

VILLAGE SPECIFIC PLAN



City of Del Mar
Spring, 2012



Vision of the Village

Del Mar's Community Plan presents the goal of an economically viable, attractive, pedestrian oriented commercial Village; this Village Specific Plan implements this goal with strategies and zoning to foster a lively and successful Village that is compatible with the surrounding residential neighborhoods. The Plan encourages a mix of uses, places pedestrians as the priority, manages traffic flow, addresses solutions for parking and neighborhood compatibility, and provides incentives for revitalization.

"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."

Goal 4 – Community Development Element of Del Mar Community Plan (1976)



FOR MORE INFORMATION:

The Draft Village Specific Plan and Draft Program Environmental Impact Report are available for your review:

- For download on the City's website at www.delmar.ca.us
- In hard copy and for sale at City Hall: 1050 Camino del Mar
- In hard copy at the Del Mar Library: 1309 Camino del Mar

HOW TO BE INVOLVED:

See www.delmar.ca.us for schedule of conversations and workshops



Crossing times are reduced to 5 seconds and one lane at a time.

Community Benefits

The Specific Plan provides additional public benefits and services for residents and visitors. Public parking is increased, which limits impacts on neighborhoods. Existing private views are protected and Design Review is maintained. Traffic is better managed, which reduces congestion and diversion. Building massing is controlled, which limits shade and promotes privacy. A revitalized downtown provides more economic stability for businesses, and revenues are increased.

Commercial Improvements

The Specific Plan allows a mix of retail, restaurant, personal service, office, residential and lodging uses in the Village. New development standards increase the Floor Area Ratio (FAR) to 1.00; increase building height for the west side of Camino del Mar to 26 feet (matching the east side); create pedestrian orientation through building siting regulations; reduce building mass adjacent to neighborhoods; and preserve views with setbacks.



Pedestrian Improvements

Wider sidewalks provide room for pedestrians, the disabled and sidewalk cafes. Consistent crosswalks are located at every intersection and allow pedestrians to cross Camino del Mar in 5 seconds rather than 20 seconds.



Wider sidewalks and shorter crosswalks are pedestrian oriented.



*Development shown for illustrative purposes only and not indicative of any development proposals.

Increased Public Open Spaces

Incentives encourage new development to provide public plazas, paseos and sidewalk cafes. New public plazas would be created along with the wider sidewalks.



Traffic Improvements

Redesigning Camino del Mar to a two-lane road with roundabouts at 9th, 11th, 13th, and 15th Streets will reduce overall speed, increase traffic flow and carrying capacity, and decrease congestion. Roundabouts will minimize the delay and greenhouse gas emissions from current stop signs and signals.



Parking Improvements

Expanding public parking throughout the Village encourages customers to park once and walk between establishments. Parking structures provide additional public parking.

FAQ's

Why are there two different draft documents to review? One is the draft Village Specific Plan, which outlines the goals, concepts and the implementation strategies for the actions. The second is the Draft Environmental Impact Report (EIR), which assesses the environmental impacts, reviews alternatives and suggests mitigations.

What is in the Plan? The Specific Plan addresses the Community Plan's vision, protections for community resources, pedestrian and open space improvements, improvements to Camino del Mar, new strategies on parking, standards for new development, and implementation strategies.

What will you do with my comments? We expect a number of comments. Some will be questions; and we will prepare FAQs and post those on our website. Some will express opinions or request changes; we will collect those and have focused discussions at City Council.

When will the Draft Plan go to the City Council for approval? And will any changes based on comments be made? City Council will make their final adoption and certification at a hearing on August 6, 2012. The City Council will direct changes to the Specific Plan to address the community concerns.

Assuming City Council approval, when is a vote expected? November 6, 2012 is the General Election.

If approved, what will come first? The Specific Plan contains an implementation plan and an action plan. The public improvements and administrative actions that the City can implement are outlined with anticipated timeframes. Private development may happen on some properties in the short term and others would happen in the long-range timeframe.

How is the City going to implement such a huge change? This change is anticipated to happen over 20 to 30 years. Although the change appears grand when viewed cumulatively, change in the Village would most likely be at a much slower pace than we see throughout the rest of the city.

Will we still have the Design Review Board review? Yes, the DRB will still review the development proposals to ensure compatibility, privacy and protect primary views from the residences.

How can we finance the public improvements? Public financing will most likely be a combination of different mechanisms, and the Specific Plan addresses various approaches. These include fees, exactions, debt, grants and cash financing. Bonds and facility districts are also options. Private properties will be responsible for their own redevelopment when they choose.

How can I learn more? There are a number of forums for outreach. Join in the conversations. A full schedule can be found at www.delmar.ca.us

Please give us your feedback!
Email: planning@delmar.ca.us
Phone: 858-755-9313

