



WATERMARK DEL MAR

CREATING A NEW NORTHERN GATEWAY TO DEL MAR

- ***City of Del Mar Housing Element – Where are we?***
 - Implications for Watermark
- ***Watermark Planning – The Specific Plan***
 - DRB's role in reviewing specific plan
- ***Del Mar Community Character - In real time***
 - Myth meets reality
- ***Watermark Del Mar Specific Plan and Project***
 - A beautiful gateway to the City of Del Mar

- Housing Element Goal: Elimination of potential and actual governmental constraints to development of housing for all income levels.
- Regional Housing Needs Assessment (RHNA)
 - 13 units – Extremely low and Very low income
 - 0-30% and 0-50% MFI
 - 9 units Low income
 - 51-80% MFI
 - 20 units Moderate income
 - 81-120% MFI
 - 19 units Above moderate income
 - > 120% MFI
- Total Units Required 2013-2020: **61**

- ***City of Del Mar Housing Element Policy 2.3:***

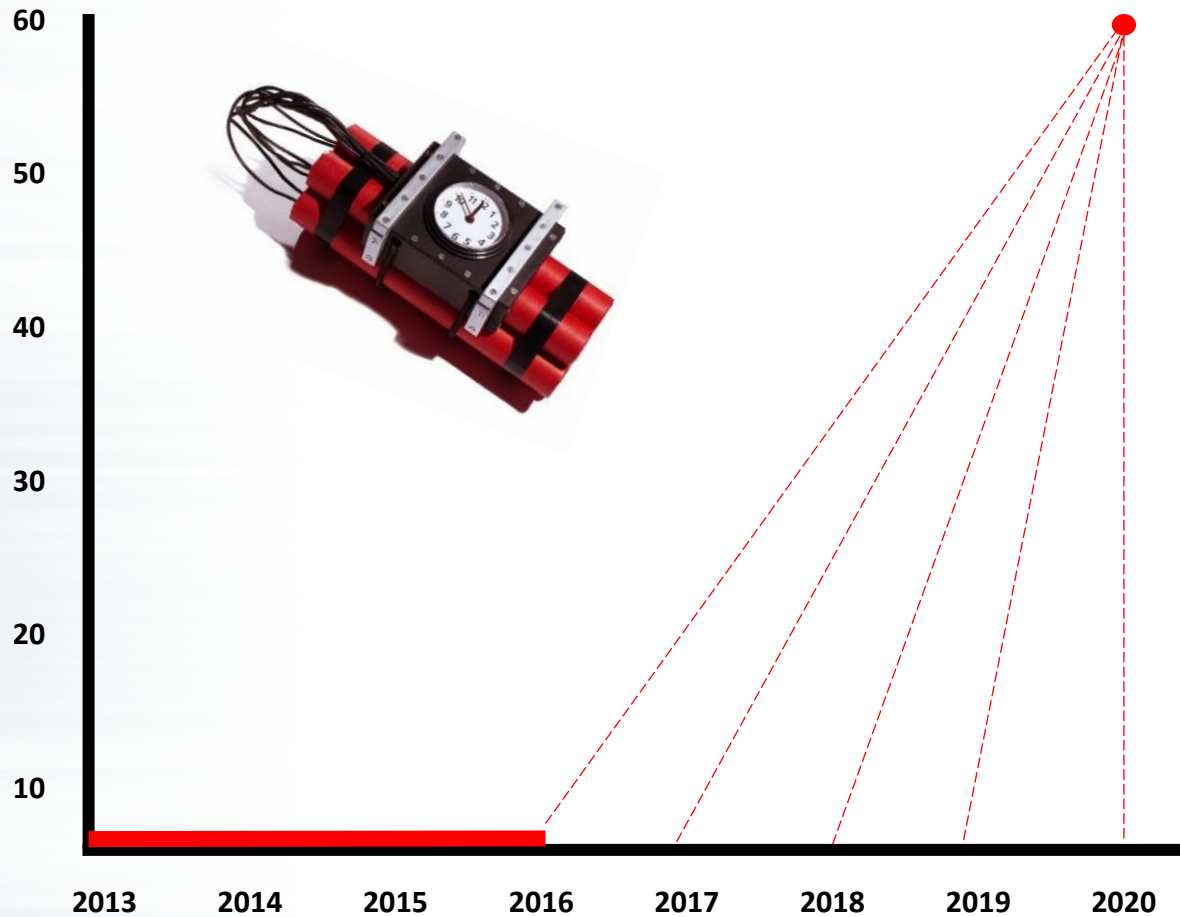
Encourage and support the development of affordable housing by offering incentives for housing projects that provide housing at established affordable sales and rental rates with such incentives to include, but not be limited to: density and floor area ratio bonuses; reduced processing fees; expedited permit processing and reduced parking requirements.

- ***Overall Objective #2:*** Provide adequate sites to achieve a variety of housing types.
 - Within 12 months of adoption, City will apply new land use designation to (Watermark parcels) to allow residential development by right at a density of 20-25 du/ac. [47-59 units].
 - Within 24 months, City will amend NC zone to allow residential development at 20 du/ac for projects that include affordable housing.
 - Within 24 months, City will establish development standards to facilitate high-density residential (20 du/ac) development in the NC zone.

- ***City must remove and/or change development standards that impede ability to achieve maximum allowable densities.***
 - Height
 - Lot Width
 - Setbacks
 - Minimum Lot Area
 - Parking
 - Open Space
 - Floor Area Ratios

Housing Element Targets - How are we doing?

RHNA
Total Units
[61 Required]



- ***If not here, then where?***
 - Penalty units
 - Housing Element falls out of compliance – see Encinitas


- ***Action to compel rezone.***

- SB375/Gov't Code Section 65587(d)

Any interested party can bring an action to compel the city to complete rezoning within 60 days (with additional time for public hearings) and seek sanctions for failure to meet Housing Element timelines.

- State Density Bonus Law project could yield more than 75 units with significant additional concessions and waivers of development standards

Watermark Del Mar Specific Plan Objective

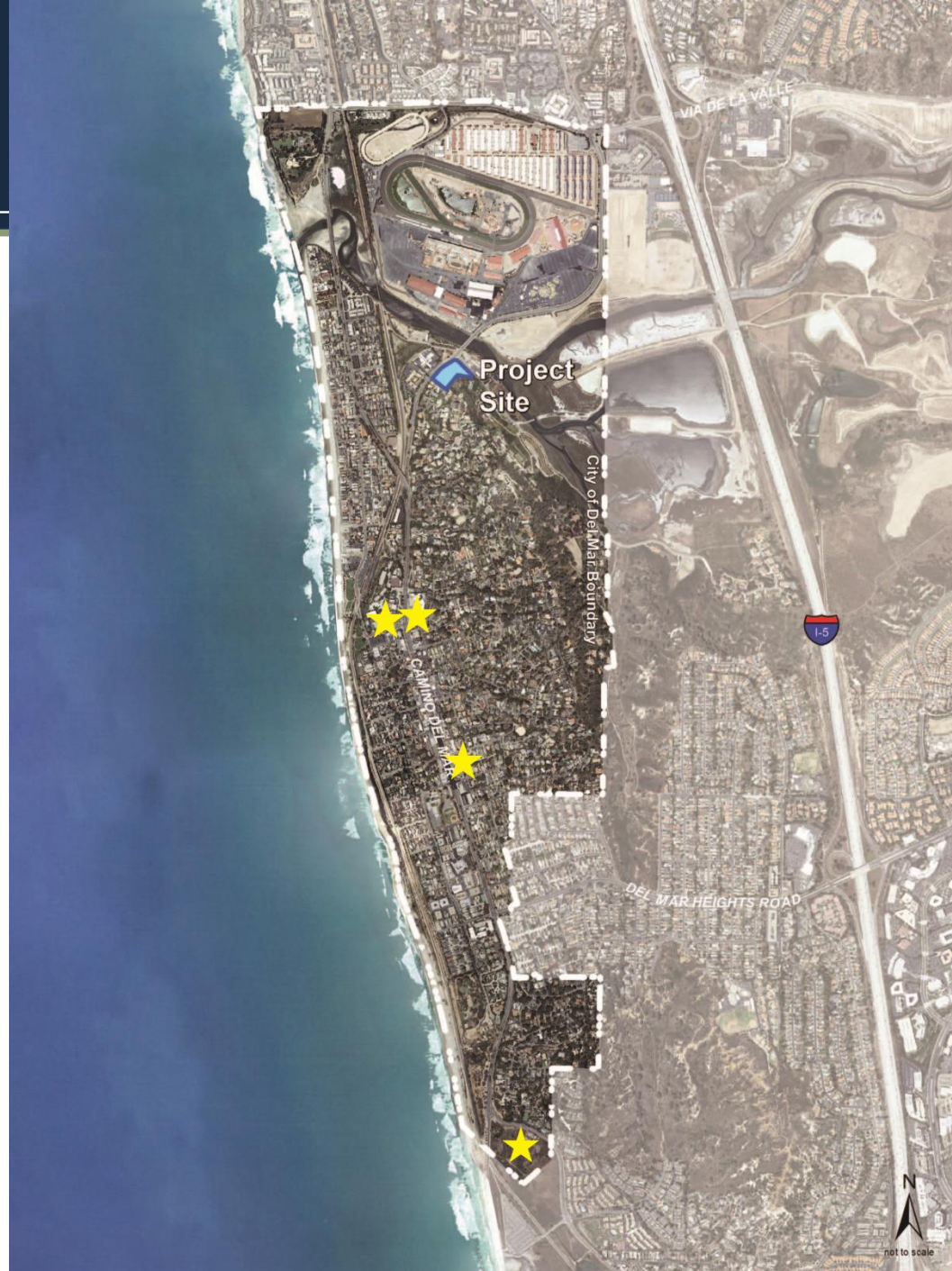
- Implement the Housing Element policy goal to designate this site for **residential use**
- 20-25 units/acre  **47-59 units**

What is a Specific Plan?

- Tool for implementing General Plan
- Links General Plan policies with development proposal for a defined geographic area
- Flexibility to provide detailed policies and regulations for development

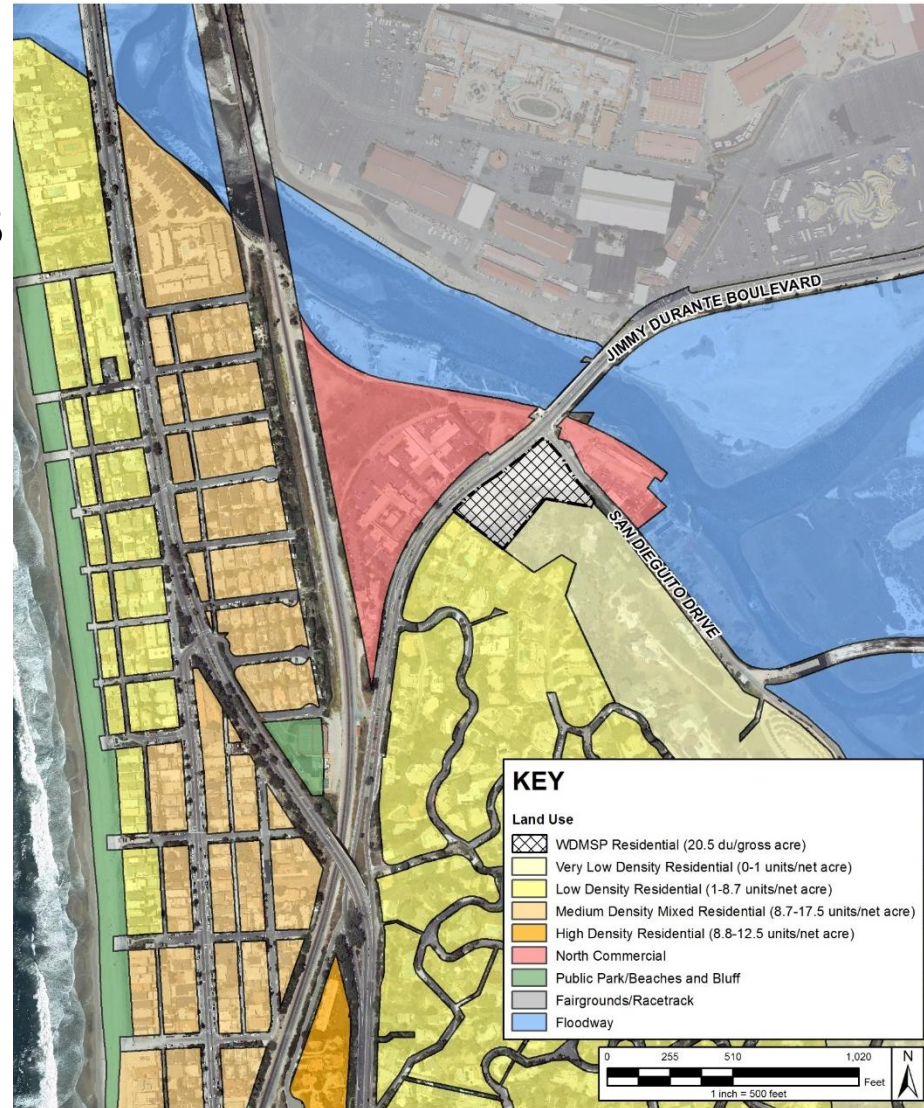
Other Specific Plans

- Del Mar Hotel Specific Plan
- Del Mar Plaza Specific Plan
- Garden Del Mar Specific Plan
- Carmel Valley Precise Plan



Why a Specific Plan?

- 20-25 du/ac category not in Del Mar regulations
- Need new land use designation and zone



Traditional Rezone Process

- City creates new designation/zone and applies to property
- No project specifics provided along with legislative changes
- After rezone, project designed and reviewed
- Allows for density bonus
 - ✓ Up to 74 units
 - ✓ Waivers of development regulations

Specific Plan Process

- Project details provided concurrent with land use changes
- Customized development regulations and design standards
 - ✓ Address property constraints
 - ✓ Provide public benefits
 - ✓ Balance public policies
- More complete information about results of land use changes

What is DRB's Role?

Typical Review Process

- DRB evaluates project for conformance with the DRO

Specific Plan Process

- Standards of Specific Plan will set additional criteria
- Design elements of project plans are reflected in the design standards of the Specific Plan

Landform
Constraints



Specific
Plan

Landform
Constraints

Housing
Goals

Specific
Plan



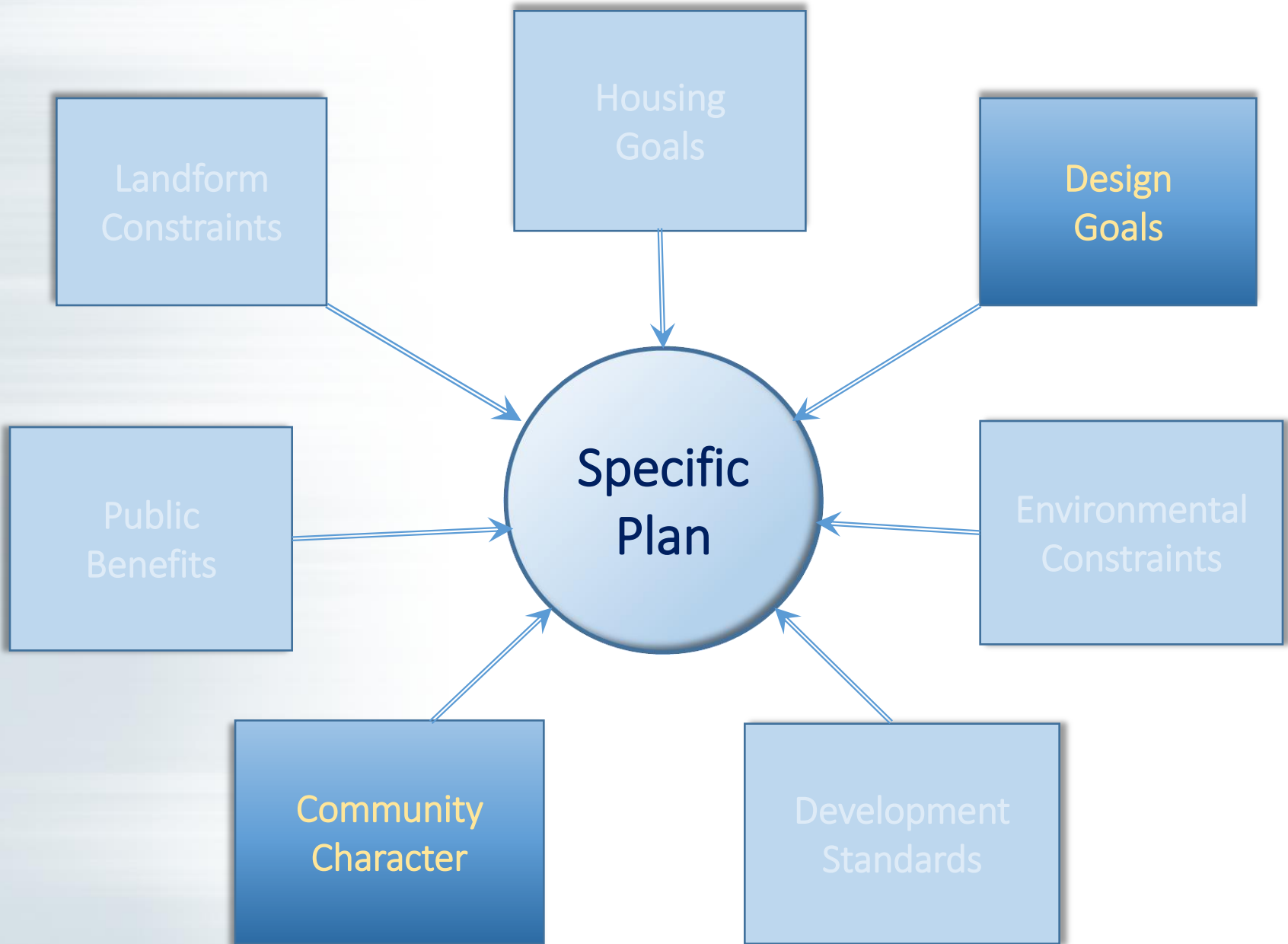












DEL MAR'S COMMUNITY CHARACTER



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TRADITIONAL ARCHITECTURE



DEL MAR'S COMMUNITY CHARACTER
MEDITERRANEAN ARCHITECTURE



DEL MAR'S COMMUNITY CHARACTER

CONTEMPORARY ARCHITECTURE



DEL MAR'S COMMUNITY CHARACTER

COTTAGE/COASTAL-INSPIRED ARCHITECTURE



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COTTAGE/COASTAL-INSPIRED ARCHITECTURE



PROJECTS WITH SIMILAR OR HIGHER DENSITIES

Del Mar Beach Villas - 1844 Camino Del Mar
± 31 units/acre | 24 units | 3 stories



PROJECTS WITH SIMILAR OR HIGHER DENSITIES

Ocean Village Apartments - 1405-1425 Ocean Avenue
22 units | 2 stories



PROJECTS WITH SIMILAR OR HIGHER DENSITIES

Beach Colony - 2801 Camino Del Mar
± 30.5 units/acre | 86 units | 3 stories



PROJECTS WITH SIMILAR OR HIGHER DENSITIES

703 Stratford Court
± 24.5 units/acre | 12 units | 2 stories



PROJECTS WITH SIMILAR OR HIGHER DENSITIES

Los Arboles Apartments - 201 4th Street
± 43.5 units/acre | 97 units | 4 stories



PROJECTS WITH SIMILAR OR HIGHER DENSITIES

Costa Del Ray - 2729 Camino Del Mar
± 32 units/acre | 16 units | 3 stories



PROJECTS WITH SIMILAR OR HIGHER DENSITIES

501-515 Stratford Court
3 stories



PROJECTS WITH SIMILAR OR HIGHER DENSITIES

Beach House - 2515 Camino Del Mar
± 28 units/acre | 14 units | 2 stories



PROJECTS WITH SIMILAR OR HIGHER DENSITIES

Coast Del Mar Condos -1767 Coast Blvd.
± 17.5 units/acre | 10 units | 2 stories



PROJECTS WITH SIMILAR OR HIGHER DENSITIES

Stratford Beach Apartments - 510 Stratford Court
± 43 units/acre | 48 units | 3 stories



PROJECTS WITH SIMILAR OR HIGHER DENSITIES

Coast Blvd. Condos - 1733 Coast Boulevard
± 18.5 units/acre | 5 units | 2 stories



PROJECTS WITH SIMILAR OR HIGHER DENSITIES

Maui Apartments - 425 Stratford Court
± 34 units/acre | 18 units | 2 stories



PROJECTS WITH SIMILAR OR HIGHER DENSITIES

Vista Del Mar - 155 15th Street
± 44.5 units/acre | 29 units | 3 stories



PROJECTS WITH SIMILAR OR HIGHER DENSITIES

639 Stratford Court
± 29 units/acre | 16 units | 2 stories



PROJECTS WITH SIMILAR OR HIGHER DENSITIES

Normandy by the Sea - 424 Stratford Court
± 31.5 units/acre | 38 units | 3 stories



PROJECTS WITH SIMILAR OR HIGHER DENSITIES

Wave Crest - 1420 Ocean Avenue
± 17.5 units/acre | 31 units | 2 stories



PROJECTS WITH SIMILAR OR HIGHER DENSITIES

SeaCroft - 167 4th Street
± 35 units/acre | 12 units | 3 stories



PROJECTS WITH SIMILAR OR HIGHER DENSITIES

Sea Cliff Terraces - 519 Stratford Court
± 32.5 units/acre | 18 units | 2 stories



PROJECTS WITH SIMILAR OR HIGHER DENSITIES

Del Mar Woods - 265 Stratford Court
126 units | 4 stories



PROJECTS WITH SIMILAR OR HIGHER DENSITIES

Chateau L'Auberge Condos - 1560 Camino Del Mar

36 units | 3 stories



PROJECTS WITH SIMILAR OR HIGHER DENSITIES

Villa Cresta - 460 Camino Del Mar
± 31 units/acre | 18 units | 2 stories

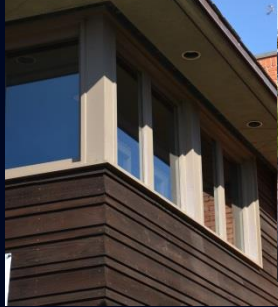
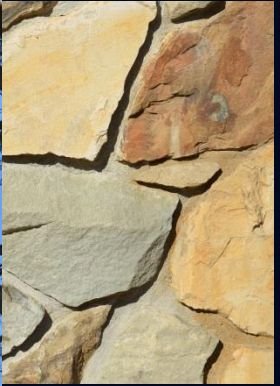


PROJECTS WITH SIMILAR OR HIGHER DENSITIES

615 Stratford Court
± 29 units/acre | 16 units | 2 stories

















SPEED
LIMIT
40









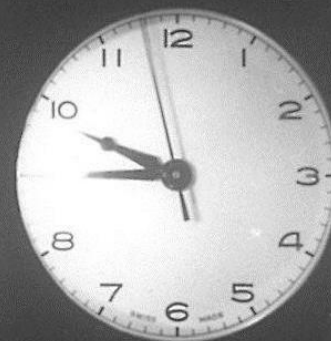
1967 Aerial Photograph



1967 Aerial Photograph - Closer



1971 Aerial Photograph - Closer



1973 Aerial Photograph



11-25-73

1971 Aerial Photograph with Overlay





















JIMMY DURANTE

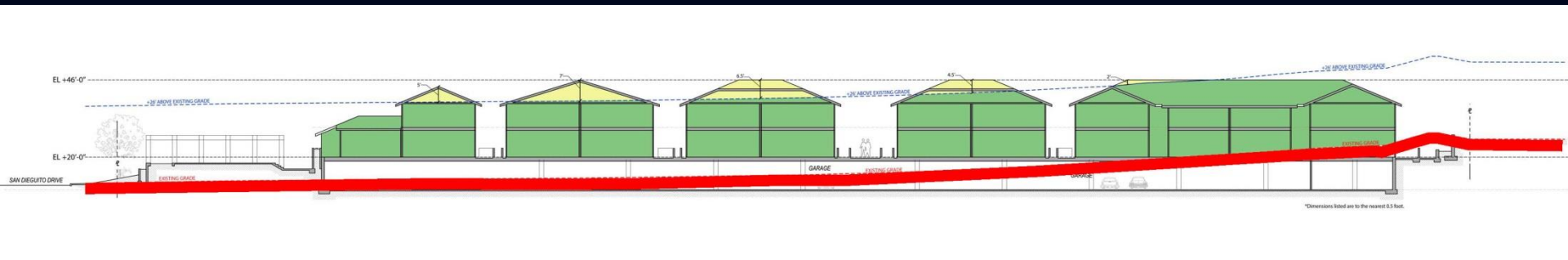
SAN DIEGUITO

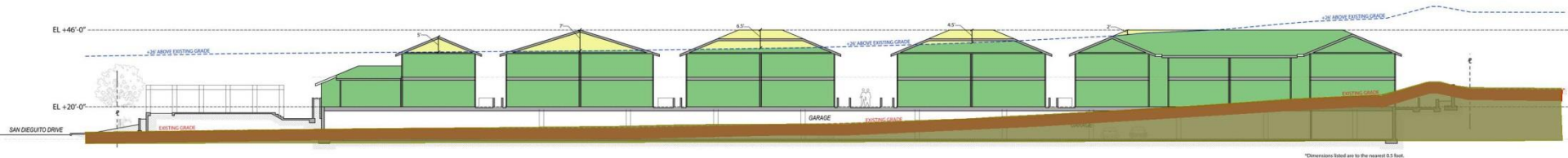




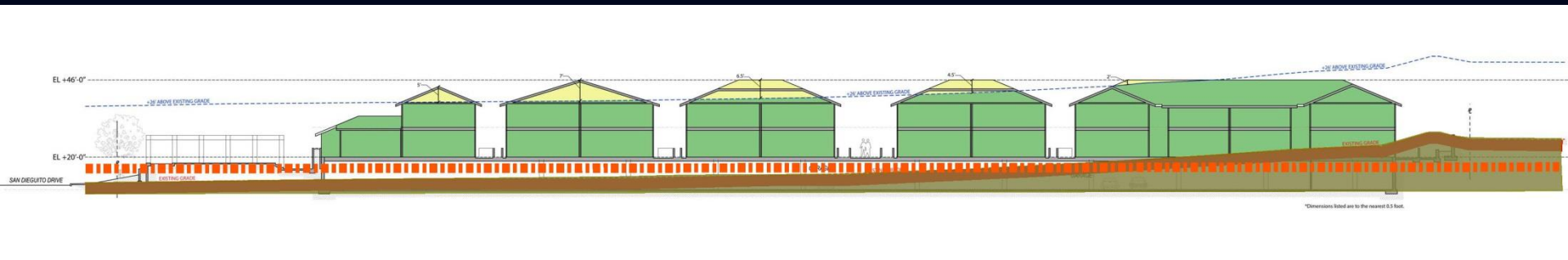


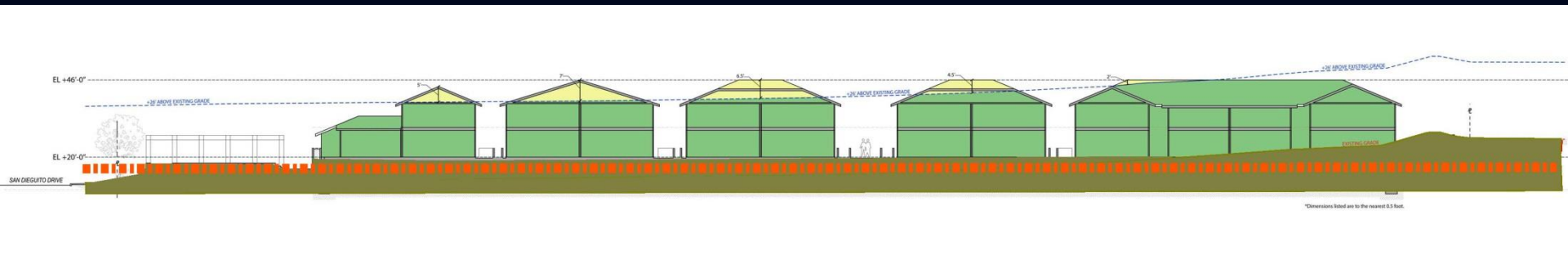




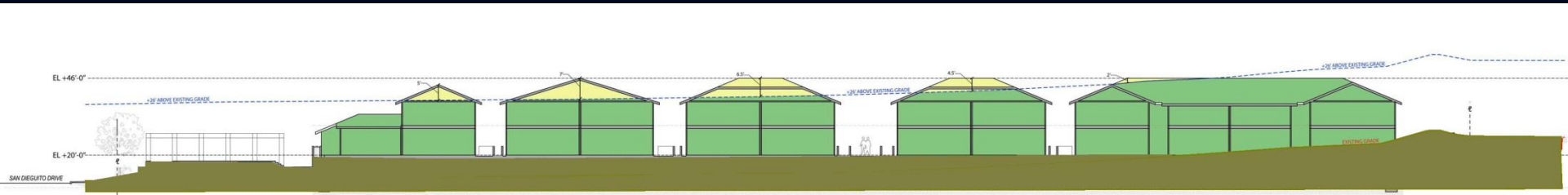


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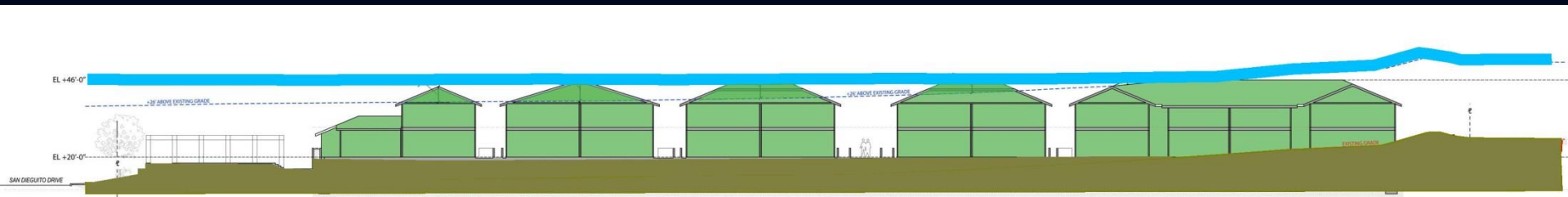




*Dimensions listed are to the nearest 0.1 feet.



*Dimensions listed are to the nearest 0.5 feet.



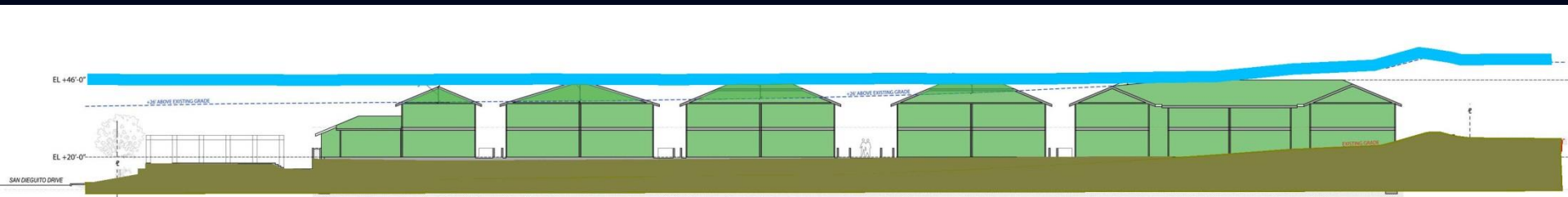
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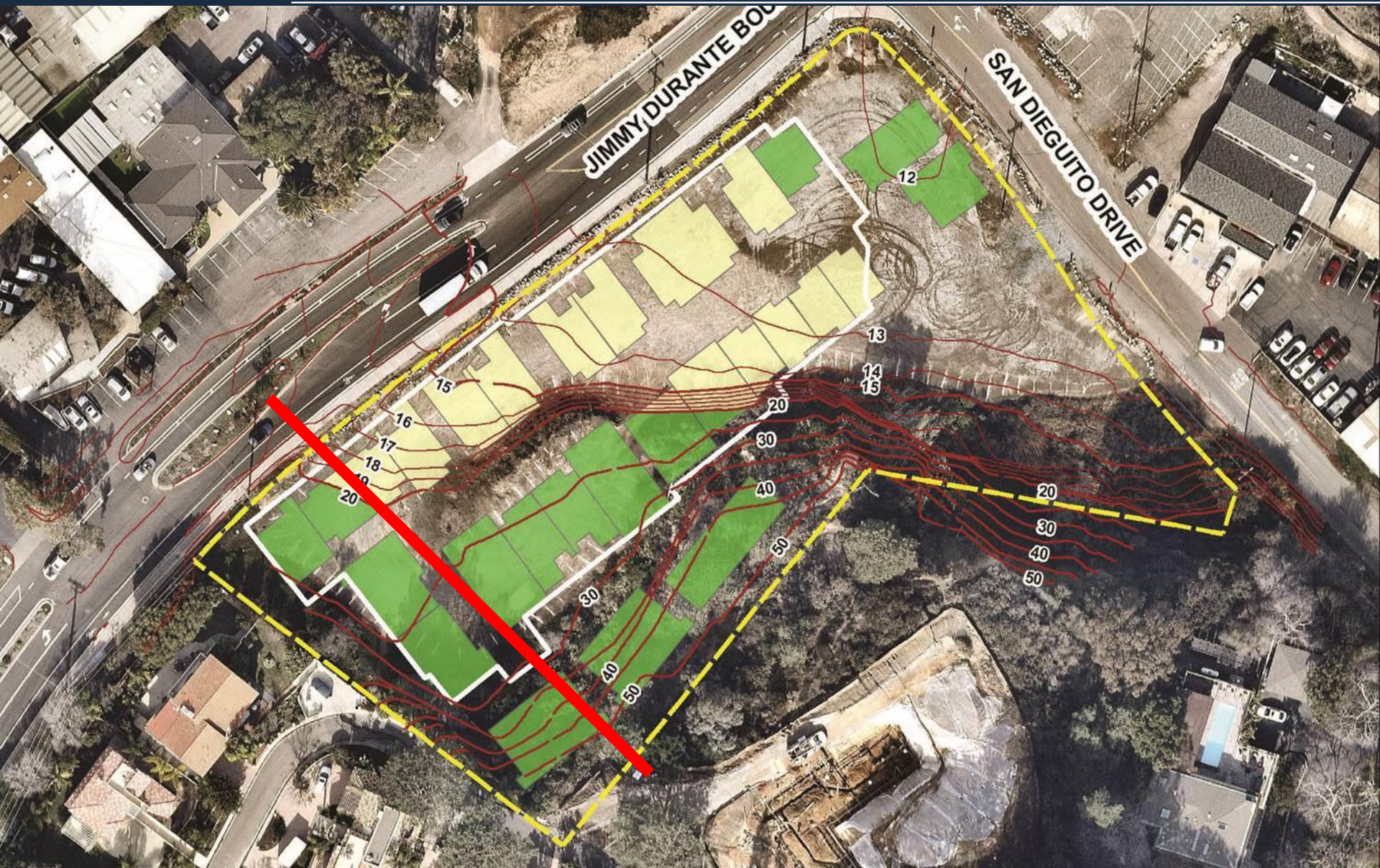


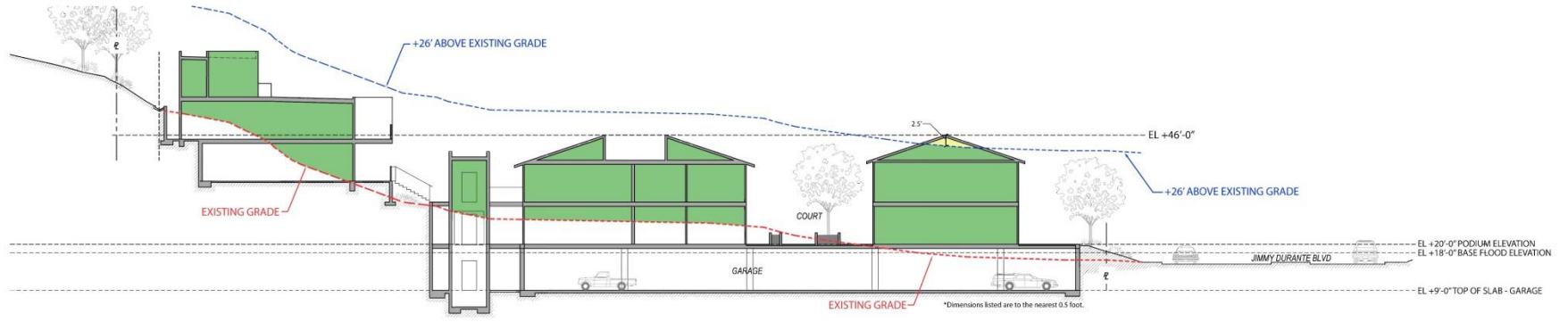


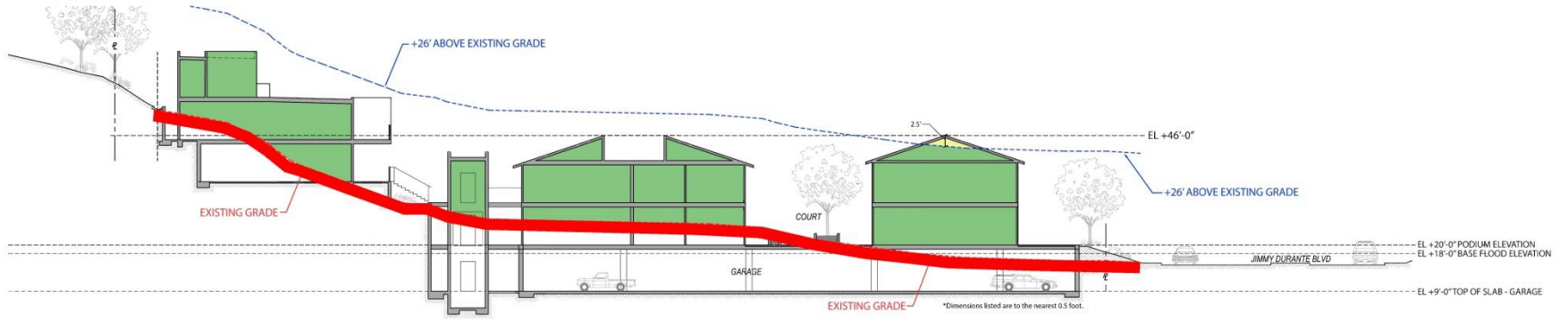


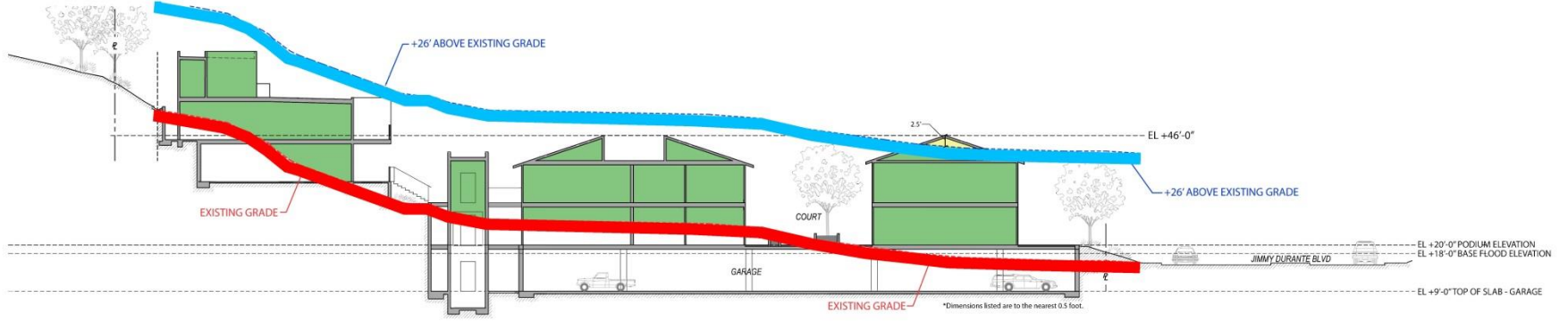
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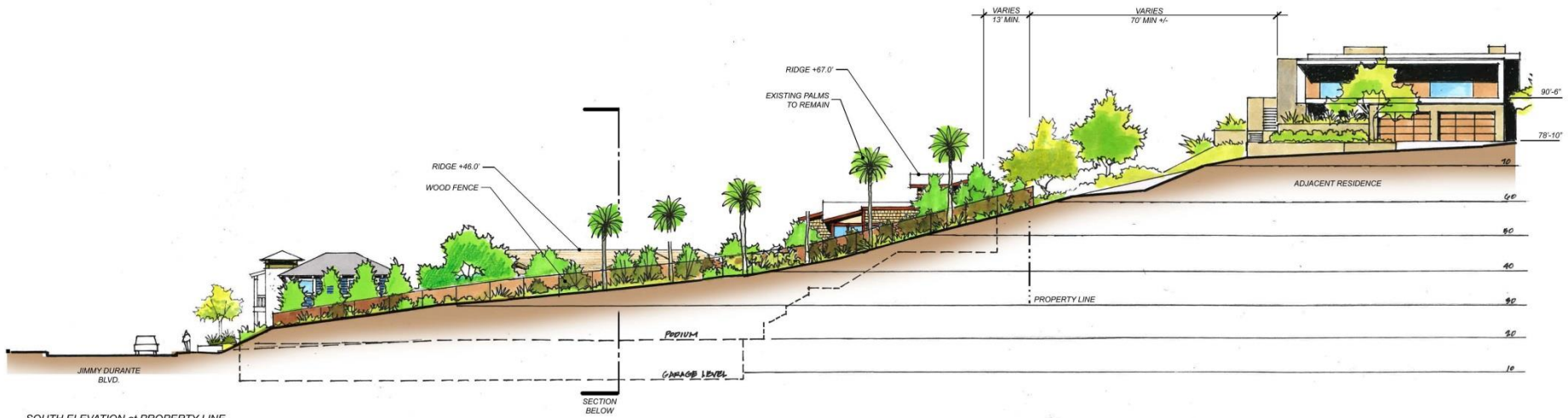




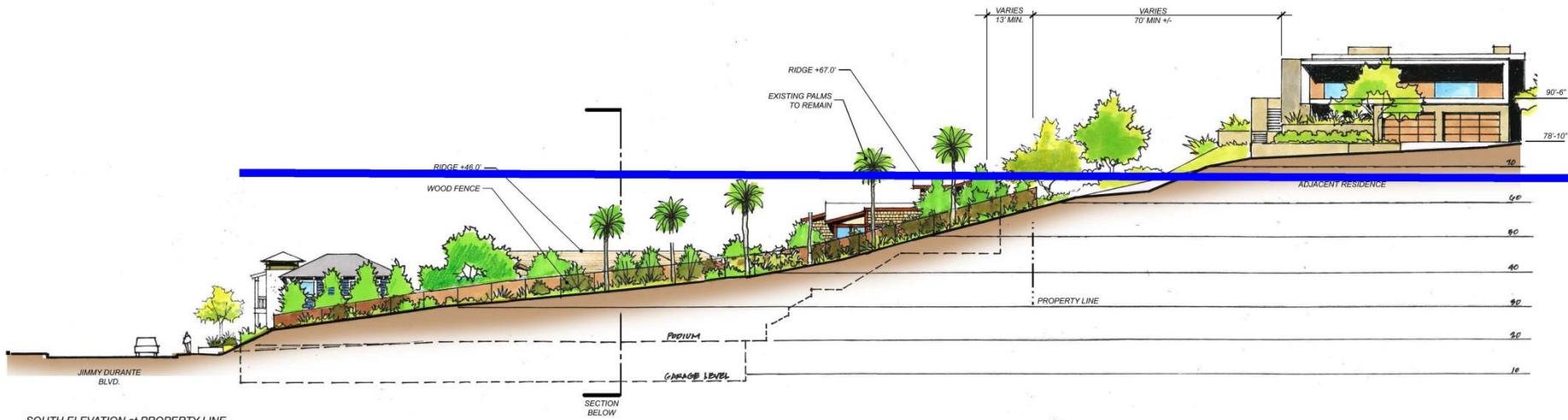




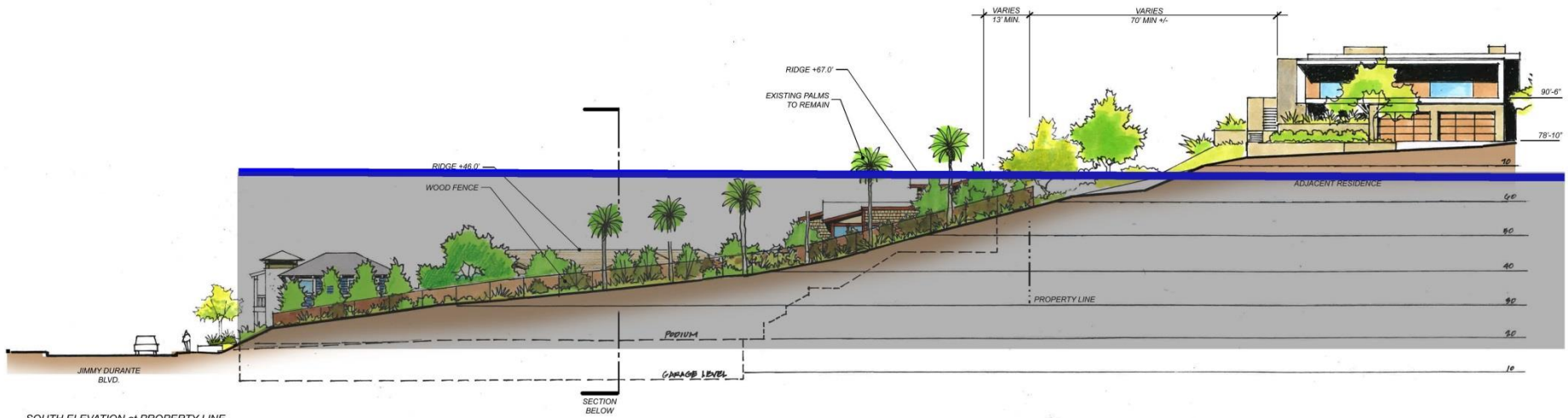




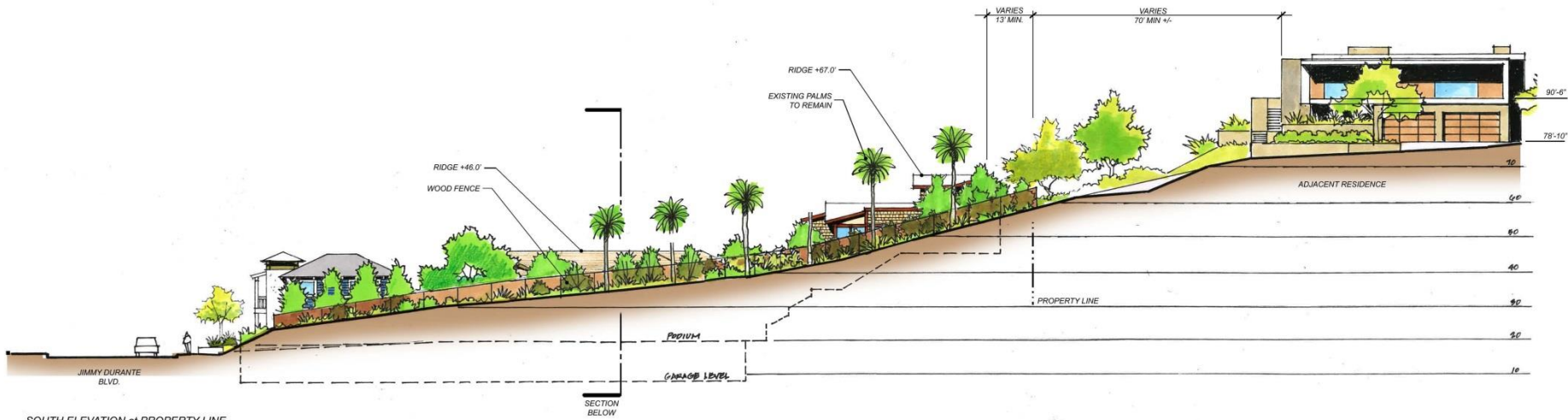
SOUTH ELEVATION at PROPERTY LINE



SOUTH ELEVATION at PROPERTY LINE



SOUTH ELEVATION at PROPERTY LINE



SOUTH ELEVATION at PROPERTY LINE





WATERMARK
DEL MAR

