

THRESHOLDS FOR DEVELOPMENT REVIEW

Excerpts from Village Specific Plan, Executive Summary & Chapter X (adopted August 6, 2012)

An important component of the Village Specific Plan is the various trigger points for periodic threshold reviews to address any unintended consequences. These give the community the confidence that changes can be made to prevent future impacts. Threshold reviews are established for overall development, housing units and height. These are fully described in the Village Specific Plan, Section 10.5 in Chapter X, Implementation.

Development Thresholds:

Because of the prolonged implementation timeline, strategies were put in place to set thresholds that would trigger reviews on a regular basis. Development thresholds were established for the overall quantity of development and the number of new residential units.

- The amount of total quantity of development will be assessed at a minimum of ten-year intervals or at interim thresholds when the amount of cumulative development reaches 350,000 square feet, whichever comes first. Another assessment occurs after either another ten-year interval or another 75,000 square feet is developed, until the cap of thirty years or 500,000 square feet is attained.
- The amount of residential development will be assessed at ten-year intervals or when 35 new units occur (over the existing amount of residential development), whichever comes first. The assessment continues at either ten-year intervals or 70 new units occur, until the cap of 110 units is attained.

Height Threshold:

Because infill occurs over time, thresholds are established for the amount of height along the street frontage.

- 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.

Threshold Assessment:

Planning Commission and City Council will conduct a full review of the development including an assessment of any impact on the community, small town village character and an assessment of any unintended consequences and, if appropriate, amend the Specific Plan to address.

<i>Trigger</i>	<i>Review</i>	<i>Action</i>
70,000 SF of new development or 10 years	Planning Commission & City Council	Reassessment of development program, potential for moratorium or amendment to the Village Specific Plan
35 new housing units or 10 years	Planning Commission & City Council	Reassessment of residential program, potential for moratorium or amendment to the Village Specific Plan
50% of west side block reaches 2 stories or 26 feet	Planning Commission & City Council	Reassessment of height allowed, potential for moratorium or amendment to the Village Specific Plan
Project application	Design Review Board	Assessment of views and privacy, assessment of building character and compatibility which could result in project modification
Project application with request for Exceptional Public Benefits	Planning Commission & City Council	Assessment of request to utilize exceptional public benefit
3-Year Status reports	Planning Commission & City Council	Status report could trigger earlier reassessment with potential for moratorium or amendment to the Village Specific Plan

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