

HEIGHT LIMITS

Excerpts from Village Specific Plan Chapters V, VI, X and Appendix C-2 (approved August 6, 2012) & City Council Meeting of June 18, 2012, Item 16

Currently, 64% of the structures on the west side of Camino del Mar are nonconforming in that they already exceed the 14-foot west-side building height restriction. The existing zoning code allows properties fronting the east side of Camino del Mar to a maximum building height of 26 feet. Fronting the west side of Camino del Mar, building heights are limited to a maximum of 14 feet above the Camino del Mar level.



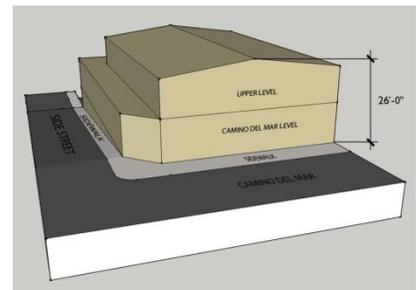
1302 Camino del Mar is approximately 26 feet in height, as illustrated with red story pole.

As a result of the 14-foot height restriction, many existing structures on the west side are often low, deep, and flat roofed buildings not suitable to the required retail uses. Restricting buildings to 14 feet in height did not provide additional pedestrian views westward from Camino del Mar sidewalks. Sidewalks are still shaded during the afternoon by 14-foot buildings. One-story building restrictions, even with lower levels that some properties afford, create a disincentive for property owners to redevelop, especially where they are nonconforming.

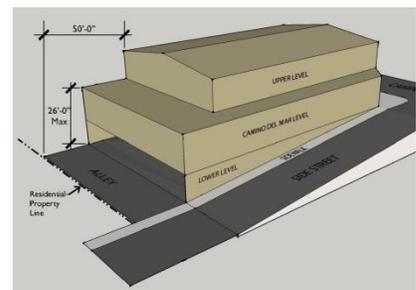
To protect and open views, and to enhance the pedestrian experience, the Village Specific Plan is establishing alternative incentives to attain the pedestrian objectives and to protect and enhance views. These actions are fully described in the Village Specific Plan in Chapter V, Private Development Parcels and VI, Allowed Uses & Development Standards.

Building Height Regulations:

- Allow Camino del Mar west side maximum building height to be 26 feet, the same limit as the east side of Camino del Mar.
- Require varied roof planes and pitches within the 26-foot height limit. Articulated roofs, or those with varied roof shapes, create architectural interest rather than having a consistent row of identical 26-foot tall flat-roofed buildings.
- Require a view assessment to prevent impairment of public views and unreasonable infringement of scenic views from primary living area of nearby residents on a project-by-project basis as a part of the Design Review process.
- Establish a periodic review of the cumulative height to monitor the increase of overall height on the west side of Camino del Mar.
- Require a maximum height of 26 feet on all properties or portions of properties within 50 feet of an adjacent residential or residential/commercial zone (Figure V-4, Building Height Restriction Zone adjacent to Residential).
- Any unintended consequences from infill will be assessed at ten-year intervals or when the total of the linear feet of the west side of any one block facing Camino del Mar between 9th Street and 15th Street has greater than 50% of its buildings (measured in cumulative linear feet) at a height of 26 feet or at two stories.



Building regulations control the height and require varied roof planes.



Building height is restricted adjacent to residential zones, to match height of residential zone.

The above text is excerpted from the Village Specific Plan. For a complete discussion of Building Height, Design Review, Threshold strategies and regulations please see the adopted Village Specific Plan document located at: <http://www.delmar.ca.us/Government/Pages/VillageRevitalization.aspx>