

Sixth Housing Element - Public Forum

February 29, 2020

The meeting is being held at the Del Mar City Town Hall. The meeting and workshop are being shown on Del Mar TV and recorded for playback.

Task Force Members: Jill Gartman, Karen Lare - Secretary, Tracy Martinez – Vice Chair, Jas Grewal - Chair, Julie Kawasaki, Shirley King, Don Countryman, Bud Emerson

Staff: Shaun McMahon, Amanda Lee, Joseph Smith and Tianna de la Paz

City Council Liaisons – Dwight Worden and Terry Gaasterland

Workshop Welcome Packet can be accessed here:

<http://www.delmar.ca.us/DocumentCenter/View/6512/Public-Workshop-Welcome-Packet-22920>

1. Jas kicked off the meeting at 9:30

Each task force member introduced themselves and talked about their vision for Del Mar and affordable housing. Jas covered some of Bud's thoughts in his absence.

2. Jas took formal roll call (which was amended to add Don) and Shaun introduced the staff and consulting team.

- Jas, Tracy, Karen, Jill, Julie, Shirley, Don present. Bud Emerson not present.
 - Dwight and Terry not present.
 - Three consultants are present from Kimley Horn. David Barquist, Nick Chen and Candyce Burnett
 - Joseph, Shaun, Amanda, Elizabeth Owen and Tianna de la Paz present for the city along with support staff
 - Mayor Haviland and Councilmember Parks present from City Council (in the audience)
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3. Oral Communications (Non-Agenda Items) Jas asked for public comments on things not on the agenda - no comments from the teams or public.

4. Task Force Member Updates

a. Chair's Remarks

- Jas talked about our sub-committees and explained how the number of required affordable units that we have been given is not those that have to be built in 8 years but that could be built in the upcoming 8 year cycle (Sixth Cycle).
 - Jas covered housekeeping items and reviewed what the handouts are that they have all received.
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b. Task Force Introductions

c. Individuals thoughts on Housing and Vision for Housing in Del Mar

- Covered at the start of the meeting (see above)

- Jas turned the meeting over to Shaun who introduced the staff present and Ellie and Cheryl and then turned the meeting over to David to start his presentation.
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5. Action Items

a. Presentations

- i. David started his presentation (available on the Housing Element webpage) at 9:50am. Upon conclusion he turned the meeting over to Candice Burnett to discuss CEQA.
- ii. Candice started her presentation (available on the Task Force web-site) and she talked about the EIR report as well.

The PPT Presentation can be accessed here:

<http://www.delmar.ca.us/DocumentCenter/View/6513/Presentation-from-Public-Workshop-1-22920>

b. Comments on EIR Scoping

Candice opened the floor to the community to speak on the Scoping topic (Public Comment Period):

- Robert Fried from 910 Stratford Court had a comment about the numbers of employees in the City which was stated in the study and the subsequent RHNA number and allocation from SANDAG. Joseph responded.
 - Lynn Gaylord questioned how the short term rental market (the current regulations) work with all of the housing discussion. Amanda responded and Jas asked a clarifying question about the length of housing necessary like students, etc.
 - Annette Wiesel on Heather Lane - high density residential being planned for the North area - hydrology and water quality, public services (lack of in that area) and the aesthetics of the high density units being allowed.
 - Greg Rothnem - 9th street - believes that our charter is to identify 163 opportunities throughout the city - how do we do an EIR that addresses so many different areas and opportunities (ADUs, Condo's, etc.).
 - Arnold Wiesel - Heather Lane - from the North Del Mar area - similar question to Greg as to the EIR scope on such a broad and different areas - feels that the requirements are overwhelming. Is it structurally doable? it seems like it will really just frustrate the intent of CEQA. Also he agrees with everyone that there are a lot of needy people here however if we really want to open our hearts and wallets we will have to just give them Del Mar but that is not what we all want so there must be a balance we can achieve. Lots of details to think through.
 - Alan Wittgrove - on David Way - looks at this like a scientist - wonders how housing units are defined and the information is derived how do we study it if we don't have a solid foundation of data and numbers.
 - Laura DeMarco - Avenue Primavera - on the wildfire risk according to the plan we have 3700 units that need to be evacuated we have an evacuation issue with the routes we have. Specifically for the North Hill and it is one of our most vulnerable areas. According to the modeling it will spread quickly. Cannot add density without adding evacuation routes. Adding new ADUs in effect changes zoning. Concerns over deed restriction comments. Wants us to consider the current fairground units as low income housing.
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The public comment section concluded.

c. Interactive Exercise - Workshop situations

- The discussion of the workshops started at approximately 10:35am with Nick Chen from Kimley Horn introducing the interactive exercise - it is 3 stations and they plan to run it for 30 minutes. Topics the stations are:
 - Creative ways we can provide housing in existing commercial and residential areas
 - What types of community assistance programs can the city provide to facilitate housing
 - How should the city incorporate public lands in the housing element strategy?
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At the end there will be a report out. At 10:45 the group started the interactive workshop session.

d. Workshop Station Report Out

The report out from each station started at approximately 11:18am. The Consultants will capture the comments and details.

- Report out Station 1
 - Report out Station 2
 - Report out Station 3
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Report out completed at 11:31

6. Adjournment

Jas closed the meeting 11:32

Watch the Workshop recording here:

<http://delmar.12milesout.com/video/meeting/860ef8b9-6f0d-46d0-82b4-5fdf1e9a0466>
