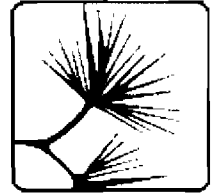




City of Del Mar Staff Report



TO: Honorable Mayor and City Council Members

FROM: Kathleen A. Garcia, Planning and Community Development Director *KAG*
Via Scott W. Huth, City Manager

DATE: January 9, 2012

SUBJECT: Progress Report on Village Specific Plan

REQUESTED ACTION/RECOMMENDATION:

Receive status report and provide input on the direction of the Village Specific Plan and Environmental Impact Report (EIR).

EXECUTIVE SUMMARY:

Staff and consultants have been completing tasks associated with the Village Specific Plan and Environmental Impact Report (EIR) according to the schedule. To date, staff has developed and implemented the initial Outreach Plan, including Community Conversations; developed alternatives and community review; analyzed the workshop and survey data for findings; and prepared a Project Description. Staff is underway on the EIR and the Specific Plan, including drafts of the Environmental Analysis and preparation of Specific Plan planning documents. Staff has also been preparing for the EIR Scoping Meeting, scheduled for January 12, 2012 at 6:00 in the City Hall Annex.

DISCUSSION/ANALYSIS:

Village Specific Plan & EIR Work Programs

Staff has been actively continuing the process of revitalization planning according to the schedule included as Attachment A. Tasks and milestones are detailed in Attachment B, and progress is noted.

Most recently, staff has:

- released the Notice of Preparation for the Environmental Impact Report – a complete Notice of Preparation (NOP) was sent to all property owners and businesses within the Specific Plan area and within 300 feet of the area and a

City Council Action:

notice was sent to all Del Mar residents and property owners directing them to the full NOP on the City's website;

- sent the Notice of Preparation of the Village Specific Plan EIR to the State Clearinghouse on December 12th that established a 30 day comment/review period from December 16, 2011 to January 18, 2012;
- continued effort on the first screen check Draft EIR with approximately 60% complete as of the week of January 3, 2012;
- prepared for the January 12, 2012 EIR Scoping Meeting;
- prepared materials for outreach to property owners, business owners and residents;
- met with interested property owners at their request;
- organized outreach sessions to the Del Mar Village Association and business owners (January 18, 2011, 8:30 AM at L'Auberge Hotel, Emerald Ballroom), Del Mar Rotary (February/March), Del Mar Community Connections (TBD) and Del Mar Foundation (February 2) to be conducted over the next two months; and
- furthered the Specific Plan documentation.

Next Steps:

Next steps in the work program include:

- furthering the EIR work program and preparing the EIR analysis;
- continuing outreach to residents, property owners and businesses;
- conducting the Review phase of Outreach addressing recommendations;
- developing the Village Plan regulatory documents and CEQA documents; and
- conducting the public vote.

FISCAL IMPACT:

The Village Revitalization work plan effort is included in the adopted Fiscal Years 2011-2012 and 2012-2013 Operating and Capital Budget.

ENVIRONMENTAL IMPACT:

The Village Specific Plan is undergoing CEQA review as part of its process.

ATTACHMENTS:

- Attachment A - Village Revitalization Planning Schedule
- Attachment B - Progress on Work Tasks

ATTACHMENT A

For City Council Report dated January 9, 2012

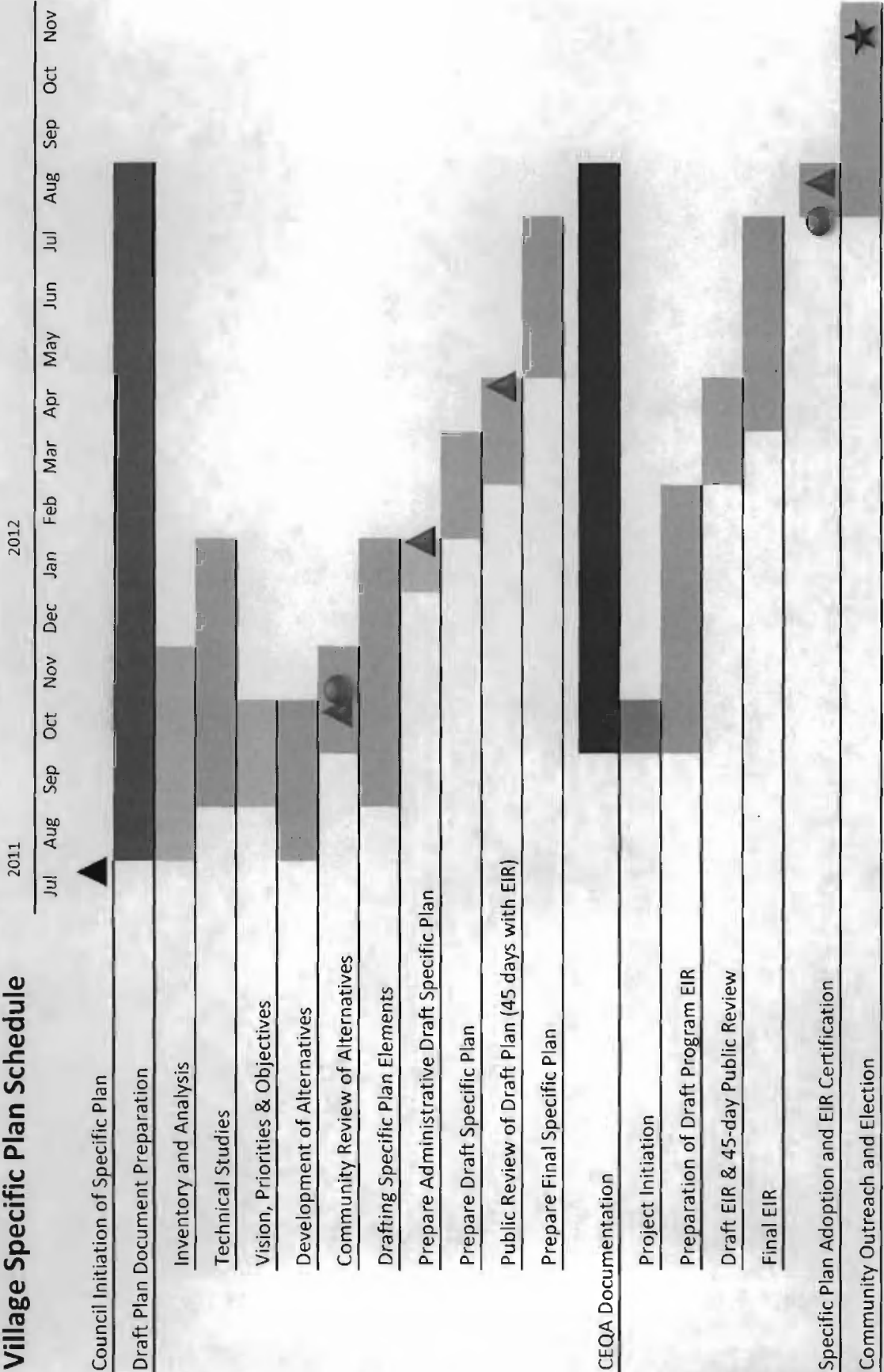
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Attachment A

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Village Specific Plan Schedule



- Key:
- Planning Commission/DRB
 - ▲ City Council Hearings/Workshops
 - ★ Key Milestones

ATTACHMENT B

For City Council Report dated January 9, 2012

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VILLAGE SPECIFIC PLAN WORK PROGRAM TASKS

Progress Report – January 9, 2012

COMMUNITY INPUT PROGRAM

Determine Components of Community Input Program

- ✓ Develop Plan– *completed April 25, 2011.*

Prepare for Community Input Program

- ✓ Prepare Materials – *completed April 25, 2011.*
- ✓ City Council Meeting – *completed April 25, 2011.*

Implement Community Input Program

- ✓ Conduct Community Conversations – *scheduled between April 28 and June 5, 2011 – completed.*
- ✓ Business Owner and Property Owner meetings – *outreach conducted in mid-July and again in October, interested property owners have since scheduled meetings with Director. Additional outreach in January and February through organized sessions.*
- ✓ Hold Planning Commission (PC) Workshop – *held July 12 as an initial workshop to discuss the preparation of a Specific Plan and the study area boundaries.*
- ✓ Hold Design Review Board (DRB) Workshop *held initial workshop on July 27 to discuss the criteria for ordinance revisions to better address review of downtown projects.*
- ✓ Conduct Community Open House –*October 20-22.*
- ✓ Post on City Webpage – *August 1, 2011 updated with a site devoted to Village Revitalization and will continue to be updated at each milestone.*
- Post Public Service Announcement (PSA) on Del Mar TV – *not developed, however workshops are running on Del Mar TV.*
- ✓ Distribute Revitalization Factsheet – *studies and information are posted on website.*

DRAFT VILLAGE SPECIFIC PLAN

- ✓ Prepare Detailed Work Program for Specific Plan and City staff.
- ✓ Define Plan Alternatives – *Alternatives have been developed for the “form” of revitalization. The first round discussed is “form”. Alternatives presented to community for input include Camino del Mar alternatives including Roundabout intersections, Pedestrian realm alternatives, Massing alternatives, Height alternatives, Setbacks and other alternatives were discussed at the October workshops. Staff will continue to develop the detail as well as procedural alternatives.*
- Prepare Draft Specific Plan per Community Input – *task initiated by staff with Council authorization on July 25, 2011 and is continuing its production according to schedule. Recently staff has drafted the Introduction, Project Area descriptions and Background section and is drafting the regulatory sections.*

Staff has been working on development capacity scenarios, parking alternatives, including the recommendations for an in-lieu fee. Staff has initiated traffic counts and the EIR.

- ✓ Business Owner and Property Owner meetings – *additional outreach to be scheduled when development parcels specifics are being considered*
- ✓ City Council Liaison Review – *scheduled on a regular basis, at least monthly.*
- City Council Presentation with Public Testimony – *Ongoing: October 20, November 14, December 12 with additional meetings to be scheduled.*
- Revisions to Draft Village Plan per City Council Input – *to be scheduled for Spring.*
- City Council Presentation with Public Testimony – *to be scheduled Spring.*
- Revisions to Draft Village Plan per City Council Input – *to be scheduled Spring.*
- City Council Approval of Draft Village Plan and Alternatives to Plan – *to be scheduled Spring.*

COMMUNITY REVIEW PROGRAM

Implement Community Review Program – *Fall 2011*

- ✓ Conduct Community Conversations – *October 20, 2011 workshop.*
- Hold Planning Commission (PC) Workshop – *to be scheduled.*
- Hold Design Review Board (DRB) Workshop – *to be scheduled.*
- ✓ Conduct Community Open House. – *October 21-22, 2011.*
- ✓ Post on City Webpage – *update continues.*
- Post PSA on Del Mar TV.
- ✓ Distribute Revitalization Factsheet – *information posted on website.*

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE – *under way.*

- ✓ Technical Studies for Draft Environmental Impact Report (Draft EIR) – *initiated October 3, 2011 and underway*
- Preparation of the Draft EIR – *initiated October 3, 2011 – Draft of Existing conditions has been provided for Administrative Review*
- ✓ Notice of Preparation – *submitted to State Clearing House on December 15, 2011*
- ✓ Notice of Preparation to interested parties mailed on December 15, 2011
- Scoping Meeting – *January 12, 2012*
- Draft EIR Public Review Period.
- Review Written Responses to Public Comments on Draft EIR.
- Certification of Final EIR Hearing.

COMMUNITY OUTREACH PROGRAM – *to be scheduled for spring.*

- Conduct Community Conversations.
- Hold Planning Commission (PC) Workshop.
- Hold Design Review Board (DRB) Workshop.
- Conduct Community Open House.
- Post on City Webpage.

- Post PSA on Del Mar TV.
- Distribute Revitalization Factsheet.

ELECTION PREPARATION – *Summer, 2012.*

- Prepare Documents to Call Election.
- City Council Resolution Calling Election – August 6, 2012.
- Prepare Election Documents.
- Election in November 2012.