **23.08.077 – Relationship to Neighborhood (I)**  
*The proposed development fails to minimize noise created by the proposed project (traffic, air conditioning, use, etc.) that may negatively impact the proposed project.*
- **23.08.077 – Relationship to Neighborhood (J)**  
*The proposed development fails to minimize noise from the surrounding area that may negatively impact the proposed project.*



Outdoor living areas are appropriately placed.



Avoid locating outdoor living spaces adjacent to neighbor's noise sensitive areas.

### B.3 POTENTIAL DISTURBANCES DESIGN GUIDELINES

#### NOISE

Screen and control active spaces to avoid noise pollution sources.

- A.** Outdoor living or active use areas should be located adjacent to neighbors' outdoor living and active use areas, rather than near a neighbor's noise-sensitive areas (e.g. bedrooms).
- B.** Pools and spas should be located to maximize in-ground landscape screening opportunities (five (5) feet minimum width) at the edges of the property.
- C.** Pools and spas should be located away from neighboring properties, closer to the home, and so that they are not visible from a public street.
- D.** Exterior mechanical equipment should be selected, located and screened in a manner that would achieve compliance with the maximum allowed decibel levels of the City's Noise Ordinance (DMMC Chapter 9.20). Additional guidelines for screening mechanical equipment are located in D.6. of this document.
- E.** Outdoor speakers, televisions, or other permanent entertainment features should be avoided.



## C. - SITE PLANNING AND DESIGN

Home placement is a significant factor in maintaining the unique character and scale of Del Mar’s existing neighborhoods. Important considerations in site planning and design include compatibility with neighboring properties, preserving views, maximizing preservation of the natural landscape and topography, minimizing the visibility of parking, and maintaining a harmonious balance between pervious and impervious surfaces.

### C.1 - NEIGHBORHOOD COMPATIBILITY

Although change in Del Mar is inevitable, many proposed changes can be shaped to ensure that remodels, additions, and new developments are harmonious and compatible with adjacent existing neighborhoods. “Neighborhood Compatibility” encompasses numerous design elements, from front and side setbacks and building placement to minimizing height and bulk and designing for privacy. Collectively, these practices can help to ensure that new homes, additions, and remodels reflect the scale and character of Del Mar’s existing neighborhoods, as they vary from neighborhood type to neighborhood type and from parcel to parcel.

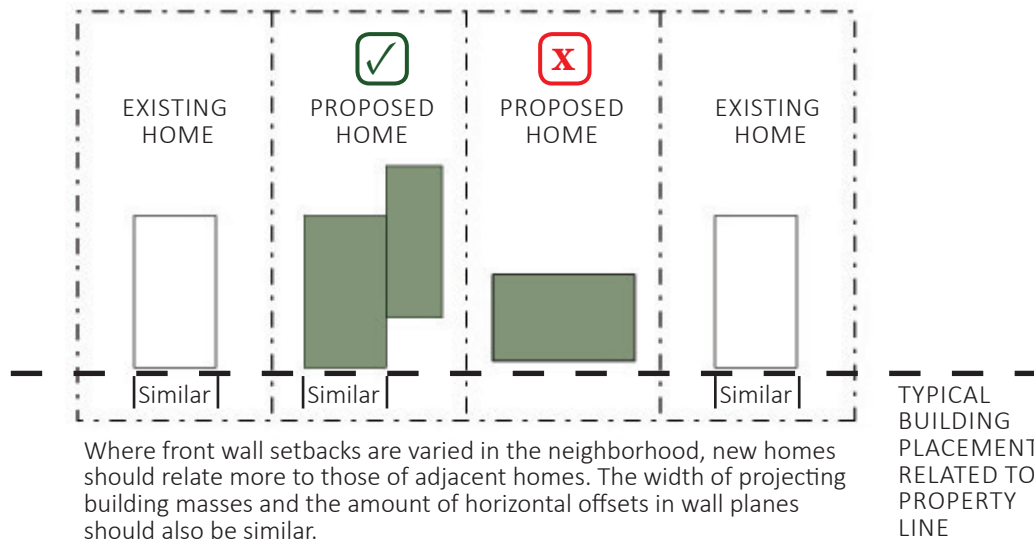
#### C.1 NEIGHBORHOOD COMPATIBILITY DESIGN GUIDELINES

- A.** Residents value Del Mar’s eclectic architectural styles and unique neighborhood character, as exemplified in the diverse setbacks of homes, which distinguishes Del Mar from typical tract home development. Front and side setbacks of new homes should relate to those on adjacent parcels, rather than conform to minimum zoning construction standards.
- B.** In cases where setbacks along a street front are uniform, new development should match those setbacks.
- C.** Where adjacent lots have a nonconforming setback, new development may have the option of conforming to the required zoning setback. In some instances, a varied setback from the neighborhood pattern may be necessary or appropriate (such as lot constraints from topography and natural features, trees and lot design constraints). It is the applicant’s responsibility to justify any request for a setback variation from the intent of the Design Guidelines.
- D.** In cases where setbacks are varied in the neighborhood, new homes should match those of adjacent homes.
- E.** Where adjacent homes have differing setbacks, an attempt should be made to locate the new home with an average setback of the two existing homes.



## CHAPTER 2 SINGLE-FAMILY DESIGN GUIDELINES

### C. SITE PLANNING AND DESIGN



#### C.1 NEIGHBORHOOD COMPATIBILITY DESIGN GUIDELINES

- F.** Where front wall setbacks are varied in the neighborhood, new homes should relate more to those of adjacent homes. The width of projecting building masses and the amount of horizontal offsets in wall planes should also be similar.
- G.** Design with conscious recognition of the treatment of street and sidewalk edges in the neighborhood.
- H.** Development of one-story homes is encouraged in predominantly one-story neighborhoods. Two-story homes in these neighborhoods should be designed to blend with the smaller homes and minimize two-story appearance.
- I.** Avoid structures with height and bulk at the front and side setback lines that are significantly greater than those of adjacent homes, especially those on slopes which may impact the privacy of adjacent properties.
- J.** Protect historic landmarks, structures, and residences per the Community Development Element Goal 3.F.5 and 3.F.6.



### DEL MAR NEIGHBORHOODS

The City's Community Plan identifies six Del Mar residential neighborhoods in its Character and Development Element. To assist applicants in grasping a clear understanding of the unique, distinct, area-specific qualities of these individual neighborhoods in the City of Del Mar, and to ensure project compatibility within these neighborhoods, brief descriptions of each neighborhood's character have been provided below.

#### NORTH BEACH (BEACH COLONY)

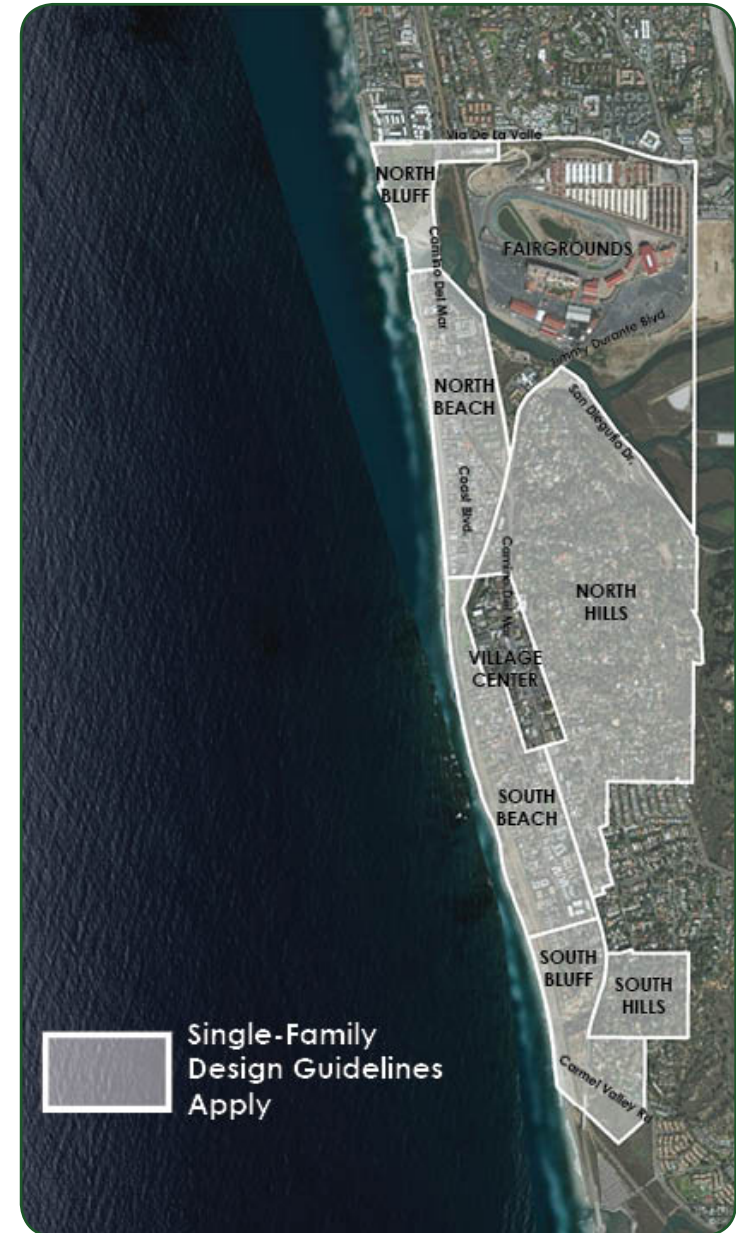
The North Beach neighborhood is characterized by its close proximity to the ocean, its relative density, and its lack of topographical variation. This area is laid out on a grid pattern, with narrow streets and narrow, small lots with minimal setbacks. Informal street edges are prevalent, except for along both major thoroughfares. In general, home designs vary widely, with single-family residences located in close proximity to the ocean. There are an increasing number of multifamily residences as one moves to the east. Given the density of development, landscaping is limited, although some areas contain larger trees and dense vegetation.

- Small lots, densely developed on relatively flat topography
- Regular, narrow, grid street pattern, but with informal street edges and often no sidewalks, except for along major thoroughfares
- Wide variety of architectural design of both single-family and multifamily residences
- Limited landscaping, with some areas of larger trees and dense vegetation

#### NORTH BLUFF

North Bluff comprises only three residentially designated parcels within a semi-secluded area of the City. Two of these parcels contain existing single-family residences on large, bluff-top estate lots, with informal street edges, informal landscaping, and varying home designs. The remaining parcel is currently undeveloped.

- Large, bluff-top estate lots
- Informal street edge
- Diverse single-family home architectural designs
- Informal landscaping





## CHAPTER 2 SINGLE-FAMILY DESIGN GUIDELINES

### C. SITE PLANNING AND DESIGN

#### NORTH HILLS

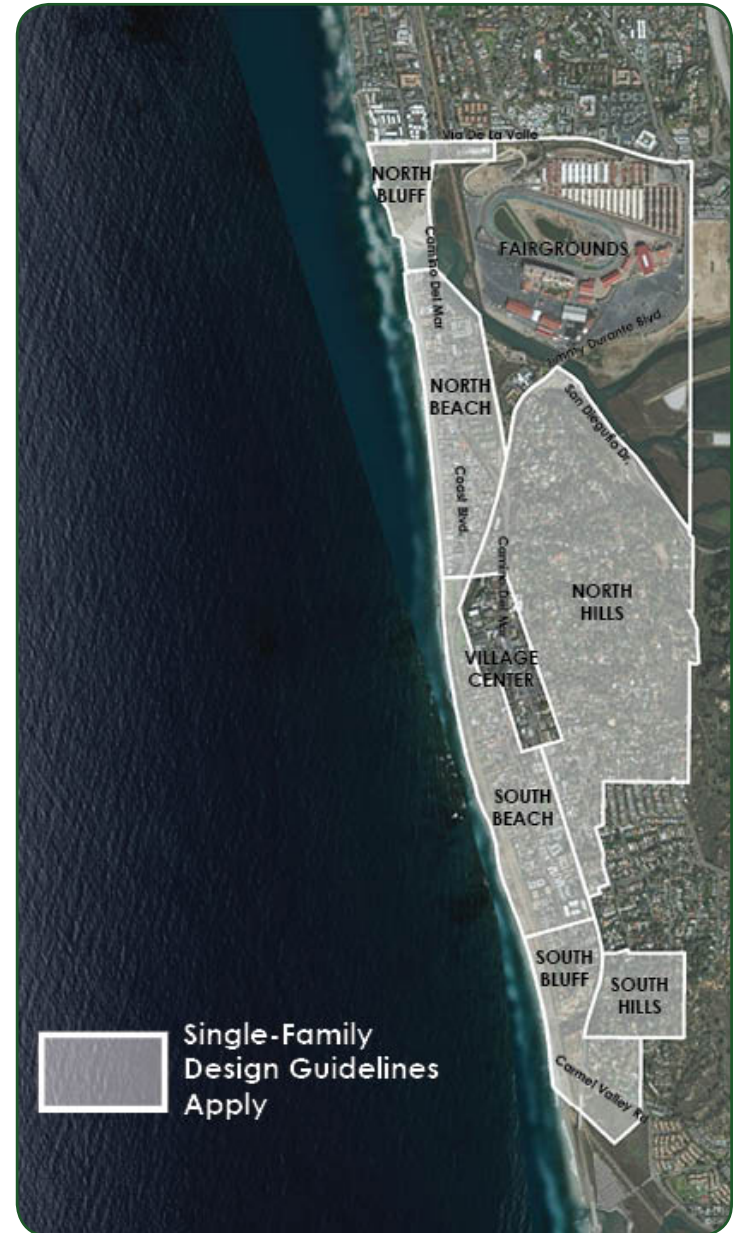
North Hills, which includes a significant portion of the City's single-family residences, is characterized by its narrow, winding streets and highly varied hillside topography, sloped lots, sandstone landforms, canyons, and a large number of mature trees. Lot sizes vary greatly, with larger lots predominating along major canyon edges, and the small- to moderately-sized lots generally closer to the commercial district. Street patterns for the North Hills are largely irregular, with primarily informal street edges, mostly with no curbs or sidewalks. Architectural designs vary greatly, with dense, informal to rustic landscaping in many areas.

- Hillside topography with sloping lots
- Typically, larger lots but also some small-to moderately-sized lots
- Largely irregular street pattern with informal street edges (mostly with no curbs or sidewalks)
- Wide variety of single-family architectural designs
- Dense, informal landscaping, with many larger, older trees

#### SOUTH BEACH

Topographically more elevated than North Beach, the South Beach neighborhood contains flat or gently sloping lots of varying sizes, with both single-family and multifamily residences throughout. Regular street patterns exist throughout the neighborhood, with a number of alleys and primarily informal street edges. Architectural designs for both single-family and multifamily residences vary greatly, with mostly informal landscaping. In general, South Beach is less densely developed and features more landscaping—including larger, older trees—than does North Beach.

- Numerous alleys and terraced lots
- Flat, gently sloping terrain, with a variety of lot sizes
- Regular street patterns with mix of formal and informal street edges
- Wide variety of architectural designs for both single-family and multifamily residences
- Informal landscaping with many larger, older trees





### SOUTH BLUFF

The South Bluff neighborhood contains both large- and moderately-sized lots situated in steep topography, bluff tops, and flat or gently sloping developed areas above the bluffs. Streets feature a mix of regular and irregular street patterns, with some irregular streets containing informal street edges—often with no curbs or sidewalks—within the canyon areas. While detached single-family architectural designs vary widely, the attached residential structures exhibit more uniformity in their overall design. Both attached/detached single-family and multifamily residences are intermixed nearest to the ocean, transitioning to primarily detached single-family residences as one moves to the east. Detached single-family residences contain mostly informal landscaping with some areas containing larger trees and dense vegetation closer to the South Hills area. Attached single-family and multifamily residences exhibit less informal landscaping and some larger trees.

- Mix of steep topography with sloping lots, bluff top locations with flat lots, and flat, gently sloping lots
- Intermix of regular and irregular street patterns with some areas of informal street edges (often with no curbs or sidewalks)
- Large to moderately-sized lots
- Wide variety of architectural designs for detached single-family residences; attached single-family and multifamily residences exhibit more uniformity in overall design
- Semi-formal landscaping with many larger, older trees situated adjacent to detached single-family residences; more formal landscaping with scattered large trees associated with attached single-family and multifamily residences.

### SOUTH HILLS

South Hills is characterized by large lots, single-family residences located primarily on sloping lots within steep canyon and flat, bluff-top locations. Street patterns for the South Hills are largely irregular, with primarily informal street edges, often with no curbs or sidewalks. Architectural designs vary greatly, and dense, informal landscaping with larger, older trees is predominant.

- Steep topography with sloping lots and flat, bluff-top locations
- Typically, larger lots
- Largely irregular street patterns with informal street edges (mostly with no curbs or sidewalks)
- Wide variety of single-family architectural designs
- Dense, informal landscaping with many larger, older trees





## CHAPTER 2 SINGLE-FAMILY DESIGN GUIDELINES

### C. SITE PLANNING AND DESIGN

#### C.2 - FLOODPLAIN OVERLAY ZONE

Homes located within the Floodplain Overlay Zone are subject to the regulations of Chapter 30.56 of the Municipal Code, in addition to the guidelines in this document.

#### C.2 FLOODPLAIN OVERLAY ZONE DESIGN GUIDELINES

- A.** Where a property is required to elevate a finished floor due to its location within a designated floodplain, additional consideration by an applicant should be given to maximizing privacy of neighboring properties and minimizing the perception of height at the street elevation.
- B.** Porches and garages for properties located within a floodplain should be used as transitional elements when a floodplain designated property is located adjacent to single-story buildings and/or non-floodplain designated properties. Where porches are proposed for floodplain designated properties, steps, railing, and other architectural features should complement the chosen architectural style of the building and aid in minimizing the appearance of a heightened structure.
- C.** To ensure a greater level of neighborhood compatibility for floodplain designated properties, any additional foundation area required to raise the finished floor level of a building should be concealed with materials consistent with the chosen architectural style of a project. Special considerations will also be needed to address privacy issues. (See Section B - Good Neighbor Design Considerations in this Chapter).





C.3 - HILLSIDE DEVELOPMENT DESIGN GUIDELINES

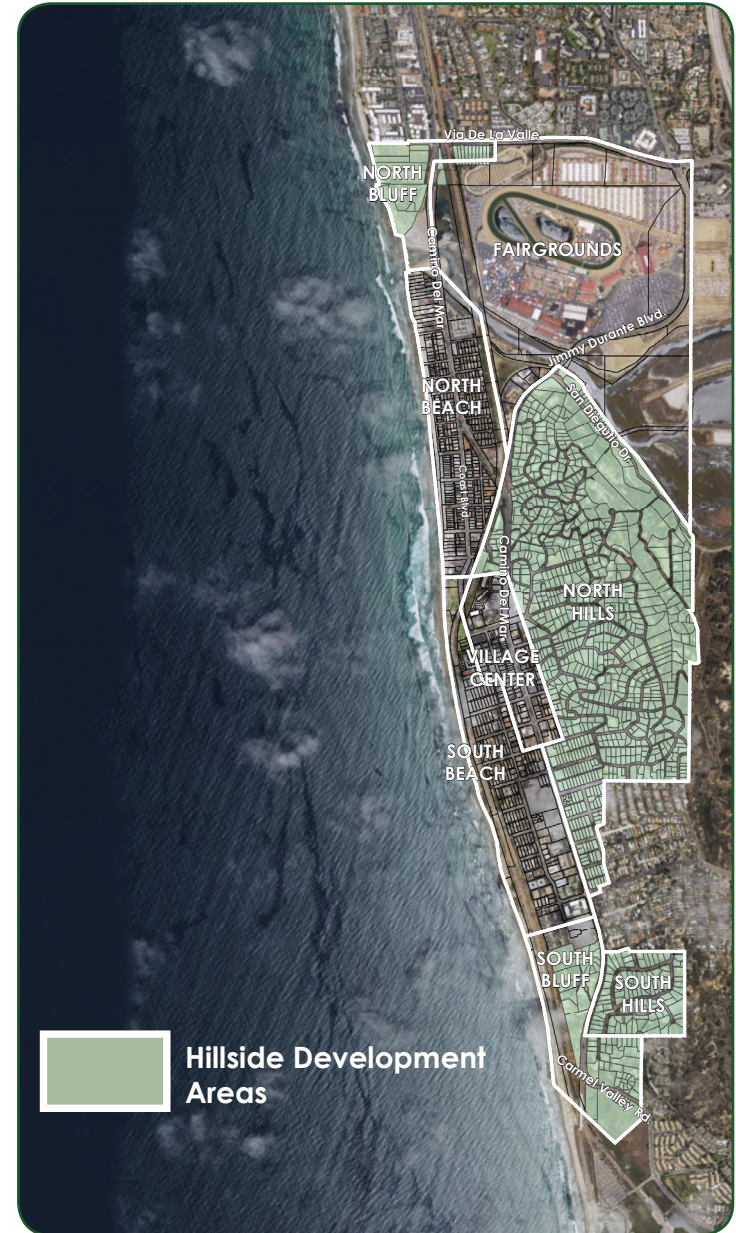
Protect ridgelines from development through appropriate placement of homes while also considering existing vegetation.

RELEVANT DRO FINDINGS

- **23.08.076 – Topography and Landscaping (B)**  
*The proposed grading or vegetation changes will unreasonably, adversely impact upon neighboring, developed areas.*
- **23.08.076 – Topography and Landscaping (C)**  
*The proposed development does not minimize the disruption of existing natural features such as trees and other vegetation, natural ground forms, and view.*
- **23.08.076 – Topography and Landscaping (F)**  
*The proposed development unreasonably disrupts the existing natural topography or vegetation.*

C.3 HILLSIDE DEVELOPMENT DESIGN GUIDELINES

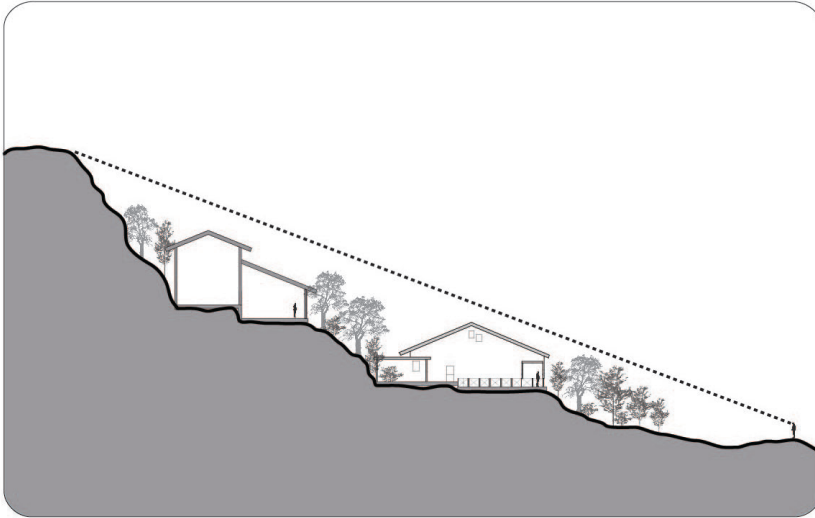
- A. Avoid locating homes and accessory structures at the crest, ridgeline, or top of a hill. A ridgeline is the top of a hill, ridge, or promontory, which drops or slopes down on at least one side.
- B. In the Bluff, Slope and Canyon Overlay Zone, projects designed to maximize the preservation of open space may exceed the 14-foot height limit if the Design Review Board finds that scenic view sheds and open space appearance will be less affected by higher structures.





## CHAPTER 2 SINGLE-FAMILY DESIGN GUIDELINES

### C. SITE PLANNING AND DESIGN



Homes should not project above the significant ridgeline from any viewing platform.



Avoid locating structures at the crest, ridgeline, or top of a hill.

### C.3 HILLSIDE DEVELOPMENT DESIGN GUIDELINES

- C.** Siting a new home uphill near an existing home can create a silhouetting effect that can potentially obstruct the views currently enjoyed by an uphill home. To minimize potential view impacts, developments should incorporate one or more of the following methods:
1. Tuck structures into hillsides;
  2. Locate the structure on a lower portion(s) of a hillside lot; and/or
  3. Terrace homes using the slope. Use split-level and multi-level plans on hillside lots;
  4. In the Bluff, Slope and Canyon Overlay Zone, use earth tone colors for the structure's exterior roofing materials, fencing and walls to blend into the natural terrain; and/or
  5. Perimeter fencing on hillside properties should be visually open (e.g., split rail, picket, post and cable, etc.) in order to maximize views.
- D.** Within the Bluff, Slope and Canyon Overlay Zone, the proposed design of the structure within a hillside viewshed, including grading of the site should incorporate development techniques which demonstrate sensitivity to the natural terrain, such as split level design or second story step-backs from downhill slopes, reduced building pads and roof pitches that parallel existing slopes. The height of the structure, its location on the site, and its architectural elements should be designed to avoid unreasonable impacts to community viewsheds.




C.4 - NATURAL TOPOGRAPHY

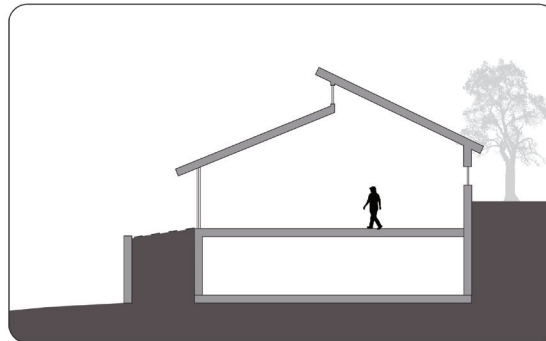
Promote the preservation of existing natural topography and vegetation within Del Mar.


RELEVANT DRO FINDINGS

- **23.08.076 – Topography and Landscaping (A)**  
*The natural state topography or landscaping is not being preserved insofar as practical, by minimizing tree and soil removal.*
- **23.08.076 – Topography and Landscaping (F)**  
*The proposed development unreasonably disrupts the existing natural topography or vegetation.*



 Set the building into the hillside, utilize a tiered design approach, and reduce the bulk of the house to blend into the natural topography.



 Avoid excessive grading or site design that alters the natural terrain.

C.4 NATURAL TOPOGRAPHY DESIGN GUIDELINES



- A.** New development and home additions should avoid altering the natural character of a site by blending into the natural land forms and environment through one or more of the following methods:
1. Step the home up or down the hill;
  2. Set the home into the hillside while minimizing grading. Utilize a tiered design approach to reduce the massing and visual bulk of the house to fit in with hillside topography and background;
  3. Screen foundations and underside of structures;
  4. Utilize existing home pad areas and follow existing grade contours to the maximum extent feasible;
  5. Use berms, plants, and trees to screen and blend the structure with the surrounding environment and conceal unsightly site elements and surface parking.
- B.** Where practically feasible, utilize a 20-foot setback from top of slope and a 10-foot setback from bottom of slope for the design and placement of homes to maintain the natural topography and minimize grading.



= Guidance does not apply to North Beach (Beach Colony) neighborhood due to its density, topography, and smaller lots.



# CHAPTER 2 SINGLE-FAMILY DESIGN GUIDELINES

## C. SITE PLANNING AND DESIGN

### C.5 - GRADING

Minimize the amount of grading on a site to maintain the existing contours continuing throughout a neighborhood. Refer to the Land Conservation Ordinance of the Municipal Code, Chapter 23.33, to ensure that development results in minimum disturbances of existing or natural terrain.

### RELEVANT DRO FINDINGS

- **23.08.076 – Topography and Landscaping (B)**  
*The proposed grading or vegetation changes will unreasonably, adversely impact upon neighboring, developed areas.*
- **23.08.076 – Topography and Landscaping (D)**  
*The proposed development fails to blend the proposed grading with the contours of adjacent properties.*

### C.5 GRADING DESIGN GUIDELINES



- A.** Siting of a new home or ground-level addition should be located to avoid excessive alteration of grade or the need for soil retention. Avoid physical (erosion), visual, and/or other impacts by incorporating the following methods into grading for a development:
1. Strive to balance cut and fill on site, while recognizing that export may be necessary to preserve the natural topography.
  2. Grading of any site, based upon the percent of the natural slope, should follow these standards:
    - a. 0-15%. Redistribution of earth over larger areas may be permitted.
    - b. 15-25%. Some grading may occur, but landforms shall retain their natural character.
    - c. 25-30%. Limited grading may occur, but landforms and major topographic features shall retain their natural character.
    - d. 30% or more. Preserve slopes greater than 30% by avoiding grading and clearing.
  3. Minimize the visual impact of grading by focusing most of the cut and fill under the home.



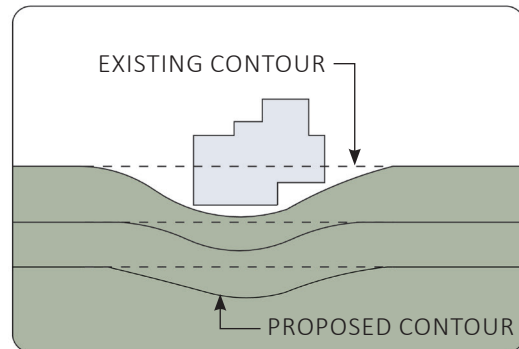
= Guidance does not apply to North Beach (Beach Colony) neighborhood due to its density, topography, and smaller lots.



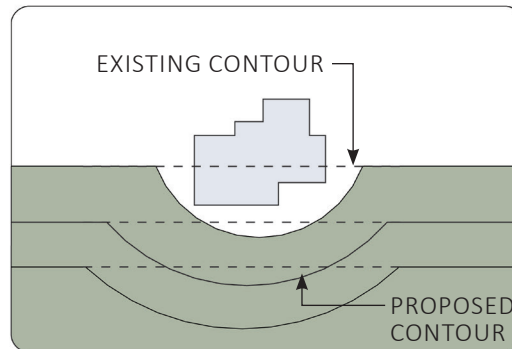
✓ Home follows slope and steps down the hillside without creating excessive cut and fill.



✗ The foundation of the structure is exposed to the street, where it should be appropriately screened from view.



✓ Man-made contours should mimic natural contours with smooth transitions to existing grades.



✗ Avoid grading with rigid transitions.

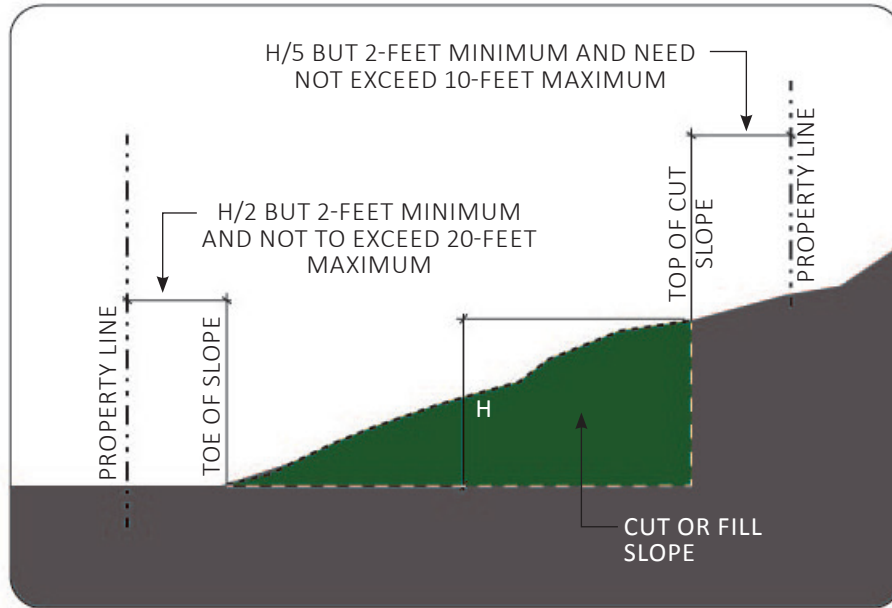
### C.5 GRADING DESIGN GUIDELINES (CONTINUED)

4. Provide man-made contours to mimic the natural contours of a site.
5. Create smooth transitions in grade between homes and between adjacent properties and natural grades. Transition grades within setback area while maintaining a natural appearance.
6. Hillside cuts should be limited to the area required for the structure and should not be extended to create flat surfaces for yard and recreational areas.
7. Avoid excavation or grading that may force the topography to be subservient to the development of the site.



# CHAPTER 2 SINGLE-FAMILY DESIGN GUIDELINES

## C. SITE PLANNING AND DESIGN



Top of Cut Slope and Toe of Fill Slope Dimensions

### C.5 GRADING DESIGN GUIDELINES (CONTINUED)



**B.** Grading Setbacks. Cut and fill slopes should be set back from property line in accordance with this section. Setback dimensions should be horizontal distances measured perpendicular to the property line.

1. Top of Cut Slope. The top of cut slopes should not be made nearer to a property line than one-fifth of the height of cut with a minimum of two feet and a maximum of ten feet. The setback may need to be increased for any required interceptor drains;
2. Toe of Fill Slope. The toe of the fill slope should not be made nearer the property line than one-half the height of the slope with a minimum of two feet and maximum of twenty feet. Where a fill slope is to be located near the property line and the adjacent off-site property is developed to such grading, special precautions should be incorporated as deemed necessary to protect the adjoining property from damage as a result of such grading. These precautions may include, but are not limited to:
  - a. Additional setbacks
  - b. Provision for retaining or slough walls
  - c. Mechanical or chemical treatment of the fill slope surface to minimize erosion
  - d. Provisions to control surface drainage

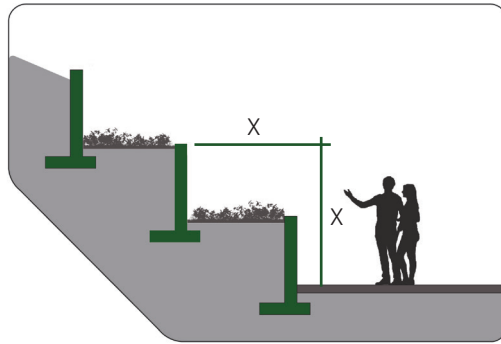


= Guidance does not apply to North Beach (Beach Colony) neighborhood due to its density, topography, and smaller lots.

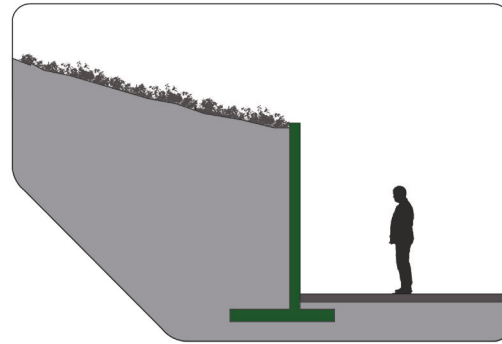


C.6 - RETAINING WALLS AND FENCING

Ensure that the use of retaining walls and fencing blend into the natural surroundings and topography of a site.



✓ The minimum distance between two terraced retaining walls should be at a minimum the average height of the two walls.



✗ Avoid retaining walls over 4 feet in height.



✓ Natural and earth tone colors and materials should be used for retaining walls.



✗ Avoid massive land alterations that require large retaining walls.

C.6 RETAINING WALLS AND FENCING DESIGN GUIDELINES

- A. To reduce the visual impact of a property line retaining wall, use terraced walls to conform with the maximum height and setback line established by Chapter 30.86.090 of the DMMC.
- B. All retaining walls outside of the building footprint should be at least 6 feet from a building wall to allow for adequate landscaping and/or a walkway adjacent to the home.
- C. The distance between two terraced retaining walls should be, at a minimum, the average height of the two walls. Avoid retaining walls over 4 feet in height.
- D. Planting pockets should be integrated into stepped retaining walls to allow for screening plantings at multiple levels.
- E. Retaining walls and planters should be designed with stone or other native, natural materials. If block wall systems are proposed, they should appear to be made of natural materials.
- F. Fences and walls should be located so as to follow the natural site topography.
- G. Walls should be earth tone colors that blend with the surrounding natural hues of the hillsides and minimize visual effects. Avoid use of colors contrasting with the surrounding natural terrain, such as bright white walls and railings.
- H. Perimeter fencing on hillside properties should be visually open (e.g., split rail, picket, post and cable, etc.) in order to maximize views.
- I. Chain-link fencing is discouraged for perimeter enclosure purposes and if allowed, should be black vinyl-coated or other dark color.



= Guidance does not apply to North Beach (Beach Colony) neighborhood due to its density, topography, and smaller lots.



## CHAPTER 2 SINGLE-FAMILY DESIGN GUIDELINES

### C. SITE PLANNING AND DESIGN

#### C.7 - DRIVEWAYS AND ACCESS

Through careful layout, limit the visual and environmental impacts of driveways and ensure adequate on- and off-site circulation. Refer to City Council Policy 110 where encroachments by private home owners are within the City right-of-way.

#### RELEVANT DRO FINDINGS

• **23.08.074 – Traffic, Parking and Pedestrian Circulation (A)**

*The vehicular or pedestrian circulation, including walkways, interior drives and parking, access points to the public streets, widths of interior drives, general circulation, separation of vehicular traffic, or arrangement of parking areas, is not safe; is not as convenient as reasonably practicable; detracts from the design of the proposed structure; or adversely impacts neighboring property.*

• **23.08.074 – Traffic, Parking and Pedestrian Circulation (B)**

*The design's traffic ingress, egress or internal traffic circulation will have an adverse effect on traffic conditions on abutting streets.*

• **23.08.074 – Traffic, Parking and Pedestrian Circulation (C)**

*The design will create traffic hazards due to congestion, distraction of motorists or unsatisfactory access and egress.*

• **23.08.074 – Traffic, Parking and Pedestrian Circulation (D)**

*The design will interfere with public access, rights-of-way or a public easement.*

• **23.08.074 – Traffic, Parking and Pedestrian Circulation (E)**

*The design does not provide ingress/egress or maneuver area for emergency vehicles.*

• **23.08.074 – Traffic, Parking and Pedestrian Circulation (F)**

*The circulation systems will cause conflicts among vehicular, bicycle, or pedestrian traffic.*

#### C.7 DRIVEWAYS AND ACCESS DESIGN GUIDELINES

- A.** Projects should be designed to satisfy the requirements and standards identified by the American Association of State Highway and Transportation Officials (AASHTO). Designers must design to the stricter requirement if there is a conflict between the City manual and AASHTO requirements.
- B.** Parking, vehicular and fire truck access and turnarounds, should be as minimal as possible while serving their necessary purposes.
- C.** Curb-cuts should be located to maximize sight distances for motorists and pedestrians entering or exiting the property and to limit interference with off-site circulation and safety. Any vegetation proposed to be planted adjacent to a driveway should be chosen and located so as to maintain adequate sight lines to and from the property.
- D.** Vehicular access/curb-cuts should be located in existing locations and redesigned to meet current Municipal Code standards, rather than relocating altogether. Avoid siting driveways in blind corners.
- E.** Consider efficiency of on-street parking when locating or relocating curb-cuts.



• **23.08.074 – Traffic, Parking and Pedestrian Circulation (G)**

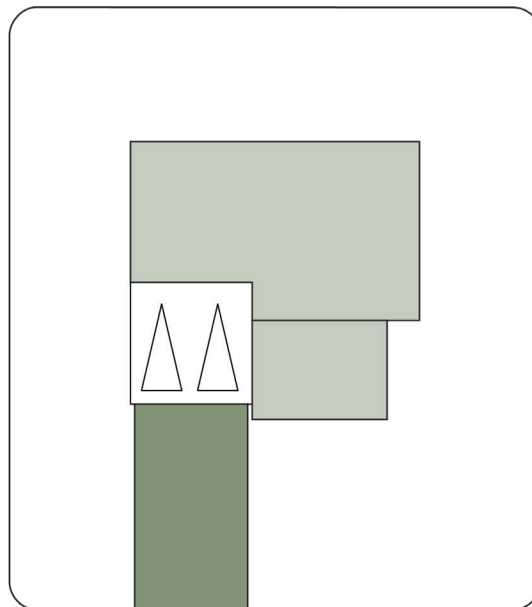
*The proposed development provides inadequate sight distances for motorists and pedestrians entering or exiting the property.*

• **23.08.074 – Traffic, Parking and Pedestrian Circulation (H)**

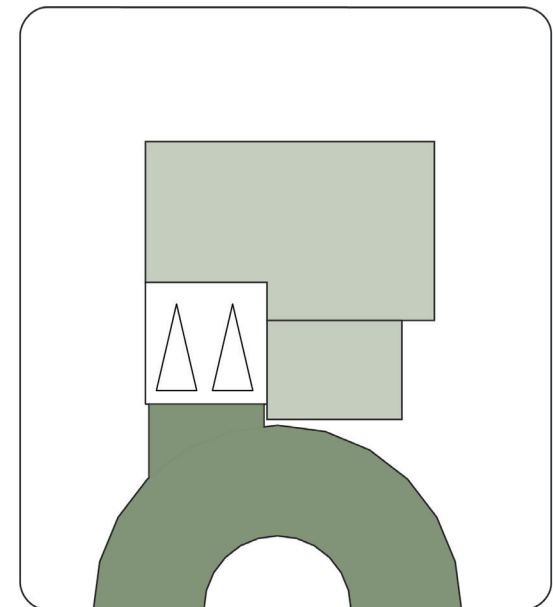
*The proposed development interferes with off-site circulation safety or efficiency.*

**C.7 DRIVEWAYS AND ACCESS DESIGN GUIDELINES (CONTINUED)**

- F.** Overflow parking for guests should be screened to conceal parked vehicles.
- G.** Avoid circular driveways when they would result in a net decrease of formal on-street parking.
- H.** Where a lot is adjacent to an alley, the garage and all on-site parking should be accessed from that alley.
- I.** The slope angle for manufactured driveway grades should not exceed 15%.



Reduce the amount of paved area as much as possible.



Avoid circular driveways when they would result in a net decrease of formal on-street parking.

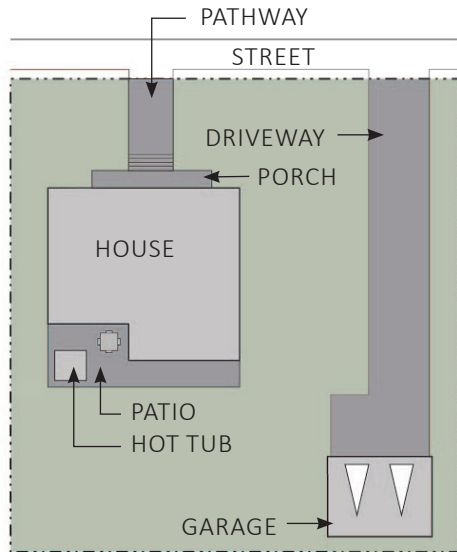


# CHAPTER 2 SINGLE-FAMILY DESIGN GUIDELINES

## C. SITE PLANNING AND DESIGN

### C.8 - HARDSCAPE

Reduce the visual and environmental impacts caused by large areas of hardscape and promote the use of pervious materials that allow infiltration of stormwater, reduce runoff, and decrease the amount of pollutants that eventually flow into the Pacific Ocean.



- LANDSCAPE (EXCLUDING POOLS AND OTHER BODIES OF WATER)
- STRUCTURE (LOT COVERAGE)
- HARDSCAPE

#### EXAMPLE FOR A 5,000 SF LOT:

LOT COVERAGE (45% MAX.):

(HOUSE, GARAGE, PORCH) = 2250 SF

LANDSCAPE MIN. (35%) = 1750 SF

HARDSCAPE: (PATHWAY, DRIVEWAY, PATIO) = 1000 SF

### RELEVANT DRO FINDINGS

- **23.08.076 – Topography and Landscaping (K)**  
*The proposed development fails to minimize hardscape surfaces and limit excessive paving.*
- **23.08.076 – Topography and Landscaping (E)**  
*The proposed development fails to ensure that all on-site drainage patterns will occur on or through the areas designed to serve this function.*
- **23.08.076 – Topography and Landscaping (H)**  
*The proposed development fails to provide landscaping to minimize and disrupt the expansive appearance of parking lots or other large paved areas.*

### C.8 HARDSCAPE DESIGN GUIDELINES

- A. The width of paved driveways, as well as their curb cuts, should be as narrow as feasible to limit paved areas, maximize front yard landscaped areas, and decrease stormwater runoff.
  1. Limit hardscape surfaces to pedestrian pathways and driveways sized at the minimum width required for access to a garage or other required parking spaces.
  2. Utilize a “ribbon driveway” to minimize pavement and add permeability.



- B. Maintain the minimum required landscape area (excluding pools and other bodies of water) on a lot to keep impervious surfaces at a minimum:

LOT SIZE	MIN. LANDSCAPE AREA
5,000	35%
7,000	40%
10,000	45%
12,000	50%
14,000	55%
20,000	60%
40,000	65%

\*Note: Lot sizes should be rounded up to the next minimum landscape percentage.



= Guidance does not apply to North Beach (Beach Colony) neighborhood due to its density, topography, and smaller lots.



✓ Large pavers can replace concrete to increase permeability.



✓ Reduce the quantity of paving, or utilize pervious paving where possible.





✓ Utilize colored and textured paving materials.



✓ Direct runoff into pervious or vegetated areas.

**C.8 HARDSCAPE DESIGN GUIDELINES  
(CONTINUED)**

-  **C.** Limit hardscape to no more than 50% of the front yard/streetside setback.
  - 1.** Avoid compacted landscaped areas which can inhibit site drainage.
  - 2.** Maximize the use of pervious materials for driveways, walkways, and/or patios.
- D.** Paved areas should be broken up by using colored or textured materials.
- E.** Stormwater and non-stormwater runoff from the site to the street or neighboring properties should be minimized through the use of permeable materials, preservation of open space, and limiting paved areas.
- F.** Changes to existing drainage patterns should not be altered in a way that would negatively affect neighboring properties or homes.
- G.** Direct runoff from driveways, walkways, roofs, and/or patios onto pervious or vegetated areas.

 = Guidance does not apply to North Beach (Beach Colony) neighborhood due to its density, topography, and smaller lots.



# CHAPTER 2 SINGLE-FAMILY DESIGN GUIDELINES

## C. SITE PLANNING AND DESIGN

### C.9 - LANDSCAPE AND VEGETATION

Promote the retention of existing natural features and the use of water-conserving plant types appropriate for Del Mar.



✓ Preserve the natural landscape and landforms.



✓ Native and drought tolerant landscaping is encouraged.

### RELEVANT DRO FINDINGS

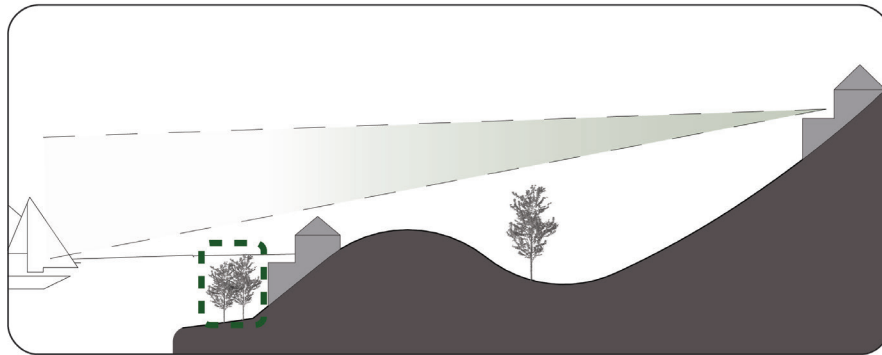
- **23.08.076 – Topography and Landscaping (C)**  
*The proposed development does not minimize the disruption of existing natural features such as trees and other vegetation, natural ground forms, and view.*
- **23.08.076 – Topography and Landscaping (G)**  
*The proposed development fails to provide the sizing of landscape materials so that a mature appearance will be attained within a reasonable period of time following installation.*
- **23.08.076 – Topography and Landscaping (I)**  
*The proposed development fails to utilize landscaping to effectively complement building elevations and soften the appearance of structures.*
- **23.08.076 – Topography and Landscaping (J)**  
*The proposed development uses landscaping which is not well suited to Del Mar's climate without the use of extensive irrigation.*



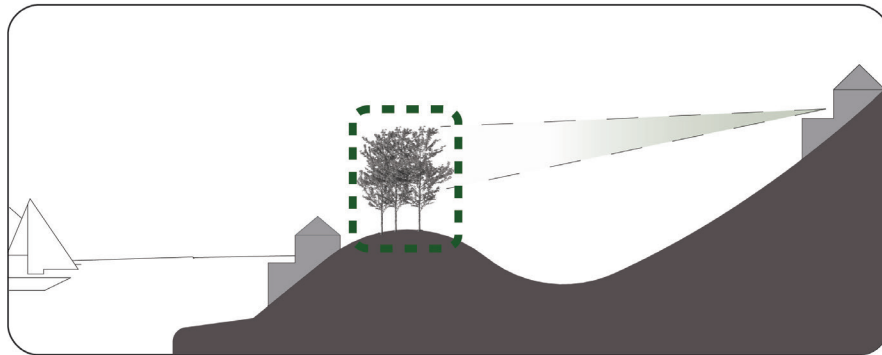
✓ Locate homes so as to avoid existing trees.

### C.9 LANDSCAPE AND VEGETATION DESIGN GUIDELINES

- A.** Provide landscaping that is harmonious with the chosen architectural style of a home and respects the character-defining landscape elements of the lot and adjacent neighborhood. New landscaping should utilize a similar degree of formality or informality as seen on other neighboring lots and use landscape materials similar to other homes along the block front. Equal or exceed the quality and density of landscaping, and respect the tree and planting patterns of the block front.
- B.** Utilize drought tolerant shrubs and landscape materials to soften the appearance of building bulk and mass and to screen parking areas. To further soften a home's appearance, landscaping should be provided in areas where a home comes into contact with the ground plane, where possible.
- C.** Locate homes so as to avoid existing trees and their root systems, whether on or adjacent to the project site.
- D.** Avoid removal or degradation of natural features. Natural features include mature trees and other landscape materials, such as hedges, tall shrubs, rock outcroppings, sandstone bluffs, swales, and drainage courses.



✓ Trees provide screening yet do not obstruct neighbor's view.



✗ Avoid planting trees that obstruct views.

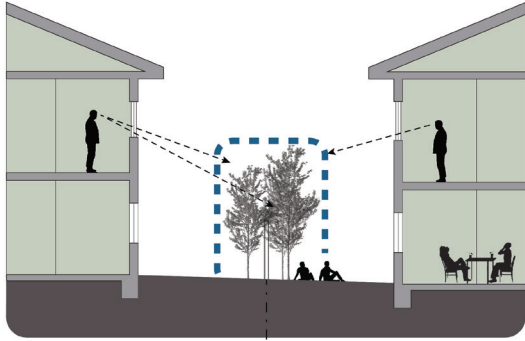
**C.9 LANDSCAPE AND VEGETATION DESIGN GUIDELINES (CONTINUED)**

- E.** Disruption or removal of existing trees and natural vegetation should be avoided, especially if it could alter or impact views and/or a visual benefit of a neighboring property. Where determined through the design review process it is unavoidable, a development should ensure a minimum of fifty (50) percent of the existing trees and natural vegetation is maintained on the property, unless City standards, such as Bluff, Slope and Canyon Overlay Zone requirements encourage or mandate additional retention of natural vegetation.
- F.** Natural and environmentally sensitive vegetation communities, such as Coastal Sage Scrub and Maritime Chaparral, should remain undisturbed to the maximum extent possible. Do not use incompatible landscaping, such as bright colored non-native flowers or invasive species, in proximity to native plant communities.
- G.** Deciduous trees identified on the City of Del Mar's Recommended Tree List should be located and utilized as a means to provide passive heating and cooling for homes, where feasible.
- H.** Excavation-intensive design considerations such as basement and pool location should not be used to justify the proposed removal of mature or protected trees - Mature Torrey Pine and Monterey Cypress trees - as well as trees protected by DMMC Chapter 23.50 Trees.



## CHAPTER 2 SINGLE-FAMILY DESIGN GUIDELINES

### C. SITE PLANNING AND DESIGN



Plant appropriate trees to maintain privacy and views.



Avoid planting columnar and densely planted trees that create view blockage.

#### C.9 LANDSCAPE AND VEGETATION DESIGN GUIDELINES (CONTINUED)

- I. New landscaping should be selected to provide a level of screening that would not block views for neighboring homes. The following strategies should be employed:
  1. Avoid columnar and/or densely planted trees.
  2. For privacy, plant fast-growing, low-height trees that do not block views.
  3. Plant high trees in line with the view corridor rather than across it.
  4. Plant open trees (see City of Del Mar's Recommended Tree List) and keep them well pruned to attractively frame a view and provide an ideal sun block for west-facing homes.
- J. Screening plants should be dense and fast growing evergreen species that effectively buffer privacy encroaching views at least 75% of the intended area, within one-year of planting. Grasses and deciduous plants should not be used for screening purposes.
- K. For screening purposes, any new trees should be provided at a minimum 24-inch box size and any new shrubs should be provided at a minimum 5-gallon size.



## D. - BUILDING DESIGN

New development, remodels, and additions that alter the rhythm of neighborhood streets can cause concern for neighboring residents. Design guidelines can minimize these effects and help to protect neighborhood character, ensure quality design, and yield homes designed with appropriate bulk and mass. In general, residential design should aim to achieve the following:

- Maintain mass and scale consistent with the neighborhood;
- Articulate a clear architectural style with building materials that appear natural and compatible with the surroundings; and
- Optimize home placement by minimizing impact on existing homes; views should not be intruded upon and privacy should be protected.

### D.1 - BUILDING FORM AND MASSING

Minimize the visual impact on the site and surrounding neighborhood by blending the form, mass, and profile of individual homes in a way that respects the natural terrain and neighborhood character.

#### RELEVANT DRO FINDINGS

- **23.08.077 – Relationship to Neighborhood (C)**  
*The design is out of scale with other structures in the neighborhood.*
- **23.08.077 – Relationship to Neighborhood (E)**  
*The component elements of the design are not in proportion to one another.*
- **23.08.078 - Building Design (E)**  
*The proposed development fails to limit the amount of design components which unnecessarily add bulk and mass to the building but which are not calculated as floor area ratio (FAR) pursuant to DMMC Title 30, the Zone Code.*



Provide architectural features and details, to enhance overall building design.

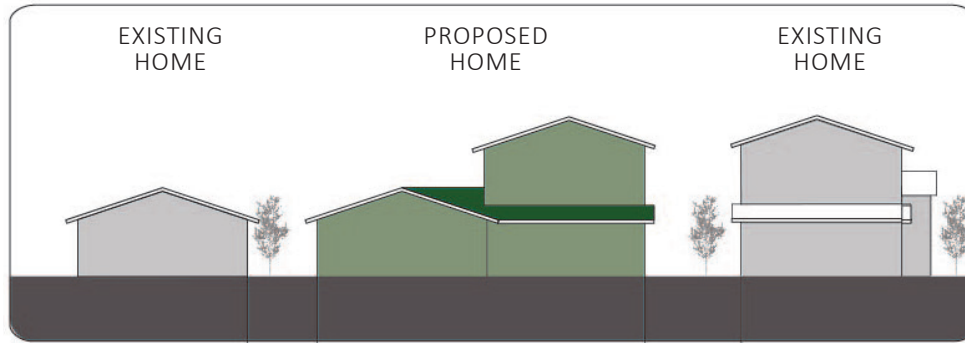


Avoid massing that does not relate to the existing character of the neighborhood.

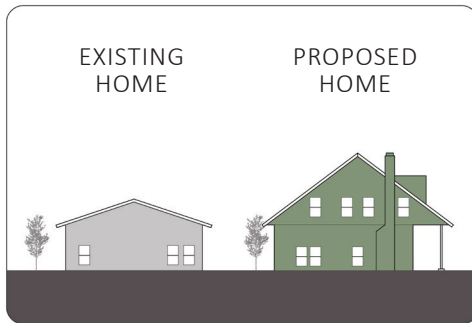


# CHAPTER 2 SINGLE-FAMILY DESIGN GUIDELINES

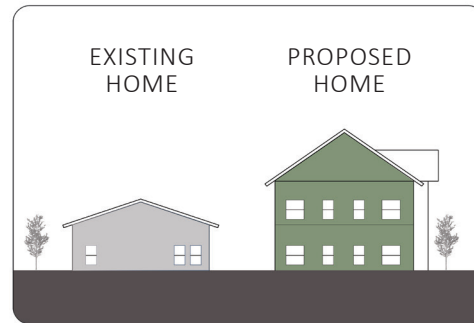
## D. BUILDING DESIGN



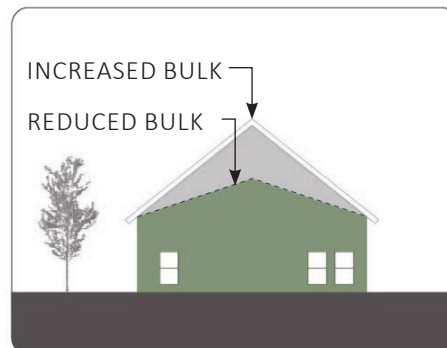
✓ New home respects adjacent neighbor's in height, setbacks, and roof form.



✓ Second floor within roof form helps to relate larger home to smaller neighbors.



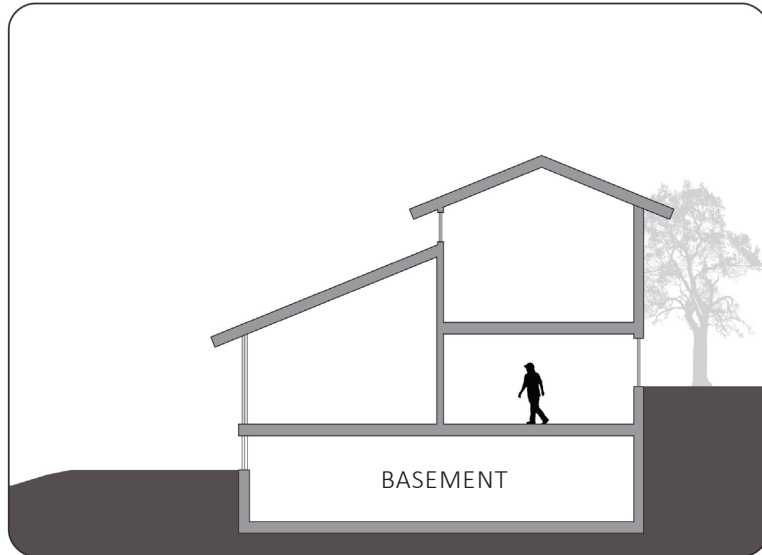
✗ Avoid massing that does not relate to the existing character of the neighborhood.



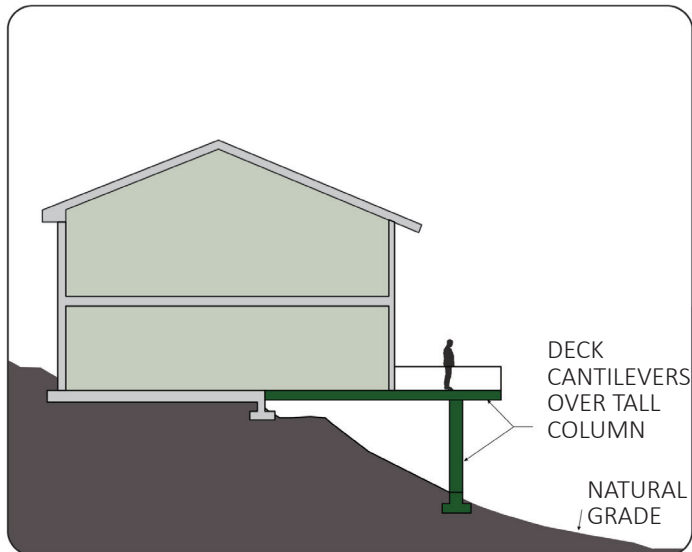
A lower pitch roof form reduces bulk.

### D.1 BUILDING FORM AND MASSING DESIGN GUIDELINES

- A.** New construction and additions should incorporate the following techniques to reduce the perceived scale and mass of the home:
1. Incorporate wall planes and plate heights that are similar to homes in the neighborhood.
  2. Incorporate design elements and details on both street-facing facades of a corner lot.
  3. Incorporate roof and eave lines that are in scale with homes in the neighborhood.
  4. Select a roof design and materials that are consistent with the desired architectural style of the home.
  5. Provide variation in large expanses of wall and roof planes. Wall and roof planes must be varied at a minimum of every 25 feet on every building elevation.
  6. Use horizontal elements to soften the vertical orientation in an elevation.
  7. Avoid flattening the top of a sloped roof to accommodate height limitations.
  8. Use roof forms that reduce bulk (low to medium pitch, minimum number of hips and valleys).
- B.** Horizontal lines and proportions should be used to reduce perception of height and bulk.
- C.** Locate second floor mass to minimize impacts on the streetscape and adjacent neighbors.



✓ Structures located above a daylit basement should be limited to maintain the appearance of a two-story structure.



✗ Avoid massive roof overhangs and cantilevers on downhill faces of buildings.

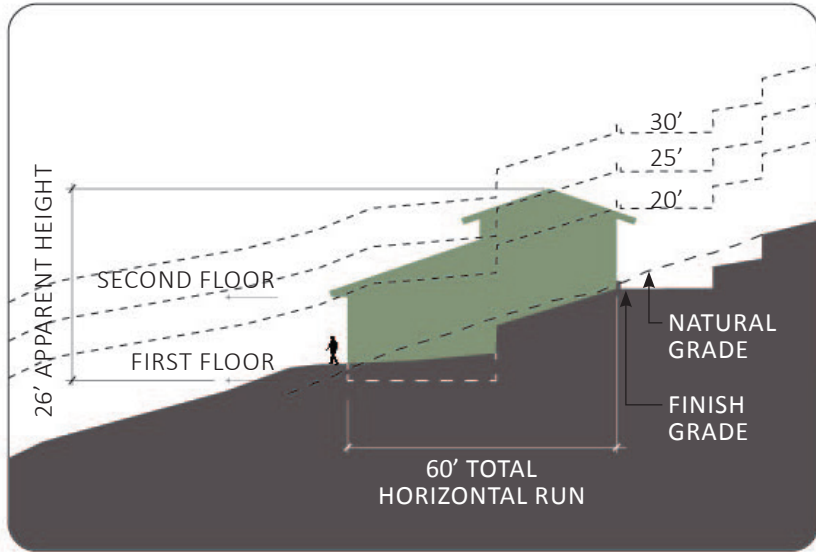
### D.1 BUILDING FORM AND MASSING DESIGN GUIDELINES (CONTINUED)


- D.** Building and roof forms should follow hillside contours and slopes.
  - 1.** Avoid angular forms which slope perpendicular to the slope of a hill and increase effective bulk.
  - 2.** Avoid large gable ends on downhill elevations.
- E.** Primary and secondary roof forms should be compatible with each other in terms of slope, mass, and complexity.
- F.** Massive roof overhangs and cantilevers should be avoided on downhill faces of homes.
- G.** Where a daylit basement (with an exposed wall) is proposed, any structure proposed to be located above the daylit basement should be limited to maintain the appearance of a two-story structure.
- H.** Home height should be in proportion to the style and size of the house and the total lot area.
- I.** Tall plate heights that add to the volume of a structure should be avoided. Eight (8) to ten (10) foot plate heights, the most common for single family homes, should be utilized. This concept is especially important for projects where basement stories are proposed.

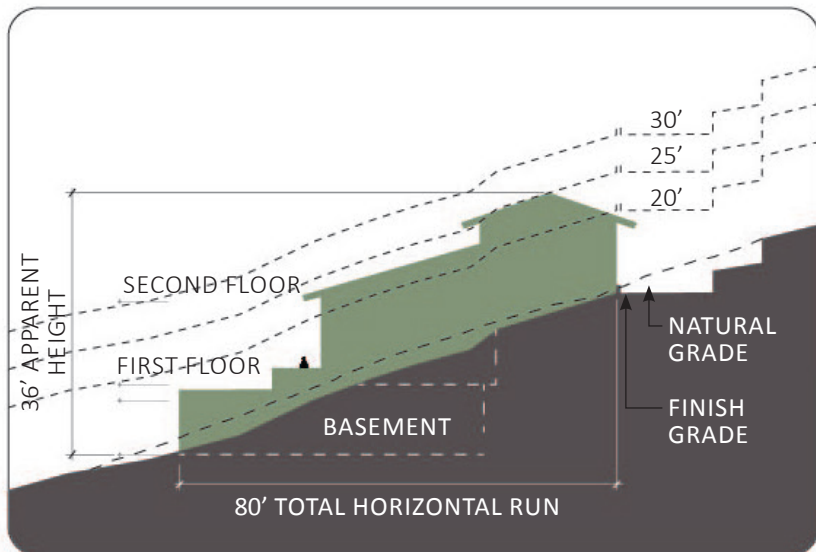


# CHAPTER 2 SINGLE-FAMILY DESIGN GUIDELINES

## D. BUILDING DESIGN




 Modest horizontal downhill run and lower hillside helps reduce apparent height.




 Avoid significant horizontal downhill run where all stories are fully visible for full width of structure on the downhill side.


### D.1 BUILDING FORM AND MASSING DESIGN GUIDELINES (CONTINUED)


 **J.** On sloping sites, minimize height on downhill portion of home. Downhill wall planes should be a minimum of 15% below maximum height, thus reducing overall “Apparent Height.”

 **K.** Homes with an Apparent Height of 26 feet or less are preferred.


 **L.** Homes with a total run in horizontal distance (for combined steps) of less than 60 feet are preferred.

 **M.** Avoid excessive Apparent Height by designing finished floor elevations directly above basement areas at or below natural adjacent grade elevations.

 **N.** Retaining walls underneath a residence, which create a grade higher than natural grade, contribute to a structure’s apparent height.

 **O.** When the proposed downhill side of a house is greater than or equal to 5 feet below average natural grade, reduce the Apparent Height by lowering the floor plate height of the downhill portion of the home by a minimum of 5 feet.

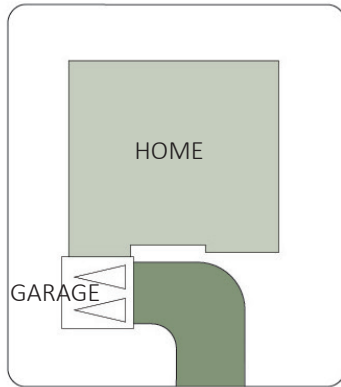
**P.** Retaining walls used to retain the natural grade for FAR exemption purposes are discouraged. The natural slope should be reconstructed to minimize the visual impact of a basement or other building mass resulting in site grading.

 = Guidance does not apply to North Beach (Beach Colony) neighborhood due to its density, topography, and smaller lots.

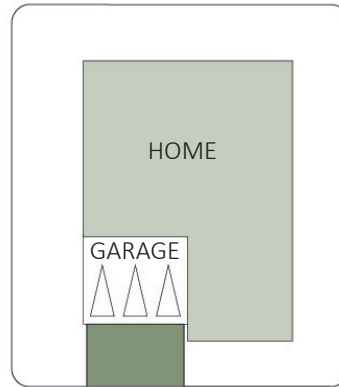


D.2 - GARAGES

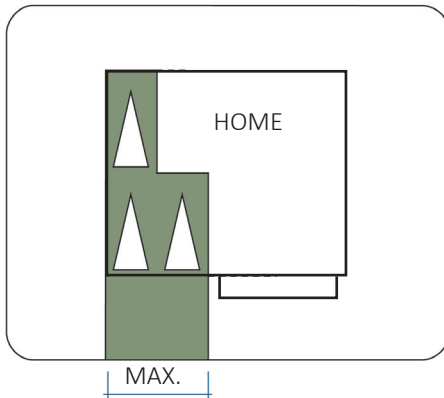
Promote a useful and attractive arrangement of structures by reducing the auto dominance and garage presence along local streets.



✓ Turn the garage door(s) away from the street, where possible.



✗ Appearance of three-car garages should be avoided.



✓ Provide tandem parking when additional parking is needed.



✗ Appearance of three-car garages should be avoided.

D.2 GARAGES DESIGN GUIDELINES

- A.** Garages should have the most minimal visual impact on the street as possible. The following strategies should be employed:
1. Set garages back from the front of the house a minimum of 5 feet.
  2. Basement garage designs that add to the Apparent Height of a residence or convey a three-story appearance should be avoided. Where a basement garage is proposed, any structure proposed for above the basement garage should be limited to one-story in height.
  3. Turn the garage door(s) away from the street, where possible.
  4. Recess the garage doors back from the face of the garage two (2) to four (4) inches to add shadow and visual interest.
  5. Minimize garage door presence at street frontage. For garages housing more than two cars, utilize a tandem parking design.
  6. Consider designing garage doors as two (2) single bays, rather than one (1) continuous, single garage bay. If designed this way, the garage doors should be staggered so as to minimize the dominance of doors on the building elevation.

= Guidance does not apply to North Beach (Beach Colony) neighborhood due to its density, topography, and smaller lots.



## CHAPTER 2 SINGLE-FAMILY DESIGN GUIDELINES

### D. BUILDING DESIGN

#### D.3 - BUILDING ELEMENTS EXCLUDED FROM FAR

Architectural features such as covered porches, loggias, and covered decks contribute to the mass and bulk of a building, even though they are currently excluded from the Bulk Floor Area Ratio calculation. Ensure such building elements and structures are in scale with the rest of the proposed building and don't inadvertently contribute to the perception of bulk or block primary views.

#### RELEVANT DRO FINDINGS

##### • **23.08.078 – Building Design (E)**

*The proposed development fails to limit the amount of design components which unnecessarily add bulk and mass to the building but which are not calculated as floor area ratio (FAR) pursuant to DMMC Title 30, the Zone Code.*

#### D.3 BUILDING ELEMENTS EXCLUDED FROM FAR DESIGN GUIDELINES

- A.** Covered porches, loggias, decks, and balconies can enhance a home's design, appearance, and function. However, when these elements are not designed in proportion to the neighboring properties and overall building form, they can contribute to excessive bulk, mass, and scale. Covered porches, loggias, decks, and balconies — as well as other architectural design elements that are exempt from Bulk Floor Area calculations— should not exceed the following percentages of a lot's current maximum allowed Bulk Floor Area:
1. Not more than 20 percent if the lot's current maximum allowable Bulk Floor Area is 1,500 square feet or less.
  2. Not more than 15 percent if the lot's current maximum allowable Bulk Floor Area is between 1,501 square feet and 2,500 square feet.
  3. Not more than 10 percent if the lot's current maximum allowable Bulk Floor Area is greater than 2,500 square feet.



**D.4 - ARCHITECTURAL FEATURES AND ARTICULATION**

Incorporate 360-degree architecture into the building design. It is expected that the highest level of articulation will occur on facades visible from the street, however similar quality and complementary massing, materials, and details should be incorporated into every building elevation.

**RELEVANT DRO FINDINGS**

- **23.08.077 – Relationship to Neighborhood (L)**  
*The proposed development fails to avoid similar or identical building facades on the same or adjacent parcels.*
- **23.08.077 – Relationship to Neighborhood (D)**  
*The design is not harmonious with or is functionally incompatible with the surrounding neighborhood in one or more of the following respects:*
  - *Color scheme*
  - *Structural siting on the lot*
  - *Existing improvements or natural elements in the area*
  - *Architectural features and ornaments*
  - *Type and quality of material*
  - *Existing and proposed open spaces areas*

**D.4 ARCHITECTURAL FEATURES AND ARTICULATION DESIGN GUIDELINES**

- A.** Four-sided (360-degree) architecture should be incorporated in all building elevations, with variation in massing, roof forms, wall planes, and surface articulation.
- B.** Individual building components such as windows, doors, and entries should be modest in size and contribute to a harmonious balance between human scale and building proportions.
- C.** Single-story design elements such as entries with two-story volume or heights should be avoided when out of character with neighboring development.
- D.** Architectural elements (porches, bays, overhangs, trellises) and details (moldings, trim, brackets, etc.) should be incorporated to provide visual relief and break up large volumes, thus reducing the apparent size.
- E.** Use materials and colors to reduce the apparent bulk of a structure. More than one (1) material should be used on an elevation to aid in breaking up the vertical mass of a home.
- F.** Earth tones are encouraged in all non-beach areas to reflect the urban forest/hillside landscape environment.



Provide architectural details and articulation on all sides of the structure to provide visual relief and break up large surfaces.



Avoid tall entries, except when they are the predominant entry type in the neighborhood.



# CHAPTER 2 SINGLE-FAMILY DESIGN GUIDELINES

## D. BUILDING DESIGN

### D.5 - MATERIALS AND COLORS

When selecting materials and colors, emphasis should be placed on compatibility with the neighborhood and the natural landscape. The amount of distinct materials and colors, their quality, and their application should be carefully determined. The thoughtful use of materials and colors can serve to complement the structure's surroundings.

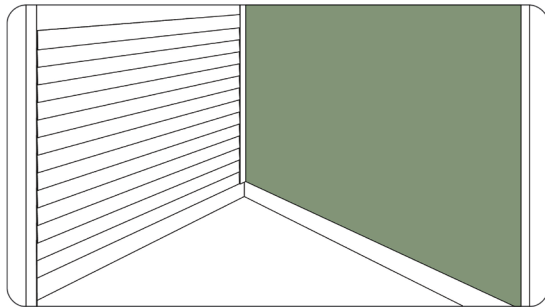
### RELEVANT DRO FINDINGS

#### • 23.08.078 Regulatory Conclusions – Building Design (A)

*The proposed development fails to coordinate the components of exterior building design on all elevations with regard to color, materials, architectural form and detailing to achieve design harmony and continuity.*

### D.5 MATERIALS AND COLORS DESIGN GUIDELINES

- A.** Materials, colors, and details should be used in an authentic manner, reinforcing the chosen architectural style and overall development concept proposed.
- B.** Large expanses of any material in a single plane on downhill elevations should be avoided. Break up massing with horizontal and vertical elements or additional materials.
- C.** Material changes should occur at intersecting planes to appear natural and integral to the façade. Material and color changes at the outside corners of structures are to be avoided.
- D.** Select natural earth tone colors for daylighted basement or retaining walls that blend with the surrounding topography and vegetation.
- E.** Utilize materials that reduce the transfer of heat into and/or out of a building.
- F.** Where feasible, incorporate materials containing recycled content such as wood substitutes, recycled concrete, as well as alternative non-toxic materials into building designs.
- G.** Natural materials such as brick, stone, copper, etc. should be left in their natural state or color.



✓ Material changes should occur at intersecting planes and inside corners.



✗ Avoid material changes on outside corners or on flat surfaces.



D.6 - UTILITARIAN ELEMENTS AND SCREENING

Establish criteria for the design, location, and concealing of utilitarian home features.

RELEVANT DRO FINDINGS

- **23.08.078 – Building Design (C)**  
*The proposed development fails to minimize roof penetrations by grouping all plumbing vents and ducting and mechanical equipment together.*
- **23.08.078 – Building Design (D)**  
*The proposed development fails to design and/or screen all rooftop mechanical and electrical equipment as an integral part of the building design.*
- **23.08.077 – Relationship to Neighborhood (G)**  
*The proposed development unreasonably fails to screen from the view from neighboring properties and public places, unattractive features such as storage areas, trash enclosures, transformers, service yards, loading docks and ramps, utility buildings, or other design elements of the project which adversely impact upon the visual quality of the neighborhood; by failing to use setbacks, landscaping, fencing, siting or structures.*



✓ Trash containers, mechanical, and electrical equipment should be screened from public view.

**D.6 UTILITARIAN ELEMENTS AND SCREENING DESIGN GUIDELINES**

- A.** Any rooftop mechanical and electrical equipment should be designed as part of a structure, using similar materials and colors to screen equipment from public view.
- B.** Vaulting exterior mechanical equipment below ground, or in rooftop applications, below the adjacent roof line is encouraged.
- C.** Roof penetrations, such as stacks, vents, antennas, and other roof mounted equipment should be centralized and located away from public view on the least noticeable portion of the roof. All flashing, sheet metal, vents, and pipe stacks should be painted to match the adjacent roof or wall material.
- D.** Areas for trash container storage should be incorporated into the building design located within the garage, and/or screened with walls and landscaping. Trash container storage should be located at the rear or interior side yard of a property.
- E.** Mechanical equipment, such as backflow preventers, should be screened from public view in the front yard setback.



# CHAPTER 2 SINGLE-FAMILY DESIGN GUIDELINES

## D. BUILDING DESIGN



✓ Acceptable and fully shielded pathway bollard.

### RELEVANT DRO FINDINGS

- **23.08.077 – Relationship to Neighborhood (K)**  
*The exterior lighting is not functional, subtle or architecturally integrated with the building's style, materials, or colors.*
- **23.08.077 – Relationship to Neighborhood (F)**  
*The design would adversely affect the lighting or noise quality of the local neighborhood.*



✓ Provide fully shielded light fixtures.




✗ Avoid unshielded style fixtures where bulbs are visible from adjacent properties or the public right-of-way.

## D.6 UTILITARIAN ELEMENTS AND SCREENING DESIGN GUIDELINES

### LIGHTING

- A.** Light fixtures for home lighting, landscape, or recreation should not emit undesirable light rays, either directly or reflected indirectly into the night sky. Such lighting could create skyglow, which is inconsistent with residential areas with dark sky policies.
- B.** Lighting should be designed to control glare, minimize light trespass onto adjacent properties, promote effective security, and avoid interference with the safe operation of motor vehicles.
- C.** All exterior lighting should be low intensity and directed downward, below the horizontal plane of the fixture, to prevent objectionable brightness or light trespass onto adjacent properties. Fixtures should be "Full Cut Off" designated or "Fully Shielded" fixtures, so that no light is emitted above the lowest light emitting part of the fixture. Shielded up-lighting is strongly discouraged.
- D.** Light fixtures should be located no closer to the property line than four times the mounting height of the fixture, and should not exceed the height of adjacent structures.
- E.** Light fixtures with an adjustable aiming angle present potential for skyglow and light trespass problems, and are generally not allowed.

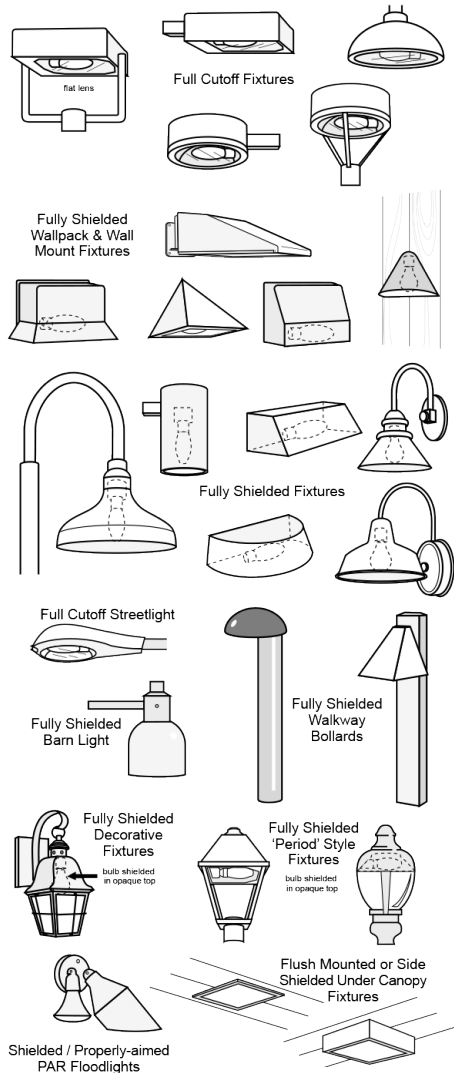
 = Lighting guidelines should apply to Beach Colony/North Beach properties, however allowances for safety and security in the beach front area should be considered.



Examples of Acceptable / Unacceptable Lighting Fixtures

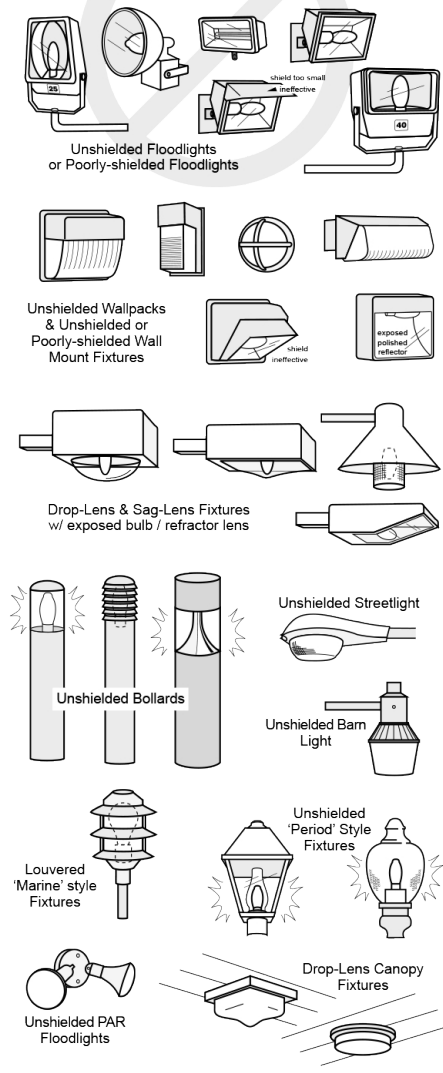
**✓ Acceptable**

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



**✗ Unacceptable**

Fixtures that produce glare and light trespass



Designed / illustrated by Bob Crein ©2005

Illustration provides examples of acceptable and unacceptable lighting fixtures.

D.6 UTILITARIAN ELEMENTS AND SCREENING DESIGN GUIDELINES

LIGHTING (CONTINUED)

- F. To the extent feasible, all exterior lighting fixtures should utilize “shut off” controls such as sensors, timers, motion detectors, etc.
- G. The source of light (bulb) should not be visible from adjacent properties or public right-of-ways (excluding natural gas lighting).
- H. Light levels at a property line should not exceed .05 footcandles for residential properties.
- I. Allowed light sources (bulb types) for exterior lighting include High Pressure Sodium (HPS), Metal Halide (MH), Linear or Compact Fluorescent, Induction Lighting, or Light Emitting Diode (LED). Incandescent lighting may be used for accent lighting, as allowed by Title 24 Lighting Standards. The use of colored lamps or filters is strongly discouraged.
- J. All exterior lighting proposed, including both fixtures and sources, should be certified Dark Sky Friendly by the Fixture Seal of Approval program of the International Dark-Sky Association, or be comparable in terms of fixtures that minimize glare, reduce light trespass, and do not pollute the night sky.
- K. Any proposed lighting that is to be mounted on the exterior of a home should relate to a human scale in terms of size and mounting height and the architectural style of the structure.



# CHAPTER 2 SINGLE-FAMILY DESIGN GUIDELINES

## D. BUILDING DESIGN



✓ Provide frosted or other lens on lighting that would reduce glare and light trespass.



✗ Avoid skylights on roof surfaces that are visible from neighboring homes.



✗ Avoid uplighting that would create skyglow and light trespass problems.




✗ Avoid flood lighting that is aimed outward toward neighboring properties.

### D.6 UTILITARIAN ELEMENTS AND SCREENING DESIGN GUIDELINES

#### LIGHTING (CONTINUED)

- L.** Where flood lighting for security purposes is proposed, lighting should be aimed close to the home so as not to create glare onto neighboring properties. Any flood lighting proposed should only use lighting activated by motion sensors and be directed downward.
- M.** Design driveways and landscaping so that headlights do not shine onto neighboring properties, where possible. Any lighting proposed along the length of a driveway should only be the minimum lighting fixtures necessary for safety purposes.
- N.** Lighting for landscaped and outdoor living areas, such as decks, patios, and swimming pools, should be designed to minimize the visibility of the lighting from the surrounding neighborhood.
- O.** Avoid locating skylights on roof surfaces that are visible from neighboring homes to minimize potential light pollution. Utilize skylights to let additional light into rooms when privacy issues related to window placement cannot be avoided.
- P.** Blinking, moving, or changing intensity of illumination, illumination of roofs, and internal illumination of awnings should be avoided.
- Q.** Accent lighting used only for highlighting architectural features (e.g. “wall washing”) should be avoided.
- R.** Avoid locating glass walls that are visible from neighboring homes to minimize light trespass.

 = Lighting guidelines should apply to Beach Colony/North Beach properties, however allowances for safety and security in the beach front area should be considered.








A - INTRODUCTION

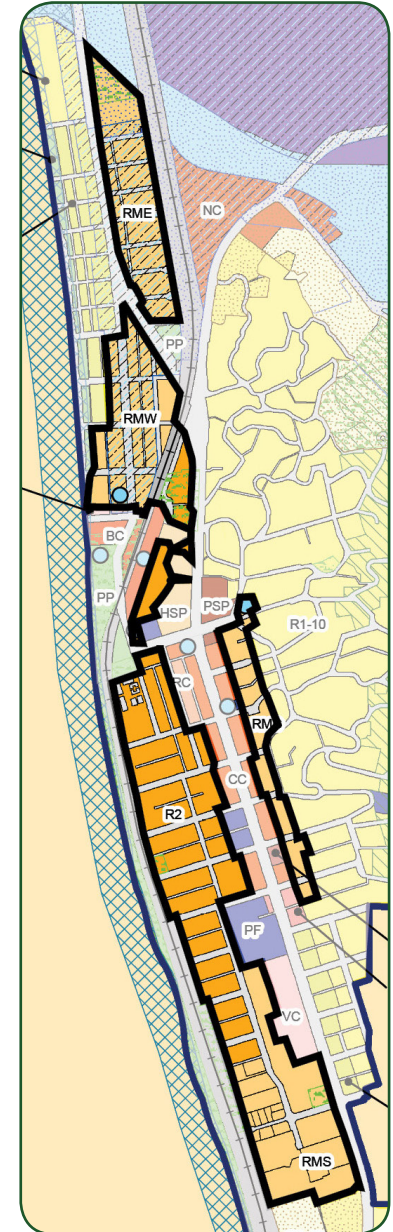
The following design guidelines apply to all new and remodeled construction of multi-family structures. Building placement and orientation should be carefully designed to limit visual impact on neighboring properties, preserve existing views, retain natural site features and established landscaping, and complement the existing character of the neighborhood. Multifamily housing within Del Mar includes attached individual dwelling spaces located in a common building or multiple buildings. Within this housing type, the character, quality and accessibility of common open space tends to take priority over individual privacy and open space needs. Common barbecue areas, children’s play areas, and spaces that capitalize on the best view should be designed with amenities that benefit tenants collectively.

Site grading should address existing drainage patterns and landforms while providing subtle transitions of architectural elements to grade. Noise generating equipment and other building elements that can create a disturbance should be located to minimize impacts on neighbors and should be appropriately screened and situated where impacts on neighbors will be minimized.

Building bulk and massing should be compatible with the general scale of neighboring homes or structures. Building designers should incorporate 360-degree architecture (the full articulation of all building facades, including variation in massing, roof forms and wall planes, as well as surface articulation) in all buildings and additions. Architectural features such as loggias, as well as covered decks and porches, contribute to a structure’s bulk and massing and need to be considered as elements of the overall design. This approach is essential to ensure that such structures are in scale with the rest of the building and don’t block views or contribute to the perception of bulk. Building massing should include variation in wall planes (projections and recesses) and wall height (vertical relief) as well as roof forms and heights (silhouettes) to minimize the perceived scale of the building. High quality materials and colors should be varied to create visual interest in building facades and reduce monotony. Common areas and parking should be designed to minimize expanses of hardscape and instead enhance community open space in a development.

Zoning

-  Medium Density Single-Mixed Residential- Central (RMC)
-  Medium Density Single-Mixed Residential- East (RME)
-  Medium Density Single-Mixed Residential- South (RMS)
-  Medium Density Mixed Residential- West (RMW)
-  High Density Mixed Residential (R2)





## CHAPTER 3 MULTI-FAMILY DESIGN GUIDELINES

### A. INTRODUCTION

#### A.1 COMMUNITY PLAN GOAL, OBJECTIVES AND POLICIES

**GOAL 3: Preserve and enhance Del Mar’s special residential character and small town atmosphere with its harmonious blend of buildings and landscape in proximity to a beautiful shoreline.**

**OBJECTIVES AND POLICIES:**

- Maintain a low density residential character and allow only one- and two-story low mass intensity development in residential areas.
- Ensure 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.
- Ensure adequate housing for age diversity and socio-economic groups, while preserving existing housing for those groups within the community.
- Protect and enhance human scale, warmth, charm, interest, texture, pedestrian involvement, and landscaping.



## A.2 DESIGN REVIEW ORDINANCE

The purpose of the Design Review Ordinance (DRO) is to *“achieve and protect a residential seaside community which is both beautiful and pleasant in character, by fostering and encouraging good design, which encompasses the use of harmonious materials and colors, compatible proportional relationships and appropriate use of landscaping, and protects the citizens of the City of Del Mar by providing a design review process”*.

Key terms defined within the DRO and referred to within this document include the following:

- Primary Scenic View

*A view of the ocean, the community, lagoons, canyons or other scenic vistas from the primary living area of a residence.*

- Primary Living Area (PLA)

*For purposes of this document, primary living area shall mean that portion of a residence determined by the Design Review Board, or City Council on appeal, to be the main gathering and entertainment room used by residents and guests at the residence. [Ord. 784] 1. Each residence shall be limited to the designation of only one (1) primary living area. 2. Unless otherwise determined by the DRB, or City Council on appeal, the primary living area of a residence is that portion of the residence that is most often used by the occupants and their guests for gatherings and entertainment, consisting of the residence’s living room, dining room or great room. 3. Under rare and extraordinary circumstances, the DRB, or City Council on appeal, may determine that another area of a residence is the primary living area when it has been demonstrated that due to extenuating circumstances, the occupants of the residence must use another portion of the residence, rather than its living room, dining room or great room, as the residence’s main gathering and entertainment area.*

- Bulk and Mass

*The appearance of volume given by the outer visible envelope of a structure, as viewed from surrounding public or private properties. This appearance is generally attributable to the size of the structure and/or its architectural features.*



## CHAPTER 3 MULTI-FAMILY DESIGN GUIDELINES

### A. INTRODUCTION

#### A.3 RELEVANT DESIGN REVIEW ORDINANCE FINDINGS

The following DRO findings apply to all multi-family residential development and provide general direction to ensure a comprehensive, context-sensitive design. Projects should be designed **to avoid** the findings of fact based upon the regulatory conclusions identified below:

- **23.08.072 – Generally (A)**

*The design is inconsistent with the Community Plan, General Plan, or Zoning Ordinance, including the Design Review standards contained within the Zoning Chapter of the underlying zone.*

- **23.08.072 – Generally (C)**

*The design will adversely affect the health or safety of the neighborhood.*

- **23.08.072 – Generally (E)**

*The design will cause the surrounding neighborhood to depreciate materially in appearance or value.*

- **23.08.072 – Generally (F)**

*The design will discourage occupancy, investment or orderly development in the neighborhood.*

- **23.08.072 – Generally (G)**

*The proposed development fails to comply with a lawful requirement to accommodate individuals with physical disabilities, either by provision of handicap parking stalls, ramps, or the like.*

- **23.08.072 – Generally (J)**

*The proposed development locates structures so as to unreasonably, adversely impact upon outdoor areas on adjacent properties.*

- **23.08.077 – Relationship to Neighborhood (B)**

*The design detracts from the natural beauty of the coastal area.*



### A.4 COMPLIANCE

The guidelines contained within this chapter support the goals, objectives, and policies included within the Del Mar Community Plan and those specifically referenced below. In addition, **projects should be designed to avoid the findings of fact based upon the information presented during the hearing that support one or more of the regulatory conclusions identified within the Del Mar Municipal Code Chapter 23.08: Design Review.** Relevant DRO finding references are provided within each section of this document and supporting guidelines have been crafted to clarify and reinforce the intent of the findings.



# CHAPTER 3 MULTI-FAMILY DESIGN GUIDELINES

## B. GOOD NEIGHBOR DESIGN GUIDELINES

### B - GOOD NEIGHBOR DESIGN CONSIDERATIONS

An applicant’s success and ability to expedite a project’s approval within Del Mar is largely dependent on how effectively a proposed design meets these Design Guidelines. This includes minimizing a project’s impacts on adjacent neighbors and the project’s consistency with the overall neighborhood character and scale. Good planning includes: taking the time to speak with neighbors; ensuring neighborhood compatibility; preserving views and protecting privacy; and avoiding potential disturbances, such as noise and light pollution. The following guidelines are not intended to establish a right to privacy or views. They seek to provide guidance on how to advance these goals, prior to significant investment by an applicant which could result in an unsuccessful project. Scenic views are a highly desirable attribute of Del Mar life. These views - both public and private - are a major factor in terms of why people choose to live in Del Mar, and contribute significantly to the value of Del Mar property. The overall philosophy of Del Mar’s private view protection rules is “reasonable view protection” meaning that these scenic views should be shared, with each property/home is entitled to a fair proportion of its existing scenic views. Reasonable view protection should be distinguished from view enhancement or optimization, which may disregard equally important design principles such as the retention of existing trees and natural vegetation, neighborhood compatible siting of structures, and designing homes with appropriate bulk and mass.

#### B.1 - VIEW PRESERVATION

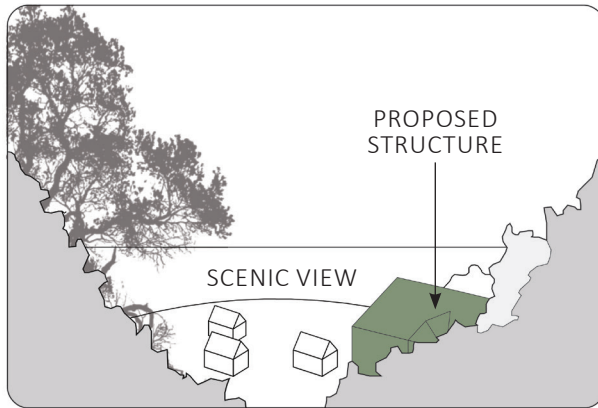
Provide an appropriate amount of space between residences, street, and open space while reasonably protecting scenic views.

#### RELEVANT DRO FINDINGS

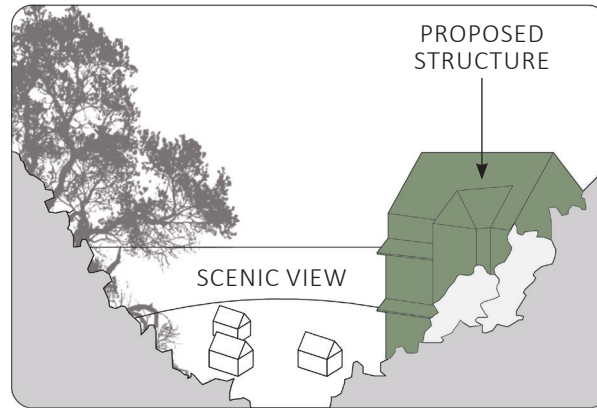
- **23.08.077 – Relationship to Neighborhood (A)**  
*The design unreasonably blocks significant public coastal views.*
- **23.08.077 – Relationship to Neighborhood (G)**  
*The proposed development unreasonably encroaches upon primary scenic views of neighboring property.*

### B.1 VIEW PRESERVATION DESIGN GUIDELINES

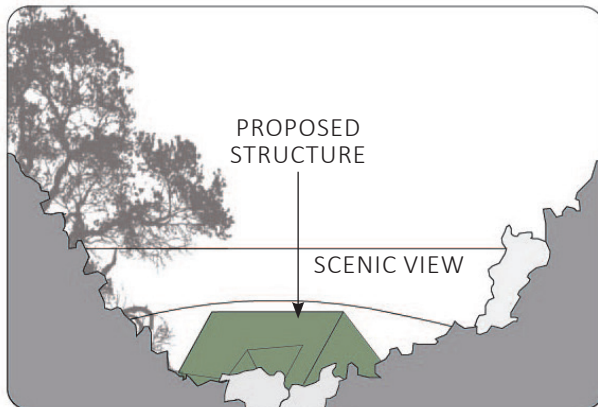
- A.** When designing for a replacement building, attached addition, or detached addition on a lot, careful consideration should be given to the existing scenic views from the Primary Living Areas (PLA) of residences on neighboring properties. A PLA is the main gathering and entertainment room used by residents and guests at the residence. Each residence should be limited to the designation of only one (1) PLA. The following strategies should be employed to ensure the reasonable protection of scenic views from neighboring homes:
1. Whether or not a CPP is required, designers should visit the PLA of neighboring homes identified early in the design process to determine the quality and quantity of scenic view that can be observed from each neighboring residence. Designers should study the immediate neighborhood by walking the street(s) to understand and document existing primary views to assess potential view impacts of a proposed development and contact those neighbors to discuss the proposed development plans.
  2. Scenic views from neighboring homes should be considered from multiple vantage points within the PLA. The full extent of the view (100%) should be a culmination of all views observed from the PLA, both sitting and standing.



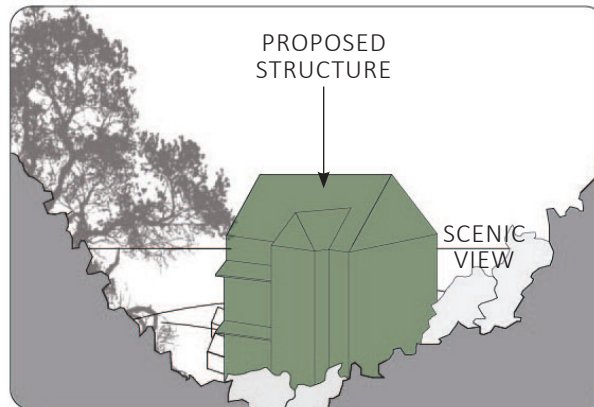
✓ Proposed structure blocks only part of the view to the side and would preserve views of the horizon.



✗ Proposed structure blocks a large percent of scenic view and horizon.



✓ Proposed structure respects neighboring home's view and does not obstruct scenic view or ocean whitewater.



✗ Proposed structure is an unreasonable obstruction of public view.

**B.1 VIEW PRESERVATION  
DESIGN GUIDELINES (CONTINUED)**

3. With the exception of designing within a “borrowed view” (see B on the following page), proposed development should not obstruct more than 0% - 20% of an existing private or public scenic view, depending on the amount and quality of the view. Refer to Table 3-1 below.
4. Ocean whitewater is commonly considered to have the highest value of scenic views. Obstruction of existing whitewater views should not exceed 0% - 10% of visible wave action during average surf conditions, depending on the amount and quality of the view. Refer to Table 3-1 below.
5. Landscape plans should consider existing private and public views without diminishing the screening, aesthetic and environmental benefits provided by trees and plants.
6. Cumulative loss of private or public views should be avoided when such loss can be substantiated through the public record.

**TABLE 3-1: ALLOWABLE VIEW OBSTRUCTION - 180 DEGREE CORRIDOR**

VIEW TYPE	SLOT (< 45°)	MIDDLE (45°-90°)	PANORAMA (>90°)
WHITE WATER	0-5%	0-5%	0-10%
BLUE WATER/BACK COUNTRY	0-10%	0-10%	0-15%
HORIZON	0-15%	0-20%	0-20%
COMMUNITY	0-15%	0-20%	0-20%



# CHAPTER 3 MULTI-FAMILY DESIGN GUIDELINES

## B. GOOD NEIGHBOR DESIGN GUIDELINES



Do not obstruct borrowed views of ocean whitewater.

### B.1 VIEW PRESERVATION DESIGN GUIDELINES (CONTINUED)

- B.** A borrowed view is one which is temporary in nature due to the fact that a lot is vacant and never previously developed. In the case of a borrowed view across a vacant lot, care should be taken to avoid obstructing more than 10% - 40% of an existing private or public scenic view across the vacant lot, depending on the amount and quality of the view, as described in Table 3-2 below.
- C.** To provide staff and the community with a greater understanding of how scenic views from the PLA of neighboring properties are being affected by a proposed project, applicants are required to provide a 3D visual simulation from up to three (3) neighboring PLA vantage points. Staff should approve the identified PLA vantage points prior to development of the exhibits and will be responsible for determining if they are adequate to include as part of the submittal requirement.

**TABLE 3-2: BORROWED VIEW - 180 DEGREE CORRIDOR  
MAXIMUM ALLOWABLE OBSTRUCTION**

VIEW TYPE	SLOT (< 45°)	MIDDLE (45°-90°)	PANORAMA (>90°)
WHITE WATER	10%	10%	20%
BLUE WATER/BACK COUNTRY	20%	20%	30%
HORIZON	30%	40%	40%
COMMUNITY	30%	40%	40%



B.2 - PRIVACY



Maximize neighbor privacy through appropriate placement of windows, decks, and balconies.

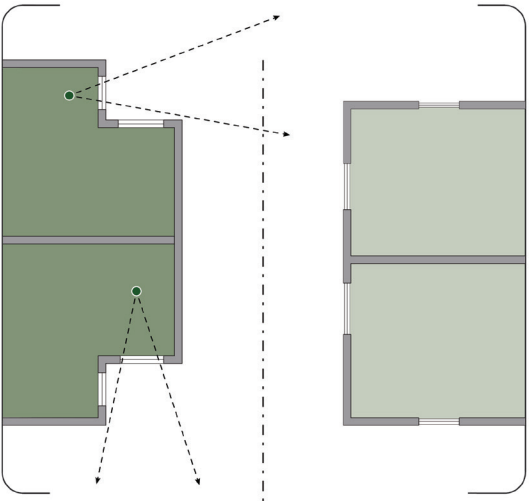
RELEVANT DRO FINDINGS


- **23.08.072 – Generally (J)**  
*The proposed development locates structures so as to unreasonably, adversely impact upon outdoor areas on adjacent properties.*

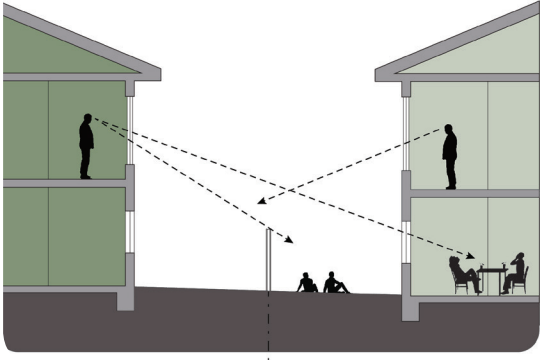
B.2 PRIVACY DESIGN GUIDELINES


WINDOW PLACEMENT


-  **A.** Privacy concerns can be mitigated through design and appropriate placement and location of the structure, windows, decks, and balconies. Vegetation screening should not be utilized as the only consideration to minimize privacy concerns.
-  **B.** Windows should be located so that sight lines maximize privacy on adjacent properties or structures in a development. The following strategies should be employed:
  - 1.** Avoid sight lines into neighboring homes and yards by carefully sizing and placing windows and other forms of glazing;
  - 2.** Avoid direct views into existing neighboring windows by offsetting or staggering windows facing neighbors' windows;



 Offset or stagger window placement from neighboring windows.



 Avoid direct views into neighboring structures.

 = Guidance does not apply to North Beach (Beach Colony) neighborhood due to its density, topography, and smaller lots.

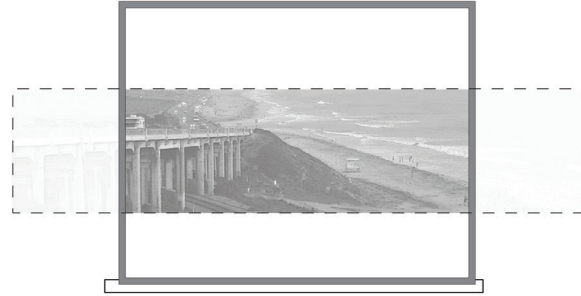


# CHAPTER 3 MULTI-FAMILY DESIGN GUIDELINES

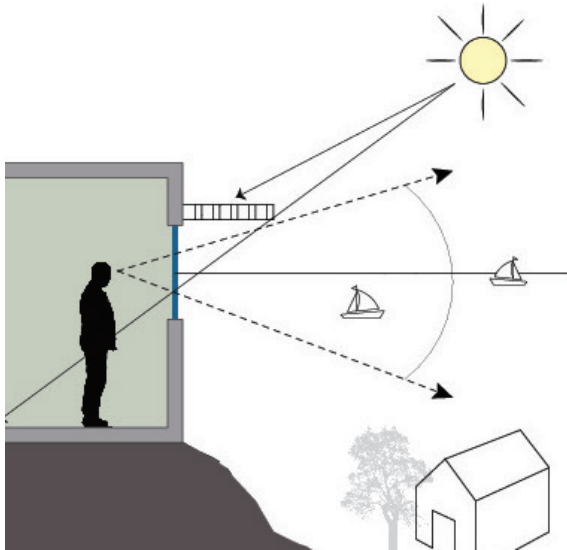
## B. GOOD NEIGHBOR DESIGN GUIDELINES



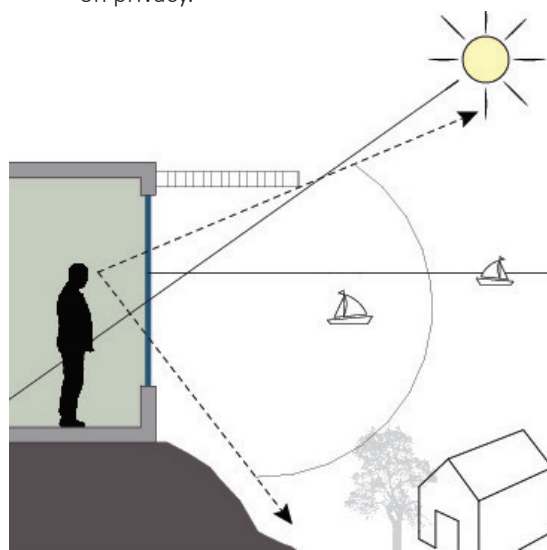
✓ Window size frames the most desirable view area.



✗ Avoid oversized windows that may look down on adjacent neighboring properties and impede on privacy.



✓ Window size and placement frames the most desirable view area while minimizing privacy and view impacts on adjacent neighbors.

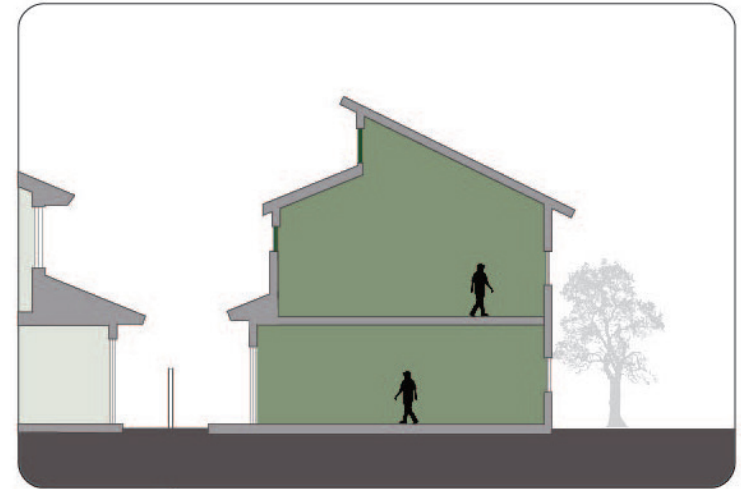


✗ Avoid oversized windows that may look down on adjacent neighboring properties and impede on privacy.

### B.2 PRIVACY DESIGN GUIDELINES

#### WINDOW PLACEMENT (CONTINUED)

3. Translucent or obscured window glass should be considered when window placement would create privacy issues. This allows for illumination while protecting privacy;
4. Clerestory windows or windows with higher sills should be considered; and/or
5. Windows should be considered to properly frame views while minimizing privacy concerns on neighboring properties.



✓ Utilize clerestory windows and windows with high sills to maximize privacy on adjacent property.

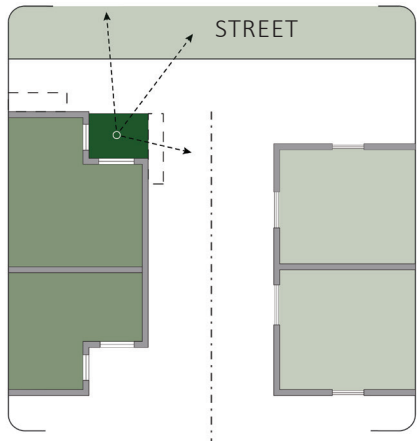


B.2 PRIVACY DESIGN GUIDELINES

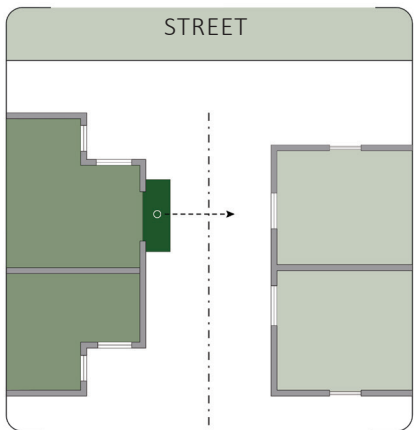
DECKS AND BALCONIES

- A.** Upper-story balconies or decks should be oriented toward the street or onto common areas. Avoid upper-story decks that overlook onto neighboring properties.
- B.** Where a second-story balcony or deck is proposed that is not facing toward the street, the following strategies should be employed to maximize privacy to neighboring properties:
  1. Locate to avoid direct sight lines into neighbors' windows, open yard, patio, deck, and/or loggia areas;
  2. Limit the size of the deck to promote passive use. If the area is larger than 20 square feet it should be located at least 15' from a side or rear property line;
  3. Second-story balconies or decks accessed solely from a bedroom should be limited to less than 50 square-feet;
  4. Install screening devices such as solid railing walls, frosted/opaque glass, awnings, and latticework above the required railing height instead of open railings; and/or
  5. Integrate perimeter planters with screening plantings to avoid view angles into neighboring yards and private areas.
- C.** Roofs of lower levels may be used as deck open spaces for upper levels in order to keep outdoor amenities and spaces as low as possible. Avoid overhanging decks on the downhill side.

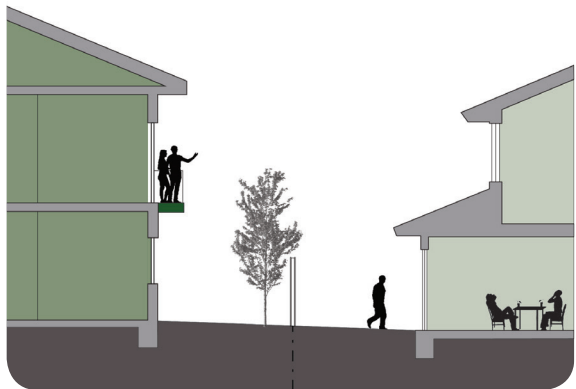
= Guidance does not apply to North Beach (Beach Colony) neighborhood due to its density, topography, and smaller lots.



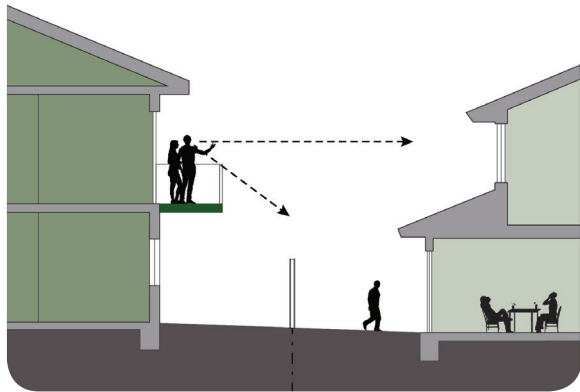
Orient balcony toward the street to avoid overlooking onto neighboring properties.



Avoid upper-story decks that overlook onto neighboring properties.



Second-story balconies or decks accessed solely from a bedroom should be limited to less than 50-square-feet.



Avoid large balconies that overlook onto neighboring properties and located less than 15-feet away from the property line.



# CHAPTER 3 MULTI-FAMILY DESIGN GUIDELINES

## B. GOOD NEIGHBOR DESIGN GUIDELINES

### B.3 - POTENTIAL DISTURBANCES

Minimize potential disturbances to neighbors through thoughtful placement of noise generating uses and spaces, light exposure and design, and additional elements that may adversely affect surrounding properties.



**X** Avoid excessively tall fireplaces that are visually dominating from the street.

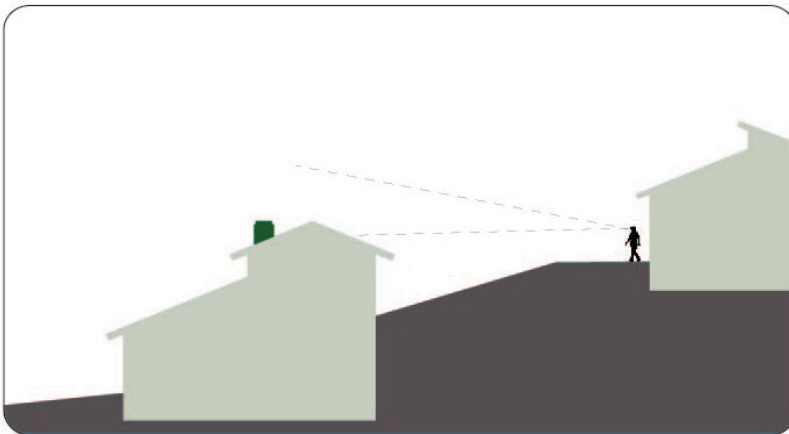
### RELEVANT DRO FINDINGS

- **23.08.072 – Generally (J)**  
*The proposed development locates structures so as to unreasonably, adversely impact upon outdoor areas on adjacent properties.*
- **23.08.072 – Generally (B)**  
*The design will create a private or public nuisance.*
- **23.08.072 – Generally (H)**  
*The proposed development fails to site separate structures so as to avoid crowding.*
- **23.08.073 – Generally (I)**  
*The proposed development does not functionally use open space between separate structures.*
- **23.08.077 – Relationship to Neighborhood (F)**  
*The design would adversely affect the lighting or noise quality of the local neighborhood.*

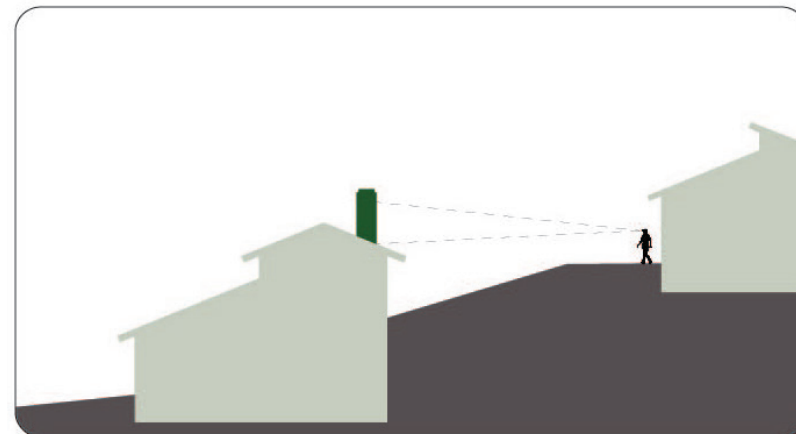
### B.3 POTENTIAL DISTURBANCES DESIGN GUIDELINES

#### FIREPLACES AND CHIMNEYS

- A.** Outdoor fireplaces and chimneys should be located to minimize the impact on neighbors' views, privacy, noise and air quality.
- B.** All fireplaces and chimneys, exceeding 6-feet in height, whether affixed to a primary structure or provided as an accessory structure, should not project into any required yard setback area.
- C.** Chimneys on upper-story decks or balconies should be avoided where they block neighbors' primary views.
- D.** Chimneys should not be the dominant visual feature from the street.
- E.** Avoid placing fireplaces with chimneys on outdoor decks separated from the main structure where they could block a neighbor's primary view.



**✓** Chimney maintains a low profile.



**X** Avoid locating chimneys where they block neighbor's primary views.



✓ Multi-family development incorporates rooftop decks for outdoor living areas. Rooftop deck is setback from all sides to protect privacy and noise pollution.

RELEVANT DRO FINDINGS

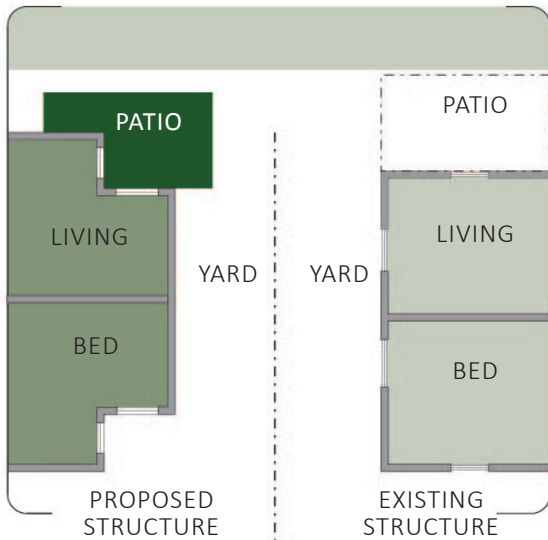
- **23.08.077 – Relationship to Neighborhood (I)**  
*The proposed development fails to minimize noise created by the proposed project (traffic, air conditioning, use, etc.) that may negatively impact the proposed project.*
- **23.08.077 – Relationship to Neighborhood (J)**  
*The proposed development fails to minimize noise from the surrounding area that may negatively impact the proposed project.*

B.3 POTENTIAL DISTURBANCES  
DESIGN GUIDELINES

NOISE

Screen and control active spaces to avoid noise pollution sources.

- A. Outdoor living or active use areas should be located adjacent to neighbors’ outdoor living and active use areas, rather than near a neighbor’s noise-sensitive areas (e.g. bedrooms).
- B. Pools and spas should be located to maximize in-ground landscape screening opportunities (five (5) feet minimum width) at the edges of the property.
- C. Pools and spas should be located away from neighboring properties, closer to the home, and so that they are not visible from a public street.
- D. Exterior mechanical equipment should be selected, located and screened in a manner that would achieve compliance with the maximum allowed decibel levels of the City’s Noise Ordinance (DMMC Chapter 9.20). Additional guidelines for screening mechanical equipment are located in D.6. of this document.
- E. Outdoor speakers, televisions, or other permanent entertainment features should be avoided.



✓ Outdoor living areas are appropriately placed.



✗ Avoid locating outdoor living spaces adjacent to neighbor’s noise sensitive areas.



## CHAPTER 3 MULTI-FAMILY DESIGN GUIDELINES

### C. SITE PLANNING AND DESIGN

#### C. - SITE PLANNING AND DESIGN

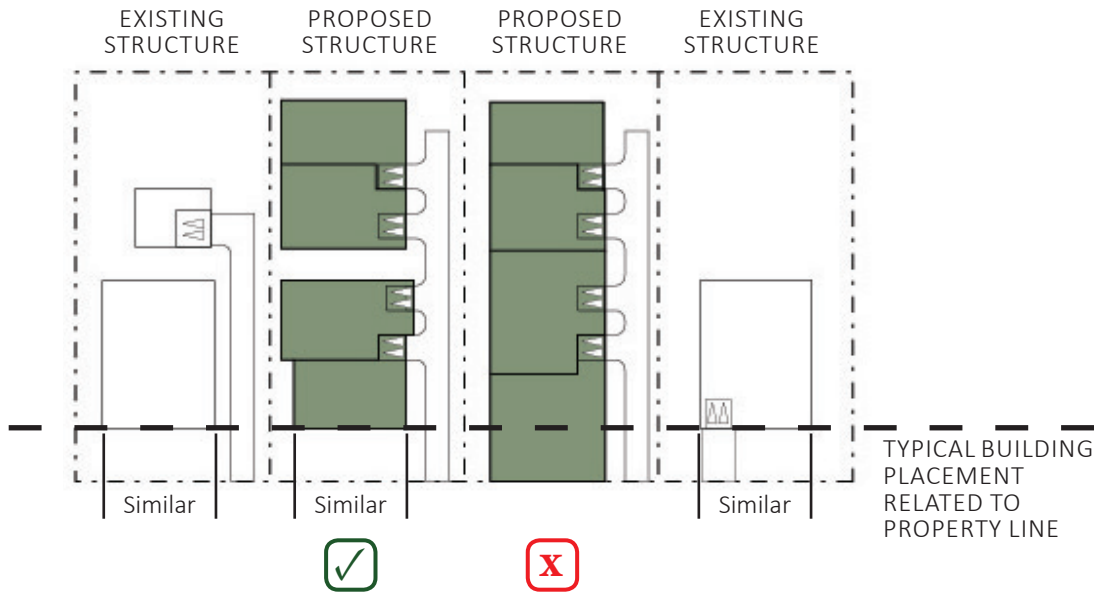
Building placement is a significant factor in maintaining the unique character and scale of Del Mar's existing neighborhoods. Important considerations in site planning and design include compatibility with neighboring properties, preserving views, maximizing preservation of the natural landscape and topography, minimizing the visibility of parking, and maintaining a harmonious balance between pervious and impervious surfaces.

##### C.1 - NEIGHBORHOOD COMPATIBILITY

Although change in Del Mar is inevitable, many proposed changes can be shaped to ensure that remodels, additions, and new developments are harmonious and compatible with adjacent existing neighborhoods. "Neighborhood Compatibility" encompasses numerous design elements, from front and side setbacks and building placement to minimizing height and bulk and designing for privacy. Collectively, these practices can help to ensure that new homes, additions, and remodels reflect the scale and character of Del Mar's existing neighborhoods, as they vary from neighborhood type to neighborhood type and from parcel to parcel.

#### C.1 NEIGHBORHOOD COMPATIBILITY DESIGN GUIDELINES

- A.** Residents value Del Mar's eclectic architectural styles and unique neighborhood character, as exemplified in the diverse setbacks of homes, which distinguishes Del Mar from typical tract home development. Front and side setbacks of new homes should relate to those on adjacent parcels, rather than conform to minimum zoning construction standards.
- B.** In cases where setbacks along a street front are uniform, new development should match those setbacks.
- C.** Where adjacent lots have a nonconforming setback, new development may have the option of conforming to the required zoning setback. In some instances, a varied setback from the neighborhood pattern may be necessary or appropriate (such as lot constraints from topography and natural features, trees and lot design constraints). It is the applicant's responsibility to justify any request for a setback variation from the intent of the Design Guidelines.
- D.** In cases where setbacks are varied in the neighborhood, new structures should match those of adjacent structures.
- E.** Where adjacent structures have differing setbacks, an attempt should be made to locate the new structures with an average setback of the two existing structures.



Where front wall setbacks are varied in the neighborhood, new homes should relate more to those of adjacent homes. The width of projecting building masses and the amount of horizontal offsets in wall planes should also be similar.

**C.1 NEIGHBORHOOD COMPATIBILITY DESIGN GUIDELINES**

- F.** Where front wall setbacks are varied in the neighborhood, new structures should relate more to those of adjacent structures. The width of projecting building masses and the amount of horizontal offsets in wall planes should also be similar.
- G.** Design with conscious recognition of the treatment of street and sidewalk edges in the neighborhood.
- H.** Avoid structures with height and bulk at the front and side setback lines that are significantly greater than those of adjacent buildings.
- I.** Second floor mass should be located to minimize impacts on the streetscape and adjacent neighbors.
- J.** Protect historic landmarks, structures, and residences per the Community Development Element Goal 3.F.5 and 3.F.6.



# CHAPTER 3 MULTI-FAMILY DESIGN GUIDELINES

## C. SITE PLANNING AND DESIGN

### DEL MAR NEIGHBORHOODS

The City’s Community Plan identifies two Del Mar multi-family residential neighborhoods in its Character and Development Element. To assist applicants in grasping a clear understanding of the unique, distinct, area-specific qualities of these individual neighborhoods in the City of Del Mar, and to ensure project compatibility within these neighborhoods, brief descriptions of each neighborhood’s character have been provided below.

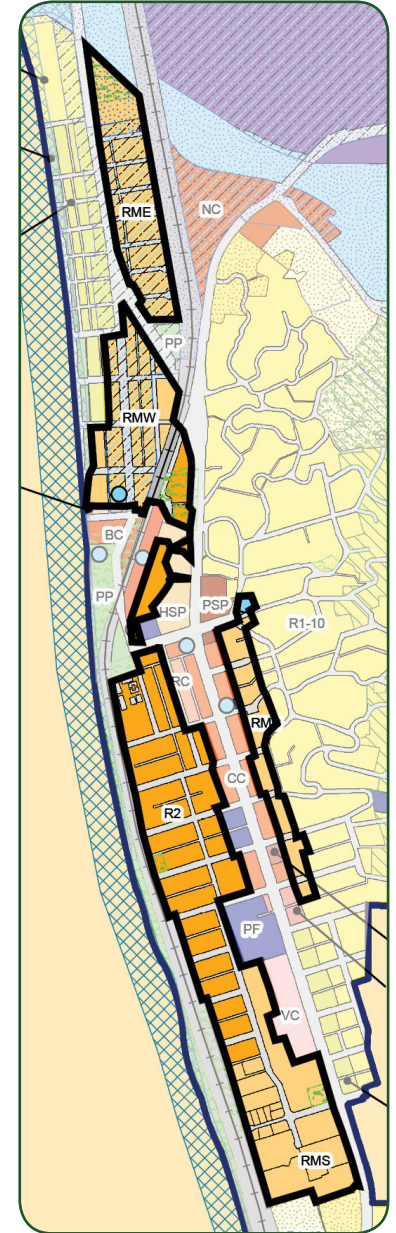
### NORTH BEACH (BEACH COLONY)

The North Beach neighborhood is characterized by its close proximity to the ocean, its relative density, and its lack of topographical variation. This area is laid out on a grid pattern, with narrow streets and narrow, small lots with minimal setbacks. Informal street edges are prevalent, except for along both major thoroughfares. In general, home designs vary widely, with single-family residences located in close proximity to the ocean. There are an increasing number of multifamily residences as one moves to the east. Given the density of development, landscaping is limited, although some areas contain larger trees and dense vegetation.

- Small lots, densely developed on relatively flat topography
- Regular, narrow, grid street pattern, but with informal street edges and often no sidewalks, except for along major thoroughfares
- Wide variety of architectural design of both single-family and multifamily residences
- Limited landscaping, with some areas of larger trees and dense vegetation

### Zoning

- Medium Density Single-Mixed Residential- Central (RMC)
- Medium Density Single-Mixed Residential- East (RME)
- Medium Density Single-Mixed Residential- South (RMS)
- Medium Density Mixed Residential- West (RMW)
- High Density Mixed Residential (R2)





### SOUTH BEACH

Topographically more elevated than North Beach, the South Beach neighborhood contains flat or gently sloping lots of varying sizes, with both single-family and multifamily residences throughout. Regular street patterns exist throughout the neighborhood, with a number of alleys and primarily informal street edges. Architectural designs for both single-family and multifamily residences vary greatly, with mostly informal landscaping. In general, South Beach is less densely developed and features more landscaping—including larger, older trees—than does North Beach.

- Numerous alleys and terraced lots
- Flat, gently sloping terrain, with a variety of lot sizes
- Regular street patterns with mix of formal and informal street edges
- Wide variety of architectural designs for both single-family and multifamily residences
- Informal landscaping with many larger, older trees



# CHAPTER 3 MULTI-FAMILY DESIGN GUIDELINES

## C. SITE PLANNING AND DESIGN

### C.2 - FLOODPLAIN OVERLAY ZONE

Structures located within the Floodplain Overlay Zone are subject to the regulations of Chapter 30.56 of the Municipal Code, in addition to the guidelines in this document.

#### C.2 FLOODPLAIN OVERLAY ZONE DESIGN GUIDELINES

- A.** Where a property is required to elevate a finished floor due to its location within a designated floodplain, additional consideration by an applicant should be given to maximizing privacy of neighboring properties and minimizing the perception of height at the street elevation.
- B.** Porches and garages for properties located within a floodplain should be used as transitional elements when a floodplain designated property is located adjacent to single-story buildings and/or non-floodplain designated properties. Where porches are proposed for floodplain designated properties, steps, railing, and other architectural features should complement the chosen architectural style of the building and aid in minimizing the appearance of a heightened structure.
- C.** To ensure a greater level of neighborhood compatibility for floodplain designated properties, any additional foundation area required to raise the finished floor level of a building should be concealed with materials consistent with the chosen architectural style of a project. Special considerations will also be needed to address privacy issues. (See Section B - Good Neighbor Design Considerations in this Chapter).





C.3 - NATURAL TOPOGRAPHY

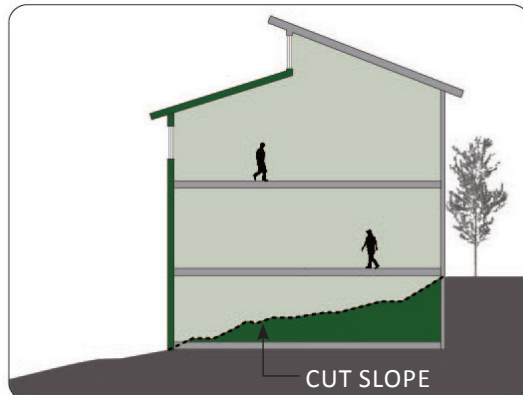
Promote the preservation of existing natural topography and vegetation within Del Mar.


RELEVANT DRO FINDINGS

- **23.08.076– Topography and Landscaping (A)**  
*The natural state topography or landscaping is not being preserved insofar as practical, by minimizing tree and soil removal.*
- **23.08.076 – Topography and Landscaping (F)**  
*The proposed development unreasonably disrupts the existing natural topography or vegetation.*






 Set the building into the hillside, utilize a tiered design approach, and reduce the bulk of the structure to blend into the natural topography.



 Avoid excessive grading or site design that alters the natural terrain.

C.3 NATURAL TOPOGRAPHY DESIGN GUIDELINES

-  **A.** New development and building additions should avoid altering the natural character of a site by blending into the natural land forms and environment through one or more of the following methods:
1. Tuck structures into hillsides and step the structure up or down the hill;
  2. Set the structure into the hillside while minimizing grading. Utilize a tiered design approach using split-level and multi-level plans to reduce the massing and visual bulk of the structure to fit in with hillside topography and background;
  3. Screen foundations and underside of structures;
  4. Utilize existing building pad areas and follow existing grade contours to the maximum extent feasible;
  5. Use berms, plants, and trees to screen and blend the structure with the surrounding environment and conceal unsightly site elements and surface parking; and
  6. Locate structures on a lower portion(s) of a hillside lot.
-  **B.** Where practically feasible, utilize a 20-foot setback from top of slope and a 10-foot setback from bottom of slope for the design and placement of homes to maintain the natural topography and minimize grading.

 = Guidance does not apply to North Beach (Beach Colony) neighborhood due to its density, topography, and smaller lots.



# CHAPTER 3 MULTI-FAMILY DESIGN GUIDELINES

## C. SITE PLANNING AND DESIGN

### C.4 - GRADING

Minimize the amount of grading on a site to maintain the existing contours continuing throughout a neighborhood. Refer to the Land Conservation Ordinance of the Municipal Code, Chapter 23.33, to ensure that development results in minimum disturbances of existing or natural terrain.

#### RELEVANT DRO FINDINGS

- **23.08.076 – Topography and Landscaping (B)**  
*The proposed grading or vegetation changes will unreasonably, adversely impact upon neighboring, developed areas.*
- **23.08.076 – Topography and Landscaping (D)**  
*The proposed development fails to blend the proposed grading with the contours of adjacent properties.*

### C.4 GRADING DESIGN GUIDELINES



- A.** Siting of a new building or ground-level addition should be located to avoid excessive alteration of grade or the need for soil retention. Avoid physical (erosion), visual, and/or other impacts by incorporating the following methods into grading for a development:
- 1.** Strive to balance cut and fill on site, while recognizing that export may be necessary to preserve the natural topography;
  - 2.** Grading of any site, based upon the percent of the natural slope, should follow these standards:
    - a.** 0-15%. Redistribution of earth over larger areas may be permitted.
    - b.** 15-25%. Some grading may occur, but landforms shall retain their natural character.
    - c.** 25-30%. Limited grading may occur, but landforms and major topographic features shall retain their natural character.
    - d.** 30% or more. Preserve slopes greater than 30% by avoiding grading and clearing.



= Guidance does not apply to North Beach (Beach Colony) neighborhood due to its density, topography, and smaller lots.



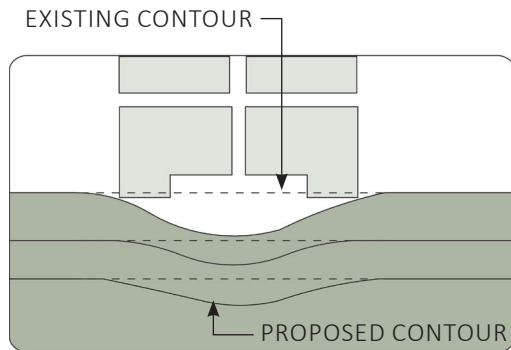
Berm and landscaping help transition the grade with a natural appearance.



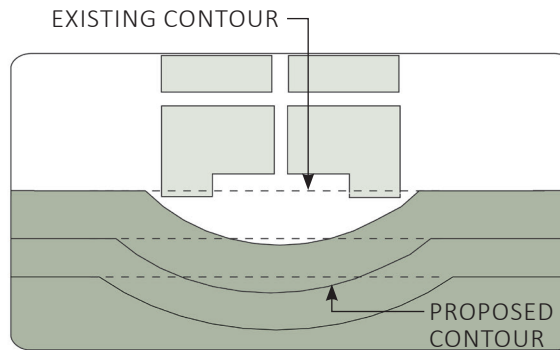
The foundation of the structure is exposed to the street, where it should be appropriately screened from view.

**C.4 GRADING DESIGN GUIDELINES  
(CONTINUED)**

3. Minimize the visual impact of grading by focusing most of the cut and fill under the buildings;
4. Provide man-made contours to mimic the natural contours of a site; and/or
5. Create smooth transitions in grade between buildings and between adjacent properties and natural grades. Transition grades within setback area while maintaining a natural appearance.
6. Hillside cuts should be limited to the area required for the structure and should not be extended to create flat surfaces for yard and recreational areas.
7. Avoid excavation or grading that may force the topography to be subservient to the development of the site.



Man-made contours should mimic natural contours with smooth transitions to existing grades.

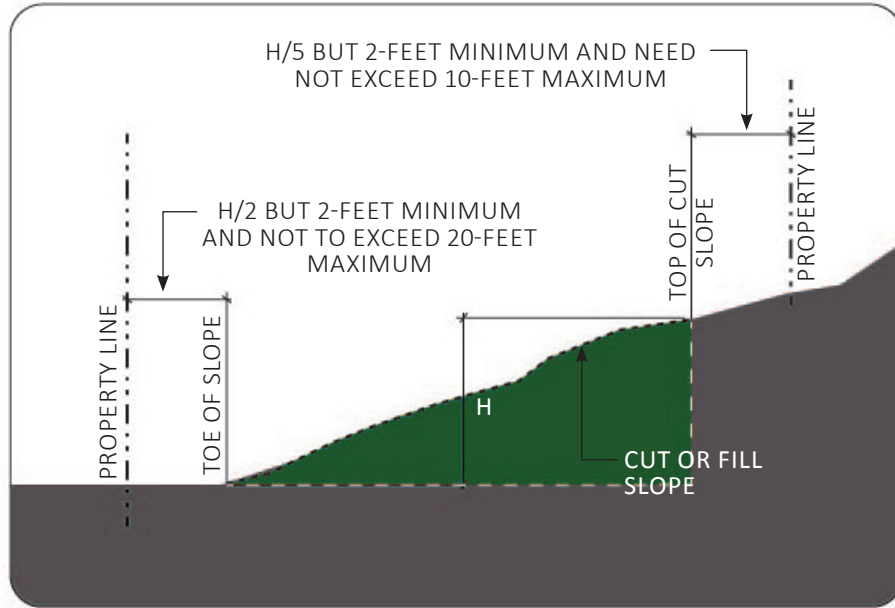


Avoid grading with rigid transitions.



# CHAPTER 3 MULTI-FAMILY DESIGN GUIDELINES

## C. SITE PLANNING AND DESIGN



Top of Cut Slope and Toe of Fill Slope Dimensions

### C.4 GRADING DESIGN GUIDELINES (CONTINUED)



**B.** Grading Setbacks. Cut and fill slopes should be set back from property line in accordance with this section. Setback dimensions should be horizontal distances measured perpendicular to the property line.

1. Top of Cut Slope. The top of cut slopes should not be made nearer to a property line than one-fifth of the height of cut with a minimum of two feet and a maximum of ten feet. The setback may need to be increased for any required interceptor drains;
2. Toe of Fill Slope. The toe of the fill slope should not be made nearer the property line than one-half the height of the slope with a minimum of two feet and maximum of twenty feet. Where a fill slope is to be located near the site boundary and the adjacent off-site property is developed to such grading, special precautions should be incorporated as deemed necessary to protect the adjoining property from damage as a result of such grading. These precautions may include, but are not limited to:
  - a. Additional setbacks
  - b. Provision for retaining or slough walls
  - c. Mechanical or chemical treatment of the fill slope surface to minimize erosion
  - d. Provisions to control surface drainage

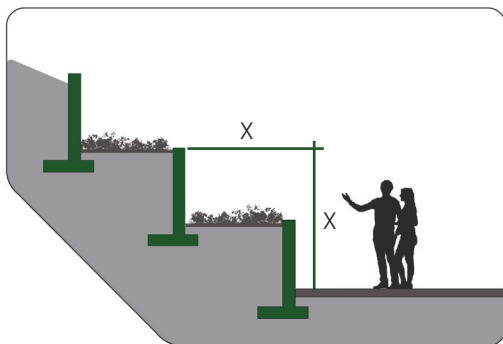


= Guidance does not apply to North Beach (Beach Colony) neighborhood due to its density, topography, and smaller lots.

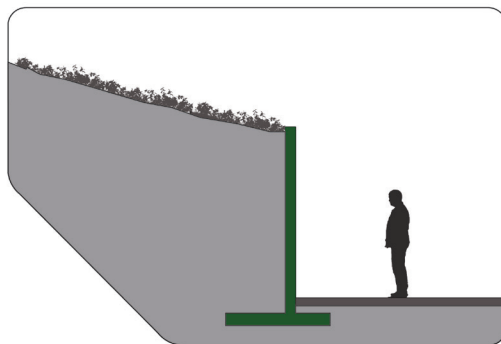


C.5 - RETAINING WALLS AND FENCING

Ensure that the use of retaining walls and fencing blend into the natural surroundings and topography of a site.



The minimum distance between two terraced retaining walls should be at a minimum the average height of the two walls.



Avoid retaining walls over 4 feet in height.



Natural and earth tone colors and materials should be used for retaining walls.



Avoid massive land alterations that require large retaining walls.

C.5 RETAINING WALLS AND FENCING DESIGN GUIDELINES

- A. To reduce the visual impact of a retaining wall located at the property line, use terraced walls to conform with the maximum height and setback line established by Chapter 30.86.090 of the DMMC.
- B. All retaining walls outside of the building footprint should be at least 6 feet from a building wall to allow for adequate landscaping and/or a walkway adjacent to the building.
- C. The minimum distance between two terraced retaining walls should be, at a minimum, the average height of the two walls. Avoid retaining walls over 4 feet in height.
- D. Planting pockets should be integrated into stepped retaining walls to allow for screening plantings at multiple levels.
- E. Retaining walls and planters should be designed with stone or other native, natural materials. If block wall systems are proposed, they should appear to be made of natural materials.
- F. Fences and walls should be located so as to follow the natural site topography.
- G. Walls should be earth tone colors that blend with the surrounding natural hues of the hillsides and minimize visual effects. Avoid use of colors contrasting with the surrounding natural terrain, such as bright white walls and railings.
- H. Perimeter fencing on hillside properties should be visually open (e.g., split rail, picket, post and cable, etc.) in order to maximize views.
- I. Chain-link fencing is discouraged for perimeter enclosure purposes and if allowed, should be black vinyl-coated or other dark color.



= Guidance does not apply to North Beach (Beach Colony) neighborhood due to its density, topography, and smaller lots.



# CHAPTER 3 MULTI-FAMILY DESIGN GUIDELINES

## C. SITE PLANNING AND DESIGN

### C.6 - DRIVEWAYS AND ACCESS

Through careful layout, limit the visual and environmental impacts of driveways and drive aisles and ensure adequate on- and off-site circulation. Refer to City Council Policy 110 where encroachments by private home owners are within the City right-of-way.

#### RELEVANT DRO FINDINGS


- **23.08.074 – Traffic, Parking and Pedestrian Circulation (A)**  
*The vehicular or pedestrian circulation, including walkways, interior drives and parking, access points to the public streets, widths of interior drives, general circulation, separation of vehicular traffic, or arrangement of parking areas, is not safe; is not as convenient as reasonably practicable; detracts from the design of the proposed structure; or adversely impacts neighboring property.*
- **23.08.074 – Traffic, Parking and Pedestrian Circulation (B)**  
*The design's traffic ingress, egress or internal traffic circulation will have an adverse effect on traffic conditions on abutting streets.*
- **23.08.074 – Traffic, Parking and Pedestrian Circulation (C)**  
*The design will create traffic hazards due to congestion, distraction of motorists or unsatisfactory access and egress.*
- **23.08.074 – Traffic, Parking and Pedestrian Circulation (D)**  
*The design will interfere with public access, rights-of-way or a public easement.*
- **23.08.074 – Traffic, Parking and Pedestrian Circulation (E)**  
*The design does not provide ingress/egress or maneuver area for emergency vehicles.*
- **23.08.074 – Traffic, Parking and Pedestrian Circulation (F)**  
*The circulation systems will cause conflicts among vehicular, bicycle, or pedestrian traffic.*

### C.6 DRIVEWAYS AND ACCESS DESIGN GUIDELINES


#### CIRCULATION AND ACCESS

- A.** Projects should be designed to satisfy the requirements and standards identified by the American Association of State Highway and Transportation Officials (AASHTO). Designers must design to the stricter requirement if there is a conflict between the City manual and AASHTO requirements.
- B.** The slope angle for manufactured driveway grades should not exceed 15%.
- C.** Parking, vehicular and fire truck access and turnarounds should be as minimal as possible while serving their necessary purposes.
- D.** Vehicular access/curb-cuts should be located in existing locations and redesigned to meet current Municipal Code standards, rather than relocating altogether. Avoid siting driveways in blind corners.
- E.** Curb-cuts should be located to maximize sight distances for motorists and pedestrians entering or exiting the property and to limit interference with off-site circulation, parking, and safety. Any vegetation proposed to be planted adjacent to a driveway should be chosen and located so as to maintain adequate sight lines to and from the property.
- F.** Avoid circular driveways when they would result in a net decrease of formal on-street parking.
- G.** Where a lot is adjacent to an alley, the garage and all on-site parking should be accessed from that alley.
- H.** Internal driveways and motor courts should be utilized to minimize curb cuts along the street and service as many of the units as possible.




 Parking areas should be separated by a pedestrian sidewalk and landscape strip if appropriate for the neighborhood character.



 Avoid circular driveways and excess paving.



 Avoid long rows of garages and reduce alley width as much as possible.

### C.6 DRIVEWAYS AND ACCESS DESIGN GUIDELINES

#### PARKING

- A.** Sites should provide adequate overflow parking for guests while concealing and screening parked vehicles.
- B.** Concentrate uncovered parking areas behind buildings and away from the street.
- C.** Utilize private drive aisles at rear or side of a property when garage parking is proposed to maximize landscaping, porches, and entries at the street frontage.
- D.** Parking areas should be separated from a building with both a raised pedestrian sidewalk (minimum 4-feet) and a landscape strip (minimum 8-feet).
- E.** Long rows of garages or parking spaces should be avoided.
- F.** Provide a landscape buffer between parking areas and any public right-of-ways.
- G.** Where unenclosed garages are proposed, areas for bicycle and motorcycle parking should be provided within parking areas.
- H.** Conceal garages and parking areas from public view, where possible.



# CHAPTER 3 MULTI-FAMILY DESIGN GUIDELINES

## C. SITE PLANNING AND DESIGN

### C.7 - HARDSCAPE

Reduce the visual and environmental impacts caused by large areas of hardscape and promote the use of pervious materials that allow infiltration of stormwater, reduce runoff, and decrease the amount of pollutants that eventually flow into the Pacific Ocean.



✓ Utilize different paving patterns and materials to break up larger areas.


### RELEVANT DRO FINDINGS


- **23.08.076 – Topography and Landscaping (K)**  
*The proposed development fails to minimize hardscape surfaces and limit excessive paving.*
- **23.08.076 – Topography and Landscaping (E)**  
*The proposed development fails to ensure that all on-site drainage patterns will occur on or through the areas designed to serve this function.*
- **23.08.076 – Topography and Landscaping (H)**  
*The proposed development fails to provide landscaping to minimize and disrupt the expansive appearance of parking lots or other large paved areas.*



✓ Large pavers can replace concrete to increase permeability.

### C.7 HARDSCAPE DESIGN GUIDELINES

- A. The width of paved driveways, as well as their curb cuts, should be as narrow as feasible to limit paved areas, maximize front yard landscaped areas, and decrease storm water runoff.
  1. Driveway and curb-cut widths should be as narrow as possible.
  2. Paved areas should be as minimal as possible, especially in the front yard which should be limited to the pedestrian pathways and driveways sized at the minimum width required for access to a garage or other required parking spaces.
-  B. Limit hardscape to no more than 50% of the front yard/streetside setback.
  1. Avoid compacted landscaped areas which can inhibit site drainage.
  2. Maximize the use of pervious materials for driveways, walkways, and/or patios.

 = Guidance does not apply to North Beach (Beach Colony) neighborhood due to its density, topography, and smaller lots.



✓ Reduced paving allows for landscaped areas to infiltrate stormwater runoff.



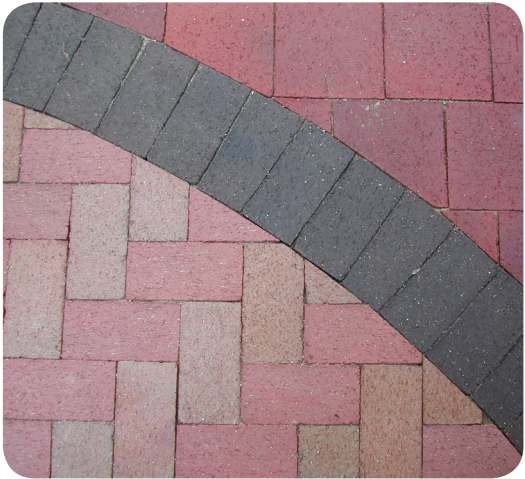
✗ Avoid large amounts of paving. Stormwater runoff should be directed to permeable areas.

C.7 HARDSCAPE DESIGN GUIDELINES (CONTINUED)

- C. Paved areas should be broken up by using colored or textured materials.
- D. Stormwater and non-stormwater runoff from the site to the street or neighboring properties should be minimized through the use of permeable materials, preservation of open space, and limiting paved areas.
- E. Changes to existing drainage patterns should not be altered in a way that would negatively affect neighboring properties or homes.
- F. Direct runoff from driveways, walkways, roofs, and/or patios onto previous or vegetated areas.



✓ Stormwater is collected on-site and provides for proper storage and retention.



✓ Utilize colored or textured paving materials to enhance hardscape areas.



✓ Permeable paving and drains help direct water to on-site storage and percolation.



# CHAPTER 3 MULTI-FAMILY DESIGN GUIDELINES

## C. SITE PLANNING AND DESIGN

### C.8 - LANDSCAPE AND VEGETATION

Promote the retention of existing natural features and the use of water-conserving plant types appropriate for Del Mar.



✓ Utilize water-wise plants.



✓ Collect and reuse existing native stone and materials located on site.

### RELEVANT DRO FINDINGS

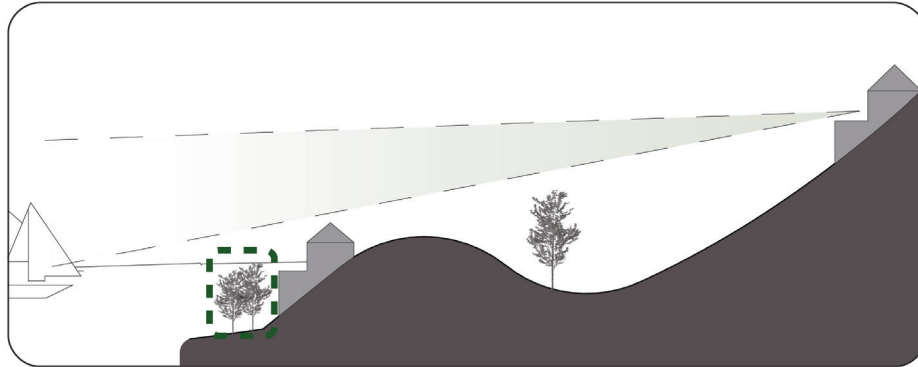
- **23.08.076 – Topography and Landscaping (C)**  
*The proposed development does not minimize the disruption of existing natural features such as trees and other vegetation, natural ground forms, and view.*
- **23.08.076 – Topography and Landscaping (G)**  
*The proposed development fails to provide the sizing of landscape materials so that a mature appearance will be attained within a reasonable period of time following installation.*
- **23.08.076 – Topography and Landscaping (I)**  
*The proposed development fails to utilize landscaping to effectively complement building elevations and soften the appearance of structures.*
- **23.08.076 – Topography and Landscaping (J)**  
*The proposed development uses landscaping which is not well suited to Del Mar's climate without the use of extensive irrigation.*



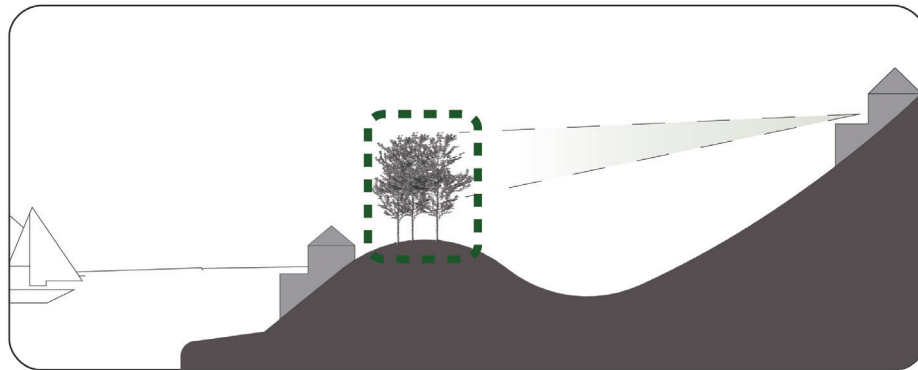
✓ Utilize water-wise plants and natural groundcover materials.

### C.8 LANDSCAPE AND VEGETATION DESIGN GUIDELINES

- A.** Provide landscaping that is harmonious with the chosen architectural style of a home and respects the character-defining landscape elements of the lot and adjacent neighborhood. New landscaping should utilize a similar degree of formality or informality as seen on other neighboring lots and use landscape materials similar to other homes along the block front. Equal or exceed the quality and density of landscaping, and respect the tree and planting patterns of the block front.
- B.** Utilize drought tolerant shrubs and landscape materials to soften the appearance of building bulk and mass and to screen parking areas. To further soften a building's appearance, landscaping should be provided in areas where a building comes into contact with the ground plane, where possible.
- C.** Locate buildings so as to avoid existing trees and their root systems, whether on or adjacent to the project site.
- D.** Avoid removal or degradation of natural features. Natural features include mature trees and other landscape materials, such as hedges, tall shrubs, rock outcroppings, sandstone bluffs, swales, and drainage courses.



✓ Trees provide screening yet do not obstruct neighbor's view.



✗ Avoid planting trees that obstruct views.

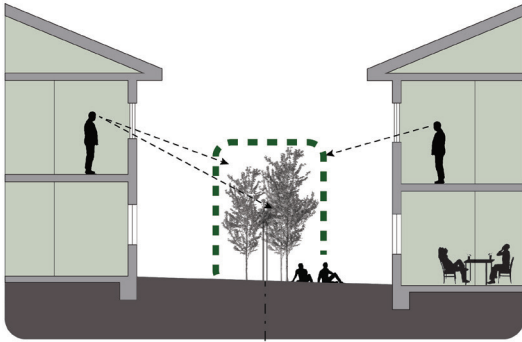
**C.8 LANDSCAPE AND VEGETATION DESIGN GUIDELINES (CONTINUED)**

- E.** Disruption or removal of existing trees and natural vegetation should be avoided, especially if it could alter or impact views and/or a visual benefit of a neighboring property. Where determined through the design review process it is unavoidable, a development should ensure a minimum of fifty (50) percent of the existing trees and natural vegetation is maintained on the property, unless City standards, such as Bluff, Slope and Canyon Overlay Zone requirements encourage or mandate additional retention of natural vegetation.
- F.** Natural and environmentally sensitive vegetation communities, such as Coastal Sage Scrub and Maritime Chaparral, should remain undisturbed to the maximum extent possible. Do not use incompatible landscaping, such as bright colored non-native flowers or invasive species, in proximity to native plant communities.
- G.** Deciduous trees identified on the City of Del Mar's Recommended Tree List should be located and utilized as a means to provide passive heating and cooling for buildings, where feasible.



## CHAPTER 3 MULTI-FAMILY DESIGN GUIDELINES

### C. SITE PLANNING AND DESIGN



Plant appropriate trees to maintain privacy and views.



Avoid planting columnar and densely planted trees that create view blockage.

### C.8 LANDSCAPE AND VEGETATION DESIGN GUIDELINES (CONTINUED)

- H. Excavation-intensive design considerations such as basement and pool location should not be used to justify the proposed removal of mature or protected trees - Mature Torrey Pine and Monterey Cypress trees - as well as trees protected by DMMC Chapter 23.50 Trees.
- I. New landscaping should be selected to provide a level of screening that would not block views for neighboring buildings. The following strategies should be employed:
  1. Avoid columnar and/or densely planted trees.
  2. For privacy, plant fast-growing, low-height trees that do not block views.
  3. Plant high trees in line with the view corridor rather than across it.
  4. Plant open trees (see City of Del Mar's Recommended Tree List) and keep them well pruned to attractively frame a view and provide an ideal sun block for west-facing buildings.
- J. Screening plants should be dense and fast growing evergreen species that effectively buffer privacy encroaching views in at least 75% of the intended area, within one-year of planting. Grasses and deciduous plants should not be used for screening purposes.
- K. For screening purposes, any new trees should be provided at a minimum 24-inch box size and any new shrubs should be provided at a minimum 5-gallon size.



**D. - BUILDING DESIGN**

New development, remodels, and additions that alter the rhythm of neighborhood streets can cause concern for neighboring residents. Design guidelines can minimize these effects and help to protect neighborhood character, ensure quality design, and yield buildings designed with appropriate bulk and mass. In general, residential design should aim to achieve the following:

- Maintain mass and scale consistent with the neighborhood;
- Articulate a clear architectural style with building materials that appear natural and compatible with the surroundings; and
- Optimize building placement by minimizing impact on existing homes; views should not be intruded upon and privacy should be protected.
- The proposed development fails to limit the amount of design components which unnecessarily add bulk and mass to the building, but which are not calculated as floor area ratio (FAR) pursuant to DMMC Title 30, the Zone Code.

**D.1 - BUILDING FORM AND MASSING**

Minimize the visual impact on the site and surrounding neighborhood by blending the form, mass, and profile of individual buildings in a way that respects the natural terrain and neighborhood character.

**RELEVANT DRO FINDINGS**

- **23.08.077 – Relationship to Neighborhood (C)**  
*The design is out of scale with other structures in the neighborhood.*
- **23.08.077 – Relationship to Neighborhood (E)**  
*The component elements of the design are not in proportion to one another.*
- **23.08.078 – Same - Building Design (E)**  
*The proposed development fails to limit the amount of design components which unnecessarily add bulk and mass to the building but which are not calculated as floor area ratio (FAR) pursuant to DMMC Title 30, The Zone Code.*

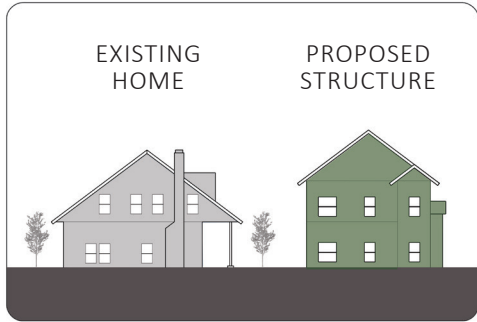
**D.1 BUILDING FORM AND MASSING DESIGN GUIDELINES**

- A.** New construction and additions should incorporate the following techniques to reduce the perceived scale and mass of a development:
  1. Incorporate wall planes and plate heights that are similar to adjacent buildings.
  2. Incorporate roof and eave lines that are in scale with adjacent buildings.
  3. Select a roof design and materials that are consistent with the desired architectural style of the building.
  4. Provide a variation in wall plane a minimum of every 25 linear feet to avoid long expansive blank surfaces.
  5. Use horizontal elements to soften the vertical orientation in an elevation.
  6. Avoid flattening the top of a sloped roof to accommodate height limitations.
  7. Use roof forms that reduce bulk (low to medium pitch, minimum number of hips and valleys).
  8. Combine single and multi-story elements.
- B.** Horizontal lines and proportions should be used to reduce perception of height and bulk.
- C.** Locate second floor mass to minimize impacts on the streetscape and adjacent neighbors.
- D.** Break the development into separate buildings or structures to reduce the appearance of bulk. Provide pedestrian corridors and public spaces between structures.

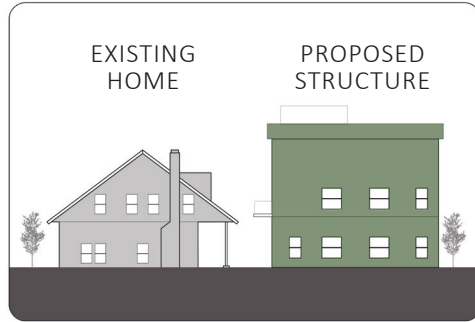


# CHAPTER 3 MULTI-FAMILY DESIGN GUIDELINES

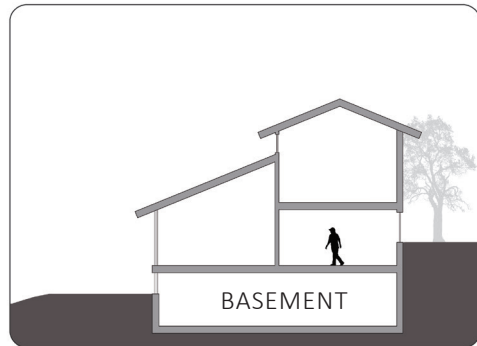
## D. BUILDING DESIGN



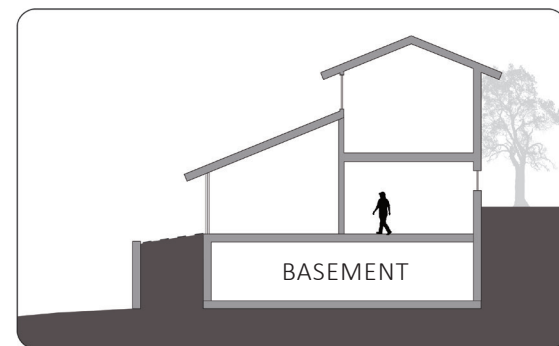
✓ New structure respects adjacent neighbor's in height, setbacks, and roof form.



✗ Avoid massing that does not relate to the existing character of the neighborhood.



✓ Structures located above a daylit basement should be limited to maintain the appearance of a two-story structure.





✗ Avoid large retaining walls which increases the mass and bulk of the structure.

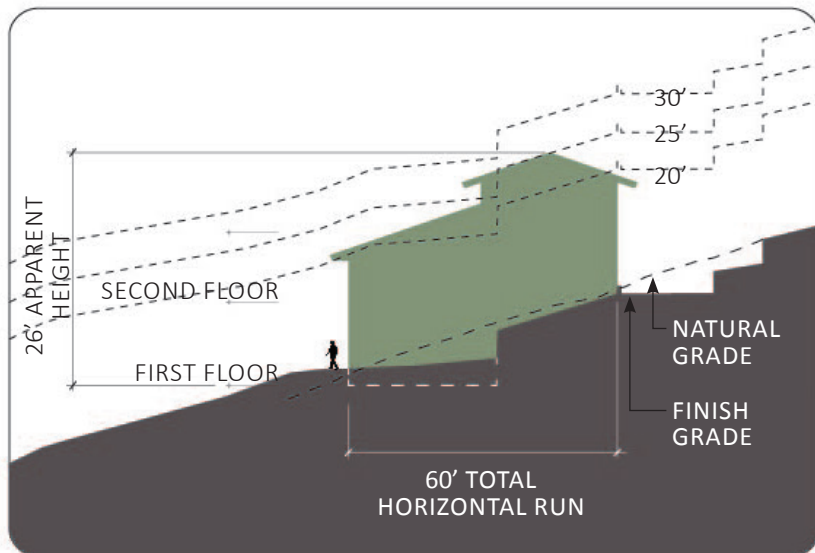


A lower pitch roof form reduces bulk.

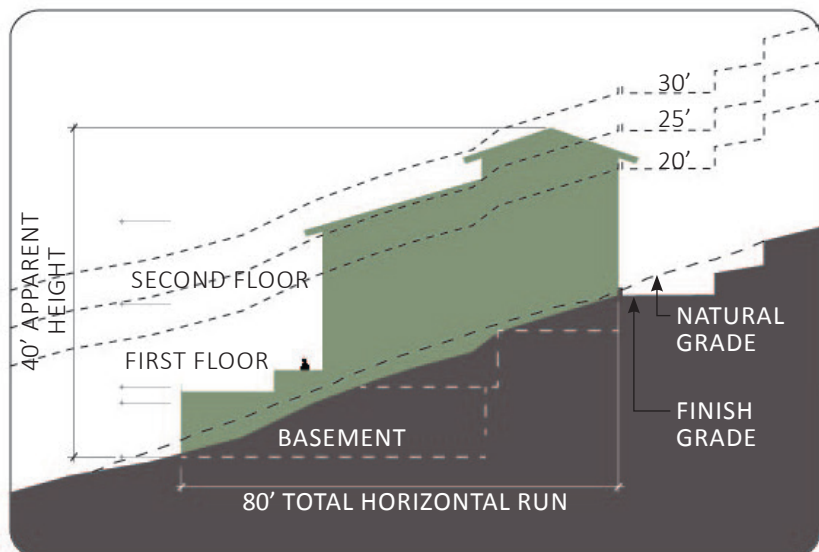
### D.1 BUILDING FORM AND MASSING DESIGN GUIDELINES (CONTINUED)

- E.** Building and roof forms should follow hillside contours and slopes.
  - 1.** Avoid angular roof forms which slope perpendicular to the slope of a hill such as gable roofs. Consider hip roofs instead to decrease the effective bulk.
  - 2.** Avoid large gable ends on downhill elevations.
- F.** Primary and secondary roof forms should be compatible with each other in terms of slope, mass, and complexity.
- G.** Massive roof overhangs and cantilevers should be avoided on downhill faces of buildings.
- H.** Where a daylit basement (with an exposed wall) is proposed, any structure proposed to be located above the daylit basement should be limited to maintain the appearance of a two-story structure.
- I.** Tall plate heights that add to the volume of a structure should be avoided. Eight (8) to nine (9) foot plate heights, the most common for multifamily structures, should be utilized.
-  **J.** Retaining walls used to retain the natural grade for FAR exemption purposes are discouraged. Natural slope should be reconstructed to minimize the visual impact of basement or other building mass resulting in site grading.

 = Guidance does not apply to North Beach (Beach Colony) neighborhood due to its density, topography, and smaller lots.



✓ Modest horizontal downhill run and lower hillside helps reduce apparent height.

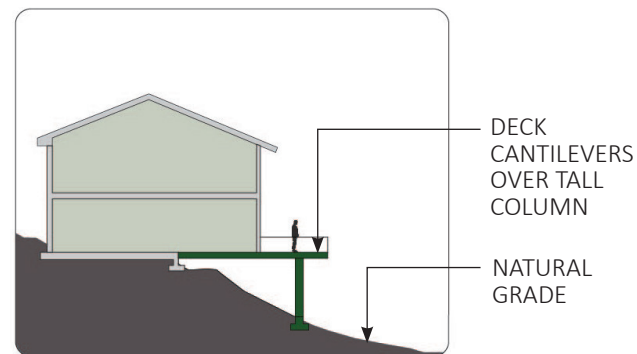


✗ Avoid significant horizontal downhill run where all stories are fully visible for full width of structure on the downhill side.

**D.1 BUILDING FORM AND MASSING DESIGN GUIDELINES (CONTINUED)**

- ✗ **K.** On sloping sites, minimize height on downhill portion of home. Downhill wall planes should be a minimum of 15% below maximum height, thus reducing overall "Apparent Height."
- ✗ **L.** Homes with an Apparent Height of 26 feet or less are preferred.
- ✗ **M.** Homes with a total run in horizontal distance (for combined steps) of less than 60 feet are preferred.
- ✗ **N.** When retaining walls are being used below the downhill side of a structure, they are to be counted into the overall Apparent Height of a structure.
- ✗ **O.** When the proposed downhill side of a structure is greater than or equal to 5 feet below average natural grade, reduce the Apparent Height by lowering the floor plate height of the downhill portion of the structure by a minimum of 5 feet.

✗ = Guidance does not apply to North Beach (Beach Colony) neighborhood due to its density, topography, and smaller lots.



✗ Avoid massive roof overhangs and cantilevers on downhill faces of buildings.



# CHAPTER 3 MULTI-FAMILY DESIGN GUIDELINES

## D. BUILDING DESIGN

### D.2 - BUILDING ELEMENTS EXCLUDED FROM FAR

Architectural features such as covered porches, loggias, and covered decks contribute to the mass and bulk of a building, even though they are currently excluded from the Bulk Floor Area Ratio calculations. Ensure such building elements and proposed structures are in scale with the rest of the building and do not inadvertently contribute to the perception of bulk or block primary views.

### RELEVANT DRO FINDINGS

#### • 23.08.078 – Building Design (E)

*The proposed development fails to limit the amount of design components which unnecessarily add bulk and mass to the building but which are not calculated as floor area ratio (FAR) pursuant to DMMC Title 30, the Zone Code.*



Porches, loggias, and covered decks are allowed, should not constitute more than 15% of the structure's gross square footage.

### D.2 BUILDING ELEMENTS EXCLUDED FROM FAR DESIGN GUIDELINES

- A.** Covered porches, loggias, decks, and balconies can enhance a home's design, appearance, and function. However, when these elements are not designed in proportion to the neighboring properties and overall building form, they can contribute to excessive bulk, mass, and scale. Covered porches, loggias, decks, and balconies — as well as other architectural design elements that are exempt from Bulk Floor Area calculations— should not exceed the following percentages of a lot's current maximum allowed Bulk Floor Area:
- 1.** Not more than 20 percent if the lot's current maximum allowable Bulk Floor Area is 1,500 square feet or less.
  - 2.** Not more than 15 percent if the lot's current maximum allowable Bulk Floor Area is between 1,501 square feet and 2,500 square feet.
  - 3.** Not more than 10 percent if the lot's current maximum allowable Bulk Floor Area is greater than 2,500 square feet.



### D.3 - ARCHITECTURAL FEATURES AND ARTICULATION

Incorporate 360-degree architecture into the building design. It is expected that the highest level of articulation will occur on facades visible from the street. However, similar quality and complementary massing, materials, and details should be incorporated into every building elevation.

#### RELEVANT DRO FINDINGS

- **23.08.077 – Relationship to Neighborhood (L)**  
*The proposed development fails to avoid similar or identical building facades on the same or adjacent parcels.*
- **23.08.077 – Relationship to Neighborhood (D)**  
*The design is not harmonious with or is functionally incompatible with the surrounding neighborhood in one or more of the following respects:*
  - *Color scheme*
  - *Structural siting on the lot*
  - *Existing improvements or natural elements in the area*
  - *Architectural features and ornaments*
  - *Type and quality of material*
  - *Existing and proposed open spaces areas*

### D.3 ARCHITECTURAL FEATURES AND ARTICULATION DESIGN GUIDELINES

- A.** Four-sided (360-degree) architecture should be incorporated in all building elevations, with variation in massing, roof forms, wall planes, and surface articulation.
- B.** Individual building components, such as windows, doors, and entries, should be modest in size and contribute to a harmonious balance between human scale and building proportions.
- C.** Single-story design elements such as entries with two-story volume or heights should be avoided when out of character with neighboring development.
- D.** Architectural elements (porches, bays, overhangs, trellises) and details (moldings, trim, brackets, etc.) should be incorporated to provide visual relief and break up large volumes, thus reducing the apparent size.
- E.** Use materials and colors to reduce the apparent bulk of a structure. More than one (1) material should be used on an elevation to aid in breaking up the vertical mass of a structure.
- F.** Avoid the use of light, bright, and/or reflective colors and materials.



✓ Provide architectural details and articulation on all sides of the structure.



✗ Building elements should be designed to be in scale with the structure.



# CHAPTER 3 MULTI-FAMILY DESIGN GUIDELINES

## D. BUILDING DESIGN



✓ Stagger and jog unit planes.



✗ Avoid more than two units with identical wall and roof lines.



✓ Each dwelling unit has an individually recognizable entry, varied setbacks and roof planes and articulation.



✗ Avoid building articulation that increases the bulk of the structure.

### D.3 ARCHITECTURAL FEATURES AND ARTICULATION DESIGN GUIDELINES (CONTINUED)

- G.** To the extent feasible, each dwelling unit should have an individually recognizable entry. The following methods could be utilized to establish individually recognizable entries:
  1. Vary front setbacks within the same structure;
  2. Stagger and jog unit planes;
  3. Design a maximum of two adjacent units with identical wall and roof lines; and
  4. Vary building orientation to avoid monotony and long garage door corridors.
- H.** Long, monotonous access balconies and corridors providing unit access should be avoided.
- I.** Where exterior stairways are proposed, they should be designed as simple, clean, projections complementing the architectural massing and form of the structure.
- J.** Stairways should be constructed of smooth stucco, plaster, or wood, with accent trim of complementary colors. Thin-looking, open metal, prefabricated stairs are strongly discouraged.
- K.** Recess the garage doors back from the face of the garage to add shadow and visual interest.



D.4 - MATERIALS AND COLORS

When selecting materials and colors, emphasis should be placed on compatibility with the neighborhood and the natural landscape. The amount of distinct materials and colors, their quality, and their application should be carefully determined. The thoughtful use of materials and colors can serve to complement the structure's surroundings.

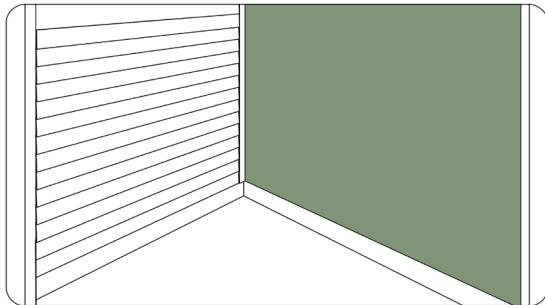
RELEVANT DRO FINDINGS

• 23.08.078 – Building Design (A)

*The proposed development fails to coordinate the components of exterior building design on all elevations with regard to color, materials, architectural form and detailing to achieve design harmony and continuity.*

D.4 MATERIALS AND COLORS DESIGN GUIDELINES

- A. Materials, colors, and details should be used in an authentic manner, reinforcing the chosen architectural style and overall development concept proposed.
- B. Large expanses of any material in a single plane on downhill elevations should be avoided. Break up massing with horizontal and vertical elements or additional materials.
- C. Material changes should occur at intersecting planes to appear natural and integral to the façade. Material and color changes at the outside corners of structures are to be avoided.
- D. Select natural earth tone colors for daylighted basement or retaining walls that blend with the surrounding topography and vegetation.
- E. Utilize materials that reduce the transfer of heat into and/or out of a building.
- F. Where feasible, incorporate materials containing recycled content such as wood substitutes, recycled concrete, as well as alternative non-toxic materials into building designs.
- G. Earth tones are encouraged in all non-beach areas to reflect the urban forest/hillside landscape environment.



✓ Material changes should occur at intersecting planes and inside corners.



✗ Avoid material changes on outside corners or on flat surfaces.



✓ Materials such as brick and stone should be left in their natural state or color.




# CHAPTER 3 MULTI-FAMILY DESIGN GUIDELINES

## D. BUILDING DESIGN

### D.5 - UTILITARIAN ELEMENTS AND SCREENING

Establish criteria for the design, location, and concealing of utilitarian building features.



 Screen utilities with a combination of landscaping, walls, berms, etc.

### RELEVANT DRO FINDINGS

- **23.08.078 – Building Design (C)**  
*The proposed development fails to minimize roof penetrations by grouping all plumbing vents and ducting and mechanical equipment together.*
- **23.08.078 – Building Design (D)**  
*The proposed development fails to design and/or screen all rooftop mechanical and electrical equipment as an integral part of the building design.*
- **23.08.077 – Relationship to Neighborhood (G)**  
*The proposed development unreasonably fails to screen from the view from neighboring properties and public places, unattractive features such as storage areas, trash enclosures, transformers, service yards, loading docks and ramps, utility buildings, or other design elements of the project which adversely impact upon the visual quality of the neighborhood; by failing to use setbacks, landscaping, fencing, siting or structures.*

### D.5 UTILITARIAN ELEMENTS AND SCREENING DESIGN GUIDELINES

- A.** Any rooftop mechanical and electrical equipment should be designed as part of a structure, using similar materials and colors to screen equipment from public view.
- B.** Vaulting exterior mechanical equipment below ground, or in rooftop applications, below the adjacent roof line is encouraged.
- C.** Roof penetrations, such as stacks, vents, antennas, and other roof mounted equipment should be centralized and located away from public view on the least noticeable portion of the roof. All flashing, sheet metal, vents, and pipe stacks should be painted to match the adjacent roof or wall material.
- D.** Areas for trash container storage should be incorporated into the building design, located in garages, and/or screened with walls and landscaping. Trash container storage should be located at the rear or interior side yard of a property.
- E.** Ground-mounted mechanical or electrical equipment should be screened using a combination of elements including solid masonry walls, berms, and landscaping. Where screening walls are proposed, the walls should be designed to be architecturally compatible with the building.



✓ Use materials and architectural details on trash and recycling enclosures that match the building style.



✗ Avoid chain link fencing to screen enclosures. Use similar materials as the building.



✓ Utilities are integrated into the building design.



✗ Utility service areas should be screened or integrated into the building architecture.

**D.5 UTILITARIAN ELEMENTS AND SCREENING DESIGN GUIDELINES (CONTINUED)**

- F.** Utility service areas, such as electrical panels, should be placed within enclosures that are architecturally integrated into the building design.
- G.** Any trash and recycling enclosure proposed should be consistent with the building architecture. Same or similar materials should be used on the enclosure as the surrounding building.
- H.** Any gutters, scuppers, or downspouts proposed on the exterior of a building should be decorative or designed to be integrated with the building façade.



# CHAPTER 3 MULTI-FAMILY DESIGN GUIDELINES

## D. BUILDING DESIGN

### RELEVANT DRO FINDINGS

- **23.08.077 – Relationship to Neighborhood (K)**  
*The exterior lighting is not functional, subtle or architecturally integrated with the building's style, materials, or colors.*
- **23.08.077 – Relationship to Neighborhood (F)**  
*The design would adversely affect the lighting or noise quality of the local neighborhood.*

## D.5 UTILITARIAN ELEMENTS AND SCREENING DESIGN GUIDELINES




### LIGHTING

- A.** Light fixtures for structure lighting, landscape, or recreation should not emit undesirable light rays, either directly or reflected indirectly into the night sky. Such lighting could create skyglow, which is inconsistent with residential areas with dark sky policies.
- B.** Lighting should be designed to control glare, minimize light trespass onto adjacent properties, promote effective security, and avoid interference with the safe operation of motor vehicles.
- C.** All exterior lighting should be low intensity and directed downward, below the horizontal plane of the fixture, to prevent objectionable brightness or light trespass onto adjacent properties. Fixtures should be "Full Cut Off" designated or "Fully Shielded" fixtures, so that no light is emitted above the lowest light emitting part of the fixture. Shielded up-lighting is strongly discouraged.
- D.** Light fixtures should be located no closer to the property line than four times the mounting height of the fixture, and should not exceed the height of adjacent structures.
- E.** Light fixtures with an adjustable aiming angle present potential for skyglow and light trespass problems, and are generally not allowed.




= Lighting guidelines should apply to Beach Colony/North Beach properties, however allowances for safety and security in the beach front area should be considered.



-  Provide frosted or other lens on lighting that would reduce glare and light trespass.



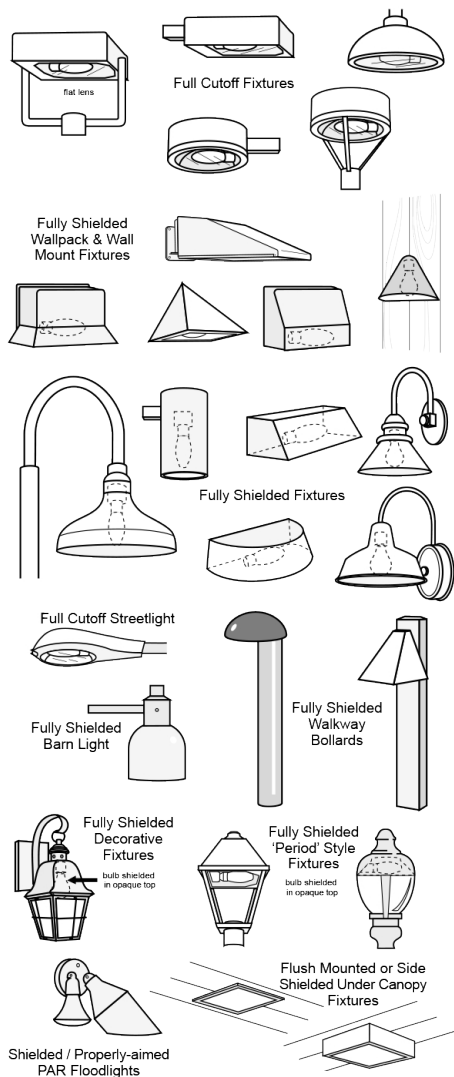
-  Avoid unshielded style fixtures where bulbs are visible from adjacent properties or the public right-of-way.



Examples of Acceptable / Unacceptable Lighting Fixtures

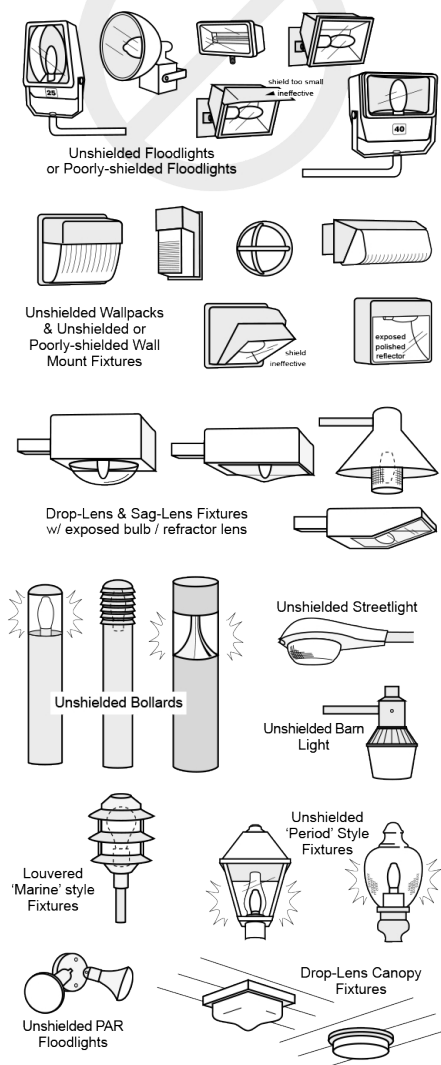
**Acceptable**

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



**Unacceptable**

Fixtures that produce glare and light trespass



Designed / illustrated by Bob Crein ©2005

Illustration provides examples of acceptable and unacceptable lighting fixtures.

**D.5 UTILITARIAN ELEMENTS AND SCREENING DESIGN GUIDELINES**

**LIGHTING (CONTINUED)**

- F.** To the extent feasible, all exterior lighting fixtures should utilize “shut off” controls such as sensors, timers, motion detectors, etc.
- G.** The source of light (bulb) should not be visible from adjacent properties or public right-of-ways (excluding natural gas lighting).
- H.** Light levels at a property line should not exceed .05 footcandles for residential properties.
- I.** Allowed light sources (bulb types) for exterior lighting include High Pressure Sodium (HPS), Metal Halide (MH), Linear or Compact Fluorescent, Induction Lighting, or Light Emitting Diode (LED). Incandescent lighting may be used for accent lighting, as allowed by Title 24 Lighting Standards. The use of colored lamps or filters is strongly discouraged.
- J.** All exterior lighting proposed, including both fixtures and sources, should be certified Dark Sky Friendly by the Fixture Seal of Approval program of the International Dark-Sky Association, or be comparable in terms of fixtures that minimize glare, reduce light trespass, and do not pollute the night sky.
- K.** Any proposed lighting that is to be mounted on the exterior of a structure should relate to a human scale in terms of size and mounting height and the architectural style of the structure.



# CHAPTER 3 MULTI-FAMILY DESIGN GUIDELINES

## D. BUILDING DESIGN



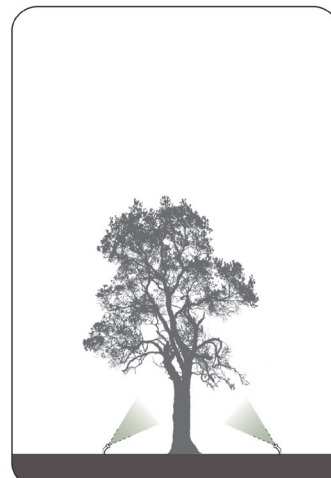
✓ Provide frosted or other lens on lighting that would reduce glare and light trespass.



✗ Avoid skylights on roof surfaces that are visible from neighboring homes.



✓ Use fully shielded light fixtures for outdoor lighting.




✗ Avoid uplighting that would create skyglow and light trespass problems.

### D.5 UTILITARIAN ELEMENTS AND SCREENING DESIGN GUIDELINES

#### LIGHTING (CONTINUED)

- L.** Where flood lighting for security purposes is proposed, lighting should be aimed close to the structure so as not to create glare onto neighboring properties. Any flood lighting proposed should only use lighting activated by motion sensors and be directed downward.
- M.** Design driveways and landscaping so that headlights do not shine onto neighboring properties, where possible. Any lighting proposed along the length of a driveway should only be the minimum lighting fixtures necessary for safety purposes.
- N.** Lighting for landscaped and outdoor living areas, such as decks, patios, and swimming pools, should be designed to minimize the visibility of the lighting from the surrounding neighborhood.
- O.** Avoid locating skylights on roof surfaces that are visible from neighboring homes to minimize potential light pollution. Utilize skylights to let additional light into rooms when privacy issues related to window placement cannot be avoided.
- P.** Blinking, moving, or changing intensity of illumination, illumination of roofs, and internal illumination of awnings should be avoided.
- Q.** Accent lighting used only for highlighting architectural features (e.g. "wall washing") should be avoided.
- R.** Pole mounted lights are not encouraged unless they are screened from public view or shielded in a courtyard or complex.

 = Lighting guidelines should apply to Beach Colony/North Beach properties, however allowances for safety and security in the beach front area should be considered.

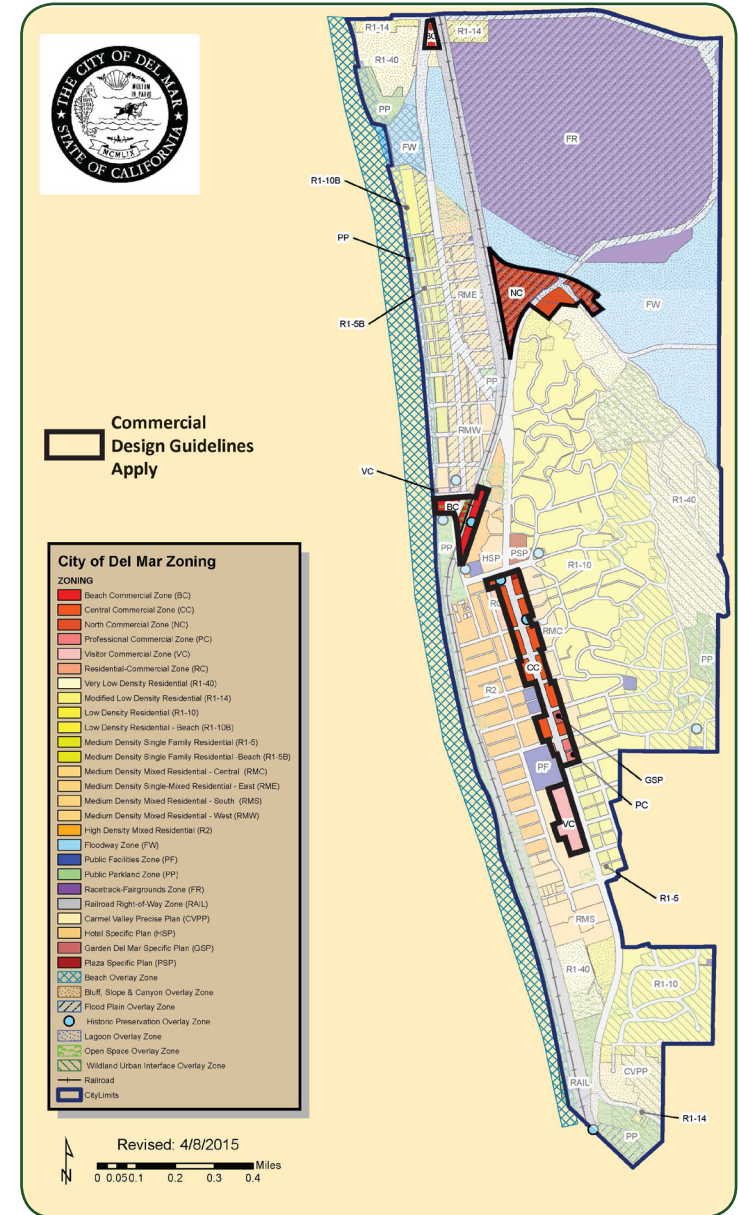


A - INTRODUCTION

The following design guidelines apply to all new and remodeled construction of commercial buildings. Development within the Village is compact and pedestrian-oriented rather than auto oriented. The mix of uses is like those traditionally found in a downtown, but at a much smaller scale. Buildings in the Village are placed and orientated near the street and, similar to the residential areas within Del Mar, designed to limit visual impact on neighboring properties, preserve existing views, and complement the existing character of the neighborhood.

The architectural character is eclectic. Project architects and designers should ensure that building bulk and massing be compatible with the general scale of the existing Village and should incorporate 360-degree architecture (the full articulation of all building facades, including variation in massing, roof forms and wall planes, as well as surface articulation) in all buildings and additions. Building massing should include variation in wall planes (projections and recesses) and wall height (vertical relief) as well as roof forms and heights (silhouettes) to minimize the perceived scale of the building. High quality materials should be used to create a look of permanence within the project and materials and colors should be varied to create visual interest in building facades and reduce monotony.

As redevelopment occurs within the Village, an effort should be made to retain and improve the community’s vitality and livability. The Del Mar Community Plan recognizes this fact and sets forth broad goals and policies based upon a vision to guide the Village towards becoming more pedestrian-oriented and economically viable. The guidelines contained within this chapter support the goals, objectives, and policies included within the Del Mar Community Plan referenced on the following pages.





# CHAPTER 4 COMMERCIAL DESIGN GUIDELINES

## A. INTRODUCTION

### A.1 COMMUNITY PLAN GOALS, OBJECTIVES AND POLICIES

**GOAL 2: Minimize the impact of the automobile on the character of Del Mar and emphasize a more pedestrian-oriented environment, safer sidewalks, landscaped buffer zones, and alternate means of transportation.**

#### OBJECTIVES AND POLICIES:

- Encourage a pedestrian-oriented, non-motorized community by developing a system of bicycle rights-of-way and pedestrian paths, and discouraging high-speed traffic along city streets.
- Facilitate the movement of traffic in a safe and uncongested manner consistent with a pedestrian-oriented community.
- Encourage alternate solutions to the transportation needs of Del Mar such as local transit and delivery systems and regional rapid transit.
- Reduce the level of noise created by major transportation routes in the community.
- Minimize air pollution by encouraging alternatives to the use of the automobile.
- Work to reduce transportation related sources of water pollution, particularly in stormwater runoff.



Del Mar Village



**GOAL 3: Preserve and enhance Del Mar’s special residential character and small town atmosphere with its harmonious blend of buildings and landscape in proximity to a beautiful shoreline.**

**OBJECTIVES AND POLICIES:**

- Ensure 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.
- Adopt strong positive controls to prevent future commercial development which is incompatible with the existing residential character of the community.
- Protect and enhance human scale, warmth, charm, interest, texture, pedestrian involvement, and landscaping.

**GOAL 4: Focus major retail and office activity into an economically viable, pedestrian oriented, and attractive area that serves the needs of both residents and visitors and is well integrated into the residential fabric of the community.**

**OBJECTIVES AND POLICIES:**

- Ensure that the downtown area is well integrated into the residential fabric of the community
  - a. Encourage alternatives to the use of the automobile for tourist access to the downtown.
  - b. Discourage high volume or evening commercial activity on the perimeter of the downtown area that may be detrimental to the livability of adjacent residential areas.
  - c. Explore mixed residential-commercial land uses within the commercial area that is adjacent to Stratford Court.
  - d. Allow mixed residential-commercial land uses within other areas of the commercially zoned downtown area.
  - e. Establish strict limits on noise within the downtown area.



Del Mar Village



## CHAPTER 4 COMMERCIAL DESIGN GUIDELINES

### A. INTRODUCTION

- Create a pedestrian oriented downtown which groups retail services with facilities for civic and community activities.
  - a. Maintain commercial uses composed primarily of retail sales and service establishments and offices which primarily serve local residents.
  - b. Discourage commercial uses which are automotive oriented (such as drive-in establishments).
  - c. Encourage developments which provide social, cultural and recreational activities.
  - d. Develop a pedestrian network which ties all parts of the downtown together in a way which reduces conflicts with the automobile.
  
- Maintain architectural design and low mass-intensity scale within the downtown area that is in keeping with the traditional village character of the community.
  - a. Promote informality of design with varied and interesting setbacks.
  - b. Encourage floor areas and building siting which provides ocean views and open space.
  - c. Limit the height of structures to preserve view corridors while encouraging low mass intensity structures.
  - d. Encourage building designs and uses that utilize the advantages of Del Mar's warm, sunny climate.
  
- Initiate a beautification program for the downtown area. Provide benches, mini-parks, and street trees, and require extensive landscaping of private open space and parking areas.
  - a. Require undergrounding of all utilities, and the use of low intensity lighting,
  - b. Require the removal of inappropriate or out-of-scale signing and encourage signing which is well integrated into building or site design.



Del Mar Village



## GOAL 5: Preserve the economic integrity of the community.

### OBJECTIVES AND POLICIES:

- 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.

### A.2 DESIGN REVIEW ORDINANCE

The purpose of the Design Review Ordinance (DRO) is to *“achieve and protect a residential seaside community which is both beautiful and pleasant in character, by fostering and encouraging good design, which encompasses the use of harmonious materials and colors, compatible proportional relationships and appropriate use of landscaping, and protects the citizens of the City of Del Mar by providing a design review process”*.

Key terms defined within the DRO and referred to within this document include the following:

- Bulk and Mass

*The appearance of volume given by the outer visible envelope of a structure, as viewed from surrounding public or private properties. This appearance is generally attributable to the size of the structure and/or its architectural features.*



Del Mar Village



## CHAPTER 4 COMMERCIAL DESIGN GUIDELINES

### A.3 RELEVANT DESIGN REVIEW ORDINANCE FINDINGS

The following DRO findings apply to all commercial development and provide general direction to ensure a comprehensive, context-sensitive design. Projects should be designed **to avoid** the findings of fact based upon the regulatory conclusions identified below:

- **23.08.072 - Generally (A)**

*The design is inconsistent with the Community Plan, General Plan, or Zoning Ordinance, including the Design Review standards contained within the Zoning Chapter of the underlying zone.*

- **23.08.072 - Generally (B)**

*The design will create a private or public nuisance.*

- **23.08.072 - Generally (C)**

*The design will adversely affect the health or safety of the neighborhood.*

- **23.08.072 - Generally (E)**

*The design will cause the surrounding neighborhood to depreciate materially in appearance or value.*

- **23.08.072 - Generally (F)**

*The design will discourage occupancy, investment or orderly development in the neighborhood.*

### A.4 COMPLIANCE

The guidelines contained within this chapter support the goals, objectives, and policies included within the Del Mar Community Plan and those specifically referenced below. In addition, **projects should be designed to avoid the findings of fact based upon the information presented during the hearing that support one of more of the regulatory conclusions identified within the Del Mar Municipal Code Chapter 23.08: Design Review.** Relevant DRO finding references are provided within each section of this document and supporting guidelines have been crafted to clarify and reinforce the intent of the findings.



Del Mar Village



**B - SITE PLANNING AND DESIGN**

Site planning relates to the arrangement of buildings, parking areas, and pedestrian spaces. Appropriate placement, sizing, and design of these areas can impact its sense of place and enhance or degrade an individual’s experience and desire to frequent the place.

**B.1 - BUILDING PLACEMENT AND ORIENTATION**

Building placement is essential to maintaining the character and compatibility of the Village. Important considerations in site planning and design include defining the street frontage, screening parking areas, and creating a welcoming environment for pedestrians.



Locate and orient buildings and plazas towards Camino Del Mar.

**RELEVANT DRO FINDINGS**

- **23.08.072 – Generally (D)**  
*The design will create an unreasonable invasion of the privacy of neighboring properties.*
- **23.08.072 – Generally (J)**  
*The proposed development locates structures so as to unreasonably, adversely impact upon outdoor areas on adjacent properties.*
- **23.08.077 – Relationship to Neighborhood (D)**  
*The design is not harmonious with or is functionally incompatible with the surrounding neighborhood in one or more of the following respects:*
  - *Color scheme*
  - *Structural siting on the lot*
  - *Existing improvements or natural elements in the area*
  - *Architectural features and ornaments*
  - *Type and quality of material*
  - *Existing and proposed open spaces areas*
- **23.08.077 – Relationship to Neighborhood (E)**  
*The component elements of the design are not in proportion to one another.*
- **23.08.077 – Relationship to Neighborhood (H)**  
*The proposed development unreasonably encroaches upon primary scenic views of neighboring property.*

**B.1 BUILDING PLACEMENT AND ORIENTATION DESIGN GUIDELINES**

- A.** Locate and orient buildings and plazas towards Camino Del Mar. Place buildings at the property line (back of sidewalk) to define the street frontage and pedestrian areas.
- B.** Where buildings are not placed at the property line, publicly accessible outdoor use areas should be provided. Publicly accessible open space areas may include, but are not limited to, outdoor areas such as plazas, paseos, arcades, colonnades, and courtyards, outdoor dining areas and/or usable landscape areas. Provide seating, trash cans, bicycle racks, and/or pedestrian amenities in publicly accessible outdoor spaces.
- C.** Prominent architectural features should be located near street and intersection corners. Clock towers, diagonal walls at the corner, windows, substantial art form, or taller, more prominent rooftop element are all examples of prominent architectural features.
- D.** Avoid structures with height and bulk at the front and side setback lines that are significantly greater than those of adjacent buildings.
- E.** Design open space/landscaped areas as an integral part of the project and not simply left-over areas of a site. Open space areas should be oriented for maximum benefit of sunlight, circulation, and views.



# CHAPTER 4 COMMERCIAL DESIGN GUIDELINES

## B. SITE PLANNING AND DESIGN

### B.2 - PARKING AND ACCESS

Through careful layout, limit the visual and environmental impacts of parking, driveways, and drive aisles and ensure adequate on- and off-site circulation.



Break up parking by providing additional parking behind buildings in smaller lots.



Paseo through buildings provides pedestrian access.

### RELEVANT DRO FINDINGS

- **23.08.072 – Generally (G)**  
*The proposed development fails to comply with a lawful requirement to accommodate individuals with physical disabilities, either by provision of handicap parking stalls, ramps, or the like.*
- **23.08.074 – Traffic, Parking and Pedestrian Circulation (A)**  
*The vehicular or pedestrian circulation, including walkways, interior drives and parking, access points to the public streets, widths of interior drives, general circulation, separation of vehicular traffic, or arrangement of parking areas, is not safe; is not as convenient as reasonably practicable; detracts from the design of the proposed structure; or adversely impacts neighboring property.*
- **23.08.074 – Traffic, Parking and Pedestrian Circulation (B)**  
*The design's traffic ingress, egress or internal traffic circulation will have an adverse effect on traffic conditions on abutting streets.*
- **23.08.074 – Traffic, Parking and Pedestrian Circulation (C)**  
*The design will create traffic hazards due to congestion, distraction of motorists or unsatisfactory access and egress.*

### B.2 PARKING AND ACCESS DESIGN GUIDELINES

- A.** Projects should be designed to satisfy the requirements and standards identified by the American Association of State Highway and Transportation Officials (AASHTO). Designers must design to the stricter requirement if there is a conflict between the City manual and AASHTO requirements.
- B.** Parking, vehicular and fire truck access and turnarounds, should be as minimal as possible while serving their necessary purposes.
- C.** Curb-cuts should be located to maximize sight distances for motorists and pedestrians entering or exiting the property and to limit interference with off-site circulation and safety. Any vegetation proposed to be planted adjacent to a driveway should be chosen and located so as to maintain adequate sight lines to and from the property.
- D.** Driveway entries should align with existing or planned median openings and adjacent curb-cuts.



✓ Parking should be screened with landscape buffers.



✓ Provide pedestrian circulation routes where feasible.

RELEVANT DRO FINDINGS

- **23.08.074 – Traffic, Parking and Pedestrian Circulation (D)**  
*The design will interfere with public access, rights-of-way or a public easement.*
- **23.08.074 – Traffic, Parking and Pedestrian Circulation (E)**  
*The design does not provide ingress/egress or maneuver area for emergency vehicles.*
- **23.08.074 – Traffic, Parking and Pedestrian Circulation (F)**  
*The circulation systems will cause conflicts among vehicular, bicycle, or pedestrian traffic.*
- **23.08.074 – Traffic, Parking and Pedestrian Circulation (G)**  
*The proposed development provides inadequate site distances for motorists and pedestrians entering or exiting the property.*
- **23.08.074 – Traffic, Parking and Pedestrian Circulation (H)**  
*The proposed development interferes with off-site circulation safety or efficiency.*

**B.2 PARKING AND ACCESS  
DESIGN GUIDELINES (CONTINUED)**

- E.** Parking should be concentrated in areas behind, on the side, or under the primary building and away from the street whenever possible.
- F.** Potential pedestrian and vehicular conflicts should be minimized through proper siting of on-site circulation systems.
- G.** For larger projects, parking should be broken up into a series of smaller connected lots, rather than on a large parking lot. Parking lots should provide areas for bicycle and motorcycle parking.
- H.** Dead end drive aisles and intersections should be avoided.
- I.** Where located adjacent to a public right-of-way, parking areas should be screened with landscape buffers.



# CHAPTER 4 COMMERCIAL DESIGN GUIDELINES

## B. SITE PLANNING AND DESIGN

### B.3 HARDSCAPE

Reduce the visual and environmental impacts caused by large areas of hardscape in order to promote the use of pervious materials that allow infiltration of stormwater, reduce runoff, and decrease the amount of pollutants that flow into creeks and the Pacific Ocean.

### RELEVANT DRO FINDINGS

- **23.08.076 – Topography and Landscaping (E)**  
*The proposed development fails to ensure that all on-site drainage patterns will occur on or through the areas designed to serve this function.*
- **23.08.077 – Relationship to Neighborhood (D)**  
*The design is not harmonious with or is functionally incompatible with the surrounding neighborhood in one or more of the following respects:*
  - *Color scheme*
  - *Structural siting on the lot*
  - *Existing improvements or natural elements in the area*
  - *Architectural features and ornaments*
  - *Type and quality of material*
  - *Existing and proposed open spaces areas*

### B.3 HARDSCAPE DESIGN GUIDELINES

- A.** The width of paved driveways, as well as their curb cuts, should be as narrow as feasible to limit paved areas, maximize front yard landscaped areas, and decrease storm water runoff.
  - 1.** Landscaping areas should be successfully integrated into the site.
- B.** The landscape design should maximize permeability. Incorporate the following techniques:
  - 1.** Avoid compacted landscaped areas which can inhibit site drainage.
  - 2.** Maximize the use of pervious materials for driveways, walkways, and/or patios. Asphalt is not allowed.
- C.** Large paved areas should be broken up by using colored or textured materials.
- D.** Select paving surfaces that facilitate accessibility. Avoid choosing surface materials that may create trip hazards, large gaps, and raised edges.



✓ Sidewalk utilizes pavers instead of concrete.



✓ Landscape strips are incorporated into the sidewalk to infiltrate stormwater runoff from the street.



✓ Decorative paving changes help distinguish pedestrian and vehicular areas.



✓ Utilize permeable pavers in parking zones.



✓ Utilize the landscape to manage stormwater.



✓ Opening in curb allows for on-site stormwater to infiltrate in landscape areas.

### B.3 HARDSCAPE DESIGN GUIDELINES (CONTINUED)

- E.** Stormwater and non-stormwater runoff from the site to the street or neighboring properties should be minimized through the use of permeable materials, preservation of open space, and limiting paved areas.
- F.** Changes to existing drainage patterns should not be altered in a way that would negatively affect neighboring properties or homes.
- G.** Direct runoff from driveways, walkways, roofs, and/or patios onto pervious or vegetated areas.
- H.** Use decorative paving at project entries and interior pedestrian areas. This may consist of brick, tile, pavers, integrally-colored stamped concrete and/or similar materials.
- I.** Locate buildings so as to avoid existing trees and their root systems, whether on or adjacent to the project site.



## CHAPTER 4 COMMERCIAL DESIGN GUIDELINES

### B. SITE PLANNING AND DESIGN

#### B.4 - LANDSCAPE AND VEGETATION

Promote the retention of existing natural features and the use of water-conserving plant types appropriate for Del Mar.

#### RELEVANT DRO FINDINGS

- **23.08.076 – Topography and Landscaping (A)**  
*The natural state topography or landscaping is not being preserved insofar as practical, by minimizing tree and soil removal.*
- **23.08.076 – Topography and Landscaping (B)**  
*The proposed grading or vegetation changes will unreasonably, adversely impact upon neighboring, developed areas.*
- **23.08.076 – Topography and Landscaping (C)**  
*The proposed development does not minimize the disruption of existing natural features such as trees and other vegetation, natural ground forms, and view.*
- **23.08.076 – Topography and Landscaping (D)**  
*The proposed development fails to blend the proposed grading with the contours of adjacent properties.*
- **23.08.076 – Topography and Landscaping (F)**  
*The proposed development unreasonably disrupts the existing natural topography or vegetation.*

#### B.4 LANDSCAPE AND VEGETATION DESIGN GUIDELINES

- A.** Utilize drought tolerant shrubs and landscape materials to soften the appearance of building bulk and mass, define outdoor spaces, and to screen parking areas. To further soften a building's appearance, landscaping should be provided in areas where a building comes into contact with the ground plane.
- B.** Utilize accent plantings around entries and public open space areas.
- C.** Provide drought tolerant landscaping consistent with City water, landscaping, and conservation requirements.
- D.** Locate and space trees and shrubs to allow for adequate mature and long-term growth. Select trees and shrubs that minimize root problems.



Soften the appearance of building bulk and mass with accent planting, potted plants, and street trees.



Plant trees for long-term growth.

RELEVANT DRO FINDINGS

- **23.08.076 – Topography and Landscaping (G)**  
*The proposed development fails to provide the sizing of landscape materials so that a mature appearance will be attained within a reasonable period of time following installation.*
- **23.08.076 – Topography and Landscaping (H)**  
*The proposed development fails to provide landscaping to minimize and disrupt the expansive appearance of parking lots or other large paved areas.*
- **23.08.076 – Topography and Landscaping (I)**  
*The proposed development fails to utilize landscaping to effectively compliment building elevations and soften the appearance of structures.*  
[Ord. 637]
- **23.08.076 – Topography and Landscaping (J)**  
*The proposed development uses landscaping which is not well suited to Del Mar’s climate without the use of extensive irrigation.*
- **23.08.076 – Topography and Landscaping (K)**  
*The proposed development fails to minimize hardscape surfaces and limit excessive paving.*

**B.4 LANDSCAPE AND VEGETATION DESIGN GUIDELINES (CONTINUED)**

- E. Avoid removal or degradation of natural features. Natural features include mature trees and other landscape materials, such as hedges, tall shrubs, rock outcroppings, swales, and creeks.
- F. Deciduous trees identified on the City of Del Mar’s Recommended Tree List should be located and utilized as a means to provide passive heating and cooling for buildings, where feasible.



Utilize natural materials such as boulders found on site and incorporate them into design.



# CHAPTER 4 COMMERCIAL DESIGN GUIDELINES

## C. BUILDING DESIGN

### C. - BUILDING DESIGN

New commercial buildings, remodels, and additions should be designed to be compatible with the existing development within the Village commercial area, to ensure quality, and protect Del Mar’s small town atmosphere. Ensure that building designs:

- Maintain mass and scale in alignment with the Village;
- Articulate a clear architectural style with building materials that appear natural and compatible with the surroundings; and
- Optimize structural placement by minimizing impact on adjacent buildings;
- Protect views and privacy enjoyed by neighboring residential development.

#### C.1 - BUILDING FORM AND MASSING

Minimize the visual impact on the site and surrounding neighborhood by blending the form, mass, and profile of individual buildings in a way that respects the natural terrain and neighborhood character.

#### RELEVANT DRO FINDINGS

- **23.08.077 – Relationship to Neighborhood (A)**  
*The design unreasonably blocks significant public coastal views.*
- **23.08.077 – Relationship to Neighborhood (B)**  
*The design detracts from the natural beauty of the coastal area*
- **23.08.077 – Relationship to Neighborhood (C)**  
*The design is out of scale with other structures in the neighborhood.*
- **23.08.077 – Relationship to Neighborhood (D)**  
*The design is not harmonious with or is functionally incompatible with the surrounding neighborhood in one or more of the following respects:*
  - *Color scheme*
  - *Structural siting on the lot*
  - *Existing improvements or natural elements in the area*
  - *Architectural features and ornaments*
  - *Type and quality of material*
  - *Existing and proposed open spaces areas*
- **23.08.077 – Relationship to Neighborhood (E)**  
*The component elements of the design are not in proportion to one another.*
- **23.08.077 – Relationship to Neighborhood (H)**  
*The proposed development unreasonably encroaches upon primary scenic views of neighboring property.*

#### C.1 BUILDING FORM AND MASSING DESIGN GUIDELINES

- A.** Ensure that scale and proportions of a structure are consistent with the architectural style.
- B.** Locate and size second floor mass to minimize impacts on the streetscape and adjacent neighbors.
- C.** Avoid monolithic massing and unarticulated facades.
- D.** Ensure building height complements and is proportionate to adjacent buildings.
- E.** Ground floor plate heights in excess of twelve (12) feet should be avoided.
- F.** New construction and additions should incorporate the following techniques to reduce the perceived scale and mass of the building:
  - 1.** Incorporate wall planes and plate heights that are similar to adjacent buildings.
  - 2.** Use roof forms that reduce bulk (low to medium pitch, minimum number of hips and valleys).
  - 3.** Incorporate roof and eave lines that are in scale with adjacent buildings. Avoid flattening the top of a sloped roof to accommodate height limitations.



Commercial utilizes existing building with upgrades that complement surrounding neighborhood.



Renovated space uses existing structure with appropriate facade improvements.

RELEVANT DRO FINDINGS

- **23.08.078 – Building Design (A)**  
*The proposed development fails to coordinate the components of exterior building design on all elevations with regard to color, materials, architectural form and detailing to achieve design harmony and continuity.*
- **23.08.078 – Building Design (B)**  
*The proposed development fails to limit the number of materials on the exterior face of the building resulting in inharmonious design and lack of continuity.*
- **23.08.078 – Building Design (D)**  
*The proposed development fails to design and/or screen all rooftop mechanical and electrical equipment as an integral part of the building design.*
- **23.08.078 – Building Design (E)**  
*The proposed development fails to limit the amount of design components which unnecessarily add bulk and mass to the building but which are not calculated as floor area ratio (FAR) pursuant to DMMC Title 30, the Zone Code. [Ord. 647, Sec.2]*

C.1 BUILDING FORM AND MASSING DESIGN GUIDELINES (CONTINUED)

4. Select a roof design and materials that are consistent with the desired architectural style of the building.
5. Provide a variation in wall plane a minimum of every 25 linear feet to avoid long expansive blank surfaces.
6. Use horizontal elements to soften the vertical orientation in an elevation.



# CHAPTER 4 COMMERCIAL DESIGN GUIDELINES

## C. BUILDING DESIGN

### C.2 - ARCHITECTURAL FEATURES AND ARTICULATION

Incorporate 360-degree architecture into the building design. It is expected that the highest level of articulation will occur on facades visible from the street. However, similar quality and complementary massing, materials, and details should be incorporated into every building elevation.

#### RELEVANT DRO FINDINGS

- **23.08.077 – Relationship to Neighborhood (A)**  
*The design unreasonably blocks significant public coastal views.*
- **23.08.077 – Relationship to Neighborhood (B)**  
*The design detracts from the natural beauty of the coastal area*
- **23.08.077 – Relationship to Neighborhood (C)**  
*The design is out of scale with other structures in the neighborhood.*
- **23.08.077 – Relationship to Neighborhood (D)**  
*The design is not harmonious with or is functionally incompatible with the surrounding neighborhood in one or more of the following respects:*
  - *Color scheme*
  - *Structural siting on the lot*
  - *Existing improvements or natural elements in the area*
  - *Architectural features and ornaments*
  - *Type and quality of material*
  - *Existing and proposed open spaces areas*
- **23.08.077 – Relationship to Neighborhood (E)**  
*The component elements of the design are not in proportion to one another.*
- **23.08.077 – Relationship to Neighborhood (H)**  
*The proposed development unreasonably encroaches upon primary scenic views of neighboring property.*
- **23.08.077 – Relationship to Neighborhood (L)**  
*The proposed development fails to avoid similar or identical building facades on the same or adjacent parcels. (Ord.637)*

### C.2 ARCHITECTURAL FEATURES AND ARTICULATION DESIGN GUIDELINES

- A.** Applicants should identify the architectural style and its defining characteristics as part of the permit application. All building designs should contribute to and complement the Village neighborhood character.
- B.** Four-sided (360-degree) architecture should be incorporated in all building elevations, with variation in massing, roof forms, wall planes, and surface articulation. Avoid blank walls.
- C.** Blank walls should be avoided. Architectural elements such as windows, overhangs, trellises, arcades, projections, awnings, insets, materials, and/or colors should be incorporated into every building façade.
- D.** Ensure proposed architectural elements are in proportion with the overall building design.
- E.** Avoid the use of corporate “chain” architecture, as it detracts from the unique Village character of Del Mar.



Commercial utilizes existing building with upgrades that complement surrounding neighborhood.



✓ Provide 360-degree architecture on all building elevations.



✗ Avoid blank walls. Utilize architectural features to enhance every building facade.

RELEVANT DRO FINDINGS

- **23.08.078 – Building Design (A)**  
*The proposed development fails to coordinate the components of exterior building design on all elevations with regard to color, materials, architectural form and detailing to achieve design harmony and continuity.*
- **23.08.078 – Building Design (B)**  
*The proposed development fails to limit the number of materials on the exterior face of the building resulting in inharmonious design and lack of continuity.*
- **23.08.078 – Building Design (D)**  
*The proposed development fails to design and/or screen all rooftop mechanical and electrical equipment as an integral part of the building design.*
- **23.08.078 – Building Design (E)**  
*The proposed development fails to limit the amount of design components which unnecessarily add bulk and mass to the building but which are not calculated as floor area ratio (FAR) pursuant to DMMC Title 30, the Zone Code. [Ord. 647, Sec.2]*

C.2 ARCHITECTURAL FEATURES AND ARTICULATION DESIGN GUIDELINES

- F. Awnings should be made of high quality, durable materials.
- G. Parapets should have sufficient articulation of detail, such as precast elements, continuous banding or projecting cornices, lintels, caps, corner details, or variety in pitch.
- H. Individual building components should be modest in size and contribute to a harmonious balance between human scale and building proportions.
- I. Murals, espaliers/trellises, and/or vines should be placed on large expanses of walls at the rear or sides of buildings to soften the wall and create interest.



## CHAPTER 4 COMMERCIAL DESIGN GUIDELINES

### C. BUILDING DESIGN

#### C.3 - MATERIALS AND COLORS

When selecting materials and colors, emphasis should be placed on compatibility with the village character and the natural landscape. The amount of distinct materials and colors, their quality, and their application should be carefully determined. The thoughtful use of materials and colors can serve to complement the structure's surroundings.

#### RELEVANT DRO FINDINGS

- **23.08.078 – Building Design (A)**  
*The proposed development fails to coordinate the components of exterior building design on all elevations with regard to color, materials, architectural form and detailing to achieve design harmony and continuity.*
- **23.08.078 – Building Design (B)**  
*The proposed development fails to limit the number of materials on the exterior face of the building resulting in inharmonious design and lack of continuity.*
- **23.08.077 – Relationship to Neighborhood (D)**  
*The design is not harmonious with or is functionally incompatible with the surrounding neighborhood in one or more of the following respects:*
  - *Color scheme*
  - *Structural siting on the lot*
  - *Existing improvements or natural elements in the area*
  - *Architectural features and ornaments*
  - *Type and quality of material*
  - *Existing and proposed open spaces areas*

#### C.3 MATERIALS AND COLORS DESIGN GUIDELINES

- A. Where appropriate to the architectural style, vary materials and textures between the base and body of a building to break up large wall planes and add a visual base to the building. Use heavier materials and darker colors lower on the building elevation to form the building base and anchor the building to the site.
- B. Differentiate accent and trim elements from the primary surface materials/colors through the use of textures, colors, or materials.
- C. Select subdued colors for overall building color and use accent colors strategically for trim, windows, doors and/or key architectural elements.
- D. Avoid material or color changes at the outside corners of structures. Material changes should occur at interior intersecting planes to appear substantial and integral to the facade.



✓ Building material and finishes should be true to the architectural style.



✓ Accent and trim elements are used harmoniously.



✓ Utilize high quality materials and finishes.



✗ Avoid bright colors. Use subdued colors for overall building color instead.

**C.3 MATERIALS AND COLORS  
DESIGN GUIDELINES (CONTINUED)**

- E.** Building materials and finishes should be true to the architectural style.
- F.** Utilize materials that reduce the transfer of heat into and/or out of a building.
- G.** Where feasible, incorporate materials containing recycled content such as wood substitutes, recycled concrete, as well as non-toxic materials into building designs.
- H.** Natural materials such as brick, stone, copper, etc. should be left in their natural state or color.
- I.** Avoid the use of light, bright, and/or reflective colors and materials.

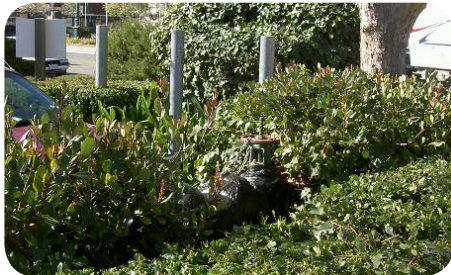


# CHAPTER 4 COMMERCIAL DESIGN GUIDELINES

## C. BUILDING DESIGN

### C.4 - UTILITARIAN ELEMENTS AND SCREENING

Minimize nuisances to neighboring buildings through thoughtful placement of noise generating uses and spaces, light exposure and design, and additional elements that may adversely affect surrounding properties. Minimize noise pollution sources through site planning and noise attenuation measures.



✓ Use landscaping to screen utilities.



✓ Incorporate trash enclosures into the building architecture.

### RELEVANT DRO FINDINGS

- **23.08.077 – Relationship to Neighborhood (G)**  
*The proposed development unreasonably fails to screen from the view from neighboring properties and public places, unattractive features such as storage areas, trash enclosures, transformers, service yards, loading docks and ramps, utility buildings, or other design elements of the project which adversely impact upon the visual quality of the neighborhood; by failing to use setbacks, landscaping, fencing, siting or structures.*
- **23.08.078 – Building Design (B)**  
*The proposed development fails to limit the number of materials on the exterior face of the building resulting in inharmonious design and lack of continuity.*
- **23.08.078 – Building Design (C)**  
*The proposed development fails to minimize roof penetrations by grouping all plumbing vents and ducting and mechanical equipment together.*



✗ Avoid chain link fencing. Use materials that complement the building architecture.

### C.4 UTILITARIAN ELEMENTS AND SCREENING DESIGN GUIDELINES

#### MECHANICAL EQUIPMENT AND SERVICE

- A. Screen outdoor mechanical or utility equipment from public view, whether on a roof, side of a structure, or attached to the ground. The method of screening should complement the building in terms of materials and colors.
- B. Design and install rooftop mechanical and electrical equipment as part of a structure, using similar materials and colors, to screen equipment from public view.
- C. Centralize roof penetrations, such as stacks, vents, antennas, and other roof mounted equipment, and locate them on the least noticeable portion of the roof away from public view. Paint flashing, sheet metal, vents, and pipe stacks to match the adjacent roof or wall material.



✓ Plants screen bicycle boxes.



✓ Utilize fast growing evergreen species for screening.



✗ Columnar trees do not provide effective screening.



✓ Incorporate utilities into building architecture.



✗ Avoid locating utilities without proper screening.

### C.4 UTILITARIAN ELEMENTS AND SCREENING DESIGN GUIDELINES

#### MECHANICAL EQUIPMENT AND SERVICE (CONTINUED)

- D. Incorporate areas for trash and recycling container storage into the building design and/or screened with walls, enclosures, and/or landscaping. Trash container storage should be located at the rear or interior side yard of a property and located away from adjacent residential uses.
- E. Screening plants should be dense and fast growing evergreen species that effectively buffer views at least 75% of the intended area within one-year of planting. Grasses and deciduous plants should not be used for screening purposes.
- F. For screening purposes, any new trees should be provided at a minimum 24-inch box size and any new shrubs should be provided at a minimum 5-gallon size.
- G. Place utility equipment such as Fire Access Control Panels (FACP) and/or electrical service (SES) panels in a room that is architecturally integrated into the building. Label exterior access doors to mechanical rooms and paint them to match the approved building color.



# CHAPTER 4 COMMERCIAL DESIGN GUIDELINES

## C. BUILDING DESIGN



✓ Combination of walls and landscaping help buffer noise.



✓ Place outdoor activity areas in locations that minimize impacts on adjacent residential properties.

### RELEVANT DRO FINDINGS

- **23.08.077 – Relationship to Neighborhood (I)**  
*The proposed development fails to minimize noise created by the proposed project (traffic, air conditioning, use, etc.) that may negatively impact the proposed project.*
- **23.08.077 – Relationship to Neighborhood (J)**  
*The proposed development fails to minimize noise from the surrounding area that may negatively impact the proposed project.*



✓ Consider locating plazas and event space interior to commercial development to minimize noise conflicts.

## C.4 UTILITARIAN ELEMENTS AND SCREENING DESIGN GUIDELINES

### NOISE

- H. Buildings should be sited so as to minimize noise impacts from adjacent roads and railways while reflecting lot configuration and building orientation of adjacent properties.
- I. Where outdoor activities are proposed in association with a commercial property, they should be located so as to minimize noise impacts on adjacent residential properties.
- J. Utilize buffer walls and landscaping to enhance noise quality within the existing building environment, especially when located adjacent to existing residential properties.
- K. Locate loading and service areas so as to minimize potential noise incompatibility with surrounding properties.
- L. Where two-story commercial buildings would be adjacent to residential properties, 2nd-story setbacks and other strategies should be used to avoid sight lines.



C.5 - LIGHTING

Lighting should control glare, minimize light trespass onto adjacent properties, minimize direct upward light emission, promote effective security, and avoid interference with the safe operation of motor vehicles.



✓ Light bulb should be concealed and fully shielded. Utilize frosted or tempered glass.



✓ Lighting on building signage should be directed downward and confined to the sign.

RELEVANT DRO FINDINGS

- **23.08.077 – Relationship to Neighborhood (F)**  
*The design would adversely affect the lighting or noise quality of the local neighborhood.*
- **23.08.077 – Relationship to Neighborhood (K)**  
*The exterior lighting is not functional, subtle or architecturally integrated with the building's style, materials, or colors.*



✗ Avoid unshielded 'period' style fixtures.



✗ Lighting should not direct light into the night sky.

C.5 LIGHTING DESIGN GUIDELINES

- A.** Light fixtures for building lighting, landscape, or outdoor areas should not emit undesirable light rays, either directly or reflected indirectly into the night sky.
- B.** Lighting should be designed to control glare, minimize light trespass onto adjacent properties, promote effective security, and avoid interference with the safe operation of motor vehicles.
- C.** All exterior lighting should be low intensity and directed downward, below the horizontal plane of the fixture, to prevent objectionable brightness or light trespass onto adjacent properties. Fixtures should be "Full Cut Off" designated or "Fully Shielded" fixtures, so that no light is emitted above the lowest light emitting part of the fixture. Shielded up-lighting is strongly discouraged.
- D.** Light fixtures with an adjustable aiming angle present potential for skyglow and light trespass problems, and are generally not allowed.
- E.** To the extent feasible, all exterior lighting fixtures should utilize "shut off" controls such as sensors, timers, motion detectors, etc.
- F.** The source of light (bulb) should not be visible from adjacent properties or public right-of-ways (excluding natural gas lighting).
- G.** Total lumens for each fixture and total square footage of all areas to be illuminated for properties within a commercial zone should not exceed 25,000 lumens.
- H.** Light levels at a property line should not exceed .1 footcandles for commercial properties.



# CHAPTER 4 COMMERCIAL DESIGN GUIDELINES

## C. BUILDING DESIGN

### Examples of Acceptable / Unacceptable Lighting Fixtures



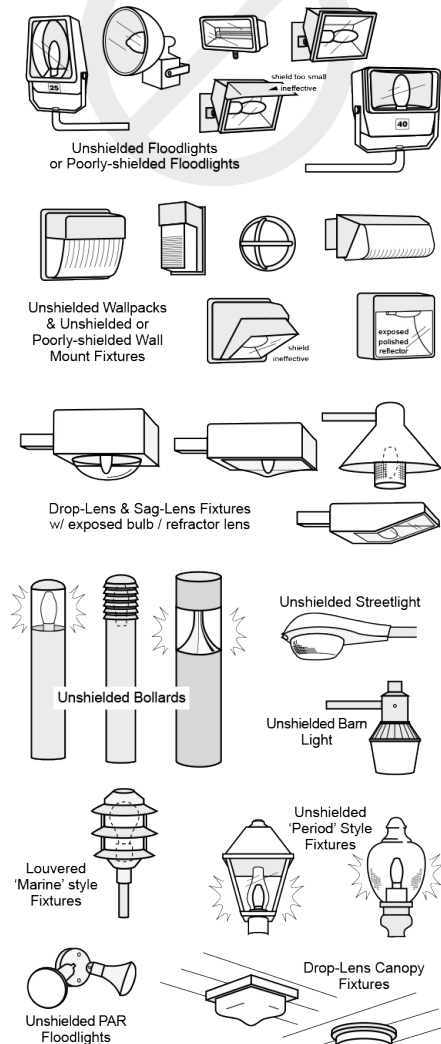
#### Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



#### Unacceptable

Fixtures that produce glare and light trespass



Designed / illustrated by Bob Creim ©2015

### C.5 LIGHTING DESIGN GUIDELINES (CONTINUED)

- I. Allowed light sources (bulb types) for exterior lighting include High Pressure Sodium (HPS), Metal Halide (MH), Linear or Compact Fluorescent, Induction Lighting, or Light Emitting Diode (LED). Incandescent lighting may be used for accent lighting, as allowed by Title 24 Lighting Standards. The use of colored lamps or filters is strongly discouraged.
- J. All exterior lighting proposed, including both fixtures and sources, should be certified Dark Sky Friendly by the Fixture Seal of Approval program of the International Dark-Sky Association, or be comparable in terms of fixtures that minimize glare, reduce light trespass, and do not pollute the night sky.
- K. Any proposed lighting that is to be mounted on the exterior of a building should relate to a human scale in terms of size and mounting height and the architectural style of the structure.
- L. Locate and shield security lighting to control glare and direct view of illumination sources, and to confine illumination to the property on which the fixtures are located.
- M. Design parking areas with sufficient buffering landscaping so that headlights do not shine onto neighboring properties, where possible. Any lighting proposed along the length of a driveway or drive aisle should only be the minimum lighting fixtures necessary for safety purposes.
- N. In parking areas, use full cut-off type fixtures. Ensure that illumination is similar to the warm color of incandescent lighting.

Illustration provides examples of acceptable and unacceptable lighting fixtures.



✓ Use full cut-off or fully shielded fixtures.



✗ Avoid ground mounted lighting fixtures that direct light into the sky.

### C.5 LIGHTING DESIGN GUIDELINES (CONTINUED)

- O.** Utilize accent lighting to illuminate walkways, entries, seating areas, common open space areas, and avoid impacting neighboring residential properties. Accent lighting such as path lights, bollards, and post-top lights should use the minimum intensity required for the intended purpose.
- P.** Avoid locating skylights on roof surfaces that are visible from neighboring structures to minimize potential light pollution. Utilize skylights to let additional light into buildings when privacy issues related to window placement cannot be avoided.
- Q.** Blinking, moving, or changing intensity of illumination, illumination of roofs, and internal illumination of awnings should be avoided.
- R.** Light fixtures associated with building signage should be located and aimed to confine light to the sign and to minimize glare from the vantage point of pedestrians or vehicles. Wherever possible, light fixtures should be integrated into, or concealed by, architectural elements. Exposed conduits on walls are not allowed.
- S.** Top mounted sign lighting is recommended with “RLM” (dish) type shields, and aimed so that the light falls entirely on the sign and is positioned so that the light source (bulb) is not visible from any point off the property or into the roadway.
- T.** Internally illuminated ground signs and wall-mounted cabinet signs with illuminated faces are strongly discouraged.
- U.** Mounting of light fixtures on roofs to illuminate wall signs above a roof should be avoided.



## CHAPTER 4 COMMERCIAL DESIGN GUIDELINES

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## A.1 - GLOSSARY OF TERMS

The following terms are referenced within the Design Guidelines document and have been further explained in the glossary of terms to follow.

### 360-DEGREE ARCHITECTURE

The full articulation of all building facades, including variation in massing, roof forms, wall planes, and surface articulation.

### .05 FOOTCANDLE

A unit of illuminance or light intensity. The name conveys the illuminance cast on a surface by one-candela source one foot away. Alternatively, it can be defined as the illuminance on a one-square foot surface of which there is a uniformly distributed flux of one lumen.

### ARCADE

A series of arches supported by columns or other vertical elements.

### ARCHITECTURAL PROJECTION

Anything attached to and extending outside the outer face of the exterior wall of a structure and not intended for shelter or occupancy. This could include a side wing, tower, or window bay that protrudes from a building.

### APPARENT HEIGHT

This is the lowest point of contact at grade extending up to the highest point of building dimension.

### BACKFLOW PREVENTER

A safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.

### BAY

The indentation or recess between architectural elements. The portion of a facade between columns or piers providing regular divisions and usually marked by windows.



## A. APPENDIX

### A.1 GLOSSARY OF TERMS

#### BEDROOM

A room furnished with a bed, intended primarily for sleeping.

#### BLIND CORNER

An intersection of two streets, or a curve in a single street, where the road ahead is nearly or entirely obscured from a driver's vision.

#### BOLLARD

A short vertical post used to divert traffic from an area or road.

#### BRACKET

A plain or decorated building support device found projecting under overhanging elements such as cornices, balconies, and/or other overhangs.

#### BUFFER

The on-site use of landscaping elements, screening devices, open space, drainageways and landforms to reduce the potentially adverse impacts of adjoining, dissimilar land and housing uses.

#### BUILDING PAD

One or more specified areas of a lot or parcel prepared and graded for the building of structures, or on which structures already exist.

#### BULK

The visible composition and perceived shape of a structure's volumes.

#### BULK FLOOR AREA

The total horizontal area, expressed in square feet, of all floor space below the roof within the walls of a building. This is calculated from the outside face of those walls and where there is no wall, then from the floor area under the roof.

#### CANTILEVER

A beam, girder, truss, or other structural member that projects beyond its supporting wall or beam.

#### CAP

A cap is the top element in a division or structure.

#### CLERESTORY WINDOW

A clerestory is a high section of a wall that contains windows that are located above eye level. Their purpose is to admit light and fresh air, while retaining privacy for occupants.

#### COLONNADE

A range of columns that supports a string of continuous arches.

#### CONTINUOUS BANDING

Accent materials, such as a horizontal, uninterrupted band of some type of material on the exterior wall of a building, utilized for decorative purposes and/or to break up the vertical massing of a structure.

#### CONTOUR

A collection of lines depicted on topographical maps that show mountains, valleys, and landforms by the steepness or gentleness of slopes.



#### CUT AND FILL

Cut is the material (soil, rock, etc.) that is excavated and either removed from a building site or relocated elsewhere on the site. Fill, the material (soil, rock, etc.) used to raise an existing grade, may come from elsewhere on the site or be imported from an off-site location. Both cut and fill are measured in cubic yards.

#### DAYLIT BASEMENT

Also known as a walk-out basement within a house, a daylit basement is usually situated on a slope, so that part of the floor is above ground, with a doorway or window to the outside.

#### DEAD END DRIVE AISLE

The end of a road or vehicle passageway from which no exit is possible.

#### DOWNSPOUT

A pipe for conveying rain water from a roof or gutter to the ground or to a drain.

#### EARTH TONE

Earth tones refer to a color scheme that draws from a color palette of browns, tans, warm grays and whites, greens, oranges, and other shades derived from nature, some reds, and some blues. The colors in an earth tone scheme are muted and flat, reflecting the natural hues found in dirt, moss, trees, rocks, and other earth forms.

#### EGRESS

The means of leaving, or the exit.

#### ESPALIER/TRELLIS

Open construction using thin strips of wood, metal, etc. crossing each other in open patterns most commonly used to support vines and other landscape plants vertically or horizontally.

#### FACADE

The face or elevation of a building.

#### FINISHED GRADE

The grade level on a site that is created, or is proposed to be created, as a part of the development project.

#### FLASHING

Sheet metal or other material used to cover open joints of exterior construction on a roof, such as roof valley joints or roof parapet joints, to ensure they are waterproof.

#### FLOODPLAIN

The land area susceptible to being inundated by water from any source.

#### FLOODPLAIN DESIGNATED PROPERTY

The land area most vulnerable to flooding and other sources of water inundation.

#### FLOOR AREA RATIO

The numerical value obtained by dividing the total “bulk floor area” of a structure or structures by the net area of the subject lot.



## A. APPENDIX

### A.1 GLOSSARY OF TERMS

#### GABLE END

When the ridge line of a gable-roofed house is perpendicular to the street, the roof is said to be a “gable-end roof.” This refers to both the gable and the wall below it.

#### GABLE ROOF

A roof with two (2) slopes—front and rear—joining at a single ridge line parallel to the entrance facade.

#### GRADING

The work of ensuring a level base, or one with a specified slope, to serve as a building foundation. Also can refer to the base course for a road, landscape and garden improvements, and/or surface drainage.

#### HARDSCAPE

Hardscape surface means any non-landscaped surface, such as: a structure; paving material (concrete, asphalt, brick, stone, gravel, wood, stepping stone, or other similar walkway); swimming pool; light well; patio, deck, balcony, or terrace. Hardscape does not include building eaves or plant materials, nor does it include retaining walls, fences, furniture, statuary, or other individual built features.

#### HIP ROOF

A roof with four sloped sides. The sides meet at a ridge at the center of the roof. Two (2) of the sides are trapezoidal in shape, while the remaining two (2) sides are triangular, and thus meet the ridge at its end-points.

#### HISTORIC STRUCTURE

A building or development site so designated by the Del Mar City Council for inclusion in the Historic Preservation Overlay Zone, or determined to be eligible for listing in the California Register of Historical Resources.

#### IMPERVIOUS

Impenetrable, such as a hardscape surface not permitting penetration or passage.

#### IMPERMEABLE

Not permitting the passage of fluid through the pores, interstices (of porous substances, rocks, etc.)

#### INGRESS

The means of going in or entering.

#### INSET

An architectural element that adds visual interest, scale, and character to a building facade.

#### INTERCEPTOR DRAIN

An interceptor drain is a gravel trench that is excavated into a relatively impervious soil layer and installed to collect and remove groundwater as it flows across the impermeable layer.

#### LANDSCAPE

The planting, irrigation, and maintenance of land with living plant and other organic materials.



#### LIGHT TRESPASS

The poor control of outdoor lighting that crosses onto adjacent property lines.

#### LINTEL

A horizontal top member of a window, door, or other opening.

#### LOGGIA

A gallery or room with one or more open sides, especially one that forms part of a house and has one side open to a garden or outdoor space.

#### MASSING

The arrangement of a building's bulk.

#### MONOLITHIC MASSING

A massive structure, with usually unarticulated walls that face the public realm. See also massing.

#### MUNICIPAL CODE

A municipal code or ordinance is a law that is enacted and enforced by a village, town, city, or county government. Specifically, the City of Del Mar's Municipal Code is referred to in the Design Guidelines as the Municipal Code.

#### NATURAL GRADE

The original grade level that historically existed on a site prior to any site preparation, grading, or construction, as established to the satisfaction of the Planning Department. If natural grade cannot be determined, "existing grade" shall be considered as the natural grade.

#### NEIGHBORHOOD

Generally refers to the area within 300 feet of a specific area or property, but "neighborhood" may extend further into the Community Plan "Planning District" in which the property is located.

#### NEIGHBORHOOD COMPATIBILITY

Many Del Mar neighborhoods exhibit a distinctive aesthetic and architectural character. Applicants should be mindful of this character and proposed projects should be harmonious. Structures and additions should be consistent with the architectural and landscape elements that distinguish their neighborhood. These elements include, but are not limited to, a sense of mass, scale, roof lines, colors, textures, materials, landscaping, and maintenance of the existing setbacks and patterns of development in the neighborhood.

#### ORNAMENT

A decoration used to embellish parts of a building or object.

#### PAINT FLASHING

Paint flashing occurs when a color is uniform, but the sheen isn't consistent. This usually occurs when holes and/or cracks are patched with a filler or drywall compound. The porous fillers absorb the paint, dulling the surface and resulting in 'flashing' spots, which tend to stick out.

#### PARAPET

A low wall, located at the top of any sudden drop in elevation, such as at the top of a building's facade.



## A. APPENDIX

### A.1 GLOSSARY OF TERMS

#### PASEO

A public place or path designed for walking; usually tree-lined, such as a promenade or avenue.

#### PERMEABILITY

The state or quality of a material that enables or allows liquids to pass through it.

#### PERVIOUS

Designed to infiltrate a portion of water into the ground below.

#### PITCH

The measurement of the steepness of a roof.

#### PLATE HEIGHTS

The ceiling height determines the plate height per room and/or floor.

#### POST TOP LIGHT

Post top lighting is a crowning feature of any outdoor landscape or streetscape. The purpose of this lighting is to illuminate landscape elements and improve safety by providing a uniform ambient light that increases visibility for pedestrians.

#### PRECAST ELEMENT

This refers to or relates to a structural member, which has been cast into form prior to being transported to the site of installation.

#### PRIVACY

The relationship between structures on adjacent properties and between the structure and the public street frontage. Specifically, the role these structures play in safeguarding the privacy of adjacent residents.

#### PROJECTING CORNICE

A cornice is the finished edge of the roof at the point where it meets the exterior wall. A cornice can vary in size and is usually decorative and marked by brackets or other decorative features.

#### PUBLIC SCENIC VIEW

A view of the ocean, the community, lagoons, canyons or other scenic vistas from a public right-of-way or a publicly owned property.

#### RETENTION

The ability to absorb or continue holding onto a substance. This term usually applies to the ability to retain water.

#### RIBBON DRIVEWAY

Also called Hollywood driveways, ribbon driveways consist of two (2) parallel tracks paved with a hard material and separated by an unpaved area.

#### RIDGELINE

The top of a hill, ridge, or promontory, which drops or slopes down on at least one side.



#### RIGHT-OF-WAY

Type of easement granted or reserved over land for transportation purposes. This can be land designated for a road or highway, public footpath, rail transport, or a canal, as well as electrical transmission lines, and/or oil and gas pipelines.

#### REFLECTOR LUMINAIRE MANUFACTURER (RLM)

These are primarily commercial or industrial lighting fixtures that are designed to reflect light in a downward direction.

#### ROOF AND EAVE LINE

Eaves are the lower edge of a roof that project or stick out beyond the side of a wall. An eave line is the line formed by the intersection of the plane formed by the top edge of the horizontal support beam and the outside edge of the sidewall.

#### ROOF FORM

Roofs are a significant structural component of a building and help to define the character of a home. The principle features of a roof are the shape, pitch, and materials—all of which determine architectural style.

#### ROCK OUTCROPPING

The part of a rock formation that projects or appears above the surface of the surrounding land.

#### SCALE

Building elements and details as they proportionally relate to each other and to humans.

#### SCENIC VIEW

A view of the ocean, the community, lagoons, canyons or other scenic vistas from the primary living area of a residence.

#### SCREENING

Walls, fencing, informal planting, berms, or dense hedges designed to buffer and conceal private living areas from public views and neighboring areas.

#### SCREENING PLANTING

Dense hedges or other landscaping designed to conceal private living areas from public view.

#### SCUPPER

An opening in a wall or parapet that allows water to drain from a roof.

#### SETBACK

The area that defines a front, rear or side yard as required by the Zoning Ordinance, between which line and the property line no building, structure, or portion thereof shall be permitted, erected, constructed, or placed unless specifically permitted by the Zoning Ordinance.

#### SIMULATION

The imitation of a real-world situation or scenario. A visual simulation can project a realistic graphical representation, often in three dimensions.



## A. APPENDIX

### A.1 GLOSSARY OF TERMS

#### SLOUGH WALL

Prevents loose dirt and other material—slough—from trickling or eroding down the slope.

#### SOLID RAILING WALL

A fence-like barrier consisting of solid, opaque material for the purpose of screening.

#### STAGGER AND JOG UNIT PLANE

Wall planes with both varying setbacks and orientations.

#### SURFACE ARTICULATION

Horizontal and vertical variation in the surface plane of a structure. For example, a cube consists of flat surfaces and has no articulation. By adding and subtracting vertical and horizontal elements to or from the cube, a more interesting and aesthetically pleasing shape can be achieved.

#### SWALE

These drainage elements are intended to filter, direct, and retain stormwater.

#### TANDEM PARKING

Parking that is only accessible by passing through another parking space from a street, lane, drive aisle or driveway.

#### TOE OF SLOPE

The lowest part of an embankment slope.

#### TRIM

The functional yet decorative woodwork edging openings and covering joints of a finished facade.

#### VAULTING EXTERIOR MECHANICAL EQUIPMENT

Locating mechanical equipment, or other equipment associated with a building—including but not limited to transmission cables— within an enclosure or underground vault.

#### VIEWSHED

Any view that is visible from an area which has scenic value for the community.

#### WALL PLANE

The overall mass and height of a structure.

#### WALL WASHING

An illumination technique for lighting large surfaces.



**A.2 -RESIDENT  
HANDBOOK:  
UNDERSTANDING  
THE DESIGN REVIEW  
PROCESS IN THE  
CITY OF DEL MAR**

Prepared by the Del Mar Ad Hoc  
Development Review Process  
Citizens’ Advisory Committee/  
Research Subcommittee

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**1. PURPOSE OF DESIGN REVIEW IN DEL MAR**

Design Review is used as a means to implement the goals contained in the Del Mar Community Plan to preserve and improve Del Mar as a beautiful, pleasant residential community in which to live, work, shop, and pursue leisure time activities.

The Design Review process also serves to maintain property values, preserve the natural environment, protect primary scenic views, and ensure a high aesthetic quality for the community.

The Design Review process encourages good design, including the use of harmonious materials and colors, compatible proportional relationships, and appropriate use of landscaping for both residential and commercial development projects.

It also determines whether a project is compatible with the Del Mar Community (General) Plan and Zoning Ordinance.

Design Review is not unique to Del Mar; it is discretionary form of development processing/entitlement widely practiced by many jurisdictions in California and elsewhere.

**2. THE DESIGN REVIEW ORDINANCE**

The Design Review Ordinance (“DRO”) is a Chapter 23.08 of the Del Mar Municipal Code (DMMC). See: <http://www.delmar.ca.us/DocumentCenter/Home/View/422>



## A. APPENDIX

### A.2 RESIDENT HANDBOOK

The Design Review Board (“DRB”) is a citizen’s committee comprised of seven Del Mar residents and one (non-voting) ex-officio architectural design professional, appointed by the Del Mar City Council to examine a development project’s placement and size, the materials and colors to be used, and, in the case of new structures, the type and extent of the landscaping proposed. The Design Review Board also evaluates the project’s compatibility with the uses and design of structures on surrounding properties, all based on the standards of review contained in the DRO. The DRO’s standards of review are called “Regulatory Conclusions.”

The DRO’s Regulatory Conclusions are written in the positive, meaning that a project application will be approved unless the project is found to be inconsistent with one or more of the Regulatory Conclusions in the DRO. Areas of potential inconsistency outlined in the Regulatory Conclusions include privacy, bulk and scale of structures, view obstruction, neighborhood compatibility, etc. A conclusion that a proposed design element is “unreasonable,” must be supported by findings of fact by the DRB, and may be cause for a continuance of the project by the DRB to allow for project revisions that would address the concern, or possible denial of the development application.

In reviewing a project for a requested Design Review Permit, the DRB is given the authority to act on other types of development entitlement that may be related to the project and are required by the Municipal Code. These include the Land Conservation Permit (for grading), Coastal Development Permit, and Tree Removal Permit. A project approval that includes any or all of the above-mentioned permits generally includes a set of conditions that address health and safety issues and ensure a project’s continued compliance with the Del Mar Community Plan, Zoning Ordinance, DRO, Land Conservation Ordinance (DMMC Chapter 23.33), Coastal Development Ordinance (DMMC Chapter 30.75) and the Tree Ordinance (DMMC Chapter 23.50).

Construction standards such as setbacks, lot coverage, permitted Floor Area Ratio (“FAR”), and building height are contained in the Zoning Ordinance of the DMMC (Title 30). Depending on a project’s location, it may also be subject to additional design review standards contained in the underlying zoning chapter for the property. There are 12 residential zones, 5 commercial zones, and several special overlay zones in Del Mar. Zoning information concerning a specific parcel can be obtained from the Planning Department. It is possible for a project to be consistent with the Zoning Ordinance and inconsistent with the DRO and thereby conditionally modified or denied by the Design Review Board.

### 3. TYPES OF DESIGN REVIEW PERMITS

- A. Administrative Design Review (ADR) permit applications are intended for projects that are minor in nature and impact, but are not exempt from the Design Review process. ADR approval is based on neighborhood input rather than review at a public hearing by the Design Review Board. The ADR offers a streamlined process as the decision is made by the Director of Planning and Community Development (unless an objection is filed in a timely fashion during the 10-day notice period, in which case the project would be placed upon the next available agenda for a public hearing before the Design Review Board). See: Administrative Design Review (“ADR”) A Guide To the Process <http://www.delmar.ca.us/DocumentCenter/View/1036>
- B. Some projects and activities are exempt from the Design Review process. Examples include the repair, restoration, or reconstruction of an existing structure (where the work maintains the outer dimensions and surface relationships of the existing structure; i.e., “like-for-like”). Planning Department staff is ultimately responsible for determining if a project is exempt from Design Review.



- C. Regular DRB permit applications are required for all other projects that are neither minor nor exempt and are reviewed by the Design Review Board at noticed public hearings.

#### 4. MILESTONES IN THE DESIGN REVIEW PROCESS

- A. As an initial step, the Planning Department can provide essential and helpful information and guidance to applicants who request a pre-application conference.
- B. Some projects require a Citizen's Participation Program ("CPP") meeting with neighbors before submittal of an application. See: CPP Guide To The Process <http://www.delmar.ca.us/DocumentCenter/View/52>
- C. A Design Review Application with the required supporting documentation is filed with the Planning Department.
- D. After all required documentation is reviewed, a Design Review Application may be deemed "complete" by the Planning Department and placed on the agenda of the next available DRB meeting.
  - 1. For those projects that require a separate approval from the Planning Director (e.g., Floodplain Development Permit) or the Planning Commission (e.g., Conditional Use Permit, Variance, or other Planning Commission approval), the DRB permit application will be deemed Incomplete until all other approvals are received. Generally, an Incomplete DRB application will not be placed on an agenda for consideration by the Design Review Board until all other approvals are obtained.
- E. Noticing
  - 1. Notice of the DRB hearing by first class mail is mailed to all property owners within a 300-foot radius of the project site at least 10 days prior to the DRB hearing.
  - 2. A "Development Permit Pending" sign is posted on the property at least 10 days prior to the DRB hearing.
- 3. A notice is posted at City Hall at least 10 calendar days preceding the DRB hearing prior to the matter being first considered.
- 4. A notice is published in a newspaper of general circulation at least one week prior to the matter first being considered.
- 5. Neighbors may file a request with the Planning Department to receive e-mail notification of the progress of the project by making contact with the Planner assigned to the application.
- F. Certain projects require the installation of "Story Poles" to represent the siting and massing of a proposed structure or addition. Story Poles are required to be installed fifteen (15) calendar days prior to the Design Review Board hearing and their heights and locations certified by a licensed land surveyor or civil engineer 10 calendar days prior to the hearing. For a detailed description of the City's Story Pole requirements, see: <http://www.delmar.ca.us/DocumentCenter/View/91>.
- G. A Staff Report will be issued by the Planning Department approximately seven (7) calendar days before the hearing. Staff reports are available for viewing and download at the City website at <http://www.delmar.ca.us/AgendaCenter>
  - 1. The purpose of the Staff Report is to provide relevant information—based on a review of the application—which can be utilized by the DRB in their quasi-judicial function of fact finding, deliberation, and decision making. The Staff Report is included in a packet, along with letters of support and opposition from interested parties and other pertinent information.
  - 2) Letters not submitted to the Planning Department prior to the issuance of the Staff Report are deemed "red dot" letters. Red dot letters are posted to the DRB website and emailed to DRB members prior to the hearing. It is desirable to have letters delivered to the Planning Department prior to the issuance of the Staff Report so that they may be included in the packet.
- H. DRB members visit the project site after receiving the Staff Report packet. Neighbors can meet with DRB members at this time to discuss the project.



## A. APPENDIX

### A.2 RESIDENT HANDBOOK

#### 5. THE DRB HEARING

- A. The DRB typically meets once a month on the fourth Wednesday.
- B. The DRB consists of seven members, including a Chairperson and Vice Chairperson. A quorum consists of four members. The Design Review Board also includes an eighth, ex-officio member and an ex-officio alternate, neither of which participate in the votes on applications. One or more DRB members may be disqualified from voting due to a conflict of interest or failure to attend the entire public hearing. For information on the DRB see: <http://www.delmar.ca.us/DocumentCenter/Home/View/337>
- C. At the discretion of the Chairperson, or by motion adopted by the DRB, an agenda item may be taken out of order.
- D. A majority vote shall be necessary for the DRB to take action. Tie votes shall be recorded as a failure of the motion to pass. After two or more tie votes, the application will be placed on the next available agenda of the City Council for action, not as an appeal.
- E. An item on the Agenda may be continued at the direction of the DRB if the request to continue is made after the distribution of the meeting packet and staff report for that item. Items may be continued by Planning Staff or at the request of the Applicant, if the request is made prior to the distribution of the meeting packet. Continuances will be made to a time certain unless the item is taken off-agenda, in which case it will be re-noticed.
- F. At the beginning of a DRB meeting, Staff will brief the DRB on the agenda items and will indicate which items may be eligible for Board member nomination to the meeting's Consent Calendar to be approved as recommended by Staff, without need for public hearing. To be eligible to be placed on the Consent Calendar, the application to be acted upon shall not have any objection from the applicant, a member of the audience, a Board member, or staff, or a written objection from the public filed with the Board. Any Board member may nominate an eligible application for the meeting's Consent Calendar. If the Application remains on the adopted Consent Calendar, the DRB's adoption of the Consent Calendar will normally constitute action on the Application as proposed in the Staff Report.
- G. Phase 1 of the DRB hearing will commence with an oral report by the Planning Staff. Then the applicant and their representatives will have a combined amount of ten minutes to orally present the project (and may be allowed additional time by the Chairperson for good cause shown). After these presentations are complete, members of the public can provide testimony.
- H. The Chairperson is authorized to regulate oral presentations to the DRB. The Chairperson may fix reasonable limits on the total time that oral presentations may be made on an item; and may fix a reasonable amount of time that each speaker has to make an oral presentation. Notwithstanding the above, members of the public are generally allowed three minutes to complete their presentation, and may be allowed additional time by the Chairperson for good cause shown.
- I. After the public testimony is completed, the applicant and their representatives are allowed five minutes for rebuttal to address only items that were raised during public testimony.
- J. After the applicant's rebuttal, the public hearing is closed and the DRB begins deliberation and decision making (Phase 2). During Phase 2, the DRB shall address only how the proposed design conforms to the DRO and other applicable standards of review. During Phase 2, the DRB shall consider only the information presented during Phase 1. Phase 1 can be reopened by the Chairperson if a new fact or issue arises in Phase 2.



- K. The DRB may, by majority vote:
- 1) Approve; or
  - 2) Disapprove in accordance with the provisions of the DRO;  
or
  - 3) Conditionally approve; or
  - 4) Continue the application.

## 6. RESUBMITTAL OF DENIED PROJECT

- A. At least one year shall have elapsed since the effective date of disapproval of the application or revocation of a Design Review Permit before filing a new application seeking substantially the same Design Review Permit for any of the same property.

## 7. APPEALS

- A. The decision of the Design Review Board is final unless a written appeal is filed with the City Administrative Services Department, accompanied with a processing fee, within ten (10) business days from the date action is taken on the application.
- B. If an appeal is filed with the Administrative Services Department during this period, it will be placed on an agenda of the City Council for an Initial Consideration hearing. At an Initial Consideration hearing, the Council will determine to either:
- 1) Reject the appeal, thereby upholding the Design Review Board's decision;
- or
- 2) Set the matter for a for a new (de novo) public hearing review at a subsequent City Council meeting.

## 8. POST-DRB PROJECT CHANGES

- A. While staff does have discretion to authorize some minor changes to approved plans, that discretion is extremely limited. More often than not, a proposed change to approved construction drawings will require the submittal of an application for formal authorization to modify the approved plans. The City Council has, therefore, established a procedure to determine whether those proposed changes are insignificant and can be authorized by staff, or if they should be reviewed through a process that involves more oversight and an opportunity for public input.
- B. The procedure involves a determination of whether a project, if modified as proposed, would still be in "substantial conformance" with the project as it was previously authorized by the City. An application may be filed with the City to initiate a Determination of Substantial Conformance review, with a member of the DRB specifically appointed by the Board for this purpose on an annual basis. If the proposed change is deemed to be in substantial conformance, the change(s) will be recorded with the project file. If not deemed to be in substantial conformance, the modification(s) would be subject to a different review, one that would involve the opportunity for public review and comment. Typically, the change would be reviewed through the same type of review process as was originally employed for the review of the project (DRB or Conditional Use Permits etc.). Other times, a more streamlined Administrative Design Review (ADR) process may be applicable. See: Determination of Substantial Conformance - A Guide To the Process <http://www.delmar.ca.us/DocumentCenter/View/59>



## A. APPENDIX

### A.2 RESIDENT HANDBOOK

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**A.3 - GOOD NEIGHBOR  
GUIDE TO THE  
DESIGN REVIEW  
PROCESS IN DEL  
MAR**

Prepared by the Del Mar Ad Hoc  
Development Review Process  
Citizens’ Advisory Committee/  
Research Subcommittee

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**1. INTRODUCTION**

The Design Review process, while regulatory, has the underlying intent to try to protect neighborhoods and the unique character of Del Mar. This Guide is meant to provide some helpful tips that can encourage neighborliness and harmony before, during, and after the completion of new or remodeled structures in Del Mar. The majority of projects subject to the Design Review process are residential in nature, however, the process also applies to all non-residential structures such as commercial, institutional, public facilities, and public recreation. Note that many of the issues addressed here (such as view blockage or privacy) are enumerated in the Del Mar Design Review Ordinance (DRO) contained in Del Mar Municipal Code Chapter 23.08. This guide is just meant to draw your attention to areas that may be of special concern to neighbors when a new project is proposed in a neighborhood; but you should also familiarize yourself with the relevant DROs.

These “good neighbor” tips are based very simply on the Golden Rule: **“Do unto others as you would have them do unto you.”** If you follow these guidelines, you may find that going through the Design Review process, as either an applicant or neighbor, will be easier and less disruptive, and lead to better relationships in your neighborhood.

Applicants: if you are planning a change to your property, think about what your concerns would be if your next-door neighbor were proposing to either build a new structure or addition near you. Incorporate those concerns into your thinking as you design your own new or remodeled house.



## A. APPENDIX

### A.3 GOOD NEIGHBOR GUIDE

Neighbors: if someone is building next-door or nearby to you, think about what it might be like joining a new neighborhood and wanting to fit in; or wanting to create a new or remodeled home for your family with specific requirements that meet your needs.

Successful development always involves compromise and reasonableness on both sides, and common themes for successful outcomes include:

- Consistency with the Del Mar Community Plan, the existing neighborhood, the Design Review Ordinance, and the Planning/Zoning Codes that were created by Del Mar's founders and subsequent community stakeholders to maintain the unique character of Del Mar and to preserve the priceless natural environment that makes Del Mar what it is
- Transparency of information about a proposed development (whether provided by the developer, the City of Del Mar, or the neighbors)
- Effective and predictable methods of communication between parties
- Respectful dialogue and good-faith effort from all parties involved

## 2. IF YOU LEARN THERE IS A PROJECT PENDING DEVELOPMENT IN YOUR NEIGHBORHOOD

The City of Del Mar has a long-standing and extensive civic process for developing residential real estate. It is called the Design Review process, and the ordinances can be found here on the city's website: Del Mar Design Review Ordinances--Chapter 23.08. You are advised to read this document thoroughly, to be familiar with your rights as a neighbor as well as your neighbor's rights to develop their property.

The City's Planning Department is always available to you if you have any questions, and can be reached at (858) 755-9313; or you can visit them at City Hall ([www.delmar.ca.us](http://www.delmar.ca.us)). Del Mar is a small city and the staff is there to serve you, so take advantage of that!

### WHAT SHOULD YOU DO FIRST?

It is strongly advised that you open lines of communication with your neighbor planning development as soon as possible. Much of the conflict that can occur in project developing is due to miscommunication or lack of communication.

In this guidebook, we discuss basic "good neighbor" principles that apply to everyone—whether the person developing a property or a person who will be impacted by a new development. You both have rights as well as responsibilities.



## WHAT IS THE DESIGN REVIEW PROCESS IN DEL MAR?

This is taken from the City's Website <http://www.delmar.ca.us/141/Design-Review-Board>:

*The Del Mar Design Review process is intended to preserve and improve the scenic amenities of Del Mar and to protect the city's natural environment, its scenic vistas, and the community's overall aesthetic quality. The Design Review process encourages good design, including the use of harmonious materials and colors, and the appropriate use of landscaping. In addition to protecting the city's scenic and natural resources, the Design Review process also has the desired effect of protecting property values.*

*As part of the review process, application proposals are evaluated for their consistency with the provisions of the Del Mar Community (General) Plan and with the City's Zoning Ordinance as well as consistency with the applicable Design Review standards, found in the Design Review Ordinance (DRO). The Design Review Board's review involves an evaluation of a structure's placement and size, the materials and colors to be used, and in the case of a new structure, the type and extent of the landscaping proposed. It also involves an evaluation of the project's compatibility with surrounding development.*

There is a Design Review Board (DRB) made up of seven Del Mar residents appointed by the Del Mar City Council to serve four-year terms and an ex-officio (non-voting) member with professional architectural design experience who serves a two-year term. Any resident, which includes both property owners and renters, can apply to serve on this and any other city committee. The DRB meets on the 4th Wednesday of each month in City Hall, and the meetings are televised on Channel 24 (Spectrum). The Design Review process was developed and is implemented to help preserve the character of Del Mar, which in turn helps preserve property values as well as the overall community's sense of place.

Basically, applicants must complete a number of steps with the City to put forth their plans for a construction project, and must comply with the City's Design Review Ordinance. **See the City of Del Mar Neighbor Handbook for further detail.**

### 3. APPLICANTS: BEFORE COMPLETING A DESIGN

If you are building in Del Mar, before completing a design, consider the following:

- Design your addition or your new house as if you were going to live next door to it.
- Talk with your neighbors and show them your proposed design early in the process.
- Consider organizing a meeting with your neighbors to encourage neighbor discussions before entering into the formal Del Mar process, including the CPP (Citizens Participation Program).

### 4. SOME BASIC "GOOD NEIGHBOR" PRINCIPLES

If you are an applicant, we recommend that early in the design process of a new or remodeled structure, you should initiate discussions with neighbors regarding the project in the hopes that early communication will lead to mutually agreeable project outcomes. There is a Citizen's Participation Program (<http://www.delmar.ca.us/DocumentCenter/View/5>) that is designed for this purpose and in some cases, is a required part of the process.

It is strongly encouraged that neighbors themselves can meet very early in the process, so that lines of communication are opened. In any case, prior to filing an application for a land use or building permit, neighbors should be informed of a pending project.



## A. APPENDIX

### A.3 GOOD NEIGHBOR GUIDE

As an applicant, when initiating design review, consider mutual neighborhood privacy in all aspects of your new project's design and site layout, including noise, lighting, and sunlight access. Be sure to discuss and show your neighbors placement of second story windows, balconies, and decks in order to resolve any view or privacy problems early in the process.

#### 5. HELPFUL TIPS FOR A SUCCESSFUL NEIGHBOR MEETING

If you are developing a project, what information can you provide that neighbors will find useful?

- Background information including a complete description of your project and the public process it must go through.
- Site plans, elevations, models, aerial photos, drawings, etc., if you have initial ones to share. If you can provide 3-D imagery, that is very helpful. It will help others visualize the changes you wish to make, as two-dimensional architectural plans or renderings can be challenging to understand.
- Information or other resources that discuss the zoning or land development process.

#### HOW WILL NEIGHBORS SEE YOUR PROJECT?

- Put yourself in the place of the people who surround your property. Will they view your project as an enhancement or unexpected change that may impact their property?
- How might your project affect traffic or pedestrian safety in the area?
- Does your project enhance or complement existing neighborhood character or does it contrast with what surrounds it?

- Will your project alter the natural landscape, topography, trees and landscape, impact views, etc.?
- Might your project reduce the sense of privacy for a neighboring property owner?

#### WAYS TO RESPOND TO NEIGHBOR CONCERNS

- Listen and be respectful—give people the chance to be heard.
- Focus on identifying problems. This meeting is a chance for you to gather input that may be useful to you in getting your project through the review process. The issues that your neighbors raise are often the same issues that may be raised by the Planning Commission or the Design Review Board. Be open to options that could be reasonable or affordable ways to alleviate or address problems.
- Resolving problems at the meeting is not necessary, but it may be helpful to identify areas where there is some flexibility in your plans.
- Know that you won't necessarily be able to please everyone, but that you are providing an opportunity for dialogue. The neighbors will appreciate your effort and the opportunity to share their views.

#### 6. TIPS REGARDING VIEW BLOCKAGE

- Visit inside your neighbors' houses to see how your building will affect their views and work to accommodate their concerns.
- Be sensitive to your neighbors' views in the placement and architectural appearance of your structure or addition.
- Identify neighbors' lines of sight and current views and how both your neighbors' views and your own can be preserved or enhanced through a good design.



- Where it is possible to preserve a view from a neighbor's property, achieve your project goals and respond effectively to environmental and other site constraints, then locate new structures so they interfere minimally with the neighbors' views. Where compromise between these various project components must be made, strive to place a new structure so that similar amount and quality of private views may be achieved on a neighbor's property as on your property.
- Reduce height of the new structure to minimize blockage of views.
- Define neighbors' views and how your new project will affect the views.
- Introduce methods that can be used to limit views blocked due to a building's height.
- Be sensitive to the existing size and bulk patterns in the neighborhood.
- Locate higher portions of the structures to minimize view blockage.
- Consider views from major living areas as well as other high quality views.
- Avoid tall landscaping, fences or walls that interfere with your neighbors' views. Consider the mature plant growth height when selecting plants.
- Screen solar panels, satellite dishes, radio antennae and other equipment from neighbors' views to the maximum amount possible.

## 7. TIPS FOR MINIMIZING CONSTRUCTION IMPACTS

If you are an applicant, consider the impacts during the construction process on your neighbors as well. Remodeling and building can be messy processes. Here are a few recommendations:

- Tell your neighbors when work will begin and the approximate completion date; and whom they can contact if any problems or concerns arise.
- Limit the noise of power tools to standard business hours. Del Mar has rules regarding hours of construction; please follow them.
- Have materials dropped in the driveway or yard, not the street, and have dumpsters removed as soon as they are full; only keep them when they are truly needed.
- Confine subcontractors as much as possible to your side of the street
- Keep the construction site neat so as not to affect neighboring properties
- Remind your contractors to be sensitive when parking vehicles



#### 8. TIPS FOR MANAGING CONFLICT

Conflict can strengthen and enhance relationships, or it can destroy them. Since we tend to regard conflict as negative, the first step toward constructive conflict is to recognize both positive and negative aspects.

Thoughtful dissent (what may appear to be interpersonal conflict) can result in reaching better decisions. Conflict resolution is not about eliminating disagreements, diversity of opinion, or alternate viewpoints that are crucial to good decision making. Too often, “conflict resolution” takes the form of suppressing all disagreements, rather than using them as decision improvement opportunities.

Before you work on a resolution to an issue/problem/conflict, keep in mind these ideas before you start:

- Be sure it is a real problem worth spending the time to resolve.
- Focus on the root causes of the problem - not just the symptoms or personalities.
- Be prepared to work toward a mutually agreeable solution— not just winning your point of view.
- Prepare yourself to listen and understand other points of view on the issue.
- Keep some perspective. Disagreement and conflict are expected whenever people coexist. Relationships are not destroyed, and often can be enhanced, by working towards a mutually agreeable solution.
- Remember that it is OK to disagree, and the other person is not wrong to disagree with you.
- Keep your sense of humor!

**Listen for perspective.** Understanding other perspectives is a key to finding resolution. Use reflective listening techniques such as paraphrasing, repeating back, and non-verbal signs. Do your best to understand the frame of reference of the speaker; seek out the background and life experiences on which they base their perspective.

**Own your part.** It takes at least two or more parties for a conflict to exist. Be willing to take responsibility for your contribution to the problem. Acknowledging your contribution (or perceived contribution) can be an important first step in the resolution process by opening communication and lowering barriers.

**Be the first to make a concession.** Take the lead in making the negotiation work. An early concession in an area important to the other person/group usually results in their reciprocation in other areas or ideas. Take the lead in suggesting trade-offs by giving something another person wants in return for something you want.

**Stay objective.** In the heat of discussion, it is easy to display your feelings and emotions to a point they block the possibility of resolution. Work on not letting your own feelings block you from hearing what the other person is saying.