



CITY OF DEL MAR PLANNING DEPARTMENT  
1050 Camino del Mar, CA 92014 (858) 755-9313

## NOTICE OF AVAILABILITY/NOTICE OF PUBLIC HEARING

On Tuesday, July 9, 2024, the Del Mar Planning Commission will consider proposed housing-related amendments to implement the City's certified Housing Element. The project description is provided below:

**ITEM 2**  
**A24-001/**  
**ZA24-005/LCPA24-004**  
**(Inclusionary Housing)**  
**and**  
**A24-002 (Condo**  
**Conversions)**

**Project:** Amendments to the Inclusionary Housing and Condo Conversion Regulations for Implementation of Housing Element Programs 4D and 4E and Related Amendments to the Zoning Code and Local Coastal Program

**Locations:** Citywide

**Applicant:** City of Del Mar

**Environmental Status:** The requested action is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) because the activity is covered by the commonsense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment. The proposed code amendments have been analyzed and it has been determined that they would not result in significant effects on the environment or an increase in the severity of effects on the environment. No further environmental documentation is necessary.

**Staff Contact:** Amanda Lee, Principal Planner [alee@delmar.ca.us](mailto:alee@delmar.ca.us)

**Description:** This is a request for a recommendation from the Planning Commission to the City Council on the proposed amendments to the Del Mar Municipal Code Chapters 24.21 and 24.40 to repeal and replace the City's existing Inclusionary Housing Regulations and amend the existing Condo Conversion regulations to implement Housing Element Programs 4D and 4E; and related minor correction amendments to the DMMC Chapters 30.24 and 30.25 to ensure consistency between the Inclusionary Housing regulations and density standards for the North Commercial Zone and Professional Commercial Zone in the City's Zoning and Code and Local Coastal Program. The amendments will be subject to introduction and adoption by the City Council at future public hearings. The Inclusionary Housing/Condo Conversion Ordinance would take effect 30 days from adoption by the City Council. The companion minor correction amendments to the LCP and Zoning Code will require certification by the Coastal Commission following City Council adoption.

Public notice posted and mailed on **Friday, June 21, 2024**

Agenda posted on **Thursday, June 27, 2024**

The Staff Report will be available via the City Web Page ([www.delmar.ca.us](http://www.delmar.ca.us)) the afternoon of **July 3, 2024**

### **PUBLIC HEARING DATE, TIME, AND LOCATION:**

This item is scheduled on the agenda for the Planning Commission's public hearing of

**Tuesday, July 9, 2024 at 6:00 p.m.**

Del Mar Town Hall  
1050 Camino Del Mar  
Del Mar CA 92014

**The meeting may also be viewed on the City's webpage here: <http://delmar.12milesout.com/Video/Live> and on Cable TV Spectrum Ch. 24, AT&T Ch. 99 starting at 6:00 PM.**

This notice will be the only written notice that you will receive for this application item. Items that are continued by the Planning Commission or City Council from one meeting date to another "time certain" meeting date will not be re-noticed through the mail.

If you are interested in reviewing the draft of the proposed Zone Code Amendment/LCP Amendment and/or obtaining further information related to the hearing process, including how to present your comment, objection, or support for the proposed project to the Planning Commission, please contact the Planning Department at 858-755-9313 or at [planning@delmar.ca.us](mailto:planning@delmar.ca.us).

Public speaking time limits at the hearing are three minutes for those members of the public who would like to address the item. Under California Government Code 65009, if you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the City at, or prior to, the public hearing.