



NOTICE OF ADMINISTRATIVE HEARING

CITY OF DEL MAR
PLANNING DEPARTMENT

NOTICE IS HEREBY GIVEN that the Director of Planning and Community Development will make a determination regarding the application listed below on:

Monday, October 13, 2025 at 3:00 PM

Said determination will result in the approval, conditional approval, or denial of the application following a public hearing to be held at Del Mar City Hall, located at 1050 Camino Del Mar, Del Mar, CA 92014. The Director's action shall be deemed final if no written appeal is filed with the City Clerk within 10 days following the determination.

Project Number: Coastal Development Permit CDP25-020
Location: Jimmy Durante Boulevard (public right-of-way between Luzon Avenue and David Way)
Applicant/Owner: City of Del Mar
Project Planner: Jean Crutchfield, Associate Planner
Project Description: The project proposes engineering improvements to an existing soldier pile wall located along a bluff adjacent to Jimmy Durante Boulevard in Del Mar, California. The existing wall was installed as part of an emergency slope repair project in 2019 to stabilize an active (at the time) slope failure just west of APN 299-172-27. The proposed improvements are intended to further stabilize the slope and minimize the potential for future slope failure to occur. The project proposes to extend the existing wall approximately 45 feet to the south, utilizing a similar soldier pile wall configuration. Maximum height of the proposed wall would be 12 feet. Such improvements would require minor grading along the slope to accommodate the wall extension as proposed. After the wall extension is constructed, drought-tolerant native species would be installed as landscaping along the slope below the wall to reduce visibility of the wall and to visually blend the improvements into the existing setting. Areas that were temporarily disturbed during project construction would be hydroseeded and planted with native plant and shrub species to minimize the potential for future erosion. Minor improvements are proposed just north of Luzon Avenue to install an irrigation system with connection to an existing water line (in Luzon Avenue). The project would also replace five existing storm drain inlets within the public right-of-way along Jimmy Durante Boulevard, north of the slope where the wall extension is proposed.

Environmental:

The project is exempt from the California Environmental Quality Act (CEQA). CEQA Guidelines Section 15301, Existing Facilities and Section 15304, Minor Alterations to Land. None of the exceptions listed under CEQA Guidelines §15300.2 apply to the project and no unusual circumstances are present that could lead to a significant environmental effect.

As noted below, the development is located in an area of the City of Del Mar’s Coastal Zone where the City’s action on a Coastal Development Permit (CDP) application is appealable to the California Coastal Commission. The appeal period runs 10 (ten) days, commencing from the date upon which the Coastal Commission receives notice of the City’s final action on the CDP application.

Project site located:

- Within the City of Del Mar’s Appeal Zone (appealable)
- Outside of the City of Del Mar’s Appeal Zone (not appealable)

IF YOU ARE INTERESTED IN REVIEWING PROJECT PLANS AND/OR OBTAINING FURTHER INFORMATION, PLEASE CONTACT THE PROJECT PLANNER AT:

1050 CAMINO DEL MAR
DEL MAR, CALIFORNIA, 92014
TELEPHONE: (858) 704-3647
jcrutchfield@delmar.ca.us

COUNTER HOURS: Monday and Wednesday: 1:00 PM - 5:30 PM
Or by appointment by contacting the Project Planner at the contact above

Notice Mailed: October 2, 2025