



City of Del Mar, California  
Planning and Community Development Department  
1050 Camino del Mar, Del Mar, CA 92014  
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**NOTICE OF AVAILABILITY AND PUBLIC REVIEW OF A  
DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT  
FOR THE PROFESSIONAL COMMERCIAL AND NORTH  
COMMERCIAL ZONING CODE AMENDMENT (ZA18-002)**

State Clearinghouse No. 2019029058

NOTICE IS HEREBY GIVEN that the CITY OF DEL MAR, CA has issued a Draft Program Environmental Impact Report (PEIR) for the proposed PROFESSIONAL COMMERCIAL AND NORTH COMMERCIAL ZONING CODE AMENDMENT (ZA18-002, GPA19-002, LCPA19-001) on November 19, 2019. The documents are being circulated for a 45-day review period which will close at **4:00 p.m. on January 3, 2020**. The City is soliciting comments on the environmental analysis contained within the Draft PEIR. Pursuant to Section 15204 of the California Environmental Quality Act (CEQA) Guidelines, in reviewing draft EIRs, persons and public agencies should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. The following is a summary of the project location, description, and environmental issues further analyzed within the Draft PEIR.

**Applicant:** City of Del Mar | Staff Contact: Shaun McMahon (858-375-9518)

**Project Location:** The program area consists of 32 individual parcels located throughout the city within the Professional Commercial (PC), North Commercial (NC), and Public Facility (PF) zones. See Attachment 1 for a listing of all the program sites/parcels and approximate parcel sizes.

**Project Description:** The program amends the City Zoning Ordinance to allow residential development up to 20 dwelling units per acre within the PC and NC zones, and evaluates residential uses within the PF zone for future contemplation of a zoning amendment. No specific development is proposed.

**Environmental Determination:** The Draft PEIR analyzes in detail the following environmental issue areas: land use; aesthetics; cultural resources; transportation/traffic; air quality; greenhouse gas emissions; noise; hazards and hazardous materials; biological resources; geology and soils/paleontological resources; and energy; as well as project alternatives.

Two public meetings will be held to receive public input and comments on the Draft PEIR. The first informational session is scheduled for December 2, 2019 at 4:30 p.m. (City Council). The second will be a discussion item at Planning Commission on December 3, 2019 at 6:00 p.m. Both meetings will be held at Town Hall located at 1050 Camino del Mar, Del Mar, California 92014. All speakers are required to also submit written comments to become part of the Draft PEIR record of comments.

**Written comments, sent via e-mail or U.S. Postal Service, must be submitted to the address shown below by 4:00 p.m. on January 3, 2020.** Written comments shall be sent via e-mail to [smcmahon@delmar.ca.us](mailto:smcmahon@delmar.ca.us) or delivered/mailed to:

Mailing Address:

City of Del Mar  
Attn: Shaun McMahon  
1050 Camino del Mar  
Del Mar, CA 92014

The Draft PEIR and technical appendices can be viewed on the City's website at:

**<http://www.delmar.ca.us/751/NCPC-Zoning-Amendment>**

The Draft PEIR and technical appendices are also available for viewing in print form at the following locations:

**Planning and Community Development Department  
City of Del Mar  
1050 Camino del Mar  
Del Mar, CA 92014**

**City of Del Mar Library  
1309 Camino del Mar  
Del Mar, CA 92014**

**Attachment 1  
Assessor's Parcel Numbers**

<b>APN</b>	<b>Approximate Lot Size (square feet)</b>
<b>NC Zone</b>	
299-071-02-00	193,490
299-100-50-00	912
299-100-49-00	18,395
299-100-30-00	16,472
299-100-28-00	22,035
299-100-29-00	22,035
299-100-27-00	39,300
299-071-06-00	92,180
299-071-07-00	61,704
299-100-48-00	67,684
299-100-47-00	49,160
299-100-32-00	1,812
299-100-33-00	29,532
299-100-34-00	49,064
299-100-35-00	11,510
299-100-36-00	10,050
<b>PC Zone</b>	
300-200-24-00	7,800
300-222-31-00	24,303
300-222-32-00	11,254
300-222-33-00	13,000
<b>PF Zone</b>	
300-093-15-00	4,600
300-093-16-00	19,670
300-093-17-00	4,600
300-093-18-00	39,400
300-020-06-00	8,000
300-020-07-00	4,000
299-310-02-00	34,550
301-025-42-00	9,000
299-260-45-00	27,500
300-243-10-00	34,500
300-272-07-00	13,500
299-030-12-00	2,500