



CITY OF DEL MAR
1050 CAMINO DEL MAR
DEL MAR CA 92014

INFO ON VILLAGE REVITALIZATION

Who: City of Del Mar

What: The Village Center Specific Plan and its Environmental Impact Report

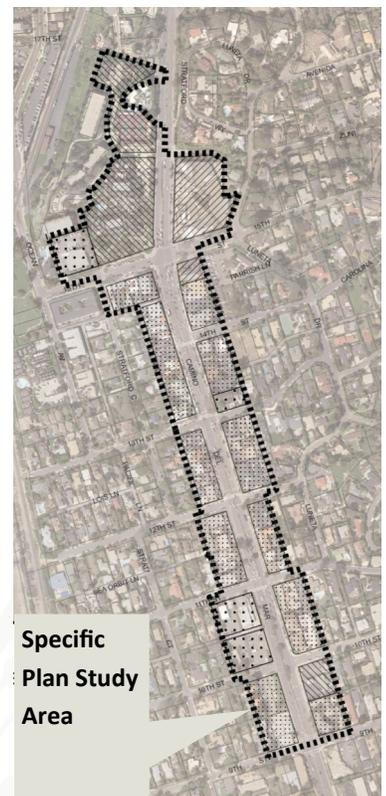
A Specific Plan is a special set of development standards that apply to a particular geographical area. Its process allows flexibility to create zoning standards appropriate to the sites in question. Specific Plans are akin to a zoning ordinance. Most importantly, it is seen as an implementation document, designed to implement the Community Plan and provide a set of development standards.

When: City Council initiated the Village Center Specific Plan on July 25, 2011 and it is targeted for completion by August 6, 2012. Residents will vote on the plan at the November General Election.

Where: The plan boundaries include the Central Commercial Zone along Camino del Mar between 9th Street on the south and Del Mar Plaza and L'Auberge Hotel on the north and include the commercial properties facing 15th Street, west of Camino del Mar. The western and eastern boundaries follow the Central Commercial Zone boundary. The three Public Facilities: City Hall site, Library site, and Post Office site are included.

Why: The City of Del Mar chose to do a Specific Plan in order to:

- Abide by a recommendation in the Community Development Element of the Del Mar Community Plan to prepare a Village Center Specific Plan;
- Coordinate the redevelopment of private properties and structures with improvements within the public realm by comprehensively addressing private land use development regulations, public capital improvement plans and implementation/financing programs within a single document;
- Implement the potential exactions for and financing of infrastructure improvements and matching land uses with supporting public facilities;
- Potentially simplify the environmental review process for future private redevelopment and public improvement projects that conforms to the Village Center Specific Plan;
- Satisfy the regulatory requirements of the Downtown Initiative Overlay Zone (Measure B) to obtain community voter approval for redevelopment; and,
- Involve the citizens of Del Mar in a comprehensive review and/or updating of the community's vision for the Village Center.



How you can be involved: Join in a City Council workshop on Thursday, October 20, 2011 at 6:00 pm in City Council Chambers (240 10th Street) and/or visit the Open House on Friday, October 21 and Saturday, October 22, 2011 between 10:00 am and 4:00 pm, same location. For more information please check the City's website at www.delmar.ca.us; email us at conversations@delmar.ca.us or phone 858-755-9313.