

## Summary Form for Electronic Document Submittal

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019029058

Project Title: Professional Commercial and North Commercial Zoning Code Amendment (ZA18-002)

Lead Agency: City of Del Mar

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Project Location: Del Mar  
City

San Diego  
County

Project Description (Proposed actions, location, and/or consequences).

The City proposes a General Plan Amendment (Community Plan Amendment), Zoning Code Amendment (ZA18-002), and a Local Coastal Program Amendment to implement program objectives 2E and 2F in the City's Certified Housing Element by adding multiple-dwelling unit residential as an allowed use within the existing NC and PC zones to the zoning code. The project would set the maximum allowed density range to 20 dwelling units per acre within the PC and NC zones.

In addition to modifying the zoning code to allow for multiple-dwelling unit residential uses within the PC and NC zones, the project would include an environmental analysis of the potential addition of multiple-dwelling unit residential (up to 20 dwelling units per acre) to the existing mix of allowed uses as necessary to implement the City's Housing Element on seven parcels within a portion of the PF zone, and specifically excludes the Shores Park parcels from the analysis.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project could have a significant effect to aesthetics, air quality, biological resources, cultural resources/paleontology, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, land use and planning, noise, public services, recreation, transportation, tribal cultural resources, and utilities and service systems. This detailed analysis will be conducted for the project and the issues will be discussed further in the PEIR. Further analysis is required to determine if potential direct or cumulative impacts would occur and whether a mitigation framework would be required to be included in the PEIR.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of controversy could include land use compatibility, traffic and parking, and recreation. Additional issues may arise and will be addressed in the context of the PEIR.

Provide a list of the responsible or trustee agencies for the project.

City of Del Mar  
California Coastal Commission  
California Department of Transportation  
Regional Water Quality Control Board  
California Department of Fish and Wildlife