



City of Del Mar Agenda Report

TO: Honorable Mayor and City Councilmembers

FROM: Amanda Lee, Principal Planner
Karen Brindley, Planning and Community Development Director
Via Ashley Jones, City Manager

DATE: December 4, 2025

SUBJECT: Update on Pending California Coastal Commission Action to Approve Post-Certification Maps for the City of Del Mar's Certified Local Coastal Program

REQUESTED ACTION/RECOMMENDATION:

Staff requests the City Council receive an informational report regarding pending California Coastal Commission (CCC) action on December 10, 2025, to approve post-certification maps for the City of Del Mar's certified Local Coastal Program (LCP) as shown in Attachment A.

BACKGROUND:

The City has a certified LCP that includes two main components consistent with the Coastal Act:

- **LCP Land Use Plan** – This policy document identifies the City's coastal land use policies and corresponding maps certified by the CCC. It was initially certified on March 18, 1993, and has since been amended multiple times. Following is a link to the current document: <https://www.delmar.ca.us/DocumentCenter/View/9114/LCP-Land-Use-Plan-Complete-Rev-1-2024>
- **LCP Implementation Ordinances** – This package of land use and zoning regulations in the Del Mar Municipal Code (DMMC) implements the LCP Land Use Plan policies as certified by the CCC. The initial package of LCP Implementation Ordinances was certified by CCC on September 11, 2001, and has since been amended by ordinances adopted by the Del Mar City Council and certified by the CCC. Following is a link to the history of Del Mar's LCP implementing regulations in DMMC Title 30 Zoning Code (2001 – 2025): <https://www.delmar.ca.us/DocumentCenter/View/9928/LCP-Chapters-June-2025>

Following LCP certification on September 11, 2001, the City assumed permit authority to issue its own Coastal Development Permit (CDP) approvals in accordance with the certified LCP. Prior to LCP certification, Del Mar applicants were required to submit their CDP applications directly to the CCC for processing and issuance of permits. Once the City obtained permit authority in 2001, the permit approval process became more streamlined. Implementation has been based on the initial draft maps prepared with an understanding that CCC's statewide mapping unit would follow up to work with the City to finalize the post-certification maps for CCC approval at a future date.

City Council Action:

Typically, after a local jurisdiction's LCP is certified by the CCC, Commission staff are expected to prepare post certification maps to clearly delineate areas within the local jurisdiction where the CCC has retained permit authority over CDP approval decisions, distinguish those areas from locations where CCC has delegated permit authority to the local government, and identify locations where local decisions on CDPs are appealable to the Coastal Commission. CCC approval of final permit authority maps is required. However, this mapping effort has been delayed for local jurisdictions statewide until recent efforts by CCC to prioritize completion (e.g., Pacifica's LCP was certified 1994 and CCC approved post certification maps October 2025).

In May 2024, CCC's statewide mapping unit reached out to resume discussions with Del Mar regarding next steps to complete the post certification maps. CCC staff will be presenting the item to CCC for approval on December 10, 2025. Following is a link to CCC Agenda Report Item W15a: <https://www.coastal.ca.gov/meetings/agenda/#/2025/12>

DISCUSSION/ANALYSIS:

CCC approval of the post certification map record is following the Coastal Act procedure (Coastal Act Section 30613) for processing of maps to reflect a formal permit jurisdiction transfer. The main criteria for approval is that property is designated for urban use/development and either has existing development or the site was previously developed.

CCC adoption of the final post certification map will continue to apply the existing streamlined permit process that has been in place since the City obtained permit authority in 2001. The main difference will be availability of an official map record that memorializes the City's permit jurisdiction to minimize the potential for interagency disputes over permit authority.

Refer to Attachment A for the post certification map exhibits showing the locations being officially transferred to City permit authority and Attachment B for the corresponding City of Del Mar Zoning Map exhibit. The official post certification map record reflecting transfer of permit jurisdiction from the CCC to the City in 2001 will apply to a total of 161 lots and 17 public rights-of-way as follows:

North Beach Residential Neighborhood and adjacent Public Right-of-Way locations

- **RM-East zone (Medium-Density Mixed Residential):** Zone allows single dwelling and duplex development on lots 5,000 square feet or more. The map action would transfer 103 lots and 12 adjacent public rights-of-way (Court Street, multiple segments of Camino del Mar, and segments of 21st Street through 29th Street) to City permit jurisdiction (local permit decisions appealable to CCC). All lots are developed with existing residential dwelling units.
- **Public Facilities zone City-owned property at 28th Street (APN 299-030-12-00):** The property is located in the existing developed North Beach neighborhood and is a previously developed site that is designated and zoned "public facilities" in the Del Mar Community Plan (General Plan) Land Use Element and is designated in the City's certified Housing Element for development of up to three small dwelling units for lower income households. Would transfer lot to City permit jurisdiction (local permit decisions appealable to CCC).

- **Public Parkland zone City-owned 21st Street Tennis Court (APN 299-133-01-00):** The property is located in the existing developed North Beach neighborhood and is developed with public recreational facilities and a pump station that is maintained by the City. Would transfer lot to City permit jurisdiction (local permit decisions appealable to CCC).
- **R1-10B zone (Low Density Residential-Beach):** Zone allows single dwelling development on lots 10,000 square feet or more. The map action would transfer 11 lots to City permit jurisdiction (local permit decisions appealable to CCC). All lots are developed with existing residential dwelling units. Note the Camino del Mar Bridge that crosses the San Dieguito Lagoon did not meet the criteria for a transfer of permit jurisdiction and will remain in the CCC's permit jurisdiction.
- **RM-West zone (Medium-Density Mixed Residential):** Zone allows single dwelling and duplex development on lots 5,000 square feet or more. The map action would transfer 40 lots and 4 adjacent public rights-of-way segments of Camino del Mar, Sand Barr Lane, 20th Street, and Santa Fe Avenue) to City permit jurisdiction (local permit decisions appealable to CCC).

North Commercial and adjacent Public Right-of-Way locations

- **North Commercial (NC) zone:** Zone allows commercial and light industrial uses, and one dwelling unit accessory to commercial development as well as multi dwelling unit development with an affordable housing component on parcels south of San Dieguito Drive. The map action would transfer 5 lots to City permit jurisdiction (local permit decisions appealable to CCC) and all five properties are currently developed with commercial development.

This includes the northwesterly portions of sites along Jimmy Durante Boulevard that are identified as potential housing sites within the City's certified 6th Cycle Housing Element as well as the Viewpoint Brewing Company lot and adjacent developed lot on San Dieguito Drive. Note the NCTD-owned parking lot and undeveloped parcels located north of San Dieguito Drive and adjacent to the Lagoon did not meet the criteria for a transfer of permit jurisdiction and will remain in the CCC's permit jurisdiction.

- **Jimmy Durante Boulevard public right-of-way (excluding bridge):** This location includes a transfer of the segment north of the bridge that connects to Via de la Valle. Note the Jimmy Durante bridge that crosses San Dieguito Lagoon did not meet the criteria for a transfer of permit jurisdiction and will remain in the CCC's permit jurisdiction.

While these developed locations are mapped "historic tidelands" where the Coastal Commission typically retains permitting authority; these locations are already developed with existing uses (or were previously graded and developed) and are located within developed neighborhoods that are designated for urban use and are therefore, consistent with the Coastal Act, are eligible for transfer to the local jurisdiction's permit authority. This was confirmed in a letter determination made by the State Lands Commission on January 24, 2025, which confirmed these areas meet the criteria for transfer under Public Resources Code Section 30613.

Benefits of the map update in process with the CCC include:

- Ability for Del Mar to maintain local control over permit issuance in specified areas.
- Consistency with the existing permit process that has been utilized by CCC staff and the City of Del Mar since LCP certification in 2001, which has primarily involved City CDP permit decisions with relatively few appeals filed with CCC and a relatively small number of CDPs issued directly by CCC as applicable to development along the shoreline.
- Greater certainty regarding permit and appeal jurisdictional boundaries on the new maps in place of older paper maps that lack precision and, in some circumstances, required follow up research and discussions with CCC staff to determine the applicable boundaries.
- Replacement of older static maps with more precise maps using Geographic Information System (GIS) data that provides a more spatially accurate representation of jurisdictional boundaries.
- Clarification of applicability for parcels bisected by the appeals jurisdiction (i.e., the five parcels in NC zone being transferred to City jurisdiction) that proposed development located outside of the appeals boundary is generally not appealable to CCC. As proposed, this scenario will continue to apply during implementation of the proposed post certification map. Through the map action in process, property owners with bisected parcels can request to have the map adjusted to identify their entire parcel as within CCC permit appeal jurisdiction (thereby transferring greater permit authority to CCC), but are not allowed to make any adjustment to further remove the parcel from CCC permit or appeal authority because that boundary is set geographically along the shoreline, without consideration of property line boundaries, pursuant to the California Coastal Act law.
- Transition to an official post certification map record is expected to occur seamlessly for the respective agencies, property owners, and general public. The City's certified LCP already identifies the permit procedures for proposed development that is subject to CCC or City permit authority and no areas of potential controversy have been identified. Essentially, the parcels previously mapped as CCC permit jurisdiction that are being transferred to City permit jurisdiction would continue to be subject to City permit decisions and appealable to CCC consistent with the existing procedure since 2001. As noted above, the geographic location of the appeals boundary along the shoreline where permits may be appealed to CCC did not change.
- The maps will take effect immediately upon CCC action to approve the maps.

ATTACHMENTS:

- Attachment A – Coastal Commission's Post Certification Map Exhibits
- Attachment B – City of Del Mar Zoning Map Exhibit

Post LCP Certification Permit and Appeal Jurisdiction Index Map: County of San Diego

Cities of: Oceanside, Carlsbad, Encinitas, Solana Beach, Del Mar, San Diego, Coronado, National City, Chula Vista, and Imperial Beach

Index Map



Note 1

The coastal zone boundary depicted on this map may have been revised due to legislative amendments and/or minor boundary adjustments approved by the Coastal Commission pursuant to Public Resources Code §30103. The digital version of this Coastal Zone Boundary dataset (which is a conformed copy of the adopted inked version of the Coastal Zone Boundary) includes attribution that identifies each segment in which a boundary has changed as a result of legislative changes and/or minor boundary adjustments.

Note 2

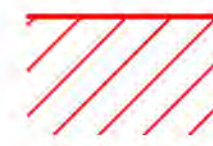
The coastal zone boundary shown on this map is based on a digital version of the boundary depicted on maps adopted by the California Coastal Commission pursuant to §30103(b) of the California Coastal Act of 1976 (California Public Resources Code §30000 et. seq.), and modified from time to time by legislative amendments and Minor Boundary Adjustments. Both this depicted boundary and the digital version of this data represent conformed copies of the original adopted boundary and also reflect subsequent legislative and Coastal Commission changes. In addition to the land area delineated, the coastal zone includes all offshore islands, and extends seaward to the State's outer limit of jurisdiction.

Under the provisions of §304(a) of the federal Coastal Zone Management Act of 1972, as amended, "excluded from the coastal zone are lands the use of which is by law subject solely to the discretion of or which is held in trust by the federal government, its officers or agents."

Under the provisions of §30008 of the California Coastal Act as amended in 1978, "within federal lands excluded from the coastal zone pursuant to the federal Coastal Zone Management Act of 1972, the State of California shall, consistent with applicable federal and state laws, continue to exercise the full range of powers, rights, and privileges it now possesses or which may be granted."

Note 3

This map has been prepared to show where the California Coastal Commission retains permit and appeal jurisdiction pursuant to Public Resources Code Sections 30519(b), 30603(a)(1) and (a)(2) and 30600.5(d). In addition, development may also be appealable pursuant to Public Resources Code Sections 30603(a)(3), (a)(4), and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This plat may be updated as appropriate and may not include all lands where permit and appeal jurisdiction is retained by the Commission.



Permit Jurisdiction

This area includes tidelands, submerged lands, and lands where the public trust may exist.



Appeal Jurisdiction

This area includes lands between the sea and the designated first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. Also included are lands within 100 feet of streams and wetlands and lands within 300 feet of the top of the seaward face of any coastal bluff.



First Public Road



First Public Road 14 CCR 13577(i)(2)



100 Feet from Stream Top of Bank



100 Feet from Wetland Extent



300 Feet from Top of Coastal Bluff



300 Feet from Inland Extent of Beach



300 Feet from Mean High Tide Line



Appeal Jurisdiction (P.R.C. §30613)



Areas of Deferred Certification (ADCs)

Development in this area remains subject to Coastal Commission original permit jurisdiction.



Certified Coastal Long Range Development Plan

Development in this area either remains subject to Coastal Commission review and approval, or Coastal Commission review of projects approved under a Long Range Development Plan.



Coastal Zone Boundary



City Boundary



Certified Maps

Note 4

The Appeal Jurisdiction shown on this map may include areas adjacent to stream depicted on the corresponding USGS 7.5 minute quadrangle maps that have been channelized or otherwise altered. Pursuant to 14 C.C.R. §13577(a), channelized streams not having significant habitat value should not be considered as a basis for delineating stream appeal jurisdiction.

Note 5

In addition to the geographic areas of appeal jurisdiction depicted hereon, the following types of development are appealable throughout the coastal zone pursuant to P.R.C. §30603 (a)(4) and (a) (5):

1. Any development approved by a county that is not designated as a principal permitted use under zoning approved pursuant to the applicable Local Coastal Program;
2. Any development that constitutes a major public works project or major energy facility.

Note 6

In some areas individual parcels of land may be bisected by the appeal jurisdiction boundary. All development proposed within the appeal area defined as appealable is subject to the Commission's jurisdiction. In addition, if a development is proposed partly on the portion of the parcel that forms the basis for geographic appeal jurisdiction, and partly on the remainder of the parcel, and the Commission decides to hear the appeal, then the Commission reviews the local government approved permit de novo including all the development that was authorized in the permit.

Note 7

The boundaries shown on this map are not to be used for establishing or depicting State ownership boundaries or granted lands and are to be used in reference to the Coastal Commission's Post LCP Certification Permit and Appeal Jurisdictions only. This map has not been approved by the California State Lands Commission, is subject to change, and may not include all lands subject to the public trust. Any questions which arise, pursuant to the public trust, should be directed to the California State Lands Commission.

Note 8

Development on Federal Lands requires a Coastal Commission Coastal Development Permit or federal consistency certification or determination.

Note 9

Brown map extents indicate the cadastral-scale Post LCP Certification Permit and Appeal Jurisdiction maps that predate the use of this legend. 1:24,000 scale post-cert maps are not referenced in this index.

**Exhibit 01
MA-2025-003**



San Dieguito River

PACIFIC OCEAN

City Limit

Exhibit 02
MA-2025-003

The Coastal Zone Boundary is located inland of City of Del Mar city limit and not depicted on this map

I hereby certify that this map portrays the boundaries for _____ (jurisdiction and geographic location) adopted by the California Coastal Commission _____ (date).

Name _____ Title _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies that _____ the individual who signed the document to which this certificate is attached, and the instrument, agency, or vehicle on that document.

State of California _____
 County of _____

On _____ (insert date and title of the officer)

personally appeared _____ who proved to me on the basis of satisfactory evidence that _____ the above information is true and correct; that he or she executed the instrument for the purposes and consideration therein expressed; and that he or she executed the instrument under the laws of the State of California that the foregoing paragraph is true and correct.

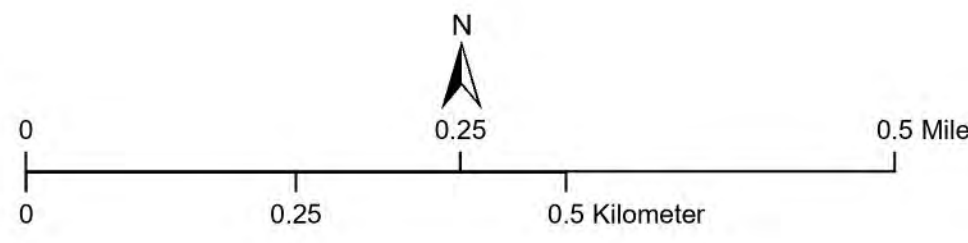
I certify under PENALTY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)



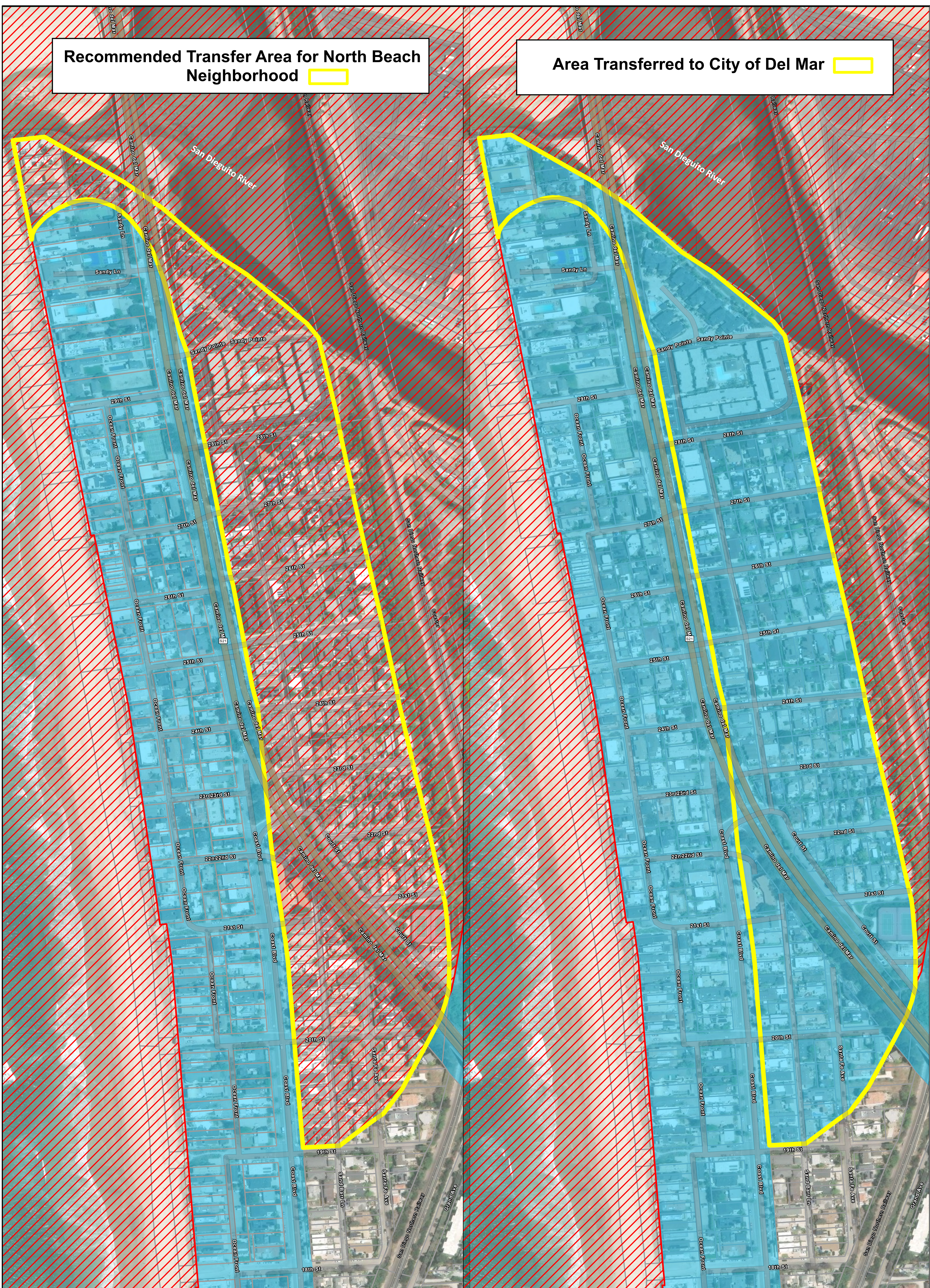
This map and the jurisdictional boundaries depicted herein are part of a larger map series depicting regulatory boundaries within San Diego County. Please refer to the Index Map of San Diego County for map symbology and appropriate use information.
 Base Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, ESRI Community Maps contributors, Map layer by ESRI
 For illustrative purposes only.



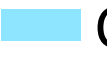


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Recommended Transfer Area for North Beach Neighborhood 

Area Transferred to City of Del Mar 



-  CCC Retained Permit Jurisdiction
-  CCC Permit Jurisdiction Transfer Area
-  CCC Appeal Jurisdiction

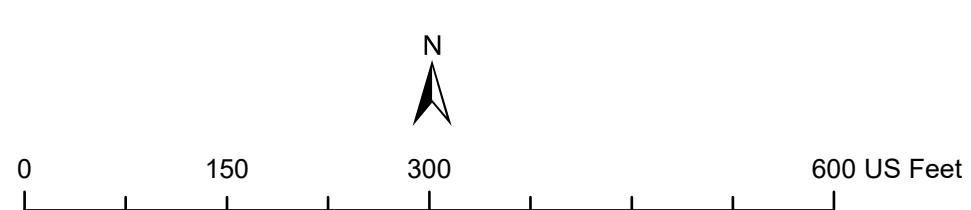
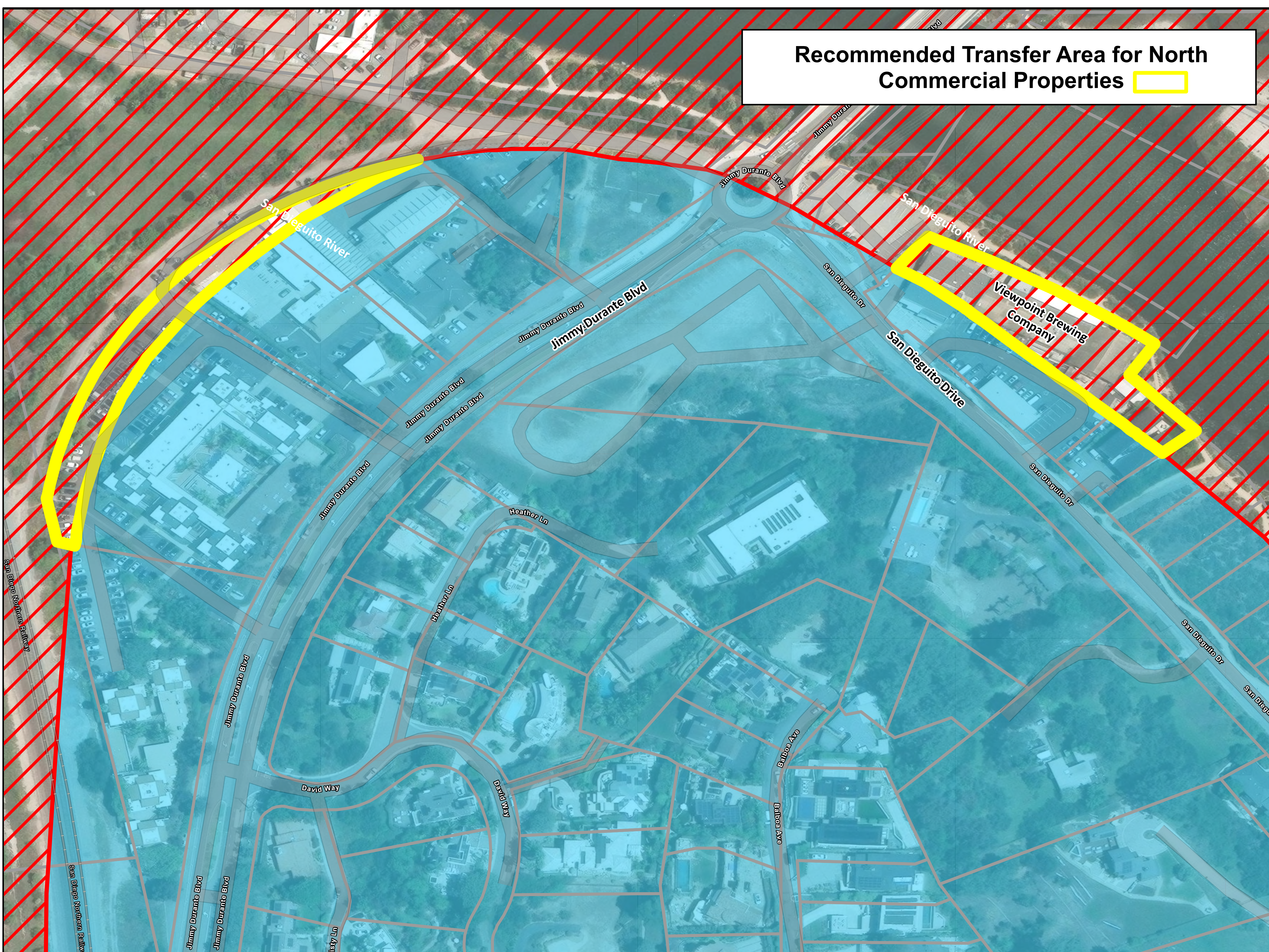


Exhibit 03
MA-2025-003

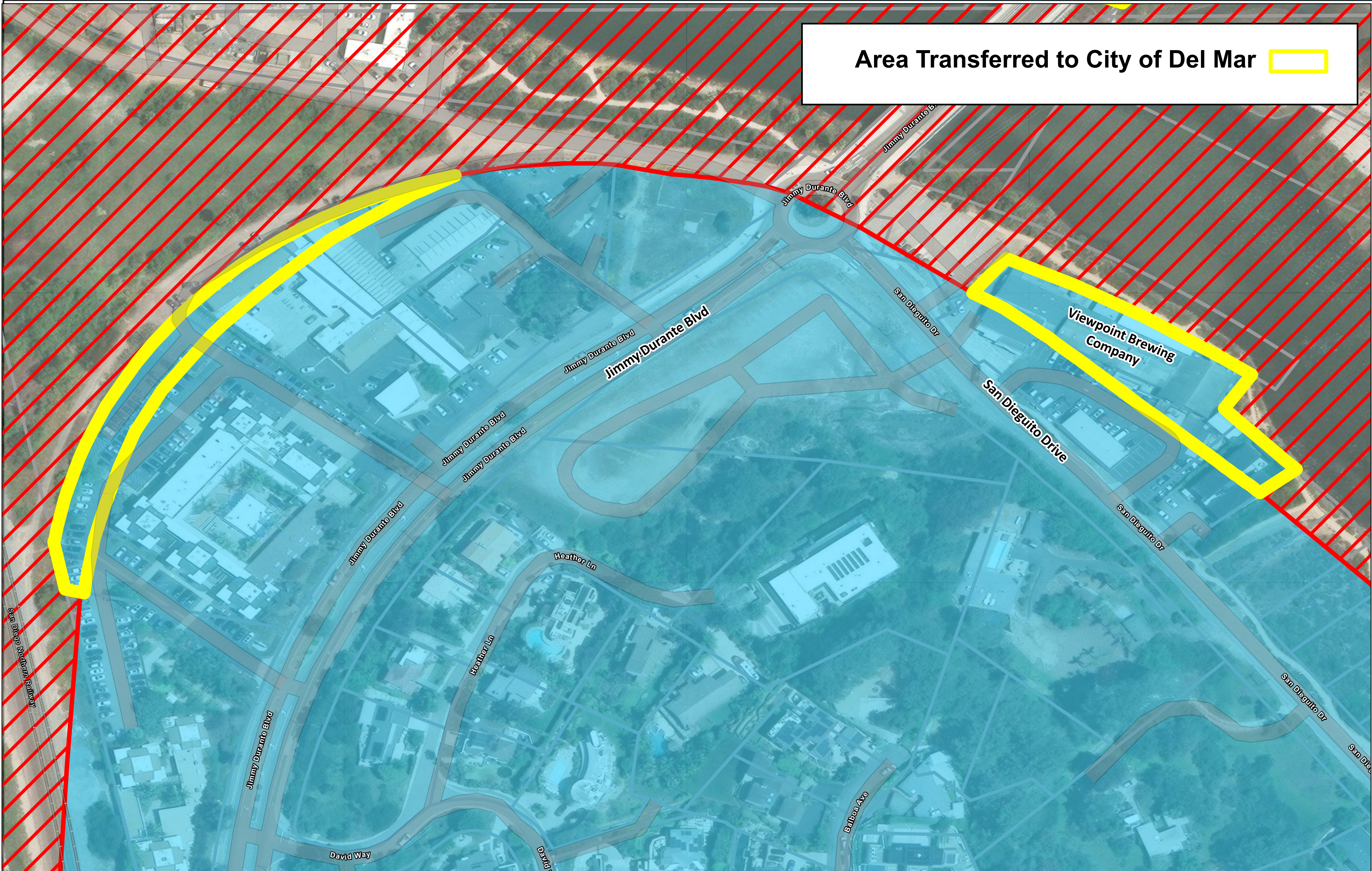


For illustrative purposes only.

Recommended Transfer Area for North Commercial Properties



Area Transferred to City of Del Mar



- CCC Retained Permit Jurisdiction
- CCC Permit Jurisdiction Transfer Area
- CCC Appeal Jurisdiction

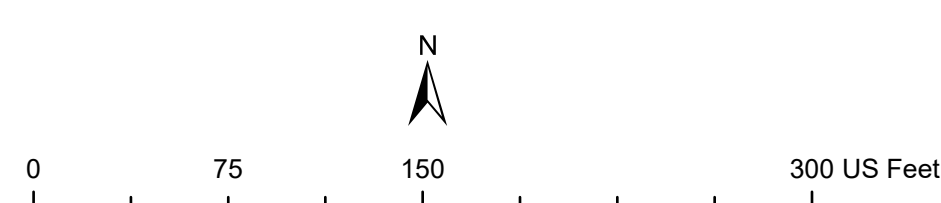


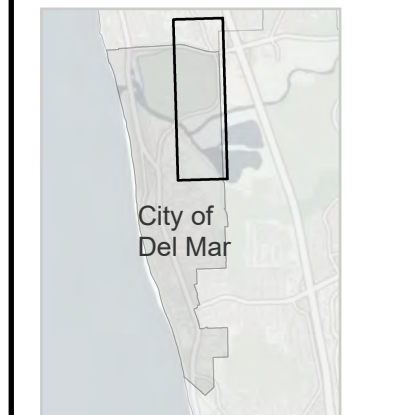
Exhibit 04
MA-2025-003






For illustrative purposes only.

Recommended Transfer Area for Jimmy Durante Blvd. ROW 

Area Transferred to City of Del Mar 



-  CCC Retained Permit Jurisdiction
-  CCC Permit Jurisdiction Transfer Area
-  CCC Appeal Jurisdiction

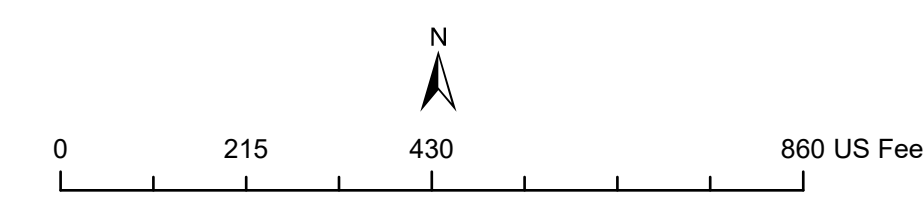


Exhibit 05
MA-2025-003



For illustrative purposes only.

City Zoning Map Exhibit

