

- The maximum lot coverage for a two-story home shall be 30 percent. The maximum lot coverage for a one-story home shall be 40 percent.
- The minimum lot size shall be 0.50 acre.

Deviations from these standards will not be permitted unless deemed appropriate for the rural character by the Planning and Development Services departments, or unless otherwise specified in the site-specific development regulations of this Plan. Consideration for deviations should be based on compatibility with surrounding topography and vegetation, surrounding lot sizes and configurations, the architecture proposed for the project and whether the requested deviation results in a project that is superior to a project that could be realized without the requested deviation.

## **F. COASTAL ELEMENT**

Portions of Del Mar Mesa are located within the Coastal Zone and are governed by the North City Local Coastal Program (LCP), adopted by the City Council and certified by the California Coastal Commission. These include areas designated Estate Residential and Resource Based Open Space in the northwest corner of the Del Mar Mesa and open space areas primarily in public ownership in the southern part of the subarea (see **Figure 5**).

The Plan, in addition to the NCFUA Framework Plan, constitutes the land use plan segment for Del Mar Mesa within the City's LCP. This Plan is intended to implement the Framework Plan and the North City LCP.

The Plan and Plan amendments and ordinances necessary to implement the Plan require certification by the California Coastal Commission in order to become effective in the Coastal Zone areas. The California Coastal Commission certified the Del Mar Mesa Specific Plan on August 13, 1997. Upon this certification, the City assumed coastal permit authority for all areas located in the Coastal Zone within the Del Mar Mesa community.