

# Community Workshop #1

*Housing Element Update  
City of Del Mar  
6th Cycle (2021-2029)*



Saturday, February 29, 2020  
9:30 AM  
Town Hall,  
1050 Camino Del Mar



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Presented by:  
**Kimley»Horn**  
Expect More. Experience Better.

- I. Housing Element Overview
- II. 6<sup>th</sup> Cycle Housing Element Update (2021-2029)
- III. NOP Scoping Comments
- IV. Interactive Exercise – Station Topics
- V. Station Topic Summaries
- VI. Conclusion/Next Steps



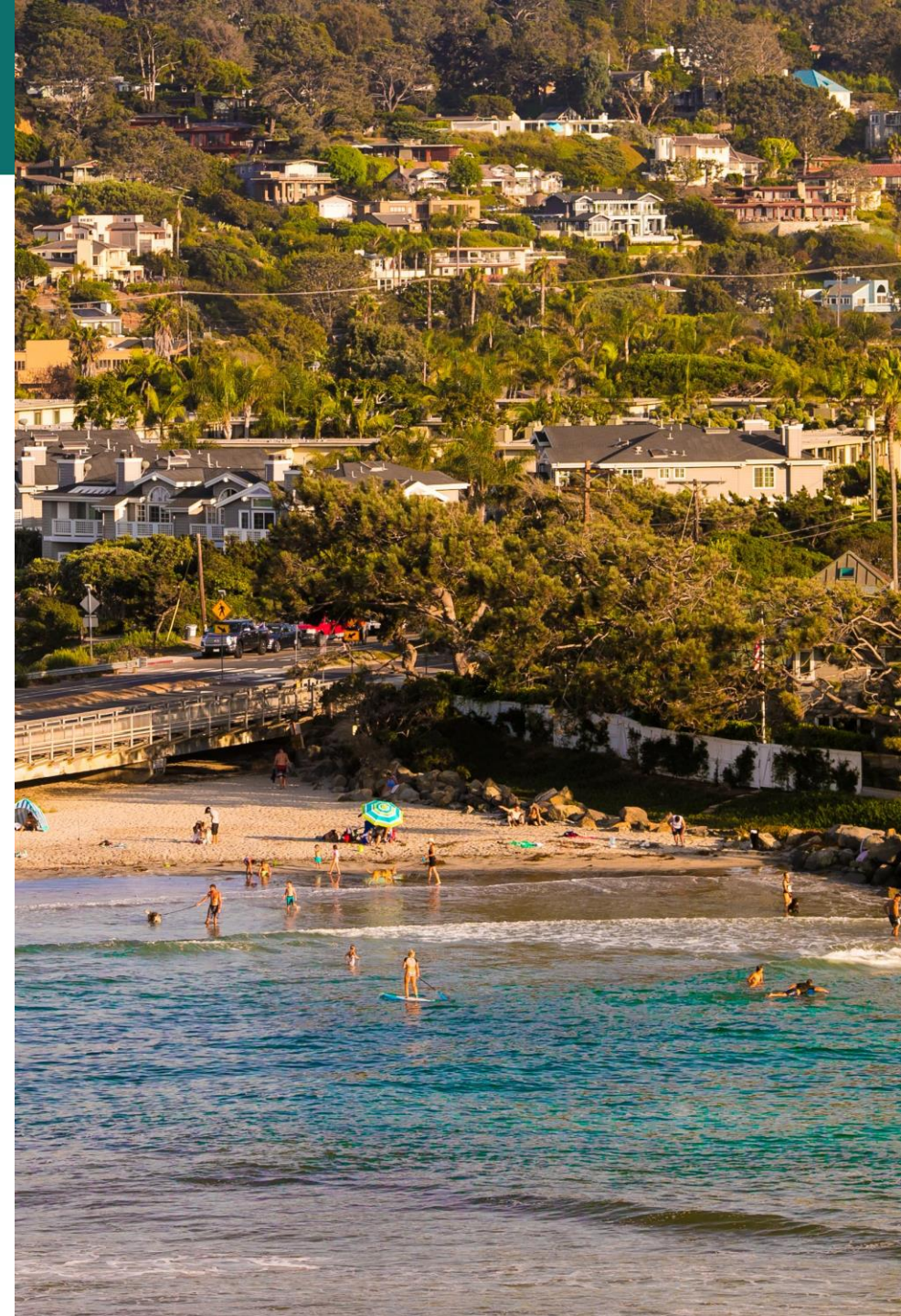
An aerial photograph of a coastal town. The foreground shows a sandy beach with several people and a blue and green umbrella. The middle ground is filled with a dense residential area, featuring a mix of modern and traditional houses, many with white walls and dark roofs. The background shows a steep hillside covered in lush greenery and palm trees, with more houses scattered across the slope. The overall scene is bathed in warm, golden light, suggesting late afternoon or early morning.

# Housing Element Overview



# What is a Housing Element?

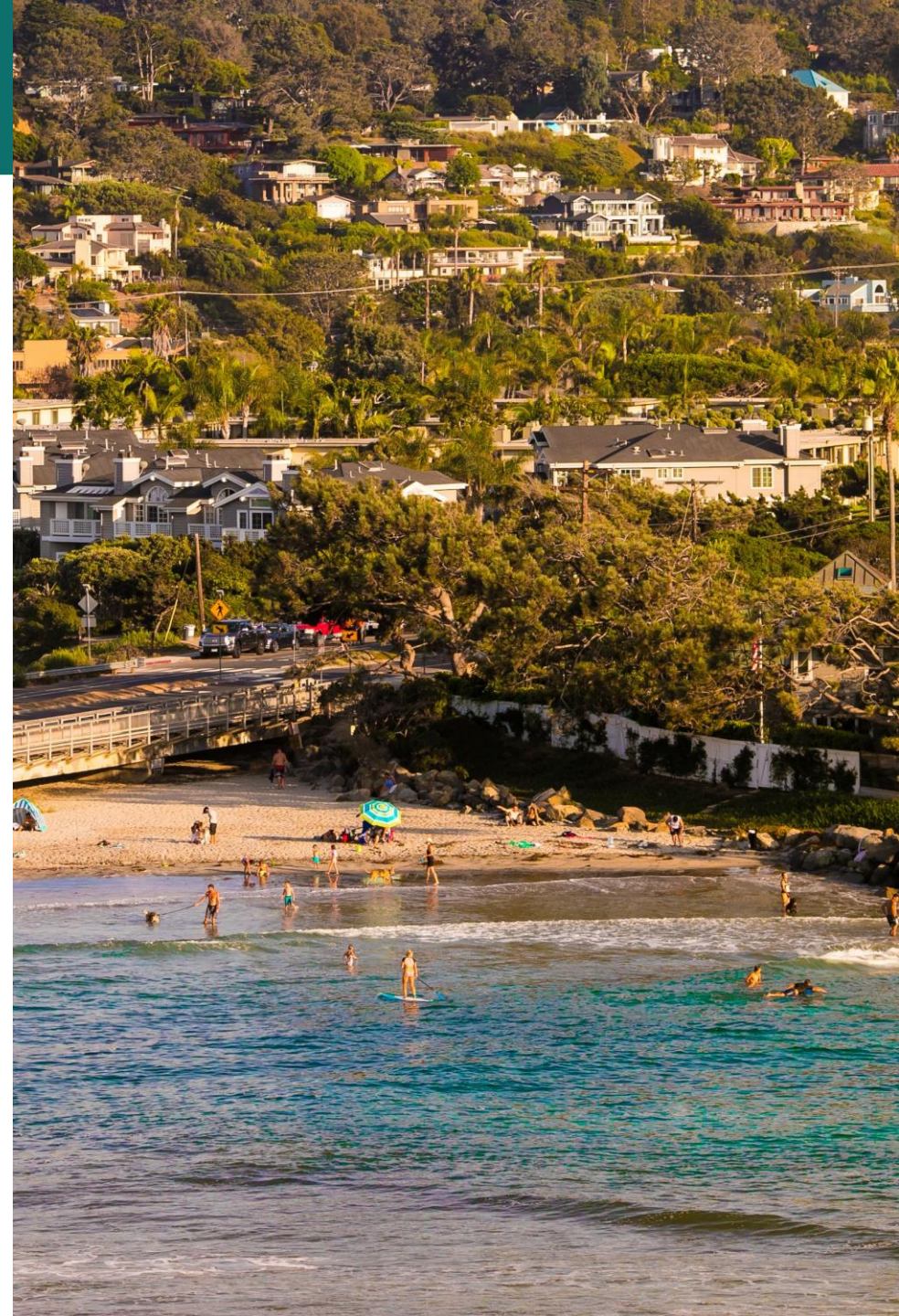
- Required Element of the Del Mar General Plan (Community Plan)
- Provides goals, policies, programs, and objectives to guide future housing growth
- Identifies housing needs by income category
- Requires certification by the State Department of Housing and Community Development (HCD) for compliance with State housing laws





# Why are Housing Elements Updated?

- Ensures the City complies with State housing laws
- Demonstrates the ability to meet the future housing growth needs
- Allows the City to become eligible for State grants and funding sources
- Allows the community to further engage in the planning process





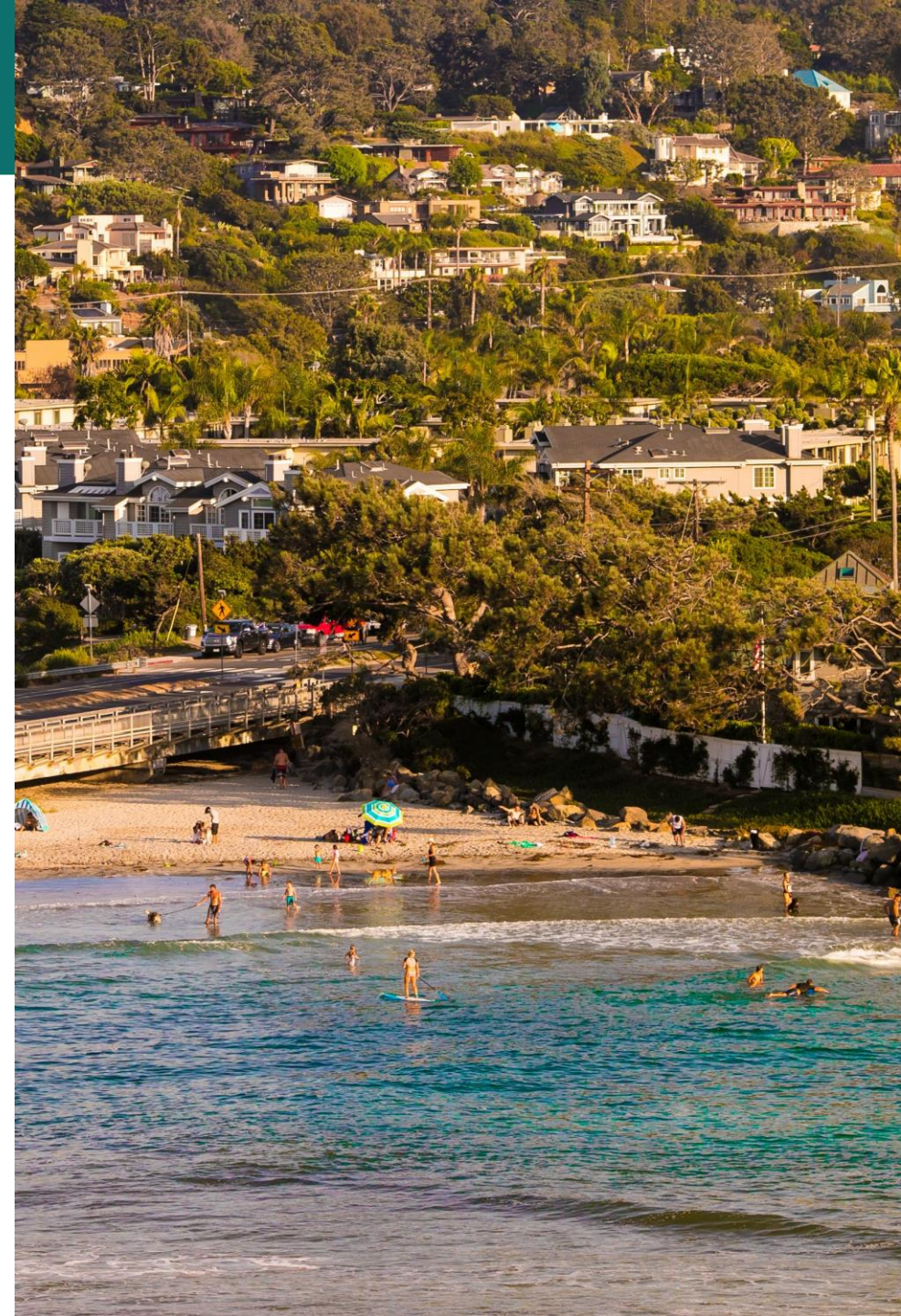
# A “Certified” Housing Element

## What Does it Mean to Have a “Certified” Housing Element?

- Demonstrates substantial compliance with State law

## Benefits of Certification

- Eligibility for State assistance programs
- Demonstrates ability to meet future growth needs
- Eligibility for State grants and alternative funding sources





# Housing Element Features

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- Population and housing profile
- Evaluation of housing constraints and resources
- Evaluation of existing programs and policies
- Analysis of sites to accommodate the City's RHNA Allocation
- Policies, programs and quantified objectives to achieve the City's housing goals



# 6<sup>th</sup> Cycle Housing Element Update (2021-2029)

# Housing Element Update Process



## What is RHNA?

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- Regional Housing Needs Assessment
- Quantifies the need for housing within each City/County in California
- Based on future growth in population, employment and households



## RHNA Allocation: 6<sup>th</sup> Cycle (2021-2029)

Income Category	% of Area Median Income (AMI)	Income Range*		RHNA Allocation (Housing Units)
		Min.	Max.	
Very Low Income	0 - 50% AMI	\$0	\$43,150	37 units
Low Income	51 – 80% AMI	\$43,151	\$69,040	64 units
Moderate Income	81 – 120% AMI	\$69,041	\$103,560	31 units
Above Moderate Income	>120% AMI	\$103,561	>\$103,561	31 units
<b>Total:</b>				<b>163 units</b>

\*Income Range is Based on the 2019 San Diego County Area Median Income (AMI) of \$86,300.

## What is Included in the Update Process?

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- Community Workshops
- Community Survey
- Update of the city's demographic conditions
- Review of adequate sites to meet RHNA
- Public Hearings before Planning Commission and City Council



## Environmental Review Process

- Preparation of an Environmental Impact Report (EIR)
- An EIR allows for an in depth analysis of the potential environmental impacts of a proposed project.
  - Any Identified areas of significant impact
  - Provides mitigation measures to reduce impact effects
  - Provides potential alternatives that could reduce or remove significant impacts
- Public commentary is built into the process
  - Notification of available documents and information
  - Multiple periods of review for EIRs
  - Public meetings
  - A Final EIR created based on comments received from the initial Draft EIR



# Environmental Process

- EIR noticing schedule
  - **Notice of Preparation – February 19, 2020**
    - **30-day review period ends March 20, 2020**
  - Notice of Availability of Draft EIR – May 14, 2020
    - 60-day review period ends July 13, 2020
- Public meeting schedule
  - Public Scoping Meeting – February 29, 2020
  - Planning Commission Meetings
    - June 9, 2020
    - September 15, 2020
  - City Council Meetings
    - March 23, 2020
    - June 1, 2020
    - October 19, 2020



# Environmental Process

- Scope of analysis typically included in the EIR:
  - Aesthetics
  - Agriculture and Forestry Resources
  - Air Quality
  - Biological Resources
  - Cultural Resources
  - Energy
  - Geology and Soils
  - Greenhouse Gas Emissions
  - Hazards and Hazardous Materials
  - Hydrology and Water Quality
  - Land Use and Planning
  - Mineral Resources
  - Noise
  - Population and Housing
  - Public Services and Recreation
  - Transportation
  - Tribal Cultural Resources
  - Utilities and Service Systems
  - Wildfire
  - Mandatory Findings of Significance
- Any technical studies conducted for environmental analyses will be included as an appendix of the EIR





# NOP Scoping Comments

## NOP Comments

- **Environmental Information and Analysis** to be included in the EIR
- **Environmental Issues** to consider
- **Alternatives** to the project to assess

***Scoping Session is not a review of the Project; it is a review of the prospective EIR content.***



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## NOP Comments

- Speakers are invited to come to the podium and inform the City of issues to be considered in the EIR
- Written comments may also be submitted
  - The back page of the booklet that each attendee received is a **comment form**
  - Please write down any comments relating to issues that should be considered in the EIR and return the comment letter to any City staff member



## NOP Comments

- Additional written comments accepted by City through March 20, 2020 at 4:30pm.
- Send comments to:  
Joseph Smith  
Planning and Community Development Director  
1050 Camino Del Mar, Del Mar, CA 92014  
[jsmith@delmar.ca.us](mailto:jsmith@delmar.ca.us)



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# Interactive Exercise

## Station Topics

1. What creative ways can Del Mar provide housing in existing commercial and residential areas?
2. What types of community assistance programs can the city provide to facilitate housing?
3. How should the City incorporate public lands into the Housing Element strategy?



## We Want Your Input!

- **Please take some time to walk around and provide input, concerns and ideas at each station around the room.**
- 30 minute activity
- This activity is open house style and free flowing.
- Please write your input directly on the post-it notes at the stations of your choice. Write as much or as little as you like.
- Staff and team members are available to discuss each topic and answer questions.



# Station Topic Summaries



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Thank You!



Upcoming Public Meetings	Date
City Council Meeting – Staff Update	March 9, 2020
City Council Meeting – Workshop & Scoping Recap	March 23, 2020
City Council Meeting – Staff Update	April 6, 2020
City Council Meeting – Public Workshop on Potential Programs	April 20, 2020
City Council Meeting – Staff Update	May 4, 2020

For questions, please contact:  
**Shaun McMahon**, Planning and Community  
Development  
at [smcmahon@delmar.ca.us](mailto:smcmahon@delmar.ca.us) or at  
(858)755-9313

For more information, visit:  
[www.delmar.ca.us/HousingElement](http://www.delmar.ca.us/HousingElement)