

Del Mar



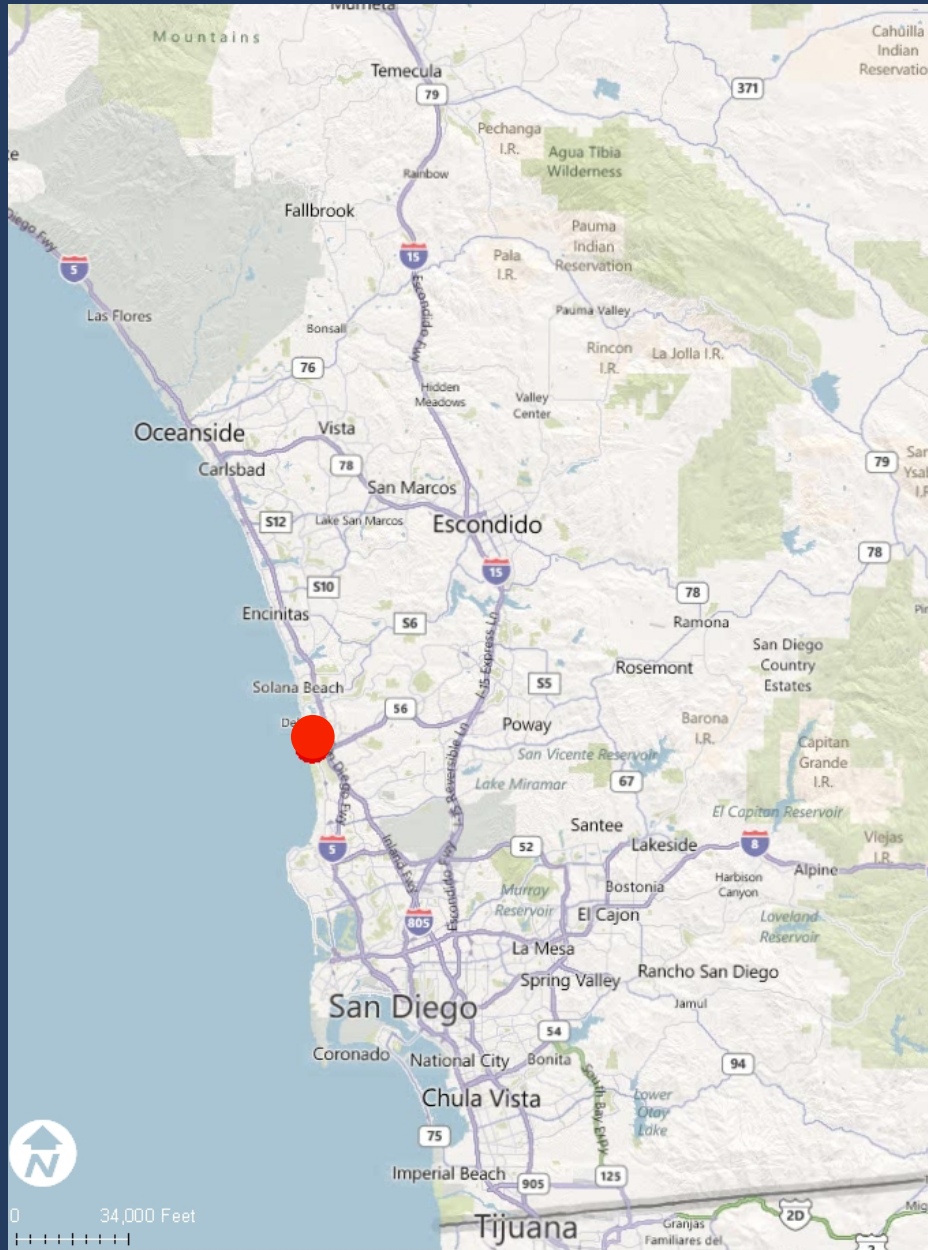
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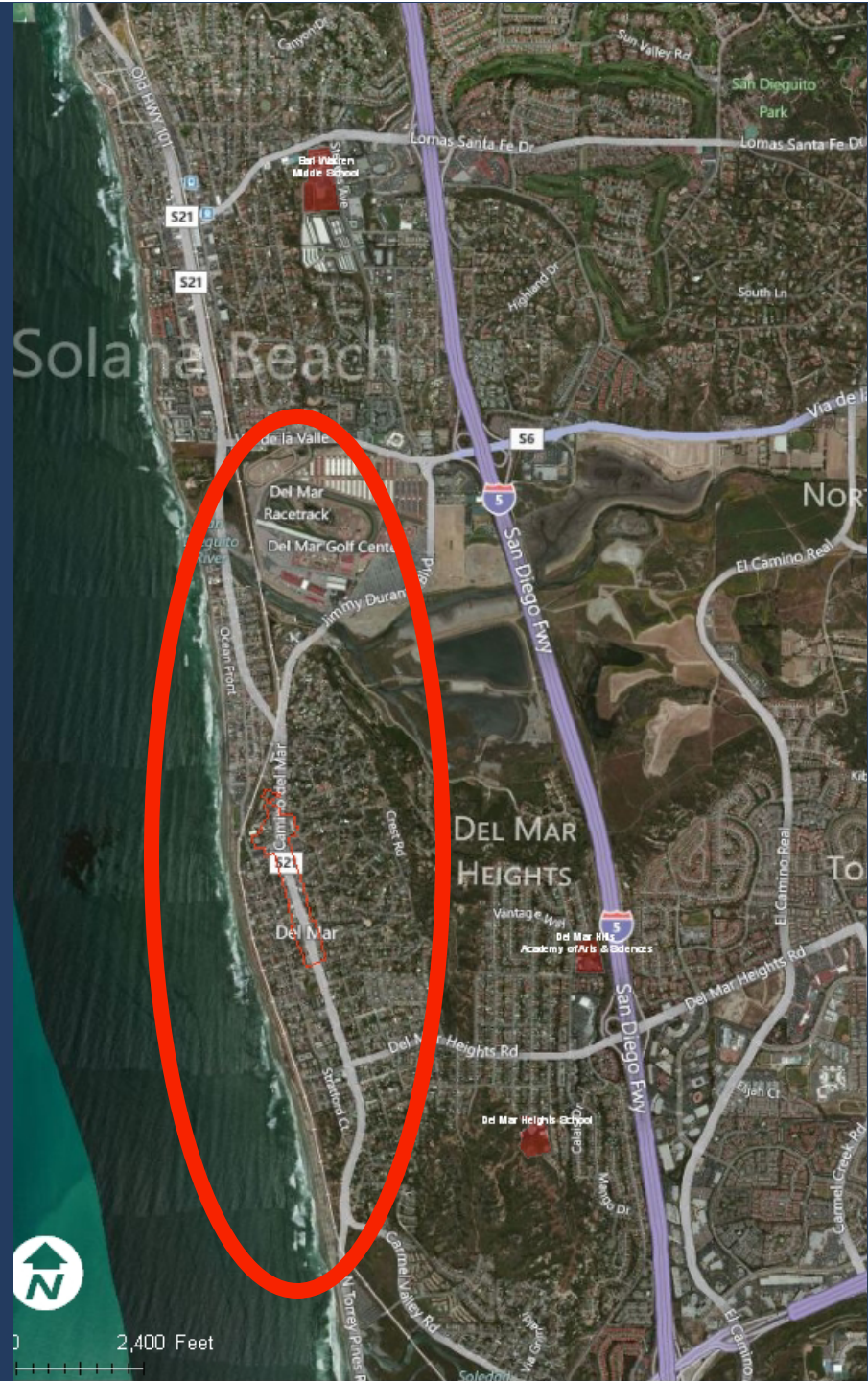
Del Mar

Where the Turf Meets the Surf



Where the Wheels Meet the Curb





Del Mar

2 square miles

2.7 miles of beach

4,200 residents

2,000,000 beachgoers



Del Mar Village



1950s



1960s



Today

Suburban Parking Regulations

11 per 1,000 SF for restaurants

3.3 per 1,000 SF for office

3.3 per 1,000 SF for retail (small shop)

Minimum 2+ per residential unit

Existing average is 3.5/stalls



Dilemma

- Mixed Use discouraged by parking regulations
- Urban form is interrupted
- Retail is vacating
- Restaurants can't build
- Parking is free but timed



Complete Streets



Interim Measures

- Sidewalk café in public right-of-way has no parking requirement
- In-Lieu Parking (but need reservoir)
- Addressing neighborhood impact with permits
- Challenge to use Smart Growth ratios



Specific Plan

- Comprehensive land use, mobility and parking approach
- Proposing mixed use standard: 3.5 cars/1000 SF
- Public structure





Envision Del Mar's future