



## **NOTICE OF PUBLIC HEARING/NOTICE OF AVAILABILITY**

Notice is hereby given that the City of Del Mar will hold a public hearing on Tuesday, March 14, 2023, at 6:00 p.m., where the Planning Commission will make a recommendation to the City Council regarding proposed amendments to amend the zoning code and municipal code to address Two Unit Residential Developments and Urban Lot Split procedures and standards in compliance with State Law.

### **APPLICATION NUMBERS, PROJECT SITE AND DESCRIPTION OF DEVELOPMENT PROPOSAL:**

**ITEM 3**  
**ZA22-003**  
**A22-001**  
**LCPA22-003**

**Location:** Citywide

**Applicant:** City of Del Mar, Planning Department

**Environmental Status:** Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Government Code Sections 65852.21(j) and 66411.7(n), which states that the adoption of an ordinance by a city implementing provisions of Government Code Sections 6582.21 and 66411.7 to regulate Two Unit Residential Development and Urban Lot Split projects is not a project under CEQA.

**Staff Contacts:** Jessica Evans, Senior Planner – [jevans@delmar.ca.us](mailto:jevans@delmar.ca.us)

**Description:** A request for a recommendation from the Planning Commission to the City Council on the proposed zoning code amendment and municipal code amendment to adopt Senate Bill 9 (SB 9) regulations in Del Mar Municipal Code by adding Chapters 30.93, 24.66, amending Chapters 30.10 – 30.15, and 30.75, and amending the existing certified Local Coastal Program in compliance with State law. The amendments address procedures and standards for the development of Two Unit Residential Developments and Urban Lot Splits on properties zoned for single dwelling units. The amendments are intended to harmonize the 2022 laws set forth in Government Code Sections 65852.21 and 66411.7 with the Coastal Act.

### **PUBLIC HEARING DATE, TIME AND LOCATION:**

This item is scheduled on the agenda for a public hearing before the Planning Commission on  
**March 14, 2023, at 6:00 p.m.**  
Del Mar Town Hall  
1050 Camino Del Mar  
Del Mar, CA 92014

Agenda posted and notice mailed on **Thursday, February 23, 2023.**

The Staff Report will be available via the City Web Page ([www.delmar.ca.us](http://www.delmar.ca.us)) on or before the afternoon of **March 9, 2023.**

This notice will be the only written notice that you will receive for this application item. Items that are continued from one meeting date to another "time certain" meeting date will not be renoticed through the mail.

A draft of the proposed Zone Code Amendment, Municipal Code Amendment, and Local Coastal Program Amendment is available for public review online at: <https://www.delmar.ca.us/SB9> or at the Planning Counter, Del Mar City Hall, 1050 Camino del Mar, Del Mar, California 92014.

If you are interested in reviewing the draft of the proposed Zone Code Amendment/LCP Amendment and/or obtaining further information related to the hearing process, including how to present your comment, objection, or support for the proposed project to the Planning Commission please contact the Planning Department at 858-755-9313 or at [planning@delmar.ca.us](mailto:planning@delmar.ca.us).

### **PLANNING COUNTER HOURS: Mondays and Wednesdays 1:00 pm to 5:30 pm**

Note: Any item on the agenda, for which there are no objections from Commissioners or members of the public, may potentially be placed upon the reviewing body's Consent Calendar at the beginning of the meeting to be voted on as part of a block of Consent Calendar items. Items placed on the Consent Calendar are not subject to public comment. If you have an objection or concern and wish to present information at the hearing, you must be present at the beginning of the meeting to ensure the item will not be placed on the Consent Calendar. Alternatively, you may write a letter stating your objection to the applicable review board prior to the meeting.

Public speaking time limits at the hearing are three minutes for those members of the public who would like to address the item. Under California Government Code 65009, if you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the City at, or prior to, the public hearing.