

941 CAMINO DEL MAR  
SPECIFIC PLAN  
SP16-001



ADOPTED BY CITY COUNCIL  
JULY 2, 2018





# 941 CAMINO DEL MAR SPECIFIC PLAN

SPECIFIC PLAN SP16-001

ADOPTED BY CITY COUNCIL  
JULY 2, 2018

ORDINANCE 2018-\_\_\_\_\_

Prepared For:  
**City of Del Mar**  
1050 Camino Del Mar  
Del Mar, CA 92014

Prepared By:  
**The Lightfoot Planning Group**  
5900 Pasteur Court, Suite 110  
Carlsbad, CA 92008  
760-692-1924

# ACKNOWLEDGEMENTS

## CITY OF DEL MAR

### CITY COUNCIL:

Dwight Worden, Mayor\*

Dave Druker, Deputy Mayor

Ellie Haviland\*

Sherryl Parks

Terry Sinnott

\*Planning Liaison Committee Member

### CITY STAFF:

Scott W. Huth, City Manager

Kathleen A. Garcia, FASLA, LEED AP, Director of Planning & Community  
Development

Evan Langan, AICP, Associate Planner

### OWNER & PROJECT SPONSOR:

DM Asset Recovery, L.P.

1555 Camino Del Mar, Suite 307

Del Mar, California 92014

### CONSULTANT TEAM:

Land Use Planner - The Lightfoot Planning Group

Ann Gunter, AICP

Architect - Starck Architecture and Planning

Jamie Starck

Dan Mullen

Landscape Architect - Groundlevel Landscape Architecture

Brad Lenahan, ASLA

Amanda Mercado

Civil Engineer - Sowards and Brown Engineering

Randy Brown

## TABLE OF CONTENTS

<b>1</b>	<b>Introduction.....</b>	<b>1</b>
1.1	Specific Plan Location and Boundaries .....	1
1.2	Authority and Requirements .....	1
1.3	Purpose and Intent of the Specific Plan.....	4
1.4	Plan Overview .....	5
1.4.1	Land Use Mix.....	5
1.4.2	Development and Design Criteria.....	5
1.4.3	Project Plans.....	6
1.5	Specific Plan Process Overview.....	6
1.5.1	California Environmental Quality Act (CEQA) Compliance.....	6
1.5.2	Specific Plan Legislative Actions and Discretionary Permits .....	6
1.5.3	California Coastal Commission.....	7
1.5.4	Development Agreement .....	7
1.6	Relationship of the Specific Plan to the Del Mar Community Plan (General Plan).....	7
1.7	Relationship of the Specific Plan to the Coastal Act and the Del Mar Local Coastal Program .....	8
1.8	Relationship of the Specific Plan to the Del Mar Municipal Code.....	8
1.9	Regulatory Effect.....	8
1.10	Construction of Language .....	8
1.11	Severability .....	8
<b>2</b>	<b>PLANNING CONSIDERATIONS .....</b>	<b>11</b>
2.1	Regulatory Setting.....	11
2.2	Site History and Current Property Use .....	11
2.3	Surrounding Land Uses .....	12
2.4	Public Facilities, Infrastructure and Services .....	12
2.4.1	Existing Circulation and Access.....	12
2.4.2	Water, Sewer and Drainage.....	13

---

2.4.3	Energy.....	13
2.4.4	Telecommunications.....	13
2.4.5	Waste Disposal.....	13
2.4.6	Law Enforcement.....	13
2.4.7	Fire Protection.....	14
2.4.8	Parks and Beaches.....	14
2.4.9	Libraries.....	14
2.4.10	Schools.....	15
<b>3</b>	<b>LAND USE.....</b>	<b>17</b>
3.1	Land Use Plan Objectives.....	17
3.2	Land Use Designations.....	17
3.3	Land Use and Development Regulations.....	20
<b>4</b>	<b>Exceptional Public Benefits.....</b>	<b>21</b>
4.1	List of Exceptional Public Benefits.....	21
4.1.1	Affordable Housing.....	21
4.1.2	Camino Del Mar Streetscape.....	22
4.1.3	Del Mar Shores Park Master Plan Project.....	22
4.1.4	Safe Railroad Crossing and Coastal Rail Trail.....	22
4.1.5	City Shuttle System.....	23
4.1.6	Traffic Calming - Speed Limit Radar Signs.....	23
4.1.7	Solar Energy Production.....	23
4.1.8	Public Art.....	23
4.1.9	Economic Benefits.....	23
4.2	Other Public Benefits of 941 Camino Del Mar Development.....	23
4.2.1	Visitor Serving Opportunities.....	23
4.2.2	Residential Opportunities within a Mixed-Use Setting.....	24
4.2.3	Off-street parking hidden from public view.....	24
4.2.4	Redevelop a former gas station with a quality mixed-use project.....	24
4.2.5	Underground existing utility poles adjacent to the site.....	24

---

4.2.6	Sewer Main Relocation .....	24
4.2.7	Streetscape Improvements.....	24
<b>5</b>	<b>Zoning, Land Use &amp; Development Regulations.....</b>	<b>25</b>
5.1	Purpose .....	25
5.2	Boundaries .....	25
5.3	Applicability.....	25
5.4	Definitions .....	26
5.4.1	Bulk Floor Area .....	26
5.4.2	Bulk Floor Area Ratio.....	26
5.4.3	Habitable Floor Area .....	26
5.4.4	Habitable Floor Area Ratio.....	26
5.4.5	Lot Coverage .....	27
5.4.6	Podium .....	27
5.4.7	Project .....	28
5.4.8	Rentals – Long Term.....	28
5.4.9	Rentals - Short Term .....	28
5.4.10	Residential Hospitality Use .....	28
5.5	Allowable Uses .....	29
5.6	Temporary Uses .....	31
5.7	Affordable Housing Requirement .....	31
5.8	Operational Requirements for Residential Hospitality Use .....	32
5.8.1	Transient Occupancy Tax (TOT) .....	32
5.8.2	Onsite Property Manager .....	32
5.9	Site Development Standards .....	33
5.9.1	Lot Dimensions.....	33
5.9.2	Building Placement .....	33
5.9.3	Building Form .....	34
5.9.4	Parking Standards .....	36
5.9.5	Use of Public Right-of-Way .....	39

---

5.9.6	Design Review .....	39
5.9.7	Condominium Form of Ownership .....	39
<b>6</b>	<b>Design Criteria .....</b>	<b>41</b>
6.1	Purpose and Intent.....	41
6.2	Site Design.....	42
6.2.1	Circulation and Parking .....	42
6.2.2	Pedestrian & Streetscape Improvements.....	42
6.3	Building Design.....	43
6.3.1	Architectural Character.....	43
6.3.2	Building Massing and Scale.....	43
6.3.3	Exterior Materials and Finishes.....	43
6.3.4	Roofs and Roof-Mounted Equipment.....	44
6.3.5	Architectural Details.....	45
6.3.6	Exterior Lighting .....	46
6.3.7	Fencing .....	46
6.3.8	Signage .....	46
6.3.9	Central Utility and Service Areas .....	47
6.3.10	Sustainability.....	47
6.4	Landscape Design.....	48
6.4.1	General Criteria .....	48
6.4.2	Street Frontage .....	49
6.4.3	Plant Palette .....	49
<b>7</b>	<b>Plan Implementation .....</b>	<b>55</b>
7.1	Infrastructure Phasing and Financing.....	55
7.1.1	Public Maintenance .....	55
7.1.2	Private Maintenance.....	55
7.2	Specific Plan Administration .....	56
7.2.1	Specific Plan Interpretations.....	56
7.2.2	Enforcement.....	56

---

7.2.3	Process for Amendment .....	57
7.2.4	Public Noticing Requirements for Amendments .....	58
7.2.5	Exemptions from Amendment Requirements.....	58
<b>8</b>	<b>Consistency with the Del Mar Community Plan .....</b>	<b>61</b>
8.1	Environmental Management .....	62
8.2	Transportation .....	63
8.3	Community Development.....	64
<b>9</b>	<b>Conformance with the Local Coastal Program .....</b>	<b>71</b>
9.1	Discussion of Coastal Policies for 941 Camino Del Mar Specific Plan .....	71
9.2	Land Use Development Goals and Policies by District - Village Center District...	74
9.3	Section IV-B Coastal Access .....	77
<b>10</b>	<b>Conformance with Additional City of Del Mar Documents.....</b>	<b>79</b>
10.1	Camino Del Mar Streetscape Plan .....	79
10.2	City of Del Mar Parking Master Plan .....	81
10.3	City of Del Mar Vision 2020 Report .....	81

## List of Exhibits

Exhibit 1-1 Regional Map .....	2
Exhibit 1-2 Vicinity Map .....	3
Exhibit 3-1 Land Use Plan/Flexible Use Zones .....	18

## List of Tables

Table 3-1 Flexible Mixed-Use Parameters .....	19
Table 5-1 Camino Del Mar Specific Plan Land Use Matrix.....	29
Table 5-2 Setbacks .....	33
Table 5-3 Parking Spaces Required by Use .....	37
Table 6-1 Plant Material Legend .....	51

# 1 INTRODUCTION

---

This 941 Camino Del Mar Specific Plan has been prepared for the redevelopment of the 25,524 square foot property which was the site of a former gas station and the subject of a prior Specific Plan (Garden Del Mar, 2008) for a commercial mixed-use project with restaurant, café, retail, offices and two and a half levels of subterranean parking. While the Garden Del Mar Specific Plan was adopted by the Del Mar City Council and ratified by citywide vote, the envisioned project was never implemented and the site remains vacant. The 941 Camino Del Mar Specific Plan would replace the Garden Del Mar Specific Plan in its entirety, establishing new land use and development regulations to allow a mixed-use development with a combination of residential, hospitality, commercial, professional office, retail and restaurant uses.

## 1.1 SPECIFIC PLAN LOCATION AND BOUNDARIES

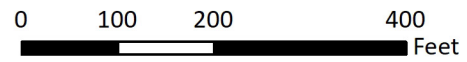
The City of Del Mar is a coastal community comprising 1.8 square miles located within San Diego County. The City incorporated in 1959 and has a 2018 population of approximately 4,200 individuals. A popular local and regional tourist destination, the community receives more than two million visitors annually, attracted by accessible public beaches, year-round temperatures averaging 72 degrees, and events such as those held at the Del Mar Racetrack and County Fairgrounds.

The 941 Camino Del Mar Specific Plan consists of two adjacent parcels of land (Assessor’s Parcel Numbers 300-221-32 and 300-221-33) totaling 25,524 square feet, located at the southeast corner of Camino Del Mar and 10<sup>th</sup> Street in the City of Del Mar. Pursuant to the Community Development Element of the Del Mar Community (General) Plan, the project site is located within the Village Center District and zoned as “GDMSP” (Garden Del Mar Specific Plan). The project site location is illustrated on Exhibits 1-1 and 1-2.

## 1.2 AUTHORITY AND REQUIREMENTS

California Government Code Section 65450 *et seq.* grants local planning agencies the authority to prepare Specific Plans for any area covered by a General Plan, as a tool for the implementation of the General Plan (known as the “Community Plan” in the City of Del Mar). A Specific Plan can effectively establish a link between implementing policies of the General Plan and an individual development proposal.





1 inch = 200 feet



This Specific Plan has been prepared in accordance with State Specific Plan requirements under the authority of Government Code Sections 65450-65457 and consistent with the State guidelines for the preparation of Specific Plans. This Specific Plan contains sections required under Section 65451 of the Government code that address the following:

- The distribution, location and extent of the use of land within the area covered by the plan. (Refer to Chapters 2 and 3.)
- The proposed distribution, location, extent, and intensity of major components of infrastructure (transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities) proposed to be located within the area covered by the Plan and needed to support the land uses described in the Plan. (Refer to Chapter 2.)
- The standards and criteria by which development will proceed, and standards for the conservation, development and utilization of natural resources, where applicable. (Refer to Chapters 5 and 6.)
- Implementation measures including regulations, programs, public works projects, and financing measures. (Refer to Chapter 7.)
- A statement of the relationship of the Specific Plan to the General Plan. (Refer to Chapter 8.)

Following adoption by the City Council, this Specific Plan may be put to a vote of the citizens of Del Mar via California Elections Code §9222, with subsequent certification required by the California Coastal Commission via a Local Coastal Program Amendment.

### **1.3 PURPOSE AND INTENT OF THE SPECIFIC PLAN**

The 941 Camino Del Mar Specific Plan creates a regulatory framework that will govern future development of the project site. As a regulatory document, the Specific Plan prescribes zoning for the Site and upon adoption will be designated on the zoning map as 941SP (941 Camino Del Mar Specific Plan). The Specific Plan document further prescribes infrastructure requirements, design criteria and standards for plan implementation. Chapter 5 of this Specific Plan includes the development regulations that will govern the subject property, and Chapter 6 includes the design criteria that will assure the quality and character envisioned for the Site.

The key factors and goals established for this Site are:

- Identify a land use and design for the property that is an economically viable alternative to revitalize a blighted site.
- Develop a use in this location that will attract existing residents, new residents, and visitors with discretionary spending to further support the local business community.
- Provide a commercial use component that actively interfaces with the streetscape, while balancing neighbor concerns for parking and quiet enjoyment.
- Create an architectural statement to anchor the east side of Camino Del Mar across from and complementary to the new Civic Center project.
- Provide a design and transitional use compatible with the adjoining residential neighborhood that responds to the demand for flexible owner occupancy and rental use options, as well as flexible commercial use options.
- Provide sufficient parking to serve all proposed site uses.

## **1.4 PLAN OVERVIEW**

### **1.4.1 Land Use Mix**

To provide adaptability and flexibility to respond to future changes in market demands or desired building purposes, the 941 Camino Del Mar Specific Plan permits a variety of land uses, including Commercial (Retail, Restaurant, Professional Office), and Residential Hospitality uses. The mix of uses was selected to complement surrounding development, to provide an appropriate transition to the adjoining residential neighborhood, and maximize long-term economic and social vitality along Camino Del Mar. In addition to flexibility in permitted land uses, the Residential Hospitality use specifically allows for flexible occupancy options by an individual owner, including nightly and short-term rentals for visitors to the area, to provide improved opportunities for meeting permanent and transient housing demands.

### **1.4.2 Development and Design Criteria**

The 941 Camino Del Mar Specific Plan includes development standards and design criteria to provide for a distinctive improvement for the 10th Street and Camino Del Mar corner, encouraging high-quality architecture, materials and landscape elements. The goal is to effect building and site design that are timeless and

compatible with the existing character and scale of the Del Mar community, while welcoming visitors to the area.

Other key elements for this site include a focus on creating an attractive, inviting and open streetscape experience for pedestrians and an improved streetscape view for people travelling along Camino Del Mar.

### **1.4.3 Project Plans**

A development project is being processed in conjunction with the 941 Camino Del Mar Specific Plan. The final design and its compliance with this Specific Plan and applicable sections of the DMMC shall be the purview of the Design Review Board in accordance with process stipulated in DMMC Chapter 23.08.

## **1.5 SPECIFIC PLAN PROCESS OVERVIEW**

In July 2017, the Del Mar City Council adopted Policy No. 112, formalizing a process for community outreach, legislative and discretionary actions required for the processing of Specific Plans. The 941 Camino Del Mar Specific Plan will implement the requirements of Policy 112 as outlined below. Details regarding the process and procedures for implementation of the Specific Plan, including enforcement and amendments, are provided in Chapter 7, Section 7.3.

### **1.5.1 California Environmental Quality Act (CEQA) Compliance**

The legislative and discretionary actions associated with the project are subject to environmental review pursuant to the California Environmental Quality Act (CEQA). An Environmental Impact Report (EIR) was prepared and certified for the 2008 Garden Del Mar Specific Plan. As site conditions are unchanged from 2008, and as proposed development would be substantially similar to that proposed under the Garden Del Mar Specific Plan, pursuant to CEQA Guidelines Section 15163, a Supplemental EIR (SEIR) was prepared to update the previous document. The Draft SEIR was circulated for public review and comment for a period of 45 days, with a Planning Commission public workshop for input during the circulation. A Final SEIR (including responses to any comments received) must be certified by the City Council concurrent with adoption of the Specific Plan, General Plan and Local Coastal Program Amendments.

### **1.5.2 Specific Plan Legislative Actions and Discretionary Permits**

The 941 Camino Del Mar Specific Plan must be approved by the City Council, and at their discretion, may be put to a citywide vote via process and procedure enumerated in California Elections Code §9222. The legislative changes approved by the City Council include amendment of the City's Community (General) Plan, Zoning Ordinance and Local Coastal Program, that may be followed by an election

on the legislative actions, with all related actions as required by the State Elections Code.

Permits for development are also required consistent with the standards and guidelines of the Specific Plan. These permits are processed through the Design Review Board and Planning Commission for review under the City’s Specific Plan Policy. The necessary development entitlement actions include:

- Design Review Permit
- Land Conservation Permit
- Tentative and Final Maps to allow individual ownership (condominium) and merger of the two existing lots.
- Coastal Development Permit
- Other development permits as required by the City of Del Mar

### **1.5.3 California Coastal Commission**

The Specific Plan was prepared in conformance with the goals and policies of the Local Coastal Program for the City of Del Mar. An amendment of the Local Coastal Program, including implementing regulations to reflect the Specific Plan regulations for the property, is subject to review and certification by the California Coastal Commission, following approval by the City Council and a potential public vote as outlined above.

### **1.5.4 Development Agreement**

A development agreement may be used by the City of Del Mar to memorialize and further vest the rights and public benefits including EPBs and operational requirements embodied in the Specific Plan.

## **1.6 RELATIONSHIP OF THE SPECIFIC PLAN TO THE DEL MAR COMMUNITY PLAN (GENERAL PLAN)**

This Specific Plan implements the goals and policies of the Del Mar Community Plan as summarized below, with details provided in Chapter 8.

1. Enhance Del Mar’s character by providing for new uses that complement the community’s existing village-like character.
2. Enhance this southern portion of the Del Mar Village area with improved streetscape design and landscape that create a pedestrian-friendly environment along the site’s Camino Del Mar frontage.
3. Ensure energy efficiency and water conservation, including landscaping.

## **1.7 RELATIONSHIP OF THE SPECIFIC PLAN TO THE COASTAL ACT AND THE DEL MAR LOCAL COASTAL PROGRAM**

The 941 Camino Del Mar Specific Plan will require an LCP amendment (LCPA), which is subject to approval by the California Coastal Commission. This Specific Plan amends the zoning map and corresponding use and development regulations only for the property covered by the 941 Camino Del Mar Specific Plan. The portions of the LCP that are not amended herein remain in full force and effect as applicable to the Specific Plan area and the rest of the City. The Specific Plan is consistent with and implements the applicable Coastal Act and Del Mar LCP. A detailed consistency review for the LCP Amendment is provided in Chapter 9.

## **1.8 RELATIONSHIP OF THE SPECIFIC PLAN TO THE DEL MAR MUNICIPAL CODE**

The 941 Camino Del Mar Specific Plan will conform to and implement the Del Mar Community (General) Plan. It is a legislative document which prescribes zoning and development standards for the property that, in concert with other remaining portions of the Municipal Code, will be applied to new development. Where there is a conflict between the provisions of this Specific Plan and other sections of the Del Mar Municipal Code, the provisions of the 941 Camino Del Mar Specific Plan shall prevail.

## **1.9 REGULATORY EFFECT**

Under California law, Specific Plans may be adopted either by ordinance or by resolution. This option allows local jurisdictions to determine if a Specific Plan is intended as a policy statement (if adopted by resolution) or a regulatory document having the effect of law (if adopted by ordinance). The City of Del Mar intends this Specific Plan to have regulatory effect, therefore this Specific Plan shall be adopted by ordinance. Once adopted, in the event of conflicts between the provisions and definitions of this Specific Plan and those of any other laws or ordinances of the City of Del Mar, the provisions and definitions of this Specific Plan shall prevail over such other provisions of said laws and ordinances.

## **1.10 CONSTRUCTION OF LANGUAGE**

As used in this Specific Plan, the terms “shall” means mandatory or required; “should” means recommended or desired; and “may” means optional. Where numerical metrics are stated, they take precedence over graphic metrics.

## **1.11 SEVERABILITY**

If any term, provision, or condition of this Specific Plan is determined invalid, void, or unenforceable, the remainder of this Specific Plan shall not be affected thereby to the

extent such remaining provisions are not rendered impractical to perform, taking into consideration the purposes of this Specific Plan.

Page intentionally left blank.

---

## 2 PLANNING CONSIDERATIONS

---

This chapter provides a brief overview of the existing setting of the 941 Camino Del Mar Specific Plan area, including the existing land use, physical conditions and site constraints.

### 2.1 REGULATORY SETTING

#### DEL MAR COMMUNITY PLAN

The Del Mar Community Plan (the City’s General Plan) designates the Site to be within the Commercial Central land use category, and a previous Specific Plan (2008) for the site was adopted and ratified by the electorate which changed the land use designation for the Site to GDMSP (Garden Del Mar Specific Plan). Upon approval and ratification, this Specific Plan will replace the 2008 Specific Plan.

#### DEL MAR MUNICIPAL CODE (DMMC) – ZONING

Current zoning for the property is stipulated as “GDMSP” pursuant to the adopted Garden Del Mar Specific Plan. Upon approval and ratification, the 941 Camino Del Mar Specific Plan will replace that document in its entirety and rezone the Site as “941SP.”

#### LOCAL COASTAL PROGRAM (LCP)

The Local Coastal Program Land Use Plan for the City of Del Mar designates the Site consistent with the Community Plan land use designation. It is located within a mixed-use designated area (GDMSP) to be modified by the 941 Camino Del Mar Specific Plan.

The City’s Land Use Plan and Implementing Ordinances in the Zoning Code were certified by the California Coastal Commission. The Specific Plan will require an LCP amendment (LCPA), subject to approval by the California Coastal Commission, in order to amend the use and development regulations applicable to the subject property. Upon approval of LCPA, the City of Del Mar would have permit authority to issue development permits, including Coastal Development Permits (CDPs), for the subject property in accordance with the Specific Plan.

### 2.2 SITE HISTORY AND CURRENT PROPERTY USE

This property was the site of a former gas station. The property is currently vacant except for a small two-story building that was most recently occupied with commercial uses. There are some remnant planting areas with palms and ornamental shrubs at the north-westerly corner of the property and near the street frontages between the original gas station driveways (two on Camino Del Mar and one on 10<sup>th</sup> Street). The

remainder of the site is paved and contains an approximately 20-foot high retaining wall near the eastern boundary, with fencing above the wall.

This property was the subject of a 2008 Specific Plan (The Garden Del Mar) for a commercial mixed-use project with restaurant, café, retail and offices with two and a half levels of subterranean parking. The previously envisioned development was approved and then ratified by the voters, but was not implemented.

### **2.3 SURROUNDING LAND USES**

The east side of the 941 Camino Del Mar site abuts a residential neighborhood of single-family residential homes that step up the hill from west to east, generally following the street grade. To the southeast, there is a commercial use, and a commercial building with surface parking lot is located to the south of the site fronting on Camino Del Mar.

The property is bounded on the west by Camino Del Mar, and on the north by 10<sup>th</sup> Street, with a variety of commercial uses further north. Diagonally across the intersection is the newly constructed (2018) Del Mar Civic Center.

### **2.4 PUBLIC FACILITIES, INFRASTRUCTURE AND SERVICES**

This Site is served by existing utilities, sheriff, fire and other municipal or contracted services, as summarized below. The property owner/developer will be responsible for making any necessary connections, improvements or upgrades and development in accordance with the Specific Plan will not result in direct or indirect public costs.

#### **2.4.1 Existing Circulation and Access**

Regional access to the City of Del Mar is provided primarily by the I-5 freeway via interchanges with Via de la Valle and Del Mar Heights Road, as well as from Highway 101 (known as Camino Del Mar within the City). Primary access to the property is via Camino Del Mar and 10<sup>th</sup> Street, both of which border the property. Camino Del Mar is 4-lanes divided by a median, with bike lanes and parking along the project frontage. There is a contiguous sidewalk along the project frontage with two large existing driveway cuts associated with the former gas station use. There is another large commercial driveway cut associated with the former gas station use along the project frontage on 10<sup>th</sup> Street, which is 2-lanes with curb, gutter and sidewalk on both sides of the street adjacent to the properties that front on Camino Del Mar. Beyond this, the street narrows through the single-family neighborhood to a more semi-rural character where front yards abut the street, without curb, gutter or sidewalk.

Transit in the City of Del Mar includes bus service by the North County Transit District (NCTD) via Route 101, which currently provides service to stops along Camino Del Mar. The nearest bus stop is adjacent to the southern boundary of the Site. Seasonally, additional bus service is available to the Del Mar Fairgrounds. Regional rail service is provided by the COASTER commuter rail and Amtrak, with the nearest station in Solana Beach, approximately 2.75 miles from the Site.

Pedestrian and bicycle circulation within Del Mar is provided by an extensive system of sidewalks, trails and bike lanes. As noted above there are existing sidewalk and bike lanes along Camino Del Mar, fronting the Site.

#### **2.4.2 Water, Sewer and Drainage**

There are existing water, sewer and drainage facilities in or adjacent to the Site. There is existing water service with a meter located in the southwestern corner of the property to serve any future development. There is an existing sewer main through the property that will be relocated within the street right-of-way with a new eight-inch sewer main between two existing manholes. Drainage runoff from redevelopment of the property will connect to an existing storm drain near the corner of Camino Del Mar and 10<sup>th</sup> Street.

#### **2.4.3 Energy**

Gas and electric utility services are provided by San Diego Gas and Electric (SDG&E). Electrical and natural gas service are available at the Site to serve the energy needs associated with any future redevelopment and/or supporting amenities.

#### **2.4.4 Telecommunications**

Cable services in Del Mar are provided by Time Warner Cable, with telecommunications services available from AT&T. Satellite services for television, internet and phone are also available from other private providers.

#### **2.4.5 Waste Disposal**

Trash and recycling services in the City of Del Mar are provided through an exclusive franchise agreement, currently with Waste Management of North County. Commercial and multi-family residential services are provided using bins. Multi-family housing complexes of five units or more are required to participate in recycling programs, and the City of Del Mar has a mandatory recycling ordinance that requires all designated recyclable material be separated from other trash.

#### **2.4.6 Law Enforcement**

The City of Del Mar contracts for law enforcement services from the San Diego County Sheriff's Department, including routine patrol of streets by patrol and

traffic deputies, crime prevention services, and other law enforcement services. Del Mar also has a Park Ranger who supplements enforcement within public parks and public spaces.

#### **2.4.7 Fire Protection**

Fire protection throughout the City of Del Mar is provided by the Del Mar Fire Department. The responsibilities of the department include fire suppression and protection, emergency medical services, vehicle accidents, rescue, and hazardous material incident response. The Del Mar Fire Department has one fire station located on the San Diego County Fairgrounds on Jimmy Durante Boulevard, and currently serves the fairgrounds as well as the City of Del Mar. The proposed structures will have fire sprinkler systems and other appropriate safeguards as required by the City of Del Mar and State codes.

#### **2.4.8 Parks and Beaches**

The City of Del Mar has over 2 miles of coastline beach, with associated water activities, as well as existing formal park facilities at Powerhouse and Seagrove Parks near 15th Street with informal picnic areas and a children’s play area. North Beach is located north of 29th Street. The Del Mar Shores Park property currently provides informal recreation areas near the Site at Camino Del Mar south of 9<sup>th</sup> Street, and is the subject of park planning studies. There are a variety of trails located within and immediately adjacent to the City. These include the Scripps Bluff Preserve and the San Dieguito River Lagoon located at the northern end of Del Mar.

The City of Del Mar provides a Lifeguard Department, which patrols and oversees the extensive beach areas. The lifeguards establish and maintain safe swimming and surfing areas, and provide water-related rescues and medical aid. The lifeguards are also certified to issue citations for certain infractions that may occur on the beach.

The City of Del Mar also has a Park Ranger Division comprised of the park ranger and beach and community service officers that works closely with the Lifeguard and Community Services Department to ensure public safety and well-being of the community. They protect the natural resources of the beaches, parks, lagoons, preserves, waterways, and community parkland.

#### **2.4.9 Libraries**

The Del Mar Library is located at 1309 Camino Del Mar, providing local library services and facilities to Del Mar residents. It is a part of the San Diego County Library system, with access to the resources of its 33 branches.

#### 2.4.10 Schools

Public education within the City of Del Mar is provided by the Del Mar Union School District for elementary school (grades K-6) and the San Dieguito Union High School District for middle and high school (grades 7-12).

Page intentionally left blank.

---

## 3 LAND USE

---

### 3.1 LAND USE PLAN OBJECTIVES

The overriding objective of this Specific Plan is to redevelop the former gas station site with a mix of uses, site and building design, as well as amenities that complement the character of Del Mar.

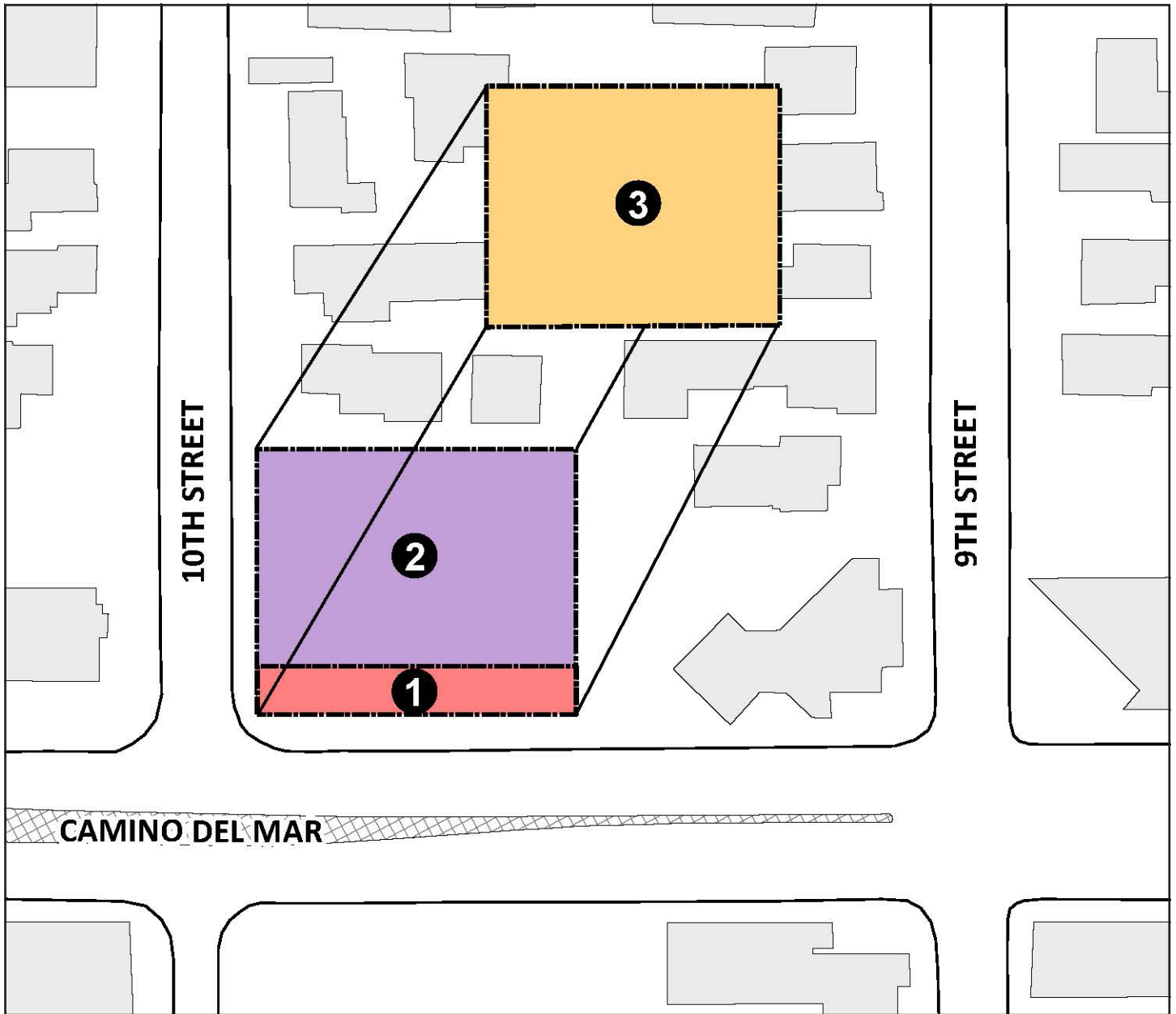
In evaluating options and potential uses for the Site, the key factors and goals include:

- To prescribe land uses, building and site design that are both economically viable and serve to revitalize the Site in accordance with the vision of the Del Mar Community Plan.
- To prescribe land uses that will attract and entice existing residents, new residents and visitors to support the local business community.
- To provide a commercial use component that actively interfaces with the streetscape, while balancing neighbor concerns for parking and quiet enjoyment.
- To create an architectural statement that anchors the east side of Camino Del Mar across from and complementary to the Del Mar Civic Center.
- To prescribe land uses, building and site design that provide an appropriate transition to adjoining residential and commercial development.
- To provide parking onsite for all proposed uses.

### 3.2 LAND USE DESIGNATIONS

The Specific Plan land use and zoning designations for the Site are “941SP” (941 Camino Del Mar Specific Plan). The 941 Camino Del Mar Specific Plan prescribes a variety of potential uses which will provide adaptability for responding to future changes in market demands or desired building purposes. This “flexible use mix” was selected to complement surrounding (existing) development in order to help enliven the southern end of the commercial district and to provide an appropriate transition to adjoining residential neighborhoods, that will serve to maximize long-term economic and social vitality along Camino Del Mar.

The Specific Plan establishes three mixed-use zones on the site. These areas are illustrated on the Flexible Use Areas Concept Plan (Exhibit 3-1). Zone 1 encompasses



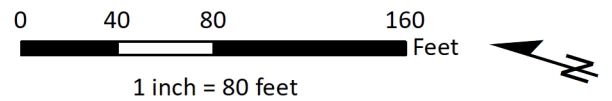
**LEGEND**

**FIRST LEVEL**

- ① Commercial
- ② Commercial/Residential Hospitality

**SECOND LEVEL**

- ③ Residential Hospitality



the ground floor for a depth of 20 feet adjacent to Camino Del Mar, thereby ensuring the inclusion of commercial use space along this street frontage. Zone 2 comprises the balance of the ground floor with flexibility to include Commercial and Residential Hospitality uses. Zone 3 includes the second floor, with Residential Hospitality uses. The specific allocation of uses within each area is subject to the parameters listed in Table 3-1.

Table 3-1 Flexible Mixed-Use Parameters			
Planning Area Zones	Land Use Categories	Maximum Commercial Area (Square Feet)	Maximum RH Units
1	Commercial	4,000 sq. ft.	N/A
2	Commercial Residential Hospitality	3,000 sq. ft.	2 units
3	Residential Hospitality	N/A	9 units
<p><u>Notes:</u></p> <ol style="list-style-type: none"> <li>1. Within Zones 1 and/or 2, total restaurant space is limited to a maximum of 2,200 square feet.</li> <li>2. No more than 40 percent of the maximum commercial area (square footage) of Zone 1 shall be developed as Offices.</li> <li>3. The maximum commercial area limitations do not include basement areas as defined by the DMMC Section 30.040.020.C. Allowable uses within basement areas include any use permitted within Zone 1, as identified in Table 5-1, and subterranean parking.</li> <li>4. Within Zone 2, any residential use is restricted to designated affordable housing units only.</li> <li>5. The allocation of land uses within the permitted mix and areas shall be regulated considering both trip generation and parking sufficiency. The combined, overall uses within the Site must fall within the trip generation assumptions of the certified CEQA document and DMMC for parking requirements or be subject to additional CEQA review.</li> </ol>			

In addition to the flexible uses, owners of residential hospitality units will have three occupancy options for their units:

- Owner-occupied on a full-time basis for personal and private use.
- Owner-occupied on a part-time basis, with the option to rent their unit when vacant through an onsite property management office.
- Full-time hospitality rental, with their unit available to rent through an onsite property manager.

The land use mix will help implement the goals of the 941 Camino Del Mar Specific Plan, as it will:

- Promote a quality residential, hospitality, and commercial community consistent with the goals and policies of the Del Mar Community Plan.
- Provide for a pedestrian-oriented and scaled mixed-use development that will provide new connections to businesses and restaurants that serve the local community, as well as to trails, parks, and beaches.
- Provide parking which screens automobiles from public view while minimizing lighting impacts to surrounding properties.
- Permit the development of Residential Hospitality units which provide new options for rental, short-term rental, and ownership of individual condominium units, serving to increase the diversity of Del Mar’s housing stock.
- Facilitate redevelopment of the project site in a manner that enhances the existing streetscape.

### 3.3 LAND USE AND DEVELOPMENT REGULATIONS

In order to provide for a mixed-use project, this Specific Plan provides individualized development and design regulations to address Site specific conditions. These new development regulations, including standards for land use, zoning and design in Chapters 5 and 6, have been crafted to implement the Specific Plan goals and balance the criteria and constraints associated with policy objectives, physical conditions and community desires. These details of permitted uses for each Specific Plan Land Use Zone are provided in Chapter 5, Table 5-1.

---

## 4 EXCEPTIONAL PUBLIC BENEFITS

---

As part of this Specific Plan, there are increased allowances to development regulations including Floor Area Ratio and Lot Coverage. Where these vary from the underlying zoning, they are necessary to provide the site and building design features, flexible use mix and streetscape vibrancy desired for this site. Given the existing blighted conditions of this former gas station property, any new development at the site would likely improve its appearance as well as the adjacent streetscape. Within Del Mar, it can be anticipated that any project approved for the site would be a quality product, with architectural and landscape design using high quality materials. However, the costs associated with site development, and delivering the quality and type of design features and uses cannot be accomplished without some modification to the underlying zone provisions.

In accordance with City practice, changes (or “bonuses”) to floor area, lot coverage, density and other development regulations may be allowed as part of a specific plan where the City Council finds that they are justified by the provision of exceptional public benefits. For the purposes of this Specific Plan, Exceptional Public Benefits (EPBs) are defined as:

“Those on-site and/or off-site improvements, protections, regulations, funding or programs that may not otherwise be required or expected of a development project, but which have been committed to the City of Del Mar as part of the 941 Camino Del Mar Specific Plan as justification for development in excess of that otherwise permitted by the pre-existing zoning.”

In order to assure that the corresponding public benefits will be achieved for the City of Del Mar and its citizens to offset the modified regulations, this Specific Plan incorporates specific design and use parameters. These items will be realized through implementation of the Specific Plan provisions and project development and memorialized through a development agreement. The change in permitted uses, increase in floor area and lot coverage are justified by exceptional public benefits to be provide by development under the Specific Plan.

### 4.1 LIST OF EXCEPTIONAL PUBLIC BENEFITS

The project components and amenities that constitute exceptional public benefits associated with the 941 Camino Del Mar Specific Plan, Plan are listed in this section.

#### 4.1.1 Affordable Housing

The Residential Hospitality units as defined in this Specific Plan are being classified as multi-family residential units for purposes of providing affordable housing and to assist the City in meeting its Housing Element goals. Affordable units will be constructed onsite, with the required number based on 20% of the market rate Residential Hospitality units in the development plus, as an Exceptional Public

Benefit, one additional affordable housing unit above the required number (see Section 5.7).

#### **4.1.2 Camino Del Mar Streetscape**

The Downtown Streetscape project has been a long-time City Council priority that involves improvements to sidewalks, parking areas, bike lanes, medians and landscape areas along both sides of Camino Del Mar between 9<sup>th</sup> Street and the northern Plaza entrance. Objectives include improving pedestrian and bicycle safety and access, providing disabled access upgrades, and reducing auto-dependency by promoting increased pedestrian and bicycle trip safety, as well as promoting sustainability and beautifying this corridor to spur additional investment in Downtown Del Mar. Development under the 941 Camino Del Mar Specific Plan will install frontage improvements to implement the streetscape design (paving, landscaping lighting and other items) in accordance with the City's adopted Streetscape plan and as noted below in Section 4.2.8. In addition to the full implementation along the project frontage, a contribution will be made towards additional phases and/or components of the Downtown Streetscape project, such as crosswalk improvements at 10<sup>th</sup> Street, in the amount of \$35,000 or as approved by the City Council.

#### **4.1.3 Del Mar Shores Park Master Plan Project**

The Del Mar Shores Park property, located west of Camino Del Mar, south of 9th Street, was acquired by the City of Del Mar with the intention of preserving open space and recreational uses, as well as improvements and continued operation of the Winston School. The City is engaging a master planning process for the property to develop a long-range vision to guide the park's development and; the final Master Plan design adopted by the City Council will identify future facilities, programs, and a plan for implementation. Providing funding to assist in the implementation of improvements to this park, which is the public park/recreation space nearest the Specific Plan, will assist in implementing proposed Master Plan improvements. A contribution will be made towards evaluation and implementation in the amount of \$50,000 or as approved by the City Council.

#### **4.1.4 Safe Railroad Crossing and Coastal Rail Trail**

A City Council priority project is to work with the North County Transit District (NCTD) to develop rail crossings and trails along the bluffs and rail corridor rights-of-way. The City Council recently approved funding for a joint effort to complete a safe rail crossing feasibility study for the railroad tracks in Del Mar. Providing these types of improvements would further enhance coastal access for Del Mar residents and visitors. A contribution will be made towards evaluation of rail crossings and trails in the amount of \$25,000 or as approved by the City Council.

#### 4.1.5 City Shuttle System

The implementation of an internal City shuttle system has been considered as a means to contribute to reduced automobile trips and enhance the pedestrian connectivity with the Village area. As a key property that will have planned new businesses within the Village, participation in such a program would be a benefit. If a City shuttle system is implemented, an annual contribution will be made at a level equivalent to other businesses on a pro-rata basis in an amount of \$2,000 per year or as approved by the City Council.

#### 4.1.6 Traffic Calming - Speed Limit Radar Signs

Development under the Specific Plan will fund two speed limit radar signs for City use where needed to effect traffic calming within Del Mar (estimated \$12,000 or as approved by the City Council).

#### 4.1.7 Solar Energy Production

Development under the Specific Plan will install solar photovoltaic system to provide for enhanced sustainability and greenhouse gas reduction.

#### 4.1.8 Public Art

Development under the Specific Plan will contribute towards a public art installation of the City's selection in the amount of \$15,000 or as approved by the City Council.

#### 4.1.9 Economic Benefits

The Specific Plan establishes provisions requiring that any short-term rental of Residential Hospitality units include the payment of Transient Occupancy Tax (TOT) to provide added revenue to the City of Del Mar from the Site development. This is a benefit in addition to increased property tax revenues associated with Site development, revenue from new businesses within the site and through support of local businesses from new residents and guests in the residential hospitality units.

### 4.2 OTHER PUBLIC BENEFITS OF 941 CAMINO DEL MAR DEVELOPMENT

The 941 Camino Del Mar Specific Plan standards for land use, design and improvements will provide public benefits through implementation of the Specific Plan provisions and project development which include:

#### 4.2.1 Visitor Serving Opportunities

The Specific Plan establishes parameters for a Residential Hospitality use that allows for vacation homes and also responds to the need for Short Term Rentals. The Site is an appropriate location within Del Mar for these uses, being along the commercial corridor, out of the residential neighborhoods, and aligns with the

California Coastal Commission goals and policies which encourage visitor-serving uses.

#### **4.2.2 Residential Opportunities within a Mixed-Use Setting**

The Specific Plan accommodates options for new residential units in a mixed-use building at the Site that provides for a transitional use between the commercial corridor of Camino Del Mar and the adjacent residential neighborhood.

#### **4.2.3 Off-street parking hidden from public view**

As part of the Specific Plan's focus to provide a quality streetscape experience along Camino Del Mar, the Plan includes standards to minimize the visual impact of the automobile by requiring off-street parking and service areas to be located a minimum of 20 feet from the property's Camino Del Mar property-line (outside of Zone 1), and screened from public view.

#### **4.2.4 Redevelop a former gas station with a quality mixed-use project**

The Specific Plan establishes standards that will result in an attractive building with character and design features to enhance the Camino Del Mar streetscape at the southerly end of the Village. The Plan allows for flexibility in the mix of uses within the Site area to activate the site for long term economic viability.

#### **4.2.5 Underground existing utility poles adjacent to the site**

The majority of the site perimeter already has had utility service placed underground. With development the remaining 2 poles will be placed underground. All service to a new building will be underground.

#### **4.2.6 Sewer Main Relocation**

The existing public sewer main is an old line located outside the current Camino Del Mar ROW. The development will construct a new 8-inch sewer main in Camino Del Mar, to relocate the public sewer main into the street ROW.

#### **4.2.7 Streetscape Improvements**

The Downtown Streetscape project, as summarized above in Section 4.1, will extend along both sides of Camino Del Mar between 9th Street and the northern Plaza entrance. This development is located within the anticipated initial phase area from 9<sup>th</sup> to 11<sup>th</sup> Streets. The Specific Plan incorporates design elements from the Streetscape Plan and as part of the development under the Specific Plan will implement the Camino Del Mar Streetscape design as part of the Project frontage improvements (paving, landscaping lighting and other items) on both Camino Del Mar and 10<sup>th</sup> Street.

---

## 5 ZONING, LAND USE & DEVELOPMENT REGULATIONS

---

### 5.1 PURPOSE

The purpose of the 941SP Zone is to implement the Del Mar Community Plan; to establish development standards to regulate land uses and development of property within the 941 Camino Del Mar Specific Plan area; and to provide the elements required pursuant to State Law for the development and content of specific plans.

The 941SP Zone allows for uses that preserve and enhance the style and quality of the Village Center District of Del Mar and are compatible with the adjacent single family residential neighborhood. The 941SP Zone designates allowable uses and development standards that extend pedestrian-oriented activity at the south end of the City's principal area for resident and visitor-serving commercial uses. In recognition of the Community Plan's specific recommendations for the Village Center District, the allowable mix of uses identified in this Specific Plan would serve to soften the transition from retail to residential at the south end of the District.

### 5.2 BOUNDARIES

Property within the 941SP Zone consists of two legal lots totaling 25,524 square-feet (0.59-acres), located at the southeast corner of Camino Del Mar and 10th Street, otherwise known as 941 Camino Del Mar, currently identified by the San Diego County Assessor as Assessor's Parcel Numbers (APNs) 300-221-32 and 300-221-33. The fronting street right-of-way areas of Camino Del Mar and 10th Street are not included in the boundary of the Site. Within the parcel boundaries, there are no public rights of way, vehicular access way or private roads or easements, therefore the Net Lot Area and Gross Lot Area are the same (0.59 acres). The 941SP Zone shall be designated by ordinance and depicted upon the City Zoning Map.

### 5.3 APPLICABILITY

Unless otherwise specified, the provisions of this Chapter shall be applicable to all property within the geographic boundaries of the Specific Plan and are the controlling provisions of this Specific Plan. Some of the development standards contained in this Chapter supplement or replace those found in chapters of the Del Mar Municipal Code (DMMC). Unless specified in this Chapter, the other provisions of the DMMC shall also apply in the 941 Camino Del Mar Specific Plan. Where there is a conflict between the provisions of this and other Chapters of the DMMC, the provisions of this Chapter shall prevail. Compliance with the development standards embodied in the Specific Plan will assure consistency with the purposes of the Specific Plan and meet the objectives stated in the Specific Plan.

The regulations found within this Section are not subject to “relief” otherwise allowed through the Del Mar Variance process (Section 30.74). Exceptions to, or relief from, the requirements found within this Section are limited to those specified within the language of this Section itself. Questions or disputes relating to a Determination of Allowable Use (Sections 5.5-5.7) or an interpretation of the zoning provisions in this Chapter 5 of the Specific Plan shall be resolved as provided for in this Specific Plan. In addition to otherwise required finding(s), the authority making such determination shall consider those goals, policies, and objectives that best implement the Community and Specific Plans.

## **5.4 DEFINITIONS**

Words, phrases and terms not specifically defined in this Chapter shall have the same definition as provided in the DMMC, or, where not defined in the DMMC, as applied in normal usage. For purposes of the 941 Camino Del Mar Specific Plan, the following terms shall have the meanings set forth in this Section.

### **5.4.1 Bulk Floor Area**

For purposes of determining compliance with the bulk floor area limitations contained in this Chapter, "Bulk Floor Area" is the total horizontal area, expressed in square feet, of all floors below a roof including enclosed and partially enclosed outdoor areas, measured as defined in DMMC Section 30.72.020 and excluding all floor area within a basement and/or within an underground parking structure.

### **5.4.2 Bulk Floor Area Ratio**

The numerical value, expressed as a percentage, obtained by dividing the total bulk floor area contained on a lot by the total area of the lot (DMMC 30.72.030).

### **5.4.3 Habitable Floor Area**

The Habitable Floor Area is the Bulk Floor Area except those areas within an enclosed parking garage, which shall be exempt from the calculation of a building's Habitable Floor Area, including parking spaces, drive aisles, and rooms/areas provided for mechanical equipment, waste bins, storage, mail, fire risers, stairwells and similar common areas.

### **5.4.4 Habitable Floor Area Ratio**

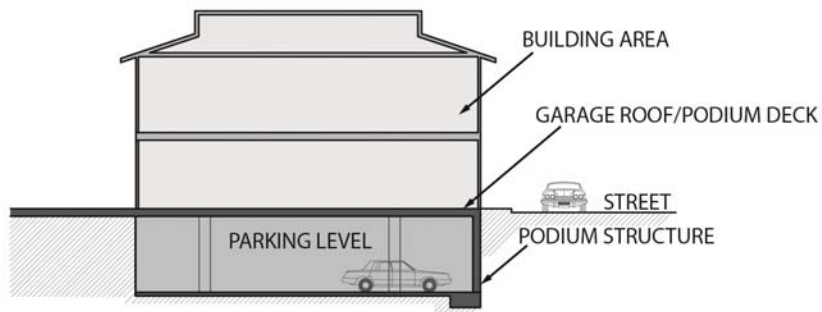
The numerical value, expressed as a percentage, obtained by dividing the Habitable Floor Area of all buildings on this Site, as defined in this Chapter, by the total area of the property.

**5.4.5 Lot Coverage**

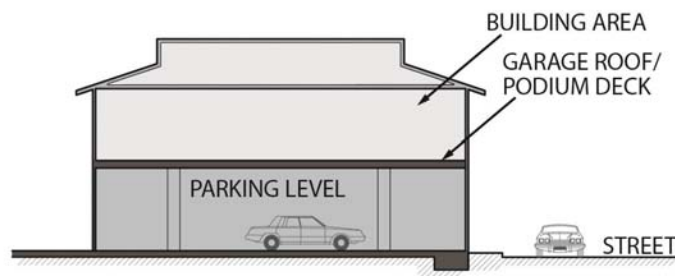
That percentage of a lot which, when viewed directly from above, would be covered by a structure or structures, or any part thereof, including any area under roofs, cantilevered decks, balconies, roof overhangs, and eaves, but not including Podium deck areas above an underground parking garage that are open to the sky. Paved areas, swimming pool decks, planters and other similar structures open to the sky shall not be considered as "Lot Coverage."

**5.4.6 Podium**

“Podium” construction is a structure that forms the base level(s) of a building, such as a subterranean or first level garage. The fire-rated lid of the structure allows the construction above to be classified as a separate and distinct building type. The 941 Camino Del Mar Specific Plan allows for building construction above a garage structure which can also include uses such as mailboxes, waste bins, mechanical equipment, and storage rooms. The horizontal separation and building base for the structures above is also referred to as the “Podium deck” or “Podium level.”



Below Grade Parking Podium



Above Grade Parking Podium

**5.4.7 Project**

The 941 Camino Del Mar Specific Plan, including all associated permits, approvals, entitlements, mitigation measures, proposed improvements and related and supporting drawings, figures, exhibits and documents.

**5.4.8 Rentals – Long Term**

Rental of any residential unit or portion thereof by the Unit Owner to another person or group of persons for a term of 30 days or more in duration, including seasonal leases, month-to-month leases, and 12-month (one year) or longer leases.

**5.4.9 Rentals - Short Term**

Rental of any market rate residential unit or portion thereof by the Unit Owner to another person or group of persons, for a term of 1 to 29 days. This includes nightly rentals. All short-term rentals are required to pay the City of Del Mar Transient Occupancy Tax. Designated affordable housing units may not be used for short-term rental.

**5.4.10 Residential Hospitality Use**

A flexible use to accommodate residential and visitor-serving occupancies within a single unit or in a group of individual units, each designed as separate living quarters, within a single building or in multiple buildings on a single property, that are adjacent vertically or horizontally. These units may be attached or detached, in groups of one, two, or more, may have single or multiple owners, fractional ownership, and may be owner-occupied or rented on a nightly, short-term or extended term basis. A residential hospitality unit may include a separate “lock-off” area, without a kitchen, that may be rented separately from the main unit on a short-term basis, but is not classified as a separate unit. A property with “Residential Hospitality” units will have: 1) private areas that are the personal space associated with each unit into which no one else has right of access, which may include outdoor patio or deck area; 2) separate entrances for each unit, which may be provided from common areas; and 3) common areas that all residents or occupants have the right to use.

This use requires onsite property management that specifically includes management of any short-term rental of units. This may incorporate advertising/marketing, availability and scheduling, property maintenance, housekeeping, parking management, concierge services, and other responsibilities associated with operation of the property.

**5.5 ALLOWABLE USES**

The uses allowed in the 941 Camino Del Mar Specific Plan are listed in Table 5-1. The permitted uses shall include those allowed by the City of Del Mar regulations for the Central Commercial (CC) zone, as may be amended from time to time, unless otherwise listed below. Uses not listed as permitted, or conditionally permitted are prohibited.

Table 5-1 Camino Del Mar Specific Plan Land Use Matrix			
P = Permitted CUP = Permitted with CUP X = Prohibited	Planning Area Zones		
	Zone 1 Commercial	Zone 2 Commercial/ Residential Hospitality	Zone 3 Residential Hospitality
<b>Residential Hospitality</b>			
Residential dwelling units	X	P	P
Rental of residential units on a Short-Term or Long-Term basis, as defined in this Specific Plan	X	P	P
Office uses attendant to the operation of an on-site multifamily residential development	P	P	P
Hotels, Motels, and similar uses, including overnight and short-term rentals	P	P	P
<b>Community Services/Cultural Uses</b>			
Any Community Services/Cultural use permitted in the Central Commercial (CC) zone, as may be amended from time to time	P	P	X
<b>Personal Service Uses</b>			
Any Personal Service use permitted in the Central Commercial (CC) zone, as may be amended from time to time	P	P	X

Table 5-1 Camino Del Mar Specific Plan Land Use Matrix			
P = Permitted CUP = Permitted with CUP X = Prohibited	Planning Area Zones		
	Zone 1 Commercial	Zone 2 Commercial/ Residential Hospitality	Zone 3 Residential Hospitality
<b>Restaurant Uses</b>			
Any Restaurant use permitted in the Central Commercial (CC) zone, as may be amended from time to time unless otherwise listed below	P	P	X
Note: Any activity listed as an allowable use in the CC Zone and which involves the sale of alcohol for on-site consumption between the hours of 11:00 p.m. and 6:00 a.m. requires a CUP	CUP	CUP	X
<b>Retail Uses</b>			
Any Retail use permitted in the Central Commercial (CC) zone, as may be amended from time to time, unless otherwise listed below.	P	P	X
<b>Offices</b>			
Co-work or Executive Suite Offices	P	P	X
Professional Offices, Administrative Offices, Real Estate Offices, and Business Offices, Wealth Management and Financial Planning Service Offices	P	P	X
Banks and financial institutions	X	X	X
Medical, optical, and dental offices and clinics	X	X	X
Veterinary offices or animal hospitals	X	X	X
<b>Conditional Uses</b>			
Any conditionally allowed use permitted in the Central Commercial (CC) zone, as may be amended from time to time, unless otherwise listed below.	CUP	CUP	CUP
Gasoline Service Stations	X	X	X

Table 5-1 Camino Del Mar Specific Plan Land Use Matrix			
P = Permitted CUP = Permitted with CUP X = Prohibited	Planning Area Zones		
	Zone 1 Commercial	Zone 2 Commercial/ Residential Hospitality	Zone 3 Residential Hospitality
<b>Accessory Uses</b>			
Accessory uses, amenities and facilities customarily incidental to any use allowed above. Examples may include but not be limited to: a leasing office, a security office, a business center, and storage facilities, including accessory storage of commodities sold on the premises.	P	P	P
Off-street surface parking for motor vehicles as an accessory use to any permitted or conditional use.	X	P	P
Common use areas, such as lobby and entry spaces, courtyards, recreational uses and facilities intended for use by occupants of on-site units, including but not limited to indoor and outdoor fitness facilities, swimming pools, spas, saunas, and patio spaces.	P	P	P
Home occupation as authorized by the DMMC.	X	P	P

### 5.6 TEMPORARY USES

Temporary uses within the 941SP Zone shall comply with the provisions and requirements of DMMC Chapter 30.73. A Temporary Use Permit is required for any temporary use on private property that is proposed in a location where the use would not otherwise be allowed by the applicable zoning.

Temporary Buildings during construction are allowed in accordance with the limitations of DMMC Section 30.86.180, including a construction trailer and/or information trailer up to 12 feet x 56 feet at this Site.

### 5.7 AFFORDABLE HOUSING REQUIREMENT

1. Affordable housing units shall be constructed onsite within the 941 Camino Del Mar Specific Plan. The total affordable housing requirement shall be based on

a rate of 20 percent of the total number of market rate Residential Hospitality units, plus one additional affordable housing unit as an Exceptional Public Benefit. Any rentable “lock-off” area which does not include a kitchen shall not be counted as a separate unit for purposes of determining affordable housing requirements.

2. Constructed affordable units may be studio or one-bedroom units and shall qualify as affordable housing based on household income. Set aside units that are one-bedroom shall qualify as affordable to Moderate- or Low-Income households. Set aside units that are studios shall qualify as affordable to Very Low-Income households.
3. Density calculations resulting in a fraction of one-half (0.5) or greater of a residential unit shall be rounded up to the next whole number and a remaining fraction of less than one-half shall be rounded down. This calculation shall be based on a cumulative total that includes all existing/approved market rate Residential Hospitality units within the Specific Plan property, at any given time.
4. The requirement for construction of the units shall be included as a condition of Design Review Permit approval. An affordable housing agreement for the required onsite units shall be entered into with the City of Del Mar or their designee prior to issuance of a building permit, and shall be implemented per City requirements prior to issuance of a Certificate of Occupancy.
5. No short-term rental use is allowed within designated affordable housing units.

## **5.8 OPERATIONAL REQUIREMENTS FOR RESIDENTIAL HOSPITALITY USE**

### **5.8.1 Transient Occupancy Tax (TOT)**

Any and all short-term rental of a Residential Hospitality unit is subject to payment of the City of Del Mar Transient Occupancy Tax at the rate in effect at the time of such rental, and in accordance with the provisions DMMC Chapter 3.12.

### **5.8.2 Onsite Property Manager**

Residential Hospitality use within the Specific Plan area requires onsite property management, to specifically include management for any short-term rental of units. Such management services may incorporate advertising/marketing, availability and scheduling, property maintenance, housekeeping, parking management, concierge services, and other responsibilities associated with operation of the property.

## 5.9 SITE DEVELOPMENT STANDARDS

### 5.9.1 Lot Dimensions

The 941 Camino Del Mar Specific Plan boundaries total 25,524 square feet, located at the southeast corner of Camino Del Mar and 10th Street. Subdivision for condominium purposes (airspace subdivision) is permitted in accordance with the DMMC and the Subdivision Map Act.

### 5.9.2 Building Placement

The building location, size and relationship to the public streets define and form the edges of the public streetscape. A continuous line of development at the edge of the sidewalk provides a sense of intimacy and enclosure for pedestrians commensurate with a village-scale. Design standards provide for details to create additional visual interest along the streetscape.

#### 5.9.2.1 Setbacks

The minimum setback standards are provided in Table 5-2. The street frontage standards are established to require buildings to be located at or near the property line in order to help create a strong and direct relationship between the public sidewalk and the building/businesses to enhance pedestrian orientation within the streetscape.

Table 5-2 Setbacks	
Boundary Location	Minimum Structure Setback
Front (West, at Camino Del Mar)	0 feet
Street Side (North at 10 <sup>th</sup> Street)	0 feet
Interior Side (South at Commercial/Office)	0 feet
Rear (East at Residential)	10 feet*

*\* Accessory Structures allowed with no setback (0 feet) when located within 20 feet of 10th Street right-of-way. Fences and/or walls may be located with no setback (0 feet) or within the setback.*

Architectural projections (such as cornices, belt course, sills, eave, gable or beam projections, footings, parking garage shoring or piles, fireplaces/chimneys, awnings and planter boxes) without enclosing walls or screening may project beyond the minimum rear and street side setback line by not more than two feet, and beyond the front setback line at Camino Del Mar by not more than three feet.

Any projections into/over a public right of way shall require approval of an Encroachment Permit in accordance with DMMC Chapter 23.28. A minimum vertical distance of eight feet shall be maintained between the elevation of the adjacent sidewalk and the bottom of the encroaching element.

#### **5.9.2.2 Outdoor Space at Corner**

The corner of the Site at Camino Del Mar and 10th Street shall provide outdoor space with a minimum area of 20 feet x 20 feet as measured from each property line at the corner to the vertical wall of enclosed building space. Subject to DRB approval, this outdoor space at the ground floor patio or second level deck space may be shaded or screened by a deck, trellis, or similar covering to provide a weather protected area for the outdoor space.

#### **5.9.2.3 Lot Coverage**

The maximum Lot Coverage shall be ninety percent (0.90). Lot Coverage shall be calculated as defined in this Chapter.

### **5.9.3 Building Form**

Regulations regarding building form are intended to foster Community Plan objectives of the creation of a pedestrian-oriented, economically viable and attractive downtown core that is well integrated into the residential fabric of the community. For this Site, there is an opportunity to enhance the public streetscape by ensuring the correct proportion of buildings adjacent to the public streets, to define the separation and transition between public, semi-public and private spaces, and to help provide for interesting spaces in a way that enhances Del Mar's small-scale seaside village atmosphere.

#### **5.9.3.1 Height and Story-Count**

1. No building shall exceed 26 feet and two stories in height, in accordance with standards and definitions of the DMMC.
2. Specified rooftop structures, such as chimneys and vents may extend above the otherwise maximum permitted height limitation in accordance with Chapter 30.86.110.B of the DMMC, or the minimum amount required to comply with Uniform Building Code (UBC) requirements, whichever is greater.
3. To accommodate egress and equipment requirements, elevator overrun, elevator and stair access and roof stair railings, may extend above the specified height limit by the greater of six feet or the minimum amount required to comply with Uniform Building Code (UBC) requirements.

### 5.9.3.2 *Bulk Floor Area Ratio*

The maximum Bulk Floor Area Ratio (Bulk FAR) shall be 1.55. The total Bulk Floor Area used to determine the Bulk FAR shall be calculated as defined in this Chapter.

### 5.9.3.3 *Habitable Floor Area Ratio*

The maximum Habitable Floor Area Ratio (Habitable FAR) shall be 0.87. The total Habitable Floor Area used to determine the Habitable FAR shall be calculated as defined in this Chapter.

### 5.9.3.4 *Building and Site Entries*

1. Pedestrian building entries to commercial uses shall be located along Camino Del Mar and shall be at ground floor level.
2. Vehicular entry to off-street parking at the site shall be located exclusively along 10<sup>th</sup> Street. No vehicular entries shall be allowed from Camino Del Mar.

### 5.9.3.5 *Frontage Types*

The way structures address the street affects the ultimate pedestrian experience and the perceived level of activity at street level. This includes the placement of the building or buildings, location of entries, and treatment of the area along this interface. Two primary types of frontage designs are allowed for this Site.

**Shopfront Frontage** – A building where the façade is aligned at or close to the frontage line. Entry to the building is generally from sidewalk grade and may be through a court open to the sidewalk or directly from the sidewalk. This is a conventional frontage for retail use and is predominant within the Village. There should be substantial glazing at the sidewalk level to provide a welcoming appearance at the streetscape, and there may be an awning, eave projections, or other architectural features that overlap the sidewalk to incorporate the structure as part of the overall streetscape experience.

**Stoop Frontage** – A building where the façade is aligned at or close to the frontage line with the first story separated from the sidewalk through a change in elevation with steps or landings, the use of low fencing, walls or planters sufficient to provide privacy for the windows. The entrance to building areas may be from an exterior stair and landing or from an internal courtyard. This frontage is commonly associated with residential and office uses and provides opportunities for private outdoor spaces at the interface with the public streetscape.

#### **5.9.4 Parking Standards**

Unless replaced by differing standards enumerated herein, parking for uses in the 941 Camino Del Mar Specific Plan area including all levels above or below grade shall be subject to compliance with applicable standards in DMMC Chapter 30.80, including the design and installation of off-street parking spaces. The 941 Camino Del Mar Specific Plan Site is located within the City's Downtown area, as generally defined by the original Village Center District and Central Commercial Zone designations, and accordingly may utilize all options pertaining to the provision of off-street parking spaces for the Central Commercial Zone as enumerated in Chapter 30.80 of the Del Mar Municipal Code, as may be amended from time to time.

##### **5.9.4.1 Location**

All parking for the site uses shall be provided off-street. Off-street parking spaces may be provided in a common area to meet the required parking for two or more uses located on the same site. Separate areas for the parking spaces corresponding to each use are not required. The use of common parking areas shall not modify the minimum parking requirements, which shall remain the sum of the required spaces of all uses computed separately, unless otherwise authorized pursuant to a Site-Specific Parking Management Plan.

##### **5.9.4.2 Parking Access**

All vehicular access to off-street parking shall be from 10<sup>th</sup> Street. With any redevelopment of the property, existing driveway cuts on Camino Del Mar shall be removed and incorporated as part of the streetscape design for the public right of way (ROW), including the pedestrian walkway and on-street parking and loading spaces.

##### **5.9.4.3 Size of Parking Spaces**

Parking spaces shall be sized in accordance with DMMC Section 30.80.060, for each type of vehicle (standard, compact, micro-car, motorcycle and tandem) with 24-foot drive aisles when using 90-degree parking spaces.

##### **5.9.4.4 Accessible Spaces**

All required accessible (disabled) parking spaces shall be constructed in a manner required by the most current editions(s) of the State of California Uniform Building Code (Title 24) and shall be designed to meet applicable State and Federal standards for accessibility.

##### **5.9.4.5 Number of Spaces Required**

The required number of parking spaces within the parking structure shall not be less than the cumulative total required for all individual uses approved within

the 941 Camino Del Mar Specific Plan area including all levels above or below grade, based upon the standards in Table 5-3 (calculations shall be based on the methodologies provided for in the DMMC). The standards in Table 5-3 are based on DMMC Chapter 30.80, and any uses not listed herein shall provide parking based on the requirements of DMMC Section 30.80.030 (B) for residential uses and 30.80.030 (C) for non-residential uses.

Where more than one classification of use is located as part of a single business space or within a single suite, the parking requirement shall be based on the predominant use (i.e. occupying 51% or more of the floor area).

When the calculation of the requirements for guest parking per this Chapter results in a fractional portion of a parking space, a fraction of one-half (0.5) or greater shall be construed as one required space and a remaining fraction of less than one-half shall be disregarded from the calculation of required spaces.

<b>Table 5-3</b>	
<b>Parking Spaces Required by Use</b>	
<b>Land Use</b>	<b>Required Off-Street Parking Ratio</b>
<b><i>Residential Hospitality Units</i></b>	
Studio or 1 Bedroom Unit	1 space per unit
2 or 3 Bedroom Unit	2 spaces per unit
4 or more Bedroom Unit	3 spaces per unit
Guest Parking	0.25 space per unit
<b><i>Commercial Uses</i></b>	
Café/Restaurant and other similar businesses for the on-site consumption of food and/or beverage	1 space per each 90 square feet of GFA with table waiter service open to the public plus 1 space for each 90 square feet of outdoor area, covered or uncovered, reserved exclusively for dining purposes with table waiter service open to the public.
Retail, including Food and Beverage Establishments (no table service)	1 space per each 300 square feet of GFA.
Professional/General Business Office	1 space per each 300 square feet of GFA.
Real Estate Office	1 space per each 200 square feet of GFA.
Sports & Recreation Club Facility	1 space per each 400 sq. ft. of GFA.

#### **5.9.4.6 *Alternative Transportation Spaces***

Within the 941 Camino Del Mar Specific Plan, alternative transportation spaces may be provided in place of up to 15 percent of the standard automobile parking spaces required for all of the uses within the SP. Clean Air Vehicles include compact cars, micro-cars, motorcycles or bicycles and the replacement shall be based on the ratios provided in Section 30.80.030. Alternative transportation spaces are also encouraged to be provided for parking spaces in excess of the minimum requirements.

#### **5.9.4.7 *Use of Parking Spaces***

1. Resident and guest parking spaces shall be clearly identified and through signage, segregated from parking for other uses, and reserved for this purpose only - except when managed through an approved Site-specific Parking Management Plan.
2. All parking spaces shall be prohibited from use for the storage, sale or display of commercial wares, recreational vehicles, boats, trailers or other items that would prohibit parking by motor vehicles and motorcycles.

#### **5.9.4.8 *Bicycle Spaces***

1. A minimum of two short-term bicycle parking spaces or 5 percent of the required automobile spaces for non-residential uses, whichever is greater, shall be provided in permanently anchored bicycle racks within 200 feet of the building's entrance and be readily visible from the public ROW.
2. Secure, long-term bicycle parking shall be provided in bicycle lockers or indoors in a secure bicycle parking location at a rate of one space or 5 percent of the required non-residential automobile parking spaces, whichever is greater.

#### **5.9.4.9 *Clean Air Vehicle Spaces***

For proposed non-residential development that would add ten or more automobile spaces, off-street parking spaces shall be reserved for Clean Air Vehicles in accordance with the provisions of DMMC Section 30.80.030.

#### **5.9.4.10 *Automated or Lift Parking Systems***

Automated or lift parking systems may be utilized to meet parking requirements.

#### **5.9.4.11 *In-Lieu Parking Fee Program***

For development within the 941 Camino Del Mar Specific Plan, the provision of the off-street parking spaces otherwise required for this Site may instead be

partially satisfied through the payment of an In-Lieu Parking Fee in accordance with the requirements of DMMC Section 30.80.170.

#### **5.9.5 Use of Public Right-of-Way**

Adjacent public ROW, outside the 941 Camino Del Mar Specific Plan project boundaries, may be used for grading, landscape and hardscape to provide for an integrated streetscape, and pedestrian and/or bicycle connections, as well as architectural projections as addressed in Section 5.9.B.1 above, subject to compliance with applicable provisions of DMMC Chapter 23.38, Encroachment Permits.

#### **5.9.6 Design Review**

1. Development in the 941 Camino Del Mar Specific Plan area shall be subject to compliance with the applicable standards of review and review processes contained in DMMC Chapter 23.08 (Del Mar Design Review Ordinance), and any amendments thereto, and City Council Policy 112 regarding Specific Plan processing.
2. In addition to compliance with the Design Review Ordinance, development in the 941 Camino Del Mar Specific Plan area shall be in compliance with the Design Standards in Chapter 6 of this Specific Plan.

#### **5.9.7 Condominium Form of Ownership**

Nothing in this Chapter shall preclude a condominium form of ownership in accordance with DMMC Title 24 (Subdivisions). Market rate units that are adjacent (horizontally or vertically) may be combined in accordance with this paragraph; combining of affordable housing units is prohibited. In the event that adjacent market rate condominium units are held in the same ownership, such units may be consolidated/combined into a single unit, subject to issuance of a building permit in compliance with building code requirements in effect at the time of permit issuance. To the extent that such consolidation affects only the internal configuration of each affected unit, no additional discretionary City review is required. Parking for such combined units shall be based on the original unit configuration as shown in the condominium plan and shall not be reduced. A unit that is combined under this provision may be modified to return to separate units per the original condominium plan, also subject to compliance with current building code requirements, and the parking shall be reassigned to each unit as originally specified.

Page intentionally left blank.

---

## 6 DESIGN CRITERIA

---

### 6.1 PURPOSE AND INTENT

The following criteria address site planning and design elements applicable to the 941 Camino Del Mar Specific Plan property. Objectives of the Design Guidelines are to:

- Establish a high quality, cohesive design concept for development of the 941 Camino Del Mar Specific Plan area that reflects and complements broader community character and serves to enhance the Del Mar Village.
- Provide the City of Del Mar with assurance that the Specific Plan area will develop in accordance with the design quality and character defined herein.
- Serve as a reference for Staff, the Design Review Board, Planning Commission, and City Council in the review and evaluation of development under the Specific Plan.

Creativity and innovation, as well as consistent quality, are encouraged in the site and building design within the Specific Plan area. These Design Criteria will ensure that the Specific Plan area reflects the vision embodied in the following concepts:

- Establish common features in site planning, architecture, landscape architecture and other design details to create a highly desirable, mixed-use development that provides a transition between the commercial character of Camino Del Mar on the west and the adjacent single family residential uses on the east, and provides a lasting value for the property that enhances the Village of Del Mar.
- Utilize materials and methods of construction that are specific to the regional area and climatic zone, exhibit continuity of history and culture, and are compatible with local character and community identity.
- The architectural image of development under the Specific Plan will be perceived primarily from the public streets adjacent to the property. Therefore, building scale and roof forms, as the primary design components, require careful articulation in their architectural expression as they relate to the public realm.
- Enhance the streetscape and appearance along the site frontage by creating visual interest and variety that maintains an appropriate scale and pattern of development, incorporates design elements that creates a welcoming,

pedestrian-oriented relationship between pedestrians and buildings, and includes implementation of the planned streetscape elements along Camino Del Mar.

## 6.2 SITE DESIGN

This section provides criteria related to Site access and improvements to streets adjacent to the Site, and reflects the City’s adopted plans for an enhanced streetscape with improved pedestrian and bicycle environment along Camino Del Mar.

### 6.2.1 Circulation and Parking

1. Vehicular access to the parking for 941 Camino Del Mar shall be from a single driveway on 10<sup>th</sup> Street.
2. A Fire Access Plan shall be prepared and approved by the Fire Marshal in conjunction with Site development plans.
3. Parking for owners, tenants and guests shall be provided in a common parking area designed to screen parking areas from the view of adjacent properties and public rights-of-way.

### 6.2.2 Pedestrian & Streetscape Improvements

#### CAMINO DEL MAR FRONTAGE

1. 941 Camino Del Mar shall provide enhanced streetscape along the full length of the Site’s frontage on Camino Del Mar, in accordance with the City’s Streetscape Plan and enhance the pedestrian environment. This will include the elimination of two existing driveway cuts, introduction of new street trees, and new sidewalk, with flow-through planters at the corner bulb-out.
2. An exclusive on-street loading space shall be provided on the Camino Del Mar frontage, with on-street parallel parking spaces and bike lanes separating the sidewalk from the main vehicular travel lanes. Final design, location and overall dimensions of this on-street loading space shall be subject to City approval.

#### 10TH STREET FRONTAGE

1. The improvements to the 10<sup>th</sup> Street Frontage shall provide new sidewalk and planters adjacent to the 941 Camino Del Mar Specific Plan Site. Final design of all improvements within public rights-of-way shall be subject to City approval.

## 6.3 BUILDING DESIGN

### 6.3.1 Architectural Character

The 941 Camino Del Mar Site is situated at the southern extent of the Village area of Del Mar and provides an opportunity to upgrade the former gas station lot and enhance this transitional area between the residential and office uses further south to the commercial uses to the north. To accomplish this, the character of the architecture for this Site should use timeless, coastal-inspired design to join and enhance the architectural tradition established in Del Mar. Architectural elements should be selected to achieve a distinctive identity and draw from the eclectic mix of style elements in the existing Del Mar vernacular and utilize natural materials, incorporate contemporary interpretation of classic features with simple forms and details, with articulation and visual interest. Utilizing elements drawn from the existing features within the community as part of the design will help the new development integrate harmoniously with the broader, established architectural fabric of Del Mar.

### 6.3.2 Building Massing and Scale

1. Building facades and rooflines should include a variety of architectural elements along Camino Del Mar and 10<sup>th</sup> Street.
2. Building massing shall avoid a monolithic appearance and instead, should create a form with variation, pattern and massing on the property.
3. Articulation (projections and recesses) of wall planes should be used to provide shadow and depth for elevations that are highly visible from Camino Del Mar and 10<sup>th</sup> Street.
4. Architectural features such as courtyards, patios, balconies, doorway placement, window scale, siding, and color scheme should be utilized to complement the overall building design and site context.
5. Architectural elements including balconies, decks, and exterior stairs should be integrated with building elevations to provide articulation and minimize large wall masses.

### 6.3.3 Exterior Materials and Finishes

1. A combination of materials, textures, and colors should be used to help articulate the building design and achieve variety, visual interest, and richness in the architectural character.

2. The following elements, representative of architectural elements found throughout Del Mar, are considered appropriate for use at the 941 Camino Del Mar Site:
  - a. Traditional and natural materials with rustic texture such as brick, stone and wood.
  - b. Architectural siding including but not limited to, horizontal clapboard, vertical board and batten, and shingle elements.
  - c. Smooth, sand, or other light finish texture on exterior plaster or stucco.
  - d. Coursed stone or brick, stone laid in a random texture of rounded cobblestones, rubblework, brick or quarry stone foundations.
  - e. Contrasting trim using semi-transparent stain or accent painted wood.
3. Building colors should be predominantly natural tones, generally light colors with darker or lighter accents to highlight the character of the structure, particularly for balcony rails and awnings.
4. Material and finish changes should occur at logical break points on the structure.
5. Contrasting materials between first and second floors are encouraged when complementary to the design.

#### **6.3.4 Roofs and Roof-Mounted Equipment**

1. A variety of roof forms should be used on buildings within 941 Camino Del Mar, that may include low-sloping pitched, gable end, hip, shed, and/or flat roofs accentuated with appropriate projections and overhangs to coincide with the architectural style and detailing of the building.
2. Roof materials should be appropriate to the architectural style and may include slate, tile, concrete tile, dimensional asphalt/composition shingles that mimic the appearance of natural slate or shake roofing shingles or standing seam metal. Based on fire concerns, wooden roofs are not permitted.

3. Where used, solar panels should be integrated into the roof design and flush with the roof slope where feasible. Frames should be colored to complement the roof, whenever feasible.
4. Any rooftop penetrations (e.g. access stairs, handrails, etc.) shall be architecturally integrated into the design of the structures.
5. Any roof appurtenances including mechanical equipment shall be shielded, noise attenuated, and architecturally screened from view from surrounding properties and public rights-of-way. Roof-mounted A/C units are not permitted.

### 6.3.5 Architectural Details

Architectural elements including balconies, decks, overhangs and chimneys should be integrated with building elevations to promote the architectural character of the building, provide articulation and avoid large uniform wall masses. Specific architectural details consistent with the coastal theme may include the following types of elements:

1. Patio trellises, pergolas, or shed roof elements.
2. Decorative beams at eaves, exposed rafter tails, or projecting eaves to create shadow lines and contrast.
3. Square or cylindrical columns supported by a low pier base.
4. Where chimneys are used as architectural features, materials that contrast from the adjacent wall surface are encouraged to add visual texture and articulation. Chimneys may include decorative metal caps that match trim colors. Note: wood burning fireplaces are prohibited.
5. Windows are an important visual component that contribute to the architectural styling of coastal-inspired design, incorporating expansive light and connection to the outdoors. Window elements may include tall French doors, transom windows, double-hung or casement windows which may incorporate different sized window panes, horizontal banks of windows, or window mullion patterns.
6. Silver or gold metal frames, large uninterrupted expanses of glazing, dark tinted and reflective glass are not considered appropriate treatments for the Site.

### 6.3.6 Exterior Lighting

1. Exterior lighting should be provided which effectively illuminates outdoor areas including courtyards and walkways, entries, and any recreational areas. Energy conservation, safety, and security shall be emphasized when designating any lighting system.
2. All exterior lighting should be designed and incorporated into the building schemes to provide illumination appropriate for the level of activity and to avoid glare and spillover. Gradual reduction of light intensity between major points of activity should provide the desired modulation of light without sacrificing safety and utility.
3. Lighting fixture types, quantities, and locations should be carefully considered in order to best enhance the site uses, support and protect a Dark Sky night environment, and ensure consistency with the lighting policies and standards of the City of Del Mar.
4. All fixtures shall be designed to prevent light spillover, with illumination directed downward to minimize the spread of the beam, and all lighting standards should be hooded or shielded. Exterior lighting fixtures should use lamps with a warm white color temperature, limited to 2700K. Light sources should also minimize blue light emissions. No up-lights are permitted in any areas of the Site.
5. Pedestrian lighting may be incorporated with interior paths and walkways.
6. If parking is provided within an enclosed structure, all parking area lighting shall be confined and contained within the structure.

### 6.3.7 Fencing

Fencing of private patio, balcony and community areas visible from the street shall use materials consistent with the architectural style and materials of the primary structures. Patio fencing may be solid or semi-transparent. Any pool or spa fencing may be solid or semi-transparent, and shall not exceed 72 inches of visible height.

### 6.3.8 Signage

All project signage shall be regulated in accordance with the provisions and processes enumerated in DMMC Chapters 23.09 and 30.84. Project identification may be provided at the project driveway entrance (on 10th Street). This may be provided on monument signage, in accordance with the provisions of DMMC Chapter 30.84, including verification that adequate vehicular and pedestrian sight

distance is maintained. Signage for commercial tenants shall follow the Central Commercial (CC) zone criteria for total size, area and placement.

### 6.3.9 Central Utility and Service Areas

1. Waste receptacles, including adequate areas for both trash and recyclable bins, shall be provided internally within the parking area or be screened from view from surrounding properties and public rights-of way. The size of bins, their location, and collection frequency necessary to serve the occupants shall be coordinated with the local waste removal provider.
2. Individual storage areas shall be effectively screened from public view. Common mailboxes shall be provided and may be located in lobby or other common areas.
3. All utility and mechanical equipment shall be screened from both public and resident views.

### 6.3.10 Sustainability

The 941 Camino Del Mar Specific Plan provides for a use mix and design standards to minimize energy consumption and vehicle miles traveled.

1. The Specific Plan prescribes new mixed uses to be located in an infill location within the Village area; and will furnish pedestrian and cyclist amenities to encourage non-vehicular transportation as well as parking for alternative fuel vehicles.
2. The project development in accordance with the Specific Plan shall comply with Tier 1 CalGreen standards, for a sustainable site development and building design that includes energy efficient components.
3. The project development shall be equipped with a Solar photovoltaic power system to provide for use of renewable energy at the Site, to implement additional energy efficiency and sustainability. Solar panels with high efficiency ratings for the Del Mar coastal conditions should be used to maximize electricity production. Specific ratings are not prescribed in this Specific Plan, as the solar industry continues to improve technologies, but the module efficiency metrics for solar panels should be a component of project design and review. The use of solar is consistent with the City of Del Mar Climate Action Plan which encourages residential and non-residential Photovoltaic to be an important contributor to the overall supply of electricity within the City.
4. Wood-burning fireplaces are prohibited within residential floor plans.

## 6.4 LANDSCAPE DESIGN

These landscape design guidelines establish regulations and general requirements for landscaping within the Specific Plan Site. The Landscape design criteria is intended to create a layer of softness that complements the building architecture while allowing the Site development to seamlessly blend into the refined aesthetic of Del Mar.

### 6.4.1 General Criteria

1. The Site landscape shall use a sustainable, regionally-adaptable plant palette. The palette will range in water and light requirements based on various Site conditions. A Mediterranean and coastal California plant palette is specified for use at the Site in order to combine drought tolerance with appropriate aesthetic impact.
2. Plant material shall be appropriate for the marine coastal environment.
3. Water efficient and/or native plant species shall be utilized whenever Site conditions permit.
4. Color and texture from plant foliage, bark, and flowers shall be utilized to create visual diversity, particularly in areas adjacent to pedestrian activity.
5. Plant material shall be held off of paving edges to avoid irrigation overspray and maintenance nuisance.
6. Appropriate species shall be utilized near sidewalks and other paved areas, to prevent damage to paving.
7. Trees shall be set back from utility infrastructure, and species with invasive root systems are not allowed.
8. Tree root barriers shall be installed wherever trees are located within 5 feet of hardscape or public improvements. Trees shall maintain appropriate clearance from utilities.
9. All landscaping within public areas and rights of way shall have an automatic irrigation system to maximize irrigation efficiency and ensure proper maintenance. If reclaimed water becomes available, it may be considered for irrigation use in parkways and on the eastern slope.
10. The landscape design should consider the existing landscape of adjacent properties to create a visually harmonious environment.

11. Irrigation should maximize irrigation efficiency and eliminate overspray on adjacent structures and hardscape, such as through use of an in-line drip system.
12. Various accents should be used to enhance the landscape experience and maintain a pedestrian-oriented scale at main entry points.
13. Vined trellises may be used to create a soft aesthetic and sense of entry.
14. If the site plan includes private patios, alternative materials should be considered to provide additional detail and personalization to these spaces. Planting areas or screen panels may be provided around patios to provide privacy.

#### 6.4.2 Street Frontage

The street frontage describes the area along and directly adjacent to Camino Del Mar and 10<sup>th</sup> Street. This area is of particular importance as it establishes the first impression of the Site and is highly visible to residents, the local community, and visitors to Del Mar.

1. The primary public streetscape view of the property is from and along Camino Del Mar. Street trees should be selected to create a strong landscape form along this corridor. There will be parallel parking provided in front of the site for added public convenience, but no vehicular entries along this street. The landscaping along this street frontage should be used to reinforce the pedestrian character of the Village.
2. Vehicular access to the Site will be from 10<sup>th</sup> Street, and the landscaping along this street frontage should be used to provide visual interest and way-finding for the Site entry.
3. A sidewalk and new curb is required along the frontage, and suitable landscaping should be located in planters adjacent to the building at the sidewalk for pedestrian interest. The final Streetscape design shall be in conformance with the City of Del Mar Streetscape Master Plan to the satisfaction of the City of Del Mar.
4. Street trees shall be provided in planters or tree grates of an appropriate size to the satisfaction of the City of Del Mar.

#### 6.4.3 Plant Palette

A preliminary plant palette selected for the various functional areas of the Site are specified in the following table. The selected species vary in characteristics based

on their intended application. These are illustrative of the size, form, and water use characteristics intended for the Site. Specific plant materials may be substituted in final design if they provide similar characteristics.

In order to ensure that invasive, exotic plant species are not inadvertently planted, plant palettes for final landscape plans and revegetation plans shall be cross referenced with the California Invasive Plant Inventory Database maintained by the California Invasive Plant Council (Cal-IPC). No plants in the California Invasive Plant Inventory Database shall be used in the landscaping.

The intent of the landscape guidelines is to provide flexibility and diversity in plant material selection while establishing a manageable and limited palette. All Site landscape areas shall be planted with appropriate species and densities of shrubs and ground cover materials selected from or comparable to the plant palette shown in Table 6-1. Overall plant material selection for the Site shall have drought resistant characteristics whenever possible. Overall plant materials should be selected for their appropriate habit to support the character, climatic and soil conditions, maintenance, and drought resistant characteristics. Based on the site size/density, there will be many shade conditions that require particular plant types. Similarly, a large portion of the site landscape will need to be dedicated to bio-filtration. This application has particular requirements based on its unique soil type and extreme fluctuations in moisture levels. Appropriate species shall be selected for each specific planting condition, to promote a healthy and successful landscape.

Table 6-1 Plant Material Legend		
Type of Plant	Botanical Name	Common Name
<b>SPECIMEN TREE</b>		
<i>Character defining tree providing a large canopy of shade</i>		
Maximum Height: 50'		
	<i>Olea sp.</i>	
	<i>Ulnus sp.</i>	
	<i>Magnolia sp.</i>	
	<i>Ficus rubiginosa</i>	
	<i>Arbutus sp.</i>	
	<i>Metrosideros sp.</i>	
<b>CANOPY TREE</b>		
<i>For shade and to provide screening</i>		
Maximum Height: 30'		
	<i>Arbutus 'Marina'</i>	
	<i>Lophostemon confertus</i>	
	<i>Ficus lyrata</i>	
	<i>Magnolia 'Little Gem'</i>	
	<i>Chamaedora Seifrizii</i>	
	<i>Howea forsteriana</i>	
	<i>Rhaphis excelsa</i>	
<b>ACCENT TREE</b>		
<i>To provide color and texture</i>		
Maximum Height: 25'		
	<i>Cercis sp.</i>	
	<i>Tabebuia sp.</i>	
	<i>Citrus sp.</i>	
	<i>Dicksonia antartica</i>	
	<i>Ligustrum japonicum</i>	
	<i>Rhaphiolepis 'Majestic Beauty'</i>	
	<i>Abutilon sp.</i>	
<b>STREET TREE</b>		
Trees arranged along the site's periphery to allude to the site's character; also to provide shade along the streetscape on Camino Del Mar and 10th Street		
Maximum Height: TBD		
	<i>Lagerstroemia "Muskogee"</i>	
	<i>Cercis occidentalis "Forest Pansy"</i>	
	Species to be confirmed upon coordination with Spurlock Landscape Architects for consistency with overall Streetscape.	

Table 6-1 Plant Material Legend		
Type of Plant	Botanical Name	Common Name
<b>PROJECT PERIMETER</b>		
<i>May pertain to on-grade or raised planters</i>		
	<i>Asparagus densiflorus 'Myers'</i>	Foxtail Asparagus Fern
	<i>Azalea hybrids</i>	Azalea
	<i>Bougainvillea spp.</i>	Bougainvillea
	<i>Buxus japonica</i>	Boxwood
	<i>Calliandra haematocephala</i>	Pink Powder Puff
	<i>Callistemon viminalis 'Little John'</i>	Dwarf Bottlebrush
	<i>Chondropetalum tectorum</i>	Cape Rush
	<i>Cordyline hybrids</i>	Cordyline
	<i>Cupressus sempervirens</i>	Italian Cypress
	<i>Dietes iridiodes</i>	Fortnight Lily
	<i>Dichondra argentea</i>	Silver Nickel Vine
	<i>Districtis buccinatoria</i>	Trumpet Vine
	<i>Dischidia nummularia</i>	String of Nickels
	<i>Feijoa sellowiana</i>	Pineapple Guava
	<i>Ficus nitida – hedge</i>	Indian Laurel Fig
	<i>Ficus pumila</i>	Creeping Fig
	<i>Kalanchoe beharensis</i>	Velvet elephant ear
	<i>Lantana cultivars</i>	Lantana
	<i>Ligustrum japonicum 'Texanum'</i>	Wax leaf Privet
	<i>Lomandra longifolia</i>	Mat Rush
	<i>Muhlenbergia dubia</i>	Pine Muhly Grass
	<i>Olea europaea 'Little Ollie'</i>	Dwarf Fruitless Olive
	<i>Pelargonium peltatum</i>	Ivy Geranium
	<i>Phormium tenax cultivars</i>	New Zealand Flax
	<i>Philodendron 'Xanadu'</i>	Dwarf Philodendron
	<i>Pittosporum spp. and cultivars</i>	Pittosporum
	<i>Podocarpus gracilior</i>	Fern Pine
	<i>Prunus caroliniana</i>	Cherry Laurel
	<i>Raphiolepis spp. and cultivars</i>	Hawthorn
	<i>Rosa spp. and cultivars</i>	Rose
	<i>Sesleria autumnalis</i>	Autumn Moor Grass
	<i>Trachelospermum jasminoides</i>	Star Jasmine
	<i>Tradescantia pallida</i>	Purple Heart
	<i>Westringia cultivars</i>	Coast Rosemary
	<i>Wisteria sinensis</i>	Wisteria

Table 6-1 Plant Material Legend		
Type of Plant	Botanical Name	Common Name
	<i>Zamia furfuracea</i>	Cardboard Palm
<b>PROJECT INTERIOR</b>		
<i>May pertain to on-grade or raised planters - includes species for bio-filtration areas</i>		
	<i>Abutilon hybrids</i>	Flowering Maple
	<i>Aeonium spp.</i>	Aeonium
	<i>Aloe spp.</i>	Aloe
	<i>Alpinia zerumbet</i>	Shell Ginger
	<i>Asparagus densiflorus 'Myers'</i>	Foxtail Asparagus Fern
	<i>Aspidistria elatior</i>	Cast Iron Plant
	<i>Aucuba japonica</i>	Gold Dust Plant
	<i>Azalea hybrids</i>	Azalea
	<i>Bromeliad hybrids</i>	Bromeliad
	<i>Buxus japonica</i>	Boxwood
	<i>Calliandra haematocephala</i>	Pink Powder Puff
	<i>Callistemon viminalis 'Little John'</i>	Dwarf Bottlebrush
	<i>Camellia sasanqua</i>	Sasanqua Camellia
	<i>Chondropetalum tectorum</i>	Cape Rush
	<i>Clivia spp. and hybrids</i>	Clivia
	<i>Cordyline hybrids</i>	Cordyline
	<i>Cupressus sempervirens</i>	Italian Cypress
	<i>Dietes iridiodes</i>	Fortnight Lily
	<i>Dichondra argentea</i>	Silver Nickel Vine
	<i>Dischidia nummularia</i>	String of Nickels
	<i>Disporum cantoniense</i>	Fairy Bells
	<i>Echeveria cultivars</i>	Hens & Chicks
	<i>Epidendrum x obrienianum</i>	Ground Orchid
	<i>Fatsia japonica</i>	Japanese Aralia
	<i>Farfugium japonicum 'Gigantia'</i>	Giant Leopard Plant
	<i>Ficus pumila</i>	Creeping Fig
	<i>Jasminum spp.</i>	Jasmine
	<i>Kalanchoe beharensis</i>	Velvet elephant ear
	<i>Lavandula cultivars</i>	Lavender
	<i>Liriope gigantea</i>	Giant Lilyturf
	<i>Ligustrum japonicum 'Texanum'</i>	Wax leaf Privet
	<i>Lomandra longifolia</i>	Mat Rush
	<i>Mackaya bella</i>	Forest Bell Bush
	<i>Microlepia strigosa</i>	Lace Fern

Table 6-1 Plant Material Legend		
Type of Plant	Botanical Name	Common Name
	<i>Monstera deliciosa</i>	Split-Leaf Philodendron
	<i>Olea europaea</i> "Little Ollie:	Dwarf Fruitless Olive
	<i>Pelargonium peltatum</i>	Ivy Geranium
	<i>Phormium tenax</i> cultivars	New Zealand Flax
	<i>Philodendron selloum</i>	Tree Philodendron
	<i>Philodendron</i> 'Xanadu'	Dwarf Philodendron
	<i>Pittosporum</i> spp. and cultivars	Pittosporum
	<i>Podocarpus gracilior</i>	Fern Pine
	<i>Prunus caroliniana</i>	Cherry Laurel
	<i>Raphiolepis</i> spp. and cultivars	Hawthorn
	<i>Rosa</i> spp. and cultivars	Rose
	<i>Schefflera elegantissima</i>	False Aralia
	<i>Sesleria autumnalis</i>	Autumn Moor Grass
	<i>Strelitzia Nicholai</i>	Giant Bird of Paradise
	<i>Trachelospermum jasminoides</i>	Star Jasmine
	<i>Tradescantia pallida</i>	Purple Heart
	<i>Westringia</i> cultivars	Coast Rosemary
	<i>Wisteria sinensis</i>	Wisteria
	<i>Zantedeschia aethiopica</i>	Calla Lily
	<i>Zamia furfuracea</i>	Cardboard Palm
FLOW THROUGH PLANTER PER STREETScape STANDARDS		
Within bulb-out at corner of Camino Del Mar and 10th Street between sidewalk and curb.		
	<i>Achillea millefolium</i>	Yarrow
	<i>Asclepias speciose</i>	Showy Milkweed
	<i>Dietes bicolor</i>	Fortnight Lily
	<i>Epilobium californica</i>	California fuschia
	<i>Erigeron glaucus</i>	Seaside Daisy
	<i>Juncus patens</i>	Spreading Juncus
	<i>Leymus condensatus</i>	Canyon Prince
	<i>Muhlenbergia rigens</i>	Deer Grass
	<i>Nepeta fasseni</i>	Catmint
	<i>Rosa californica</i>	California Rose
	<i>Russelia equisetiformis</i>	Coral Fountain
	<i>Salvia spathacea</i>	Hummingbird Sage

---

## 7 PLAN IMPLEMENTATION

---

### 7.1 INFRASTRUCTURE PHASING AND FINANCING

Since this Specific Plan area is located at an infill location, no major off-site improvements are necessary. Necessary infrastructure improvements include water, sewer and dry utility connections, and sidewalk/driveway improvements, all of which are immediately adjacent to or within the Site. These will be installed concurrently with development of the Site. For development within this Specific Plan area, funding for on-site facilities shall be provided directly by the developer/property owner. This includes improvements within or across adjacent public rights-of-way provided concurrent with the project development, such as local street improvements, relocation of the sewer main from within the Site into the public ROW, utility connections from the main trunk lines, and drainage facilities.

The construction of all public street ROW and utility improvements, private on-site improvements including buildings, parking areas, landscape and hardscape, and amenities serving the project will also be the responsibility of the developer/property owner. These improvements will be privately financed directly and through capacity and connection fees.

The recurring maintenance costs for infrastructure and improvements will be provided as follows:

#### 7.1.1 Public Maintenance

##### 7.1.1.1 *Roadways*

Maintenance of vehicular travel ways, curbs, gutters and concrete sidewalks within public rights-of-way will be provided by the City of Del Mar.

##### 7.1.1.2 *Utility Infrastructure*

Maintenance of public utilities and facilities will be the responsibility of the City of Del Mar (water, sewer, storm drains).

#### 7.1.2 Private Maintenance

##### 7.1.2.1 *Roadways*

Landscape frontage improvements, including any walls, stairs, and connections to the public sidewalk from the Site, will be maintained by the property owner. The private driveway into the Site will be maintained by the property owner.

### **7.1.2.2 Utility Infrastructure**

The owner(s) of the property will contract for services such as solid waste disposal, and private utilities, such as electric, gas, telephone, cable television and internet service, which will be maintained by the respective individual private utility company.

### **7.1.2.3 Landscaping**

Maintenance of all landscaping and hardscape on the Site, in addition to landscaping in the public rights-of-way as noted above, will be the responsibility of the property owner.

## **7.2 SPECIFIC PLAN ADMINISTRATION**

### **7.2.1 Specific Plan Interpretations**

In instances where any section, subsection, sentence, clause, phrase, portion, or word contained within this Specific Plan is undefined, unclear or vague, the Director of Planning and Community Development shall make a determination as to its meaning and intent. The Director of Planning and Community Development may elect to forward interpretations to the Planning Commission for consideration and determination (appealable to the City Council) for final determination at his or her discretion in accordance with DMMC Section 30.01.020.

### **7.2.2 Enforcement**

The Director of Planning and Community Development shall have authority to review development proposals and activities for compliance with the 941 Camino Del Mar Specific Plan. Compliance with the Plan as adopted, and with any environmental mitigation measures, shall be monitored at these stages, as appropriate:

1. During the review and approval of development entitlements and other permits as appropriate.
2. During the review of construction documents, and prior to the issuance of grading or building permits.
3. Prior to the issuance of a certificate of occupancy for any building within the Specific Plan area.

Enforcement of the Plan shall be in accordance with the Enforcement and Penalty provisions of the DMMC.

### 7.2.3 Process for Amendment

This document attempts to be comprehensive, but it is understood that not all scenarios can be envisioned, and there may be situations where modifications in the Specific Plan may be necessary. The procedures to amend this Specific Plan shall be by ordinance or resolution as specified by State of California Government Code 65456 through a public hearing before the City Council pursuant to the Del Mar Municipal Code. The applicant shall be required to submit a completed application with graphics, statements, or other information as may be required to support the proposed amendment. Said amendment or amendments shall not require a concurrent general plan amendment unless a land use change is involved.

There are three different categories of potential amendments to the 941 Camino Del Mar Specific Plan - Substantive, Major or Minor Amendments - and this Section sets forth the processes for submittal, review and determinations on such requests for amendments. The review process for 941 Camino Del Mar Specific Plan amendments varies, depending on the degree of modification proposed.

#### 7.2.3.1 *Approval Requirements for Amendments*

1. Approval of a Substantive Amendment shall require an affirmative super majority (4/5) vote of the City Council and, at their discretion, the Substantive Amendment may subsequently be put to a citywide vote in accordance with California Elections Code §9222.
2. Approval of a Major Amendment shall require an affirmative super majority (4/5) vote of the City Council.
3. Approval of a Minor Amendment shall require an affirmative simple majority (3/5) vote of the City Council.
4. The Planning Commission shall review and make a written recommendation to the City Council on all proposed amendments to the Plan.
5. The City Council at its discretion may forward any design interpretation or amendment to the Design Review Board.

#### 7.2.3.2 *Categories of Amendments*

##### **SUBSTANTIVE AMENDMENTS (CITY COUNCIL 4/5 MAJORITY AND POTENTIAL VOTER RATIFICATION):**

1. An increase in the allowable Floor Area Ratio specified in Chapter 5 of the Plan.

2. An increase in the allowable Lot Coverage specified in Chapter 5 of the Plan.
3. An increase in the allowable Building Heights specified in Chapter 5 of the Plan.

**MAJOR AMENDMENTS (CITY COUNCIL 4/5 MAJORITY):**

1. A change in land use that is not addressed in Table 5-1 and is determined to be outside the interpretation process.
2. A change in any development standard specified in Chapter 5 of the Plan other than those listed above as Substantive Amendments.
3. A material modification in any component of the Exceptional Public Benefits associated with the project.
4. A change to the geographic boundaries of the Specific Plan area.

**MINOR AMENDMENTS (CITY COUNCIL 3/5 MAJORITY):**

1. Modifications required to satisfy those changes to Federal and/or State law that require a corresponding amendment to local ordinances and would not result in increases in FAR, lot coverage and/or height.
2. Modifications required to satisfy California Coastal Commission requirements for certification of the LCP amendments that accompanied the preparation of the 941 Camino Del Mar Specific Plan if they would not result in increases in FAR, lot coverage and/or height.
3. Modifications to clarify the intent or meaning of the narrative or exhibits contained in the Plan.

#### **7.2.4 Public Noticing Requirements for Amendments**

All amendments to the 941 Camino Del Mar Specific Plan shall be subject to the applicable public noticing requirements of State law and of the DMMC, in effect at the time of the amendment request.

#### **7.2.5 Exemptions from Amendment Requirements**

Corrections of typographical or administrative errors found in the 941 Camino Del Mar Specific Plan document shall not require an Amendment subject to the process enumerated in Subsection C above.

Minor deviations deemed to be in conformance with the Specific Plan by the Planning and Community Development Director. Such deviations to the adopted

Specific Plan must be consistent with the purpose and intent of the originally approved Specific Plan, and there shall be no additional or increased potentially significant adverse environmental impacts are expected to occur as a result of the proposed modifications, except as evaluated in a certified EIR (or other CEQA document) for the project.

The following deviations constitute examples of “minor changes” that are considered to be in substantial conformance with the approved Specific Plan and shall be approved without requiring amendment of the Plan in accordance with Subsection C above.

- Minor modifications to the Specific Plan area boundaries that respond to more accurate or recent data or actual on-site conditions.
- Minor modifications to the architectural or landscape design guidelines. Where modifications to the architectural or landscape design guidelines are more substantive, they are also allowed without amending the Specific Plan, subject to review and approval by the Design Review Board.
- Addition of new information or data to the Specific Plan maps, exhibits and/or text which does not change the effect of any concepts or regulations.

This page intentionally left blank.

---

## 8 CONSISTENCY WITH THE DEL MAR COMMUNITY PLAN

---

The Del Mar Community Plan sets forth a series of goals, objectives, and policies for the attainment of the community’s collective vision of the City. A summary of how this 941 Camino Del Mar Specific Plan achieves or helps to implement the goals, objectives, and policies of the Community Plan, and therefore is consistent with the applicable goals and policies of the Community Plan, is presented in this Chapter. With adoption of this Specific Plan, there will be changes only applicable to this property relative to the designation of the Site. There are no changes to other aspects of the Community Plan.

To reduce the length of this General Plan Consistency Analysis, this Chapter does not assess Specific Plan consistency with every goal or policy included in the adopted Community Plan. Instead, it focuses on the goals and policies relevant to the land uses and development within the Specific Plan area.

***Overall Goal: Preserve and enhance the special character of Del Mar, the elements of which are a village-like community of substantially single-family residential character, a picturesque and rugged site, and a beautiful beach.***

The 941 Camino Del Mar Specific Plan prescribes development and design standards, including the provisions in Chapters 5 and 6, for a development that will enhance this portion of the Village and add to the community’s overall character through both building design and appropriate mix of uses.

Implementation of the 941 Camino Del Mar Specific Plan will offer several amenities to preserve and enhance the character of the Del Mar community. Development pursuant to the Plan will replace the visually blighted vacant former gas station site at the southern end of the Downtown Village of Del Mar. The land use designations presented in Chapter 3 prescribe commercial space along the Camino Del Mar frontage to provide continuity along this main commercial corridor, with pedestrian orientation and enhanced streetscape improvements along the project frontage. This will enhance the retail and pedestrian-oriented experience within the downtown Village. Locating Residential Hospitality uses on the second floor will provide opportunities for additional patronage of Village area businesses, and transition well to the adjacent residential neighborhood. Using a mixed-use building will transition between the busier commercial character of Camino Del Mar and the single-family residential community to the east.

The size, scale and mix of uses prescribed in the Specific Plan are principally resident and neighborhood serving. The building design standards provide for depth, texture

and the appropriate community scale. The Camino Del Mar frontage will provide a pedestrian link between the on-site commercial uses and adjacent commercial properties. Permitted massing and overall form and materials will reflect and complement the scale and pattern of the homes that stair-step up the hill in the neighborhood to the east.

## 8.1 ENVIRONMENTAL MANAGEMENT

***Goal 1: Establish without delay a comprehensive program to preserve and acquire permanent open space sufficient to meet the long-range needs of the community, preserve and enhance natural resources, and protect areas and people susceptible to seismic and flooding hazards.***

The Site does not contain any opportunities for the acquisition or preservation of permanent natural open space or resources. The intent of this Goal is generally interpreted to refer to public parks and natural open space areas. There are some specific Objectives and Policies under this Goal that relate to development and are therefore applicable to the Specific Plan. These are listed below.

***1.D. Ensure that all future development be such as to preserve an atmosphere of openness, preserve scenic vistas and access to public open spaces, including the bluff and beach.***

The 941 Camino Del Mar Specific Plan land use designations in Chapter 3 require commercial land uses along the Camino Del Mar frontage, with development and design standards provided in Chapters 5 and 6 to ensure that development under the Specific Plan will engage Camino Del Mar with street front commercial space and create an active pedestrian street edge. The building standards incorporate required design limitations related to height, and roof design to maintain views from the existing residential neighbors to the east of the project.

***1.L. Reduce energy consumption and encourage material recycling.***

The 941 Camino Del Mar Specific Plan provides for design criteria that will minimize energy consumption and vehicle miles traveled from future development. The standards in Section 6.3 require that the project construction will comply with Tier 1 CalGreen standards with energy efficient components, will locate new mixed uses in an infill location within the Village area; and will provide pedestrian and cyclist amenities to encourage non-vehicular transportation as well as parking for alternative fuel vehicles. Solar/Photovoltaic system installation is also required for additional sustainability.

***1.M. Promote the prudent use of water resources by encouraging natural landscaping that requires little watering.***

The 941 Camino Del Mar Specific Plan promotes and requires the prudent use of water resources. The landscape standards of Section 6.4 establish regulations including a defined plant palette that requires climate appropriate plant materials, with the use of native and drought tolerant vegetation to the greatest extent possible.

***1.N. Support gasoline conservation activities such as car-pooling and public transportation.***

The 941 Camino Del Mar Specific Plan Site is located along a key bus route within north San Diego County, and there is an existing bus stop along Camino Del Mar adjacent to the Site. Future customers, visitors and residents will have unobstructed pedestrian access to this bus stop. The 941 Camino Del Mar Specific Plan also requires on-site bicycle parking and storage, and includes reserved parking provisions for motorcycles and alternative-fuel vehicles as part of the parking standards in Section 5.8.

## **8.2 TRANSPORTATION**

***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.***

The 941 Camino Del Mar Specific Plan prescribes regulations for development in Chapters 5 and 6 that will create a pedestrian-friendly environment with buildings oriented to the street, and all vehicular parking required to be screened from view. Moreover, local-serving commercial uses, bicycle and motorcycle parking, alternative fuel vehicle parking, the addition of on-street parking and street trees along Camino Del Mar, and proximity to a bus stop at Camino Del Mar will all encourage access by means other than the automobile. Streetscape improvements will be provided along the Plan frontage on Camino Del Mar to create wider and safer sidewalks, landscaped buffer zones, and improve pedestrian mobility. The Specific Plan development standards require elimination of the existing curb cuts and driveways along Camino Del Mar as a component of providing an uninterrupted pedestrian streetscape along the project frontage.

***2.A. 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. "***

The 941 Camino Del Mar Specific Plan Site is located along a key bicycle and pedestrian route through the City of Del Mar. The Specific Plan calls for the implementation of the Downtown Streetscape Plan along the project frontage, which includes retention of a bike lane along Camino Del Mar, and unobstructed pedestrian access along the public sidewalk along Camino Del Mar. The enhanced corner design and parallel parking spaces along the project's Camino Del Mar frontage will help protect pedestrians by

creating a physical barrier between traffic and pedestrians, and will provide additional visual cues to help slow the speed of through-traffic on north-bound Camino Del Mar. The Specific Plan development regulations also require on-site bicycle parking.

***2.B. Facilitate the movement of traffic in a safe and uncongested manner consistent with a pedestrian-oriented community.***

The 941 Camino Del Mar Specific Plan prescribes implementation of the Camino Del Mar Streetscape Plan along the project frontage, which is designed to help the flow of traffic and improve pedestrian circulation. In accordance with development under the Specific Plan area, the existing driveways off Camino Del Mar will be closed and an expanded and enhanced corner bulb out will be constructed to provide a more welcoming pedestrian experience. The Specific Plan calls for access to the onsite parking to be off 10th Street. All these factors will help facilitate the flow of traffic.

***2.E. Minimize air pollution by encouraging alternatives to the use of the automobile.***

The 941 Camino Del Mar Specific Plan standards require provision of on-site bicycle parking facilities and there is an existing bus stop located at the southern property line on Camino Del Mar. Given the size of the Site and allowable uses and designations of the Specific Plan, the nature and size of any commercial component to a project will inevitably be neighborhood-serving and utilized by the nearby residents of the City of Del Mar as well as some visitors. These transit, pedestrian and bicycle amenities will be provided to encourage non-auto travel. The Specific Plan also provides for motorcycle and alternative fuel source vehicle parking spaces.

### **8.3 COMMUNITY DEVELOPMENT**

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

The design standards of the 941 Camino Del Mar Specific Plan are provided to enhance this south end of the downtown Village area of Del Mar. The City's small-town atmosphere will be preserved and enhanced with the designated mix of uses in Chapter 3 that are resident and neighborhood serving. Development standards of Chapter 5 (including height, story-count and parking) coupled with design guidelines of Chapter 6 that address building materials, landscape, lighting and general site design, will facilitate redevelopment that will complement the existing residential character of properties east of the site, while providing a uniquely Del Mar architectural statement at this Site within the Village to residents and visitors alike.

The architectural elements and palette of materials reflecting prominent architectural elements found around the Village of Del Mar, are incorporated into the design criteria to guide the ultimate design character for building at the Site, so that it blends with the existing setting.

Landscaping criteria has been established in the Specific Plan to combine drought tolerance with aesthetic impact and emphasize the Site’s coastal character while addressing the climactic requirements of the various Site conditions.

With implementation of the 941 Camino Del Mar Specific Plan standards for the Site, development will function as a buffer between the busy commercial character of Camino Del Mar and the residential neighborhood to the east. The land use designations on the Site, flexible land use mix, and building forms prescribed by the development standards allow for a balance between the commercial scale of Camino Del Mar and the smaller scale of the homes to the east. Along Camino Del Mar, development in accordance with the Specific Plan will fill an existing gap and improve the continuity and pedestrian-oriented linkages between neighboring buildings.

The following Objectives and Policies of Goal 3 are applicable to the 941 Camino Del Mar Specific Plan:

***3.B. Insure that future development, whether commercial or residential does not detract from high quality vistas and terrain, either by blocking views or disturbing natural topography, mature trees, or native growth.***

***3.B.2. Where possible, the creation of new viewpoints should be encouraged from public and commercial spaces.***

Development standards and design guidelines of the 941 Camino Del Mar Specific Plan were developed to foster development that will preserve existing views to the greatest extent feasible, maintaining the 2-story, 26-foot height limit and requiring (for example) that mechanical equipment, such as exhaust fans or heating and air-conditioning units, not be mounted above the roofline (except as otherwise required by the minimum standards of the Uniform Building Code), screened and incorporated into the architecture of the building. There is no natural topography, mature trees or native growth at the Site.

***3.F. Protect and enhance human scale, warmth, charm, interest, texture, pedestrian involvement and landscaping.***

The 941 Camino Del Mar Specific Plan Design Criteria in Chapter 6 will foster architectural design that is warm, charming, and adding to the interest and texture of the improved streetscape. Street level commercial spaces called for by the Chapter 3

land use designations will encourage and support pedestrian activity. Requiring parking areas to be screened from public view will further emphasize the focus on the human scale along the streetscape.

***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.***

The 941 Camino Del Mar Specific Plan allows for the development of new commercial space at the southern end of the Del Mar Village and will enhance the site by providing for an attractive building that can serve the needs of residents and visitors alike. The land uses specified in Chapter 3 prescribe a flexible use mix with development standards and design criteria that will result in development of a scale and massing that serves and transitions well with the adjacent residential development and matching the existing scale of surrounding commercial and residential uses.

***4.A. Encourage quality resident-oriented businesses which serve the cultural, social, recreational and material needs of the local community.***

The 941 Camino Del Mar Specific Plan provides for a flexible mix of neighborhood-serving commercial uses that can meet the local community needs for quality resident-oriented businesses.

***4.B. Insure that the downtown area is well integrated into the residential fabric of the community.***

***4.B.1. Encourage alternatives to the use of the automobile for tourist access to the downtown.***

***4.B.2. 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.***

The allowed use mix, scale and massing of potential development will integrate well with the residential character of the community. Commercial spaces will provide for new services within walking distance to the existing businesses, hotels and residential neighborhoods in the City. Buildings will help buffer the residential neighborhoods from the street level noise and activity along Camino Del Mar. Implementation of the Downtown Streetscape plan along the project frontage will enhance the pedestrian connectivity through the Village, for residents and tourists.

***4.C. Create a pedestrian oriented downtown which groups retail services with facilities for civic and community activities.***

***4.C.1. Maintain commercial uses composed primarily of retail sales and service establishments and offices which primarily serve local residents.***

***4.C.2. Discourage commercial uses which are automotive oriented {such as drive-in establishments}.***

***4.C.3. Encourage developments which provide social cultural and recreational activities.***

***4.C.4. Develop a pedestrian network which ties all parts of the downtown together in a way which reduces conflicts with the automobile.***

The 941 Camino Del Mar Specific Plan prescribes standards and guidelines for a pedestrian oriented project that can provide for commercial space within proximity to facilities for civic and community uses that are neighborhood-serving. The site size and design parameters preclude larger auto-oriented businesses. The pedestrian friendly orientation mandated by the prescribed mass and location of development will extend and enhance the existing pedestrian network of Downtown Del Mar. Streetscape improvements will improve overall connectivity within the Downtown area.

***4.D. Maintain architectural design and low mass-intensity scale within the downtown area that is in keeping with the traditional village character of the community.***

***4.D.2. Encourage floor areas and building setting which provides ocean views and open space,***

***4.D.3. Limit the height of structures to preserve view corridors while encouraging low mass intensity structures.***

***4.D.4. Encourage building designs and uses that utilize the advantages of Del Mar's warm, sunny climate.***

The standards of the 941 Camino Del Mar Specific Plan prescribe two-story architecture, with limited height, designed to reflect the existing low mass-intensity scale of the downtown area and the village character of the community, and to preserve existing views enjoyed by the residential neighborhood to the east.

***Goal 5: Preserve the economic integrity of the community.***

The 941 Camino Del Mar Specific Plan has been designed to allow site development to be an economic success. The provisions for flexible uses at the site builds in the ability to respond to changes in future market conditions, and limit vacancies to maintain economically viability. With implementation of the Specific Plan, property values and property tax revenues are anticipated to significantly increase, and the hospitality components of the residential use will also provide TOT revenues. Upon development,

the additional activity from residents and visitors to the Site will enhance the supporting economic base of the community and enhance the property values of the surrounding commercial properties and residences nearby.

***5.A. Maintain a balanced philosophy toward commercial growth which permits the City income to keep pace with its expenditures while insuring compatibility with all other goals and objectives of the community plan."***

The 941 Camino Del Mar Specific Plan meets all of the applicable Policies and Objectives of the Del Mar Community Plan while allowing for growth that contributes to the City's income. The Plan balances the City's desire for Downtown revitalization, economic viability of the Project and the measures to protect the livability of the adjacent residential neighborhood. The Specific Plan includes a Residential Hospitality use classification for the Site, and prescribes requirements for payment of Transient Occupancy Taxes, in addition to the other property and sales tax benefits that would derive from implementation of the Specific Plan.

***5.E. Promote those uses of the commercial area which will be of the greatest economic benefit to the community while insuring compatibility with all other goals and objectives of the community plan."***

The 941 Camino Del Mar Specific Plan Land Use Chapter 3 requires commercial uses along the Camino Del Mar frontage, and designates additional ground floor areas available for commercial uses areas to meet market demands for long term economic viability. The Residential Hospitality use allows for significant economic benefit to the community in the form of new Transient Occupancy Taxes. Implementation of the 941 Camino Del Mar Specific Plan will provide property taxes while meeting all of the applicable goals and objectives of the Community Plan. Commercial designations provide opportunities for sales tax generated from commercial uses. The condominium form of ownership provides the mechanism by which the City can capture property tax revenue at the time of initial condominium ownership and any time in the future that a unit is re-sold.

***Specific Recommendations - Village Center District:***

***Usage of Commercial Space - In order to facilitate resident demand for more goods and services, policies have been developed to better utilize the commercial space within the boundaries established above. These policies include encouraging small individually-owned shops, and discouraging unusually large single purpose businesses, franchise operations, businesses catering to an automotive public (drive-in banks, food stands, etc.) and an imbalance of office uses.***

The design criteria of the 941 Camino Del Mar Specific Plan and the site size will limit development to smaller commercial spaces and Residential Hospitality units, which will lend to ownership and use by small businesses and individuals and inherently preclude large single purpose businesses or auto-oriented uses. The hospitality components for residential units allows for flexible space rental with central management control to assure a quality environment for guests and owners. A flexible mix with commercial uses is authorized in the Plan to maximize the economic and social vitality along Camino Del Mar, redefine this southerly portion of the Village, and to appropriately transition to the adjoining residential development. The designated commercial use area along the Camino Del Mar frontage and the implementation of the Downtown Streetscape project adjacent to the Site encourages an active pedestrian-oriented streetscape.

***The Plan recommends that commercial activity within the Village Center shall above all else, be compatible with the cultural, social, recreational, and material needs of the Community. While trade from visitors and neighboring communities is obviously necessary to the success of many individual businesses, future development in the Village Center District should attempt to favor economically viable retail enterprises whose primary purposes are to satisfy the needs of the Del Mar community and enhance the style and quality of life in Del Mar.***

The 941 Camino Del Mar Specific Plan Land Use Chapter 3 designates commercial and professional office uses that would be at a smaller scale which can provide opportunities for businesses to serve the needs of the Del Mar community. The Residential Hospitality use defined by the Plan also is compatible with the needs of the community, by providing an alternate product to meet some of the underserved demand for vacation home ownership and transient occupancy rentals, including extended stay rentals, short-term rentals, and nightly rentals. The 941 Camino Del Mar Specific Plan offers a unique opportunity to respond to these demands within the Village commercial setting, with flexibility to respond to future community needs.

***To assure continuity of pedestrian oriented shops and service, retail use should be encouraged over office use, since office use provides no sales tax revenue to the City, severely compounds any parking problems, and generally removes space from service to the residents. Whereas, some office space is certainly desirable this usage should be geographically distributed so that it increases gradually from little or no office space in the areas from 13th to 15th Streets rising toward a maximum on the south end of the commercial area (this policy would serve to soften the transition from retail to residential at the south end of the district).***

The 941 Camino Del Mar Specific Plan provides for an appropriate use mix, size and scale, to effectively transition from retail to office and residential at the south end of the downtown commercial district. Development of the Site in accordance with the Specific Plan, including commercial space along the Camino Del Mar street frontage,

will accomplish the objectives of re-establishing the continuity of pedestrian oriented use along Camino Del Mar at the southern end of the commercial district. The 941 Camino Del Mar Specific Plan development will also result in site users who can become patrons of other Downtown restaurant, cafe and retail shops, and accomplishes the transitioning from the retail center at 15th Street. The Specific Plan limits the type of office uses allowed to specifically exclude high-intensity office (such as medical) to avoid higher traffic and parking demand related to such uses.

***Physical Character - The physical characteristics of Del Mar's Village Center should be developed so that citizens and visitors of every age will feel comfortable and at home. To achieve this character the Village should include, in addition to a variety of commercial businesses, a civic center; attractive walkways and landscaped areas, and a variety of commercially owned open spaces such as courts and landscaped areas. To increase retail use and enjoyment, efforts should be made to encourage developments which emphasize pedestrian orientation. Sidewalk sitting facilities in the front of stores and other innovative developments which encourage social interaction and pedestrian use should be favored to create a strong community identity. Refreshing views of the ocean, trees and vegetation should be preserved by limiting the massiveness and siting of construction on some or all of the remaining vacant lots in the downtown area west of Camino Del Mar. Individual businesses should be encouraged to hold cultural social or recreational events in keeping with their facilities and according to community interests.***

The 941 Camino Del Mar Specific Plan incorporates requirements for any Site development to implement the Camino Del Mar Streetscape Plan along the project frontage in order to enhance this corridor and improve overall connectivity within the commercial district. The development standards of the Specific Plan prescribe building form and location on the Site to further enhance the pedestrian orientation.

***Future structures within the Village Center District should be in keeping with the pedestrian scale and village character of the community. Architectural solutions should strive for an informal feeling utilizing non-massive shapes, pitched roofs, and preserving ocean views and an atmosphere of open space.***

The 941 Camino Del Mar Specific Plan design standards encourage the use of colors and materials and architectural features from a variety of other Del Mar landmarks as well as the natural environment and prescribe varied roof forms and articulation so that building at the Site will be scaled to fit in with both the residential and commercial uses in the area.

---

## 9 CONFORMANCE WITH THE LOCAL COASTAL PROGRAM

---

The Del Mar Local Coastal Program (LCP) and its Land Use and Implementation Plans prescribe process, policies and standards to implement requirements of the California Coastal Act. Adoption of the 941 Camino Del Mar Specific Plan would include an amendment to the LCP, with certification required from the California Coastal Commission. With adoption of this Specific Plan and LCPA, there will be changes only applicable to this property relative to the designation of the Site. There are no changes to other aspects of the Local Coastal Program.

A summary of how the 941 Camino Del Mar Specific Plan achieves or helps to implement the policies of the LCP is presented below. To reduce the length of this analysis, this Chapter does not assess Specific Plan compliance with every goal and policy included in the adopted LCP. Instead, it focuses on the policies relevant to the land uses and development within the Specific Plan area. Selected goals and policies relevant to the proposed LCP amendment are listed, with numbering following the LCP.

### 9.1 DISCUSSION OF COASTAL POLICIES FOR 941 CAMINO DEL MAR SPECIFIC PLAN

(From Local Coastal Program – Land Use Plan)

#### Section II-B Land Use Development Goals and Policies – General

*Goal II-A: Preserve and enhance Del Mar's small-town atmosphere with its harmonious blending of architecture, landscape and natural landforms in proximity to a beautiful shoreline.*

The 941 Camino Del Mar Specific Plan prescribes a flexible mix of uses in Chapter 3, with specific development criteria in Chapter 5 for building form and massing, as well as recommendations via design guidelines in Chapter 6 for architecture, streetscape and landscape elements compatible with Del Mar's small-town Village atmosphere. Implementation of these criteria will require use areas and design elements that signal a change of character toward retail and pedestrian activity at the south end of the Del Mar Village. The Specific Plan provides for Residential Hospitality uses that will provide a transition to the adjacent single family residential areas, while accommodating transient and visitor demand. It will also preserve and enhance the City's small-town atmosphere, as it will provide street-frontage commercial areas suitable for local-serving commercial uses.

*Policy II-1 Maintain the existing small-scale character of the community and permit only one- and two-story, low intensity development with a maximum allowable height of 26 feet.*

Standards prescribed in the 941 Camino Del Mar Specific Plan maintain existing zoning criteria, requiring a maximum two-story development and 26-foot height

limit, and establish new building form standards to enhance pedestrian oriented streetscape adjacent to this Site.

***Policy II-2 Insure that future development, whether commercial or residential, retains the aesthetic quality of the community by protecting and preserving public views to the ocean and other significant natural resources; and by minimizing the disturbance of natural topography and vegetation.***

This previous gas station site was fully developed and there is no natural vegetation or remaining natural land forms. Development standards prescribed by the 941 Camino Del Mar Specific Plan (including allowed building height and story-count) provide for maximum consideration to preserve views that are currently enjoyed from surrounding properties. This includes limitations on mechanical equipment, such as exhaust fans or heating and air-conditioning units, mounted above the roofline except as otherwise required by the minimum standards of the Uniform Building Code.

***Policy II-3 Establish controls to prevent office development which is incompatible with the existing residential and visitor-serving character of the community.***

The flexible use mix, scale and massing provisions of the 941 Camino Del Mar Specific Plan are established so that development under the Plan integrates well with the residential character of the community. The commercially designated spaces provide opportunities for new services within walking distance to the existing businesses, hotels and residential neighborhoods in the City to support the visitor serving character of the community. The Residential Hospitality use designation adds an opportunity for further visitor-serving uses at the Site within the Village. The Plan land use designations preclude an exclusive office use of the Site. Any office uses would be small scale, and through design would be integrated with other use areas, able to provide local residents an opportunity for an office close to home.

***Goal II-B: Focus major retail and office activity into an economically viable, pedestrian-oriented area that serves the needs of both residents and visitors.***

The 941 Camino Del Mar Specific Plan will provide for hospitality residential, and commercial space at the southern portion of Del Mar Village, improving the streetscape appearance and adding an activity node at this Site along the Camino Del Mar frontage. Development in accordance with the Specific Plan will enhance the Site by providing uses that will serve the needs of residents and visitors alike. The Plan specifies a use mix, scale and massing to transition between the adjacent

commercial uses to the north and south along the Camino Del Mar commercial corridor, and residential uses to the east.

***Policy II-5 Encourage resident-oriented businesses which serve the cultural recreational and material needs of the local community.***

The 941 Camino Del Mar Specific Plan allows for a variety of neighborhood-serving commercial uses and businesses.

***Policy II-6 Encourage visitor-serving and recreation-oriented businesses that blend harmoniously with the traditional small-town character of the community.***

The 941 Camino Del Mar Specific Plan allows for a variety of visitor-serving commercial uses and businesses, and incorporates hospitality use provisions for the residential units to encourage visitor-serving uses at the Site. Based on the size of the Site and design standards, development would be compatible with the traditional small-town character of Del Mar which is attractive to visitors.

***Policy II-7 Locate visitor-serving facilities, including public and private developments that provide food, services, shopping and amusement, within easy walking distance of visitor lodging.***

The property is part of the Camino Del Mar commercial corridor that includes a variety of businesses. The Specific Plan provides for a flexible mix of potential uses intended to meet and respond to community demand for the designated commercial spaces - including personal service, dining, shopping and entertainment. The site is within walking distance of existing visitor lodging at the south end of the City as well as L'Auberge Del Mar, and the Specific Plan includes the option of locating a new Residential Hospitality use within the Site.

***Policy II-8 Retain a pedestrian-oriented downtown which groups retail service with facilities for civic and community activities.***

The 941 Camino Del Mar Specific Plan provides for pedestrian oriented uses along Camino Del Mar, with commercial space along the (Camino Del Mar street) frontage, and implementation of the streetscape plan along the project frontage to provide enhanced pedestrian areas within the Village.

***Policy II-9 Maintain the existing architectural design and low-mass scale of development within the downtown area that is in keeping with the traditional small-town character of the community.***

Standards in the 941 Camino Del Mar Specific Plan prescribe building form and massing that, in concert with design guidelines, will result in development that is compatible and complementary to existing structures, and consistent with the traditional small-town character of the Del Mar Village. Architectural design standards specify use of materials consistent with elements found in other locations within the downtown area of Del Mar, with a two-story limit that reflects the scale and massing consistent with the traditional small-town character of the Village.

***Goal II-C: Preserve the economic integrity of the community.***

The 941 Camino Del Mar Specific Plan permits a variety of potential commercial uses to maintain economic viability and limit vacancies while meeting long term market conditions. Redevelopment of this currently vacant site would provide economic benefits through increased property values and property tax revenues, along with the potential for Transient Occupancy Tax (TOT) revenues associated with the Residential Hospitality use components.

***Policy II-11 Promote those uses of the City's commercial area which will be of greatest economic benefit to the community while insuring compatibility with all other goals and objectives of the City's Community Plan and this document.***

The 941 Camino Del Mar Specific Plan has been designed to create a positive benefit to the economy of the City of Del Mar. As an example, permitted Residential Hospitality uses will result in new TOT revenue and, along with additional/new sales tax provided by commercial space along the Camino Del Mar frontage, as well as increased property values, will serve to maximize the fiscal benefits to the City. The flexible, mixed use provisions of the Plan are included to support long-term viability and allow development to respond to future market demands that are important for the proper growth and continued revitalization of the Downtown.

## 9.2 LAND USE DEVELOPMENT GOALS AND POLICIES BY DISTRICT - VILLAGE CENTER DISTRICT

***9. Village Center District: The Village Center is mainly designated as Central Commercial (CC) and is Del Mar's principal commercial, visitor serving and professional area. It extends along both sides of Camino Del Mar, beginning at 9<sup>th</sup> Street and reaching north to 15th Street. The CC (Central Commercial) designation encompasses the majority of land within the Village District. The CC designation allows for a variety of commercial uses aimed at serving the needs of both residents and visitors to the area. Due to the City's popularity as a visitor-***

***destination point, the majority of the property in the CC Zone has been developed with uses that serve both residents and visitors."***

The 941 Camino Del Mar Specific Plan is structured to complement the existing uses of the Village Center District, with standards and guidelines that will result in resident and visitor-serving development that provides opportunities for new hospitality and commercial uses. Moreover, standards prescribed in the Plan will result in the extension and enhancement of the existing pedestrian network along Camino Del Mar in the Village District, replacing the current irregular pavement, multiple curb cuts, and lack of vegetation along the street with improved pedestrian-friendly streetscape improvements, inviting to both the local community and visitors to the area.

***Policy 9.a: In the Village Center District, small individually owned commercial shops shall be encouraged through the implementation of the Downtown Overlay Zone Ordinance. This ordinance requires a specific plan or plans for every development or redevelopment within the CC Zone on a parcel or adjacent parcels under the ownership or control of the same applicant where the parcel or parcels taken together contain at least 25,000 square feet and where such project involves 11,500 square feet or more of floor area.***

***Policy 9.b: In the Village Center District, large single purpose businesses, and businesses catering to an automotive public (drive through banks, drive-through food stands, etc.) shall be discouraged.***

This Project is situated on a 25,524 square foot lot and is, therefore, required to prepare a Specific Plan. The Specific Plan standards for use and design inherently preclude large single purpose businesses and auto-oriented uses.

***Policy 9.c: In the Village Center District, building designs which incorporate a unique and small-town character shall be encouraged and building designs which are based on a corporate identity or logo shall be discouraged. "***

The standards of the 941 Camino Del Mar Specific Plan establish criteria that provide for a unique design which draws from many of the features, materials and scale of existing commercial and residential buildings in the area for the architecture. The Specific Plan standards encourage use of the colors and materials and architectural features from a variety of other Del Mar landmarks as well as the natural environment.

***Policy 9.d: In the Village Center District, retail enterprises whose primary purposes are to satisfy the needs of the community and enhance the quality and convenience of life in Del Mar shall be encouraged.***

The 941 Camino Del Mar Specific Plan Land Use designations in Chapter 3 prescribe commercial uses in the space fronting Camino Del Mar to enhance the pedestrian environment and accommodate commercial enterprises that can serve residents and visitors in the community of Del Mar.

***Policy 9.e: In the Central Commercial portion of the Village Center District, retail uses shall be encouraged over office uses for floor area located at the street level of structures fronting Camino Del Mar.***

***Policy 9.f: While some office space is desirable, it shall be concentrated in the southern portion of the Village Center District.***

The 941 Camino Del Mar Specific Plan land use matrix in Chapter 3 provides for mixed uses within the property. The commercial uses, including food services and retail businesses, are authorized to be located within Zone 1 which encompasses the area fronting the street at the ground floor (street level) of the Camino Del Mar frontage, as well as the balance of the ground floor area in Zone 2. The 941 Camino Del Mar Specific Plan property is located within the southern portion of the Village Center District, and therefore the land use matrix allows for small scale office uses as part of the flexible use options in the ground floor Zones 1 and 2.

***Policy 9.g: In addition to a variety of commercial and businesses, the Village Center District should have attractive walkways, and a variety of open spaces such as courts and landscaped areas.***

***Policy 9.h: Pedestrian-oriented streetscape which promotes social interaction, pedestrian use and a strong community identity shall be encouraged in the Village Center District.***

***Policy 9.i: In the Village Center District, structures shall be in keeping with the pedestrian scale and village character of the community.***

The 941 Camino Del Mar Specific Plan provides criteria to implement the Camino Del Mar Streetscape Plan, and to improve the 10<sup>th</sup> Street frontage. The enhanced streetscape design with additional trees and landscape elements will provide an improved pedestrian experience and will thereby improve overall connectivity within the commercial district.

The Project frontage on Camino Del Mar will be improved to create wider and safer sidewalks, landscaped buffer zones and improve pedestrian mobility. The Plan requires that any development eliminate the existing curb cuts and driveways along Camino Del Mar to provide an uninterrupted pedestrian streetscape along the Site frontage.

***Policy 9.j: In the Village Center District, structures shall be of an architectural style which retains a low scale intensity of development, utilizes designs which preserve ocean views, and promotes an open space small-town atmosphere.***

The standards and guidelines enumerated in the 941 Camino Del Mar Specific Plan require or encourage elements scaled to be compatible with both the residential and commercial uses adjacent to the Project site, and screening of parking areas from public view. The maximum two-story building and height limits will protect the views of the residential neighbors to the east. The building design parameters and location of commercial use space fronting on Camino Del Mar will promote the small-town atmosphere.

### **9.3 SECTION IV-B COASTAL ACCESS**

***Goal IV-B: Give priority to pedestrian and bicycle traffic as opposed to automobile traffic through application of the following policies and pursue the increased use of alternate transportation modes to regionally significant areas within Del Mar. Examples of "alternate transportation modes" include: bicycle, pedestrian, bus, shuttle service, and railroad.***

The 941 Camino Del Mar Specific Plan prescribes standards for Site development that will minimize the impact of the automobile by creating a pedestrian-friendly environment, locating parking below grade or screened from public view. The streetscape design along Camino Del Mar will eliminate existing driveway cuts through the sidewalk, incorporates new street trees and landscaping, with provisions for bicycle parking.

***Policy IV-15 Retain and maintain existing bikeways including those along Coast Boulevard, Camino Del Mar, Jimmy Durante Boulevard and Via de la Valle.***

***Policy IV-16 Improve the safety of Camino Del Mar pedestrian crossings, particularly in the north and south ends of the community where such crossings provided for direct beach access.***

The 941 Camino Del Mar Specific Plan will not change or affect the existing bikeways along the project frontage of Camino Del Mar. These will be retained consistent with the Downtown Streetscape project improvements. The Specific Plan standards require bicycle amenities for future Site development including bicycle parking and storage areas.

***Goal IV-C: Preserve existing views and view corridors from public vantage points to the maximum extent possible without preventing reasonable use of private property.***

The 941 Camino Del Mar Specific Plan design standards provide consideration to preserve views that are currently enjoyed from surrounding properties.

Additionally, the 941 Camino Del Mar Specific Plan will not have any mechanical equipment, such as exhaust fans or heating and air-conditioning units mounted above the roofline except as otherwise required by the minimum standards of the Uniform Building Code. All mechanical equipment is required to be screened and incorporated into the architecture of the building.

*Goal VI-D: Maximize the opportunity for access to beach areas by minimizing competition for public on-street parking spaces.*

*Policy IV-30 The City shall apply the Off-Street Parking Regulations to new projects and redevelopment projects to assure that the parking needs generated by new development are provided on site.*

The 941 Camino Del Mar Specific Plan incorporates parking standards that mirror those of the Del Mar Municipal Code and Local Coastal Program to provide off-street parking for permitted uses. The residential hospitality units specifically are required to provide one space for each studio or one-bedroom unit, and two spaces for each two-bedroom unit. Guest parking is required at 0.25 space per unit, and parking standards for non-residential uses within the commercial spaces, is required in accordance with the DMMC parking regulations.

Required parking facilities will be located entirely onsite, either within a below-grade parking structure or via surface parking, and will include a variety of parking space configurations to facilitate and support the use of alternate modes of transportation, including spaces reserved for alternative fuel source vehicles, micro spaces, motorcycle and bicycle spaces.

## 10 CONFORMANCE WITH ADDITIONAL CITY OF DEL MAR DOCUMENTS

---

The following section describes how the 941 Camino Del Mar Specific Plan conforms to City of Del Mar documents in addition to the Community Plan, including the Camino Del Mar Streetscape Plan, City of Del Mar Parking Master Plan, and City of Del Mar Vision 2020 Report.

### 10.1 CAMINO DEL MAR STREETScape PLAN

The Camino Del Mar Streetscape Plan was approved by the City Council to be used as a guide for development in the right-of-way of Camino Del Mar. The purpose of the Plan is to provide direction for future development and enhancement of the entire length of the Camino Del Mar streetscape. It provides concepts and a description of the proposed character of Camino Del Mar with enough detail to "direct future preparation of technical drawings."

The 941 Camino Del Mar Specific Plan requires implementation of the applicable provisions of the Camino Del Mar Streetscape Plan along the Project frontage abutting Camino Del Mar as deemed appropriate by the City of Del Mar. The Plan features a bike lane, street parking, and a commercial loading zone within Camino Del Mar. It also incorporates the design guidelines for the materials for street furniture, paving and landscaping.

The following are the relevant excerpts from the Camino Del Mar Streetscape Plan:

#### *I. Parking Structures*

*The current situation along Camino Del Mar is such that a parking structure would be the most appropriate method to increase standard and accessible parking in the Village". Such a parking structure could be a public or private parking garage. A parking structure allows a more effective and comprehensive approach to the needs for level access and loading areas than can be found in the undulating topography of Camino Del Mar. Design of a future parking structure should take into consideration the minimum headroom requirements for the accessible parking route and accessible passenger loading zone. (Section I, Elements, Page 47)*

## **II. Village Character**

*The mixed-use guidelines include land use, types of commercial street and storefront activities as well as programmatic recommendations for the "Village" to create an active, diverse use, pedestrian-orientated place.*

*Use of topography to provide underground parking with storefront commercial and office/residential above is recommended. Parking entrances should be directed to the alley and side streets - not directly off Camino Del Mar, in order to minimize curb cuts, reduce pedestrian/vehicle conflicts, and limit views of parking areas from the street." (Section X; Mixed Use Guidelines, Page 70)*

The 941 Camino Del Mar Specific Plan implements the requirements above. Proposed/required parking will be contained either within an underground parking structure (hidden from public view) or via surface parking screened by proposed building(s). Access to parking facilities will be exclusively from 10th Street, with existing driveways off Camino Del Mar to be eliminated - minimizing curb cuts and reducing pedestrian/vehicle conflicts along Camino Del Mar. The Specific Plan designates commercial uses fronting Camino Del Mar to promote an active pedestrian friendly area within the Village Center District and to provide a transition from retail to residential at the south end of the district.

## **III. East side/10th Street to 9th Street**

*The south side of 10th Street at the existing Gasoline service station is a major visual divergence from the Del Mar character and is one of the few large lots remaining in the Village with redevelopment potential. There are several options for redevelopment of the site: 1) improve the existing station, 2) redevelopment of the entire site retaining a needed local serving use, such as the service station, with other commercial uses, and 3) redevelopment of the entire site without a service station*

*Complete redevelopment of this property would define the southern gateway to the Village and provide an "anchor" with a mix of commercial uses similar to Del Mar Plaza at the northern gateway. The entire site should be redeveloped with a mix of commercial uses, including local and visitor-serving uses. A terraced building with structure parking, pedestrian oriented commercial and public terraces, would greatly contribute to the Camino Del Mar streetscape. Access to the parking structure should be from 10th Street, not Camino Del Mar: (Section X; Mixed Use Guidelines, Pages 80, 81)*

Since preparation of the Streetscape Plan, the gasoline service station was closed and removed from the Site. The 941 Camino Del Mar Specific Plan provides for complete redevelopment of the property to implement a mix of local and visitor-serving uses. Implementation of the Plan will enhance the pedestrian character in the south end of

the Village across the frontage of this now predominately vacant site, and establish a more vibrant pedestrian-oriented streetscape along Camino Del Mar. The Specific Plan provides standards for building form and placement and specifies a mix of uses limiting commercial to the ground floor, and adding residential hospitality uses to help activate and enliven the southern end of the commercial district and being sensitive to the neighboring residential properties. Vehicular access to the parking garage is limited to 10th Street.

## 10.2 CITY OF DEL MAR PARKING MASTER PLAN

The City of Del Mar's Parking Master Plan was conducted in order to evaluate existing parking conditions and recommend parking management options for the Village Center and North Beach areas of the City. The objectives of the report include assessing the current parking inventory, assessing the effectiveness of current management strategies and development of new strategies to address existing and future parking needs for residents, businesses, and visitors.

The 941 Camino Del Mar Specific Plan conforms with and implements the City of Del Mar's Parking Master Plan by providing for adequate, convenient parking for residents, visitors, business patrons and employees. All parking will be hidden from public view in either a below-grade parking structure or surface parking. On-street spaces will be located along Camino Del Mar including a commercial vehicle loading zone for local business and retail use. Bicycle lock-up/storage spaces will be provided to facilitate the use of non-motorized transportation.

## 10.3 CITY OF DEL MAR VISION 2020 REPORT

The purpose of the Vision 2020 Report is to describe key elements that the community wants to see achieved by 2020 and provide a relative value or importance to each element. The Vision reflects input from a wide representation of Del Mar citizens.

### ***Description of the Vision.***

***Pedestrian: Del Mar will be a walkable community with a network of pedestrian and bicycle friendly sidewalks, trail and paths. These will connect the Lagoons, the Central Village of Del Mar, the Beaches and Public Parks.***

***Traffic and Parking: Del Mar will have planned for and established adequate parking for residents of and the visitors to the City.***

***Planning: The business district will be expanded south to 9th Street.***

***Village: Working together to enhance the vitality and prosperity of the Village while preserving our community character.***

The 941 Camino Del Mar Specific Plan conforms with and implements the Vision 2020 Report by implementing these Vision elements: The plan provides for improving the walkable community linkage along Camino Del Mar with pedestrian friendly sidewalks and bike paths. The plan standards require adequate parking to serve site uses. The plan provides for commercial use space to be added along Camino Del Mar, expanding the business district across this predominately vacant site between 10<sup>th</sup> and 9th Street. The flexible uses are designated to provide for long term prosperity and vitality for this site, and the design standards will complement the Village community character.