

## Commercial Development

Excerpts from Village Specific Plan, Executive Summary & Chapters II, V and VI (approved August 6, 2012)

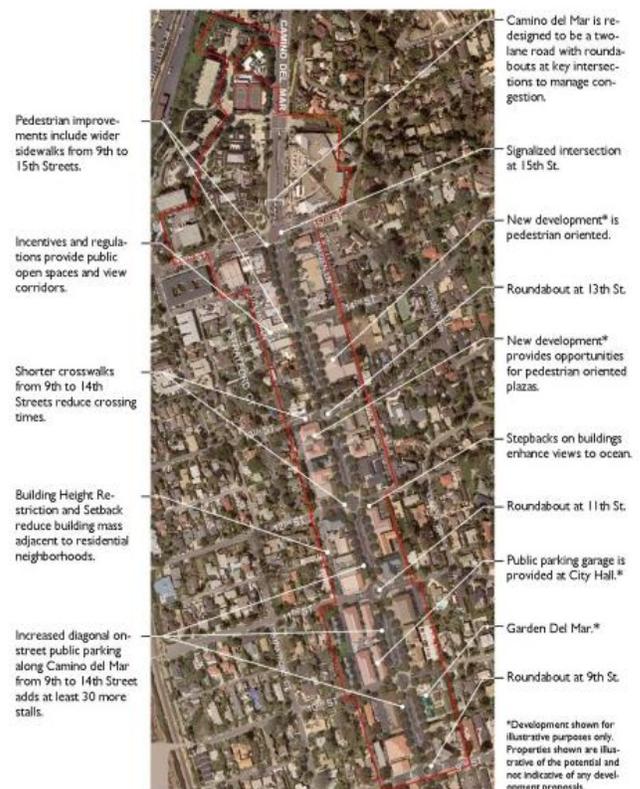
While some properties have invested in upkeep and rejuvenation over the years, many others lack the incentive to change. This environment results in buildings that do not contribute their fair share of parking, have ongoing deterioration, are not sustainable, or do not reflect the vitality and quality of Del Mar's residential neighborhoods. The Village Specific Plan incentivizes higher quality buildings, community-oriented retail and the inclusion of affordable housing to meet the State mandate. The zoning concepts can be found in Chapter II, Vision of the Village and Chapter V, Private Development Parcels. Key strategies include:

- Creating a mixed-use zone for the Village that allows commercial, office, lodging, parking and multifamily residential units that encourages a diverse and sustainable downtown.
- Providing incentives to produce affordable housing, additional public view corridors, publicly accessible plazas, sustainable buildings and public parking.
- Strengthening the Design Review process that protects the community's small scale, views and the Village atmosphere.

Del Mar's Village commercial properties will be regulated by the Village Specific Plan to ensure neighborhood compatibility. These development regulations can be found in Chapter VI, Allowed Uses & Development Standards.

Development regulations include:

- Limiting new development to no more than 220,733 square feet including up to 110 new residential units, which will encourage more viable redevelopment and reinvestments that improve downtown.
- Establishing thresholds to set interim reviews at 75,000 square foot intervals to provide checks and balances.
- Setting a limit on any building's total area so that it may not be greater than 100% of the total lot area (a 1.0 FAR or Floor Area Ratio) to regulate bulk and mass of buildings.
- Matching the allowed height limit of buildings on the east side, limiting buildings to be up to 26 feet tall on both east and west sides of Camino del Mar, with incentives and protections for public and private views.
- Setting the framework of the maximum building envelope, including setbacks to expand public views; and height restrictions and setbacks to protect adjacent neighborhoods.
- Creating regulations that limit the location of outdoor dining to reduce noise intrusion; prohibit inappropriate uses; limit size of residential units; and set site design requirements.



Aerial photograph illustrates potential new commercial development along Camino del Mar.