

City of Del Mar
City Council
January 4, 2016

City Hall/Town Hall/Plaza Project

Applications: DRB15-017, CDP15-010, LC15-008, TRP15-014
Applicant: City of Del Mar
Agent: Miller-Hull Partnership

1050 Camino del Mar

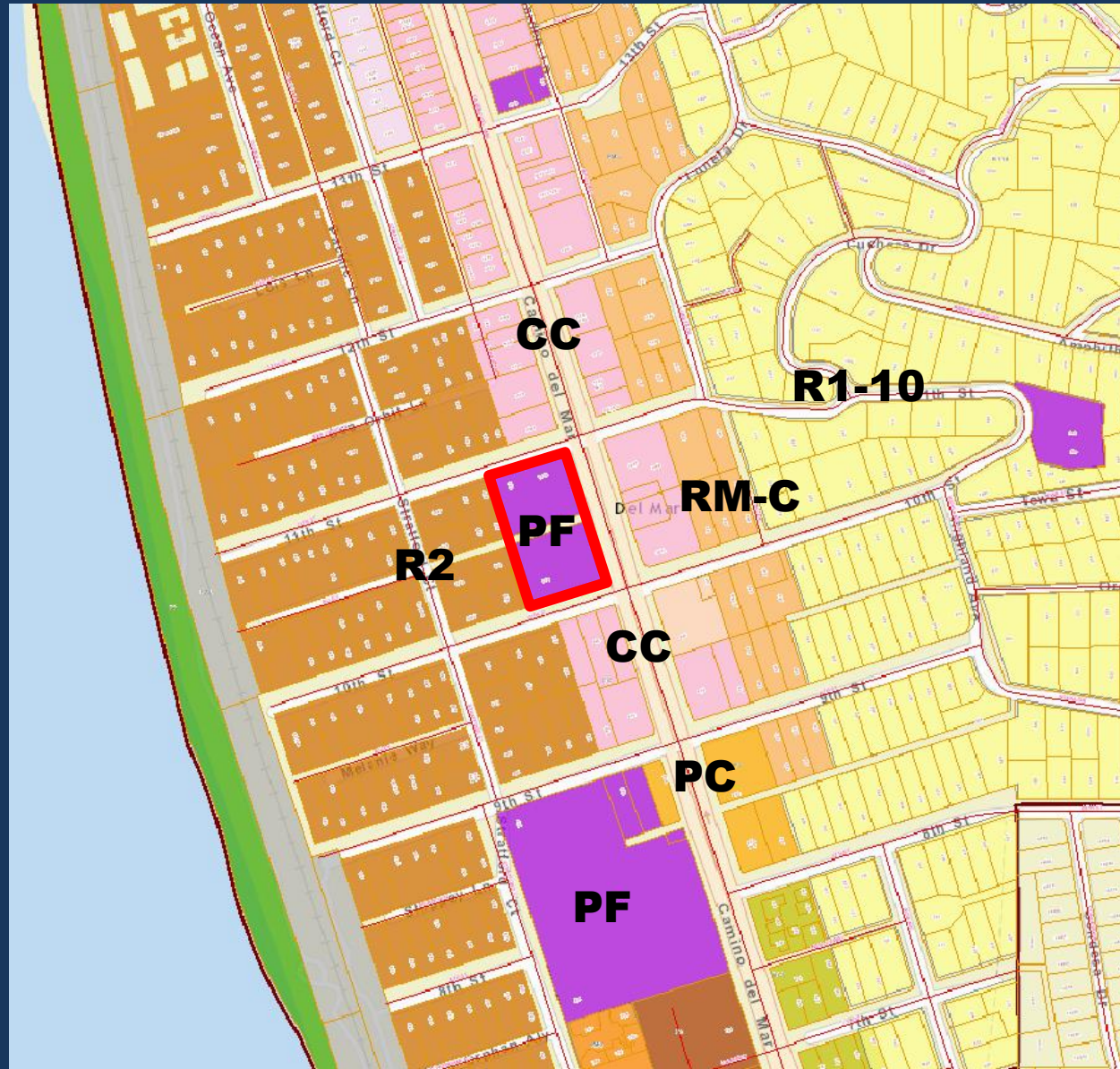
- Current City Hall & Town Hall site
- Zone: Public Facilities
- Lot Size: 68,000 sf (64,000 sf net)
- Surrounding uses are single-family residential and commercial



Zoning

Zoning Requirements

- Setbacks: 0' except 10' on R2 side
- FAR: No limit
- Lot Coverage: No limit
- Height: 14' above CDM curb & 26'
- Stories: 2 + sub
- Parking: 81 spaces
 - City Hall: 29
 - Town Hall: 50
 - TV Studio: 2



Existing Facilities

EXISTING FACILITIES AT 1050 CAMINO DEL MAR			
Facility	Current Space	Used for City Administration	Notes
City Hall	3,776 GSF	3,776 GSF	<u>Upstairs</u> : Reception and Public Counter, Public Information, City Manager, Administrative Services, Planning, copy <u>Downstairs</u> : Finance Department, storage, servers
IT Trailer	300 GSF	300 GSF	Information Technology
South Building	3,020 GSF	300 GSF	Storage relocated to containers when building became unusable due to safety concern; includes 300 SF public restrooms (used by staff and public)
		1,100 GSF	Container and supply storage moved off-site
Annex	2,160 GSF	2,160 GSF	Ranger Station and Sheriff desk; office, EOC storage, storage for City Admin., conference room, assembly space shared with public
Council Chambers/ TV Studio	2,636 GSF	450 GSF	Studio/Council Chambers; Closed Session/conference room, restroom, Del Mar TV
TOTAL	11,892 GSF	8,086 GSF	
GSF = gross square feet			

Sq Ft: 11,892 sf (FAR 18.6%)

Parking: 57 stalls

Proposed Facilities

STRUCTURE	SQ. FT.
City Hall (combined) <ul style="list-style-type: none"> - <i>Administrative space, circulation, and storage</i> - <i>Public and staff bathrooms</i> - <i>Conference/meeting rooms</i> - <i>Catering kitchen/breakroom</i> - <i>Public lobby</i> - <i>Elevator</i> 	8,722 sq. ft. <ul style="list-style-type: none"> 5,724 sq. ft. 1,235 sq. ft. 717 sq. ft. 525 sq. ft. 418 sq. ft. 103 sq. ft.
Town Hall (combined) <ul style="list-style-type: none"> - <i>Town Hall room</i> - <i>Storage</i> - <i>TV studio production and office</i> 	3,172 sq. ft. <ul style="list-style-type: none"> 1,917 sq. ft. 668 sq. ft. 587 sq. ft.
Breezeway	956 sq. ft.
Parking – upper level, ½ internal ramp	22,530 sq. ft.
Parking – lower level, ½ internal ramp (<i>FAR exempt</i>)	22,091 sq. ft. (<i>FAR exempt</i>)
Gross Project FAR (including exempt FAR)	57,471 sq. ft.
Net Project FAR	35,380 sq. ft. (55.3% FAR)

Useable Sq Ft: 12,850 sf (Useable FAR 20%, 55.3% gross)

Parking: 160 stalls (52 surface, 108 garage)

Additional Components

- Town Hall seating up to 150 (250 with breezeway)
- 15,000 sf public plaza with trellis
- New public viewing decks
- Exterior lighting
- Landscaping throughout
 - 25 new trees, including 2 Torreys and 3 Montereys
 - Vegetation/privacy screening, shade trees, all native
 - Drip irrigation

Additional Components

- Grading and hardscape
 - Reduce existing impervious from 71.4% to 56.7%
- Site wall along west P/L
 - Noise, light and visual screening
- Offsite public improvements
 - Curb, sidewalk, gutter, planter areas on 3 streets
- Sustainability
 - CalGreen Tier 1 (LEED silver equiv), solar panel ready

Past DRB Reviews & CPP Mtg

- **August 26, 2015 & November 18, 2015**
 - 2 preliminary reviews by DRB
 - Review schematic designs and review of DRO consistency
 - 11 DROs raised
 - Traffic circulation, bulk and mass, noise and light, Community Plan character, public views
- **November 19, 2015**
 - Formal CPP meeting
 - 11 attendees + written comments
 - Topics raised:
 - Traffic circulation, Farmers market, site programming, future events, activation of outdoor space, lighting, landscaping and solid wall along west P/L, privacy, view impacts, overall design

Final DRB Review

- December 16, 2015
 - 4 DROs raised
 - Issues: privacy, traffic circulation, noise and light
- Recommendation to City Council
 - Approve DRB15-017 subject to design modifications
 - Approve CDP15-010
 - Approve LC15-008
 - Approve TRP15-014

4 DROs Raised and Addressed by DRB

§23.08.072 - General Conclusions

- (D) Unreasonable invasion of neighboring privacy

§23.08.074 - Traffic Circulation

- (B) Adverse effects on street traffic conditions due to proposed ingress, egress or internal circulation

§23.08.077 - Relationship to Neighborhood

- (F) Adversely effects lighting and noise quality
- (K) Exterior lighting not functional, subtle, or integrated

Staff Recommendations

- Concur with all DRB recommendations except:
 - 1) 5' setback on Overlook
 - West parcels protected by 10' wall, +142 veg screening, and existing privacy impacted by public views along rights-of-way
 - 2) +145' veg screening on southwest P/L
 - Keep at 142' to preserve public views from Overlook
 - 3) Remove gate/fence at Terrace
 - Keep gate/fence at Terrace to control after-hours access

Staff Recommended Conditions

Included in Proposed Resolution

General standard conditions

Engineering conditions

- Additional grading and drainage reviews

Fire Code conditions

Public Works conditions

- Parking lot paving and tree roots
- Resurfacing 9th & 10th St pending City Hall project

Staff Recommended Conditions

Included in Proposed Resolution

Special Conditions

- Alley vacation (S-3) - Tentative Feb 1

- Lot-line adjustment (S-4) - Tentative Feb 1

- MMRP (SC-10) - Final EIR

- Determination of Substantial Conformance (SC-18)
 - APPOINT TWO MEMBERS
 - Changes post-approval subject to either DSC (2 members), or AMOD (10-day notice; to Council if objected), or full MOD (Council)

Recent Correspondence

7th Street

- Payson Stevens & Kamal Kapur

10th Street

- Brad Allison & Julie Maxey-Allison
- Tanya Blackshaw & Bill Demers
- Everett DeLano (representing Steve Mack)
- Rick & Joy Ehrenfeld
- Paul Rael

11th Street

- Phyllis Cardon
- Paul Disch
- Suren Dutia
 - Evelyn Heidelberg (representing Suren Dutia & Jas Grewal)
 - Frank Proulx (representing Suren Dutia & Jas Grewal)
- Michael & John Gross

Stratford Court

- Ethel Grant, Stratford Court

Klish Way

- Bud Emerson

Cuchara Street

- Freda Reid

Petition to Postpone

- 63 residents
- Requesting ingress/egress on both 10th & 11th Streets

Recommendation

Review the project's consistency with:

- Design Review Ordinance & PF Zone [Reso Section 1]
- Local Coastal Program [Reso Section 2]
- Land Conservation Ordinance [Reso Section 3]
- Tree Ordinance [Reso Section 4]

Consider:

- Correspondence, public testimony, consultant input
- DRB recommendations
- Staff recommendations and suggested conditions

Approve: DRB15-017, CDP15-010, LC15-008, TRP15-014

Grid to assist with the Resolution:

Reso Section 1

Design Review Ordinance & PF Zoning
DRB15-017

- 21 DROs raised to-date / 4 DROs raised at final DRB
- 2 options noted in the draft Reso
- If option 2 chosen, DRB to cite DRO for a recommended mod and a statement as to how it would establish consistency

Reso Section 2

Local Coastal Program
CDP15-010

Draft findings written in support per IO §30.75.140; If denial, cite finding(s) and a statement how it is inconsistent

Reso Section 3

Land Conservation Ordinance
LC15-008

Draft findings written in support per DMMC 23.33; If approval with mods, cite denial finding and a statement of consistency; If denial, cite finding

Reso Section 4

Tree Ordinance
TRP15-014

Draft findings written in support per DMMC 23.50; If approval with mods, cite denial finding and a statement of consistency; If denial, cite finding

COASTAL DEVELOPMENT PERMIT FINDINGS

30.75.140 Requirement for Findings.

A. Each determination granting a Coastal Development Permit shall be supported by written findings of fact showing that each of the following conditions exist:

1. That the use for which the Coastal Development Permit is applied is permitted within the zone in which the property is located.
2. That the proposal meets the criteria of the applicable chapters of this Title.
3. That the granting of such Coastal Development Permit will be in conformity with the certified City of Del Mar Local Coastal Program.
4. That for all development proposals located seaward of the first public roadway, the proposed development is consistent with and implements the applicable requirements for provision of public access contained in this Title and in the public access and public recreation policies of Chapter 3 of the California Coastal Act.
5. That for all development proposals involving the construction or placement of a shoreline protection device, that the proposed development is consistent with and implements the applicable requirements of the Beach Overlay Zone and Setback Seawall Zone provisions contained in this Title and is consistent with and implements the provisions of the Chapter Three Policies of California Coastal Act.
6. That the proposal is consistent with and implements the provisions of public view protection policies IV-22 through IV-27 of the City of Del Mar LCP Land Use Plan.
7. That for all development proposals on sites with identified wetland resources, that the proposed development is consistent with and implements the provisions of the Lagoon Overlay Zone as contained within the City of Del Mar Local Coastal Program Implementing Ordinances and Land Use Plan.

GOAL IV-C:

Preserve existing views and view corridors from public vantage points to the maximum extent possible without preventing reasonable use of private property.

Policies:

- IV-22 Enhance public improvements along appropriate bluff top areas which provide significant scenic vistas when such improvements are not in conflict with bluff preservation policies. Improvements shall include the installation of benches for scenic viewing at the western terminus of 11th, 8th and 4th Streets and along the upper bluff area south of Del Mar Canyon.

All bluff top improvements shall be consistent with the goals and policies of Chapter III of this Land Use Plan regarding the preservation of fragile coastal bluff systems and the minimizing of hazardous conditions.
- IV-23 Retain the bluff top areas west of the railroad right of way between the southern border of the City and 15th Street in an open space condition to provide panoramic ocean views; to provide lateral access along the coastal bluff top and to preserve and protect the adjacent fragile and scenic bluffs.
- IV-24 Preserve views of the Pacific Ocean from Camino del Mar through the application of scenic view easements and related view preservation restrictions for development proposals located along the west side of this roadway. In order to preserve such views from Camino del Mar, structures on properties fronting the west side of this roadway within the Central Commercial, Professional Commercial or Visitor Commercial designations shall not exceed a height of 14 feet above the adjacent curb level of Camino del Mar.
- IV-25 Preserve views of the Los Penasquitos Lagoon and Pacific Ocean from Carmel Valley Road through the application of scenic view easements and related view preservation restrictions for any development proposals located along the south side of the roadway within scenic view corridors.
- IV-26 Retain and enhance the views of San Dieguito Lagoon along Jimmy Durante Boulevard and San Dieguito Drive through the application of scenic view easements and related view preservation restrictions for any development proposals located along the sides of such roadways within scenic view corridors.
- IV-27 Continue to implement the process of design review for new construction projects in order to preserve views of community-wide importance and enhance the small-town village atmosphere of Del Mar.
- IV-28 In order to protect the scenic resources of the City, no roof top signs shall be allowed. Freestanding monument signs shall be allowed but shall be limited to a maximum height of three feet in cases where front-yard buildings setbacks of less than 20 feet are provided and 8 feet in cases where frontyard building setbacks of 20 feet or greater are provided. Freestanding pole or roof signs are not permitted. In addition, all new development or redevelopment shall provide a minimum of 15% landscape coverage for commercial sites and 30% landscape coverage for residential sites.

LAND CONSERVATION PERMIT FINDINGS

with the other sections of this chapter:

23.33.040 Denial of Application. The application shall be approved unless the Design Review Board makes one or more of the following findings based upon the evidence submitted at the public hearing:

A. The proposed excavation or grading project is not in conformance with the Del Mar Municipal Code requirements.

B. The proposed excavation or grading project will force the topography to be subservient to the development of the site.

C. The proposed excavation or grading project will endanger steep slopes through undue increases in weight or retained water thereby creating conditions which encourage slippage.

D. The excavation or grading project will alter the natural formations unnecessarily.

E. The excavation or grading project does not provide for the restoration of the natural state of the site, to the degree feasible.

F. The excavation or grading project does not minimize the loss of major vegetation, to the degree feasible.

G. The excavation or grading project will create major interruptions of the natural drainage patterns.

TREE REMOVAL PERMIT FINDINGS

Notwithstanding the existence of conditions 1 through 10 above, the Director or the Design Review Board may deny a Tree Removal Permit if any of the following conditions exist:

1. The tree removal will, even after the imposition of permit conditions, endanger the public health, safety, peace, or welfare; or

2. The tree removal will have an adverse impact on the aesthetics of the area surrounding the proposed activity; or

3. Reasonable alternatives to a concurrent development proposal exist which would eliminate the need to remove a Protected Tree; or

4. The applicant has not agreed to perform the conditions of approval imposed by Section 23.050.090.