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
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