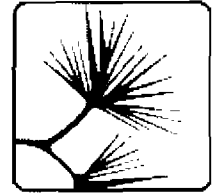






City of Del Mar Staff Report



TO: Honorable Mayor and City Council Members

FROM: Kathleen A. Garcia, Planning and Community Development Director 
Via Scott W. Huth, City Manager 

DATE: February 6, 2012

SUBJECT: Progress Report on Village Specific Plan

REQUESTED ACTION/RECOMMENDATION:

Receive status report on the Village Specific Plan and Environmental Impact Report.

EXECUTIVE SUMMARY:

Staff and consultants have been completing tasks associated with the Village Specific Plan and Environmental Impact Report (EIR) according to the schedule. To date, staff has developed and implemented the initial Outreach Plan, including Community Conversations; developed alternatives and community review; analyzed the workshop and survey data for findings; prepared a Project Description; conducted Scoping Meeting and initiated regulatory documents. Staff is underway on the EIR and the Specific Plan, including drafts of the Environmental Analysis and preparation of Specific Plan planning documents.

DISCUSSION/ANALYSIS:

Village Specific Plan & EIR Work Programs

Staff has been actively continuing the process of revitalization planning according to the refined schedule included as Attachment A. Tasks and milestones are detailed in Attachment B, and progress is noted. Draft Tables of Contents for both the Specific Plan and the EIR are included in Attachment C.

Most recently, staff has:

- conducted the Scoping Meeting and received 47 written comments and 15 speakers regarding the EIR Scope. The comments are posted on the City's website: <http://www.delmar.ca.us/Government/Pages/VillageRevitalization.aspx>

City Council Action:

- continued effort on the Draft EIR with approximately 80% complete as of the week of February 6, 2012;
- prepared outreach materials to property owners, business owners and residents including a trifold brochure to invite input, which is posted on the City's website: <http://www.delmar.ca.us/News/Pages/DelMarVillageSpecificPlanInformationalBrochureandFAQ.aspx>;
- met with individual property owners to discuss development potential (ongoing);
- conducted outreach discussions with the Del Mar Community Connections Board of Directors (January 14, 2012), Del Mar Village Association (DMVA) Business Community (January 18, 2012), Del Mar Garden Club (January 23 and planned again for March 26, 2012), DMVA Board of Directors (January 26, 2012) and Del Mar Foundation (February 2, 2012);
- conducted workshops with the Planning Commission (January 10, 2012) and the Design Review Board (January 25, 2012) to receive input; and
- furthered the Specific Plan documentation.

Next Steps:

Next steps in the work program include:

- furthering the EIR work program and preparing the EIR analysis;
- continuing outreach to residents, property owners and businesses;
- conducting the review phase of outreach addressing recommendations;
- developing the Village Plan regulatory documents and CEQA documents; and
- conducting the approval process public vote.

FISCAL IMPACT:

The Village Revitalization work plan effort is included in the adopted Fiscal Years 2011-2012 and 2012-2013 Operating and Capital Budget.

ENVIRONMENTAL IMPACT:

The Village Specific Plan is undergoing CEQA review as part of its process.

ATTACHMENTS:

- Attachment A - Village Revitalization Planning Schedule
- Attachment B - Progress on Work Tasks
- Attachment C - Draft Tables of Contents – Specific Plan and EIR

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ATTACHMENT A

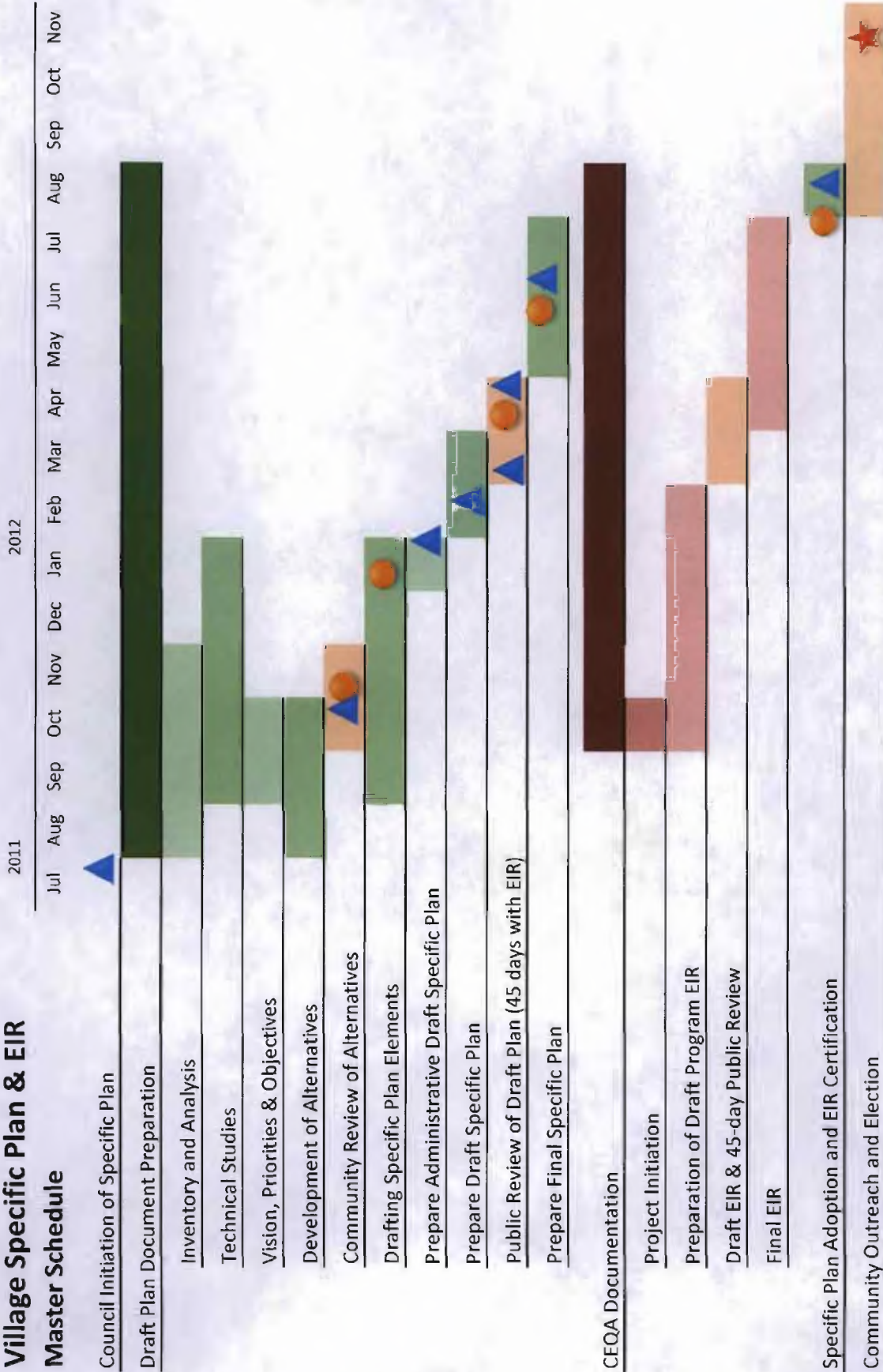
For City Council Report dated February 6, 2012

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Attachment A

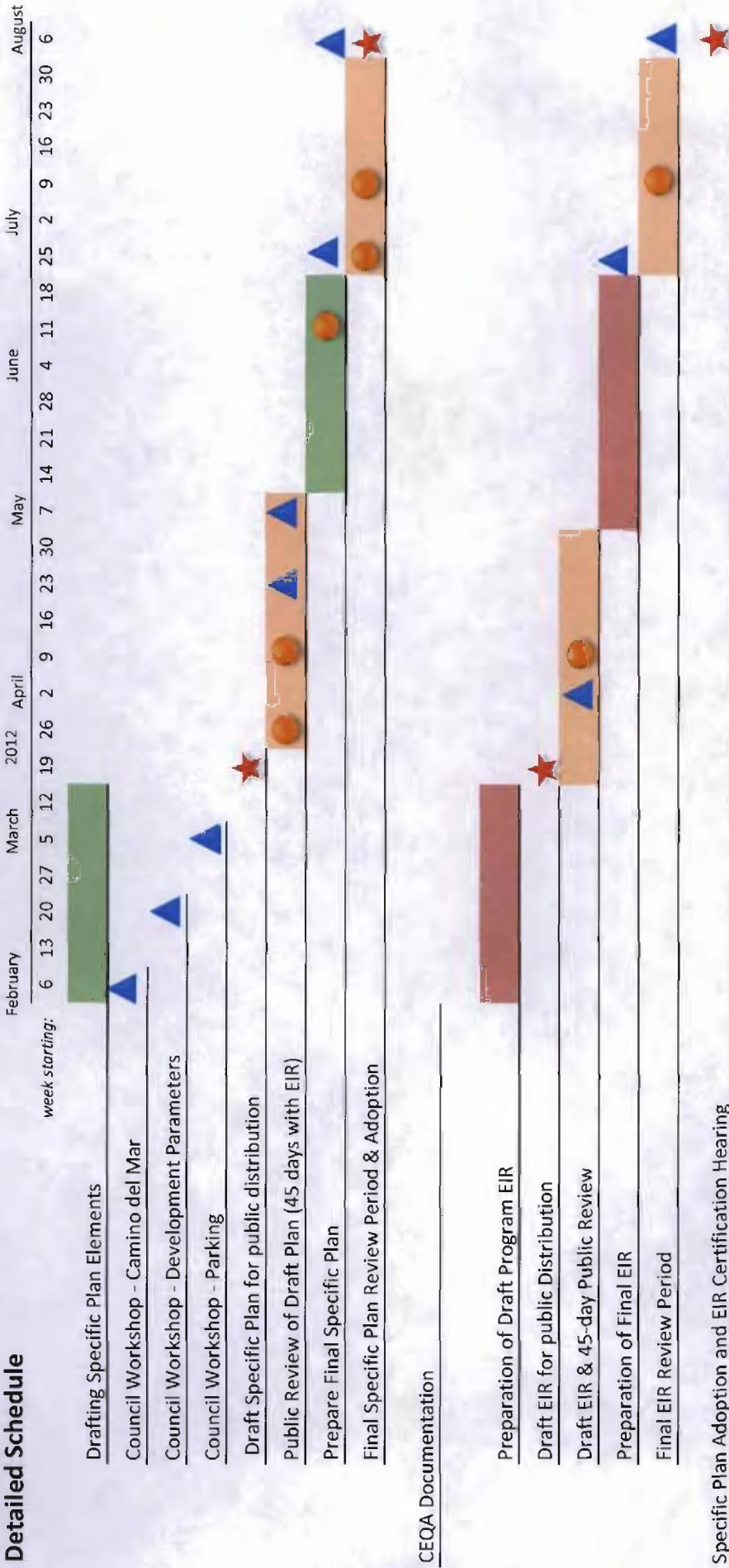
Village Specific Plan & EIR Master Schedule



- Key:
- Orange circle: Planning Commission/DRB
 - Blue triangle: City Council Hearings/Workshops
 - Red star: Key Milestones

Village Specific Plan & EIR

Detailed Schedule



- Key:
- Planning Commission/DRB
 - ▲ City Council Hearings/Workshops
 - ★ Key Milestones
 - ▭ Review Periods

ATTACHMENT B

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VILLAGE SPECIFIC PLAN WORK PROGRAM TASKS

Progress Report – February 6, 2012

COMMUNITY INPUT PROGRAM

Determine Components of Community Input Program

- ✓ Develop Plan– *completed April 25, 2011.*

Prepare for Community Input Program

- ✓ Prepare Materials – *completed April 25, 2011.*
- ✓ City Council Meeting – *completed April 25, 2011.*

Implement Community Input Program

- ✓ Conduct Community Conversations – *scheduled between April 28 and June 5, 2011 – completed.*
- ✓ Business Owner and Property Owner meetings – *outreach conducted in mid-July and again in October, interested property owners have since scheduled meetings with Director. Additional outreach in January and February through organized sessions.*
- ✓ Hold Planning Commission (PC) Workshop – *held July 12 as an initial workshop to discuss the preparation of a Specific Plan and the study area boundaries.*
- ✓ Hold Design Review Board (DRB) Workshop *held initial workshop on July 27 to discuss the criteria for ordinance revisions to better address review of downtown projects.*
- ✓ Conduct Community Open House –*October 20-22.*
- ✓ Post on City Webpage – *August 1, 2011 updated with a site devoted to Village Revitalization and will continue to be updated at each milestone.*
- Post Public Service Announcement (PSA) on Del Mar TV – *not developed, however workshops are running on Del Mar TV.*
- ✓ Distribute Revitalization Factsheet – *studies and information are posted on website.*

DRAFT VILLAGE SPECIFIC PLAN

- ✓ Prepare Detailed Work Program for Specific Plan and City staff.
- ✓ Define Plan Alternatives – *Alternatives have been developed for the “form” of revitalization. The first round discussed is “form”. Alternatives presented to community for input include Camino del Mar alternatives including Roundabout intersections, Pedestrian realm alternatives, Massing alternatives, Height alternatives, Setbacks and other alternatives were discussed at the October workshops. Staff will continue to develop the detail as well as procedural alternatives.*
- Prepare Draft Specific Plan per Community Input – *task initiated by staff with Council authorization on July 25, 2011 and is continuing its production according to schedule. Recently staff has drafted the Introduction, Project Area descriptions and Background section and is drafting the regulatory sections.*

Staff has been working on development capacity scenarios, parking alternatives, including the recommendations for an in-lieu fee. Staff has initiated traffic counts and the EIR.

- ✓ Business Owner and Property Owner meetings – additional outreach to be scheduled when development parcels specifics are being considered
- ✓ City Council Liaison Review – scheduled on a regular basis, at least monthly.
- City Council Presentation with Public Testimony – Ongoing: October 20, November 14, December 12 with additional meetings to be scheduled.
- Revisions to Draft Village Plan per City Council Input – to be scheduled for Spring.
- City Council Presentation with Public Testimony – to be scheduled Spring.
- Revisions to Draft Village Plan per City Council Input – to be scheduled Spring.
- City Council Approval of Draft Village Plan and Alternatives to Plan – to be scheduled Spring.

COMMUNITY REVIEW PROGRAM

Implement Community Review Program – Fall 2011

- ✓ Conduct Community Conversations – October 20, 2011 workshop.
- ✓ Hold Planning Commission (PC) Workshop – January 10, 2012.
- ✓ Hold Design Review Board (DRB) Workshop – January 25, 2012.
- ✓ Conduct Community Open House. – October 21-22, 2011.
- ✓ Post on City Webpage – update continues.
- Post PSA on Del Mar TV.
- ✓ Distribute Revitalization Factsheet – information posted on website, brochure distributed to organized groups and will be mailed in Water bill.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE – under way.

- ✓ Technical Studies for Draft Environmental Impact Report (Draft EIR) – initiated October 3, 2011 and underway
- ✓ Notice of Preparation – submitted to State Clearing House on December 15, 2011
- ✓ Notice of Preparation to interested parties mailed on December 15, 2011
- ✓ Scoping Meeting – January 12, 2012
- Preparation of the Draft EIR – initiated October 3, 2011 – Draft of Existing conditions has been provided for Administrative Review
- Draft EIR Public Review Period.
- Review Written Responses to Public Comments on Draft EIR.
- Certification of Final EIR Hearing.

COMMUNITY OUTREACH PROGRAM – to be scheduled for spring.

- Conduct Community Conversations.
- Hold Planning Commission (PC) Workshop.
- Hold Design Review Board (DRB) Workshop.
- Conduct Community Open House.

- Post on City Webpage.
- Post PSA on Del Mar TV.
- Distribute Revitalization Factsheet.

ELECTION PREPARATION – *Summer, 2012.*

- Prepare Documents to Call Election.
- City Council Resolution Calling Election – August 6, 2012.
- Prepare Election Documents.
- Election in November 2012.

ATTACHMENT C

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DEL MAR VILLAGE SPECIFIC PLAN

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- A. Purpose
- B. Project Area
- C. Land Uses
- D. Adjacent Land Uses
- E. Background
- F. Organization of the Specific Plan
- G. Relationship of the Specific Plan to the Municipal Code

CHAPTER II – THE VILLAGE VISION

- A. Community Input & Review Process and Findings
 - 1. Community Conversations
 - 3. Workshops
 - 4. Open House
 - 5. Additional Outreach
- B. Specific Plan Goals & Objectives
 - 1. Planning Considerations
 - a. Policy
 - b. Land Use & Urban Design
 - c. Parking
 - d. Circulation
 - e. Economic
 - 2. Goals, Objectives & Implementation Strategies
 - 3. Measures of Success
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 - 1. Village Commercial Zone
 - a. Allowable Uses
 - b. Uses Requiring Discretion
 - c. Nonconforming Uses
 - d. Temporary Uses
 - 2. Public Facilities Zone

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- a. Permitted Uses
- b. Uses Requiring Discretion
- c. Nonconforming Uses
- d. Temporary Uses
- 3. Public Parking
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 - 2. Public Facilities Zone

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