



City of Del Mar

Planning and Community Development Department

1050 Camino Del Mar

Del Mar, CA 92014

Phone: (858) 755-9313 Fax: (858) 755-2794

planning@delmar.ca.us

NOTICE OF EXEMPTION

TO: ☒ State of California
Office of Planning and Research
P.O. Box 3044
Sacramento, CA 96812

FROM: City of Del Mar
Planning Department
1050 Camino Del Mar
Del Mar, CA 92014

☒ County Clerk
County of San Diego
220 West Broadway
San Diego, CA 92101

Project Title: V24-003 - Westburg Variance

Project Location: City of Del Mar- Vacant Lot Adjacent to and East of 1439 Oribia Road (APN: 299-200-74-00)

Location (County): County of San Diego

Project Description:

The project is a variance from Del Mar Municipal Code Sections 30.10.070.C.1.a and 30.10.070.C.1.b to reduce the required front and rear yards (setbacks) of the substandard-sized lot for future development of a residential dwelling unit and detached garage on a vacant lot located adjacent to 1439 Oribia Road, Del Mar, California (APN: 299-200-74-00).

Name of Public Agency Approving Project: City of Del Mar

Name of Agency Carrying Out Project: City of Del Mar, Planning and Community Development Department

Exempt Status (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268));
☐ Declared Emergency (Sec. 21080 (b)(3); 15269(a);
☐ Emergency Project (Sec. 21080 (b)(4); 15269(b)(c));
☒ Categorical Exemption (State type and section number):

§15305(a) - Class 5 – Minor Alterations in Land Use Limitations

None of the six exceptions to the use of a categorical exemption would apply to this project (CEQA Guidelines Section 15300.2) and the project has been designed to avoid sensitive environmental resources.

☐ Statutory Exemptions. State code number: N/A

Reasons why Project is Exempt:

Pursuant to the California Environmental Quality Act (CEQA), the proposed project has been analyzed and determined to be Categorically Exempt pursuant to CEQA Guidelines Section 15305(a) – Minor Alterations in Land Use Limitations, in that the requested variance of front and rear yard setbacks would not result in the creation of a new parcel. It has been further determined that none of the six exceptions to the use of a categorical exemption would apply to this project (CEQA Guidelines Section 15300.2) and the project has been designed to avoid sensitive environmental resources.

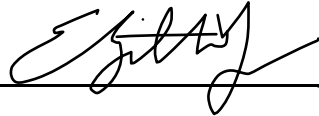
Lead Agency Contact Person: Elizabeth Yee , Associate Planner

Lead Agency Phone Number: (858) 793-6144

If filed by applicant:

1. Attach a Certified Document of Exemption Finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?
☐ Yes ☐ No

Signature: _____



Date: 1/13/2026 Title: Elizabeth Yee, Associate Planner

x Signed by Lead Agency

 Signed by Applicant

Date received for filing at OPR: 1/15/2026