



**CITY OF DEL MAR**  
**SHORES PARK MASTER PLAN**  
**AD-HOC ADVISORY COMMITTEE AGENDA**  
**CITY OF DEL MAR TOWN HALL**  
**1050 CAMINO DEL MAR DEL MAR, CA 92014**  
**And via teleconference**  
**1 Willow Ridge, Palm Desert, CA 92260**  
**March 9, 2026, at 2:30 P.M.**

*Civility Works: The Del Mar Code of Civil Discourse: Together we will promote inclusion; listen to understand; show respect; be clear and fair; and focus on the issue.*

**Public Comment:** Members of the public wishing to address the Shores Park Master Plan Ad-Hoc Advisory Committee on agenda items may do so when the item they wish to speak on is announced by the Committee Chair. Members of the public wishing to speak on non-agenda items may do so during public oral communications. The Committee Chair will recognize each speaker and invite them to the podium to make their comment. Public speakers will have three minutes for their comments. Written comments will be distributed to the committee prior to the meeting and must be submitted to [cityclerk@delmar.ca.us](mailto:cityclerk@delmar.ca.us) by 12 p.m. the day of the meeting.

**Council Liaisons:** Deputy Mayor John Spelich; Councilmember Terry Gaasterland

**City Staff:** City Manager Ashley Jones; Assistant City Manager Clem Brown; Management Analyst Ashlea Houston

**Members:** Chair Joe Sullivan; Vice Chair Judd Halenza; Secretary Will Holliday; Saniya Bloomer; Larry Brooks; Alessandra Franco; Lynn Gaylord; Kim Kanetis (Ex-Officio, Non-Voting); Tom Neuman (Ex-Officio, Non-Voting)

**1) CALL TO ORDER/ROLL CALL**

**2) PUBLIC ORAL COMMUNICATIONS (Non-action items):** State law precludes the Committee from acting on any topic which is not an action item on the posted agenda. Information received under public oral communications may be placed on a future agenda or referred to staff for appropriate follow-up.

**3) CITY ANNOUNCEMENTS**

City Council liaisons and staff to provide updates on topics relevant to the Committee.

**4) APPROVAL OF MEETING MINUTES FOR DECEMBER 8, 2025 (ATTACHMENT A)**

Committee to consider approval of the meeting minutes for December 8, 2025.

**5) COMMITTEE DISCUSSION ITEMS**

**A. Shores Park Master Planning Process Update (Attachment B)**

Committee to receive a presentation from staff and the Schmidt Design Group on the master planning process for Shores Park.

**B. Master Plan Alternatives (Exhibit 1 to Attachment B)**

Committee to review, provide feedback and rank three master plan alternatives prepared by Schmidt Design Group from most preferred to least preferred.

**6) FUTURE AGENDA ITEMS**

Discuss future Committee agenda items. The next Committee meeting is tentatively scheduled for late Spring/early Summer 2026.

**7) ADJOURNMENT**

**8) CERTIFICATION**

I, Robert Silva, Administrative Assistant for the City of Del Mar, hereby certify that a copy of this agenda was posted at City Hall on March 5, 2026 at approximately 3:30 p.m.



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Robert Silva, Administrative Assistant

**ATTACHMENTS**

Attachment A- Draft Meeting Minutes, December 8, 2025

Attachment B- Master Plan Alternatives Agenda Report

Exhibit 1 to Attachment B – Master Plan Alternatives

Exhibit 2 to Attachment B – Schmidt Design Group Narrative



**Draft**  
**CITY OF DEL MAR**  
**SHORES PARK MASTER PLAN AD-HOC ADVISORY COMMITTEE**  
**MINUTES**  
**December 8, 2025**  
**Del Mar Town Hall**  
**1050 Camino del Mar**  
**Del Mar, CA 92014**

**1) CALL TO ORDER/ROLL CALL**

Staff called the meeting to order at 2:03 p.m.

Members Present: Saniya Bloomer; Larry D. Brooks; Lynn Gaylord; Judd Halenza; William Holiday; Joe Sullivan; Ex-Officio Kim Kanetis; and Ex-Officio Thomas Neuman. Members Absent: Alessandra Franco.

Council/Staff Liaisons Present: Deputy Mayor John Spelich; Councilmember Terry Gaasterland; City Manager Ashley Jones; Administrative Services Manager/City Clerk Sarah Krietor; Assistant City Manager Clem Brown; and Management Analyst Ashlea Houston.

**2) PUBLIC ORAL COMMUNICATIONS (Non-action item)**

Staff opened public oral communications and Patty O'Sullivan spoke in support of preserving off-leash dog hours at Shores Park.

**3) CITY ANNOUNCEMENTS**

Assistant City Manager Clem Brown welcomed the Committee to its first regular meeting. Council Liaisons Terry Gaasterland and John Spelich shared their appreciation for the Committee members and the importance of public participation throughout the master planning process.

**4) PRESENTATIONS**

**A. Brown Act**

Administrative Services Manager/City Clerk Sarah Krietor provided a presentation to the Committee on the Brown Act and City Advisory Committee policies relevant to the Committee. Committee member questions included clarification on when there is a quorum (four voting members), discussions outside Committee meetings, and remote attendance. Staff confirmed that allowances for remote attendance are considered on a case-by-case basis for City Advisory Committees and are infrequent; however, staff would work with the Committee members to schedule meetings around their availability to the best of their ability.

**5) COMMITTEE DISCUSSION ITEMS**

**A. Shores Park Master Planning Overview**

Assistant City Manager Brown and Management Analyst Ashlea Houston provided a presentation on the Shores Park master planning effort, including an overview of the

project's history, Council direction related to the reinitiation of the master planning process in 2025, and the City's lease with the Winston School. Committee questions and discussion focused on the availability of parking, project timelines, and park amenity priorities. Staff clarified that Wintson's lease requires 18 parking spaces in the Winston non-exclusive use area, and that parking requirements for the Community Building are being reviewed by the Planning Department.

#### **6) SELECTION OF CHAIR, VICE CHAIR, AND SECRETARY**

A motion to appoint Joe Sullivan as Chair of the Shores Park Master Plan Ad-Hoc Advisory Committee was made by Larry Brooks and was seconded by Will Holiday. The motion passed unanimously by all members present.

A motion to appoint Judd Halenza as Vice Chair of the Committee was made by Joe Sullivan and was seconded by Will Holiday. The motion passed unanimously by all members present.

A motion to appoint Will Holliday as Secretary of the Committee was made by Joe Sullivan and was seconded by Judd Halenza. The motion passed unanimously by all members present.

#### **7) FUTURE AGENDA ITEMS**

The next Committee meeting is anticipated for February 2026 and will include a review of three draft master plan alternatives. Staff will poll Committee members for their availability before scheduling the next meeting.

Ex-officio member Thomas Neuman asked for clarification on when a meeting with the architect and Community Building users will be scheduled to review the preliminary Community Building designs. Staff confirmed that the meeting will occur in tandem with the development of the draft master plan alternatives in early 2026.

#### **ADJOURNMENT**

Chair Sullivan adjourned the meeting at 3:15 p.m.



# City of Del Mar Agenda Report

TO: Shores Park Master Plan Ad-hoc Advisory Committee Members

FROM: Clem Brown, Assistant City Manager  
Ashlea Houston, Management Analyst  
Via Ashley Jones, City Manager

DATE: March 9, 2026

SUBJECT: Shores Park Master Plan Alternatives

## RECOMMENDATION:

Staff recommends that the Shores Park Master Plan Ad-hoc Advisory Committee receive a presentation on alternatives for the Shores Park Master Plan prepared by Schmidt Design Group, provide feedback on the pros/cons of each, and rank the alternatives in order from most preferred to least preferred for City staff and Council consideration.

## BACKGROUND:

In 2014, the City Council initiated the Shores Park Master Plan process and selected Schmidt Design Group (Schmidt) as the consultant to lead the effort. The project had been on hold since 2019, but was reinitiated by the City Council in June 2025. The following City Council agenda reports summarize the City's actions related to restarting the master planning process:

- On June 16, 2025, the City Council restarted the Shores Park master planning process: <https://www.delmar.ca.us/DocumentCenter/View/10053/06162025-Item-12---Resume-Shores-Park-Master-Planning>.
- On September 8, 2025, the City Council reaffirmed the project's Guiding Principles and Preferred Park Amenities, and established the Shores Park Ad-hoc Advisory Committee: <https://www.delmar.ca.us/DocumentCenter/View/10109/08082025-Item-9-Guiding-Principles-and-Preferred-Park-Amenities>.
- On October 6, 2025, the City Council approved a new agreement with the Schmidt Design Group to complete the Master Plan: <https://www.delmar.ca.us/DocumentCenter/View/10557/10262025---Item-7---Schmidt-Design-Group-Agreement>.

On December 8, 2025, the Shores Park Master Plan Ad-hoc Advisory Committee (Shores Committee) held its first meeting and was given an overview the master planning process, including the work that was complete prior to 2019. At the meeting, the Committee elected officers and asked questions in preparation for its next meeting in which Schmidt would present three alternatives for the Master Plan.

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Committee Action:

### DISCUSSION/ANALYSIS:

In close coordination with staff, Schmidt developed three Master Plan alternatives (Exhibit 1) that align with the project's Guiding Principles and Preferred Park Amenities, which are prioritized into three tiers and included in Exhibit 2. Working within the constraints of the limited park space and the requirements of the City's lease with the Winston School, Schmidt was able to incorporate all Tier 1 preferred amenities into each alternative.

As directed by the City Council and outlined in the consultant's scope of work, the alternatives include options for both shared and separate off-leash dog areas, as well as an alternative that incorporates the relocation of the historic Alvarado House, which is currently located at the Fairgrounds. A narrative prepared by Schmidt describing the Master Plan alternatives, including associated amenities, design considerations, and key trade-offs, is provided as Exhibit 2 to this agenda report.

#### **Off-leash Dog Area**

An off-leash grassy area for dog activities was identified as a Tier 1 priority amenity during the prior master planning process. Community input at that time reflected support for a dedicated off-leash dog area separate from a recreational turf area for other park users as further described and documented below.

This input was collected through a statistically significant citywide survey, stakeholder interviews, pop-up events, public workshops, and meetings of the Shores Advisory Committee and City Council. See pages 17, 23, and 25 of the Shores Park Phase One "Discover" Report, and Figures 26, 29, and 32 of the Truth North Research Report (Appendix A to the "Discover" Report) for more information (<https://www.delmar.ca.us/DocumentCenter/View/12311/Shores-Park-Discover-Phase-Report>).

On October 12, 2017, the City Council and Shores Advisory Committee held a Joint Special Meeting where the Committee presented formal recommendations regarding the Shores Park Master Plan, including a recommendation for separate recreational areas for dogs and humans. The City Council voted to accept these recommendations for inclusion in the master plan concepts (<https://www.delmar.ca.us/DocumentCenter/View/12307/2017-10-12-Special-Joint-Agenda-City-Council-and-Shores-and-memo>).

Since 2012, the City Council has authorized limited off-leash dog hours on the Shores athletic field through a series of temporary ordinances. Ordinance No. 1005, adopted in 2024, currently governs use of the fenced athletic field, including off-leash dog hours that are restricted to weekdays and limited weekend hours when the Winston School and organized sports leagues are not in session (<https://www.delmar.ca.us/DocumentCenter/View/12312/Ordinance-No-1005>).

It is important to note that Council adoption of Ordinance 1005 did not change the off-leash dog hours, it simply reaffirmed what was already in place dating back to 2012.

Beginning in January 2026, the City was forced to implement additional operational and enforcement measures in response to frequent complaints that park users were not adhering to the established off-leash hours. These measures include City staff locking the athletic field gates each weekday during the hours that the Winston School has exclusive use of the field, conducting field inspections with daily collection of unattended dog waste, and increasing on-site enforcement patrols to address violations of the ordinance.

These actions require additional staff resources to manage the off-leash dog use at the park and maintain the condition of the shared-use athletic field, which is a requirement of the City's lease with Winston.

Staff also consulted the City's self-insurance joint powers authority (JPA) to evaluate risk considerations associated with shared-use and separate dog areas. The JPA advised that a separate-use area reduces potential liability exposure and health and safety risks to park users. It noted that dog-related impacts, including waste and turf damage, can present concerns for human recreational use and separation is recommended where feasible.

### **Community Building**

As part of the master planning process, OBR Architecture (OBR), a sub-consultant of Schmidt, is developing two options for the Del Mar Community Building located on the Shores Park property. The first option would modernize and expand the existing building, and the second option would involve demolition and construction of a new building.

On February 4, 2026, Schmidt and OBR met with City staff and users of the Community Building, which included representatives from the Del Mar Foundation, Del Mar Community Connections, and Del Mar Historical Society. OBR presented draft building designs and received feedback from the building users to inform refinement of the two building options. Input from that meeting has been incorporated into the conceptual building designs shown within the three Master Plan alternatives. The building concepts will continue to be reviewed and refined as the overall park design alternatives are further developed.

At this stage of the master planning process, the Shores Committee will review the Master Plan alternatives included in Exhibit 1, provide feedback, and rank the alternatives in order from most preferred to least preferred for City staff and Council consideration. Feedback and recommendations from the Committee will inform the further refinement of the designs into the preferred alternative for the Master Plan.

### **ATTACHMENTS:**

Exhibit 1 to Attachment B – Master Plan Alternatives

Exhibit 2 to Attachment B – Description of Alternatives, Guiding Principles, and Preferred Park Amenities

# OPTION 1

- Shared Use Athletic Field and Dog Park
- Existing Community Building Renovation and Expansion
- Alvarado House on the Upper Level

## Field Size Summary:

Existing Field ≈ 0.86 acre  
 New Shared Use Field ≈ 0.86 acre

## Parking Requirements:

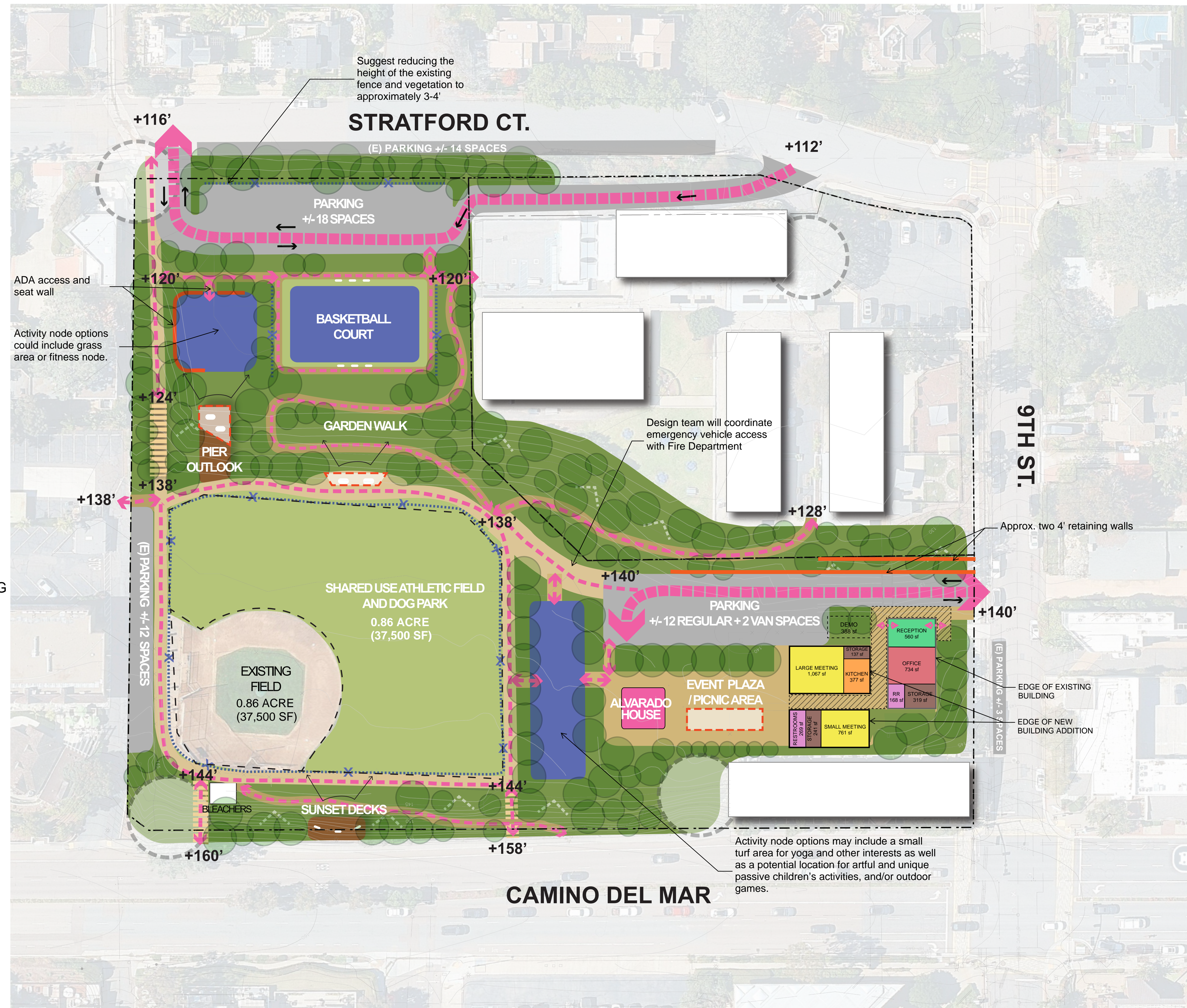
- On-Site Parking Provided ≈ 44 spaces
  - Winston School ≈ 18 spaces
  - Community Building ≈ 14 spaces
  - Existing 12 spaces on the south
- Existing Street Parking near Site ≈ 17 spaces
  - Stratford ≈ 14 spaces
  - 9th ≈ 3 spaces
- Total On-Site and Street Parking ≈ 61 Spaces

## LEGEND

- VIEW SHED
- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- FENCE
- EXISTING SLOPES
- EXISTING FIELD OUTLINE
- WALL (RETAINING WALL/SEAT WALL)
- EXISTING TREE
- SHADE STRUCTURE

## COMMUNITY BUILDING

- MEETING ROOMS
- RECEPTION
- OFFICES
- KITCHEN
- RESTROOMS
- STORAGE
- EXTERIOR COVERED





## OPTION 2

- Separate Dog Park
- New Community Building

### Field Size Summary:

Existing Field ≈ 0.86 acre  
 New Field ≈ 0.86 acre  
 Dog Park ≈ 0.26 acre

### Parking Requirements:

**On-Site Parking Provided ≈ 44 spaces**

- Winston School ≈ 18 spaces
- Community Building ≈ 14 spaces
- Existing 12 spaces on the south

**Existing Street Parking near Site ≈ 17 spaces**

- Stratford ≈ 14 spaces
- 9th ≈ 3 spaces

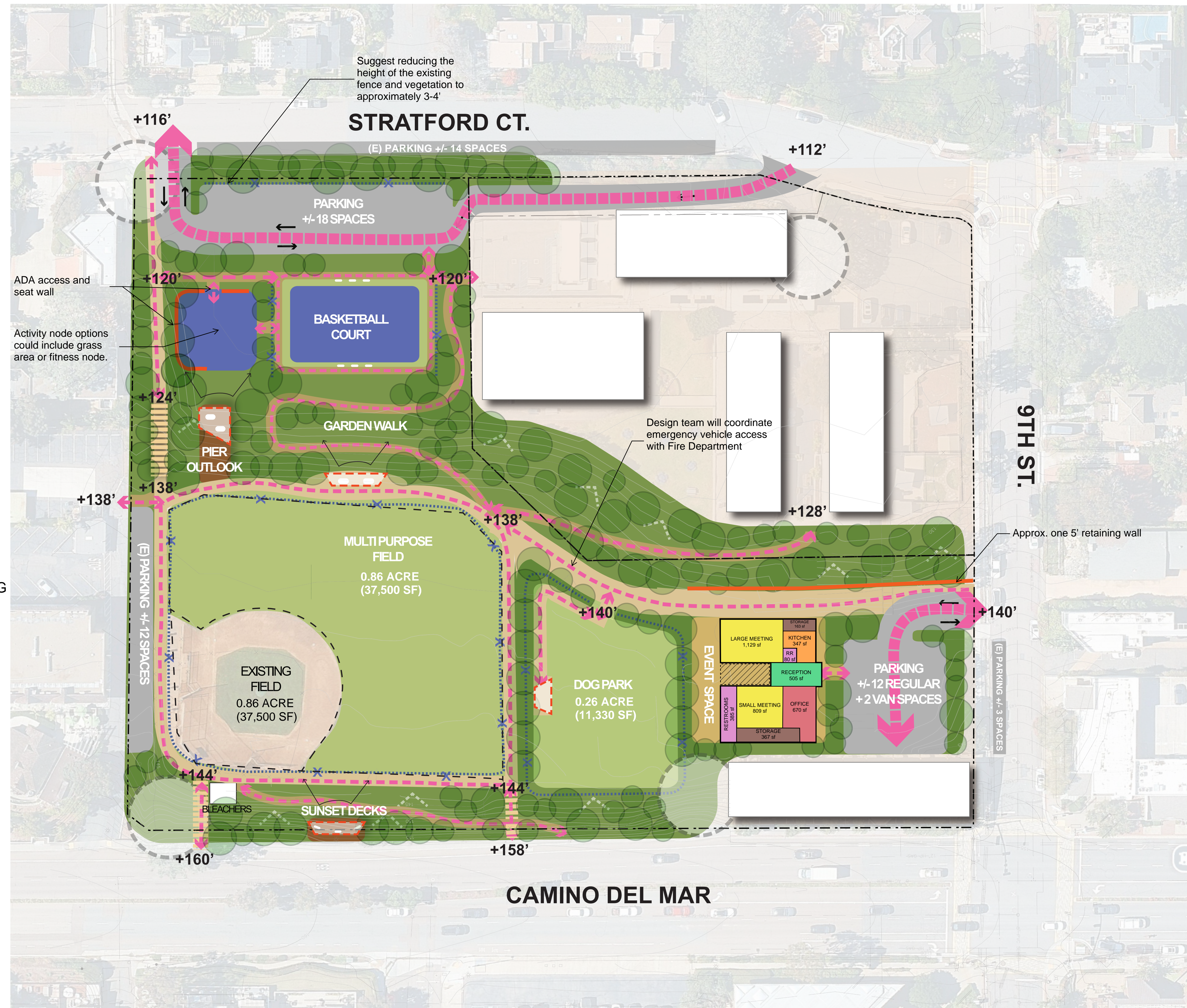
**Total On-Site and Street Parking ≈ 61 Spaces**

### LEGEND

- VIEW SHED
- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- FENCE
- EXISTING SLOPES
- EXISTING FIELD OUTLINE
- WALL (RETAINING WALL/SEAT WALL)
- EXISTING TREE
- SHADE STRUCTURE

### COMMUNITY BUILDING

- MEETING ROOMS
- RECEPTION
- OFFICES
- KITCHEN
- RESTROOMS
- STORAGE
- EXTERIOR COVERED



### OPTION 3

- Shared Use Athletic Field and Dog Park
- New Community Building

#### Field Size Summary:

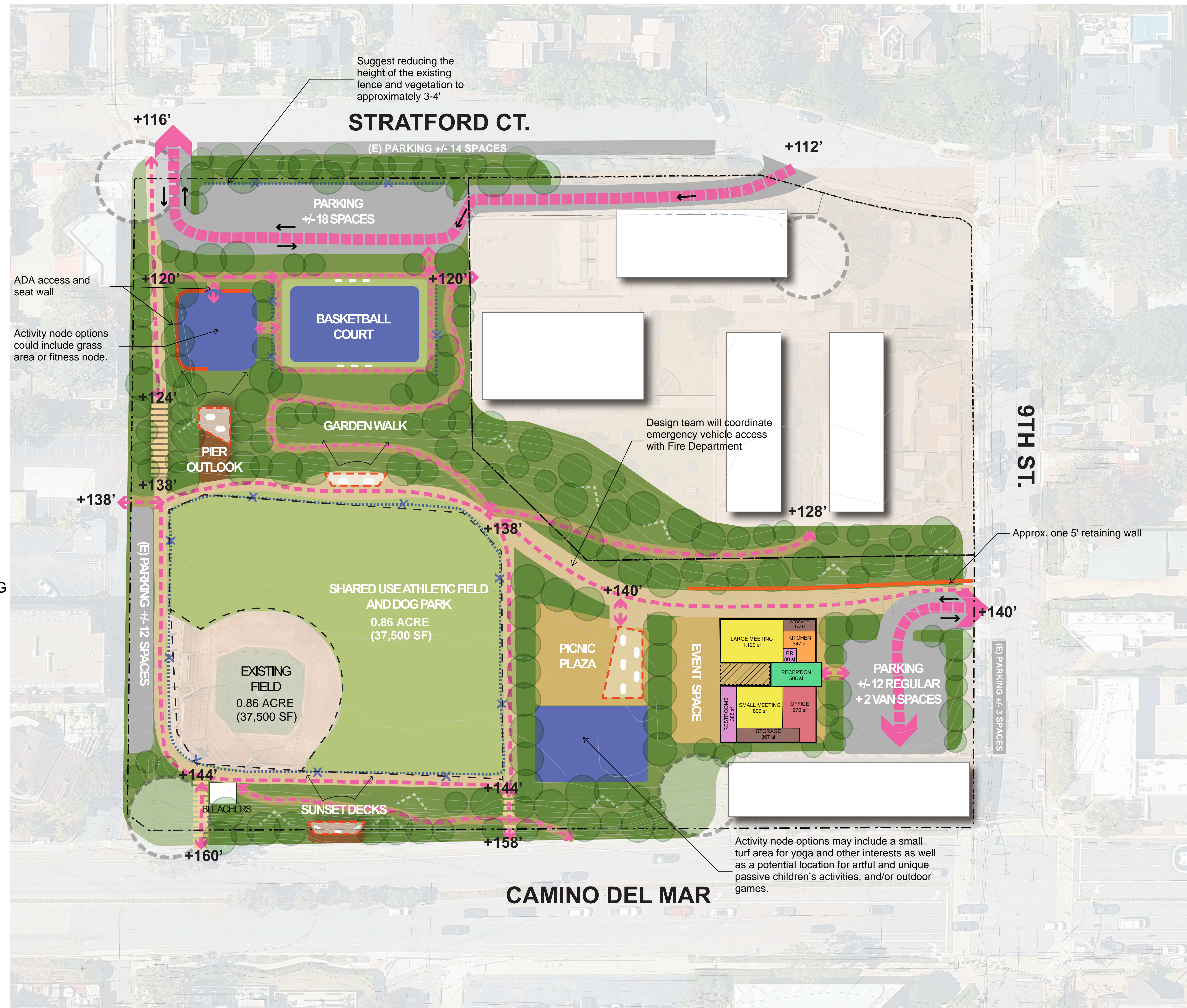
Existing Field ≈ 0.86 acre  
 New Shared Use Field ≈ 0.86 acre

#### Parking Requirements:

- On-Site Parking Provided ≈ 44 spaces**
  - Winston School ≈ 18 spaces
  - Community Building ≈ 14 spaces
  - Existing 12 spaces on the south
- Existing Street Parking near Site ≈ 17 spaces**
  - Stratford ≈ 14 spaces
  - 9th ≈ 3 spaces
- Total On-Site and Street Parking ≈ 61 Spaces**

#### LEGEND

	VIEW SHED		MEETING ROOMS
	VEHICULAR CIRCULATION		RECEPTION
	PEDESTRIAN CIRCULATION		OFFICES
	FENCE		KITCHEN
	EXISTING SLOPES		RESTROOMS
	EXISTING FIELD OUTLINE		STORAGE
	WALL (RETAINING WALL/SEAT WALL)		EXTERIOR COVERED
	EXISTING TREE		
	SHADE STRUCTURE		





## Del Mar Shores Park Master Plan Alternatives

### Introduction

All three Del Mar Shores Park options meet the site program requirements identified by the Winston School as well as City Council direction regarding the Guiding Principles and the Tier 1 Preferred Park Amenities. Parking requirements and program needs from the Del Mar Community Building Users Group have been accommodated into the Community Building design. All schemes preserve and celebrate the history of Del Mar, and the beautiful westward views toward the ocean.

### Del Mar Shores Park Option 1

Option 1 maintains the existing field as an athletic field / off-leash shared-use field, while renovating and enlarging the Community Building in its current location to accommodate updated program needs.

This option shows a remodel/expansion of the existing Community Building remaining closer to 9th Street with parking west of the building. Outdoor spaces are provided south of the building as a community hub and event plaza allowing for events, picnic areas, and shade structures. This outdoor space can be utilized for relocating the Alvarado House, which would add historical and memorial value to the site.

As shown in all options, below the field to the west, the lower plaza functions as a sports and activity hub supporting both the Winston School and community activities with a full size multi-use basketball court and small activity hub. The activity hub in this location could accommodate such activities as a small turf area for yoga and other interests as well as a potential location for a fitness node.

As shown in all options, parking required by the Winston School and joint use is shown where the existing parking lot is located. The vegetation along the west side of the parking area could be reduced in height to allow views beyond while still screening the parking area from Stratford Court.

As shown in all options, unique features include wood “pier like” wood viewing decks, ADA access throughout, and sustainable gardenesque landscaping.

### Del Mar Shores Park Option 2

Option 2 maintains the existing athletic field, and includes a fully enclosed off-leash dog park and a new Community Building located south of the existing building.

The separate dog park is proposed to be fenced but the fencing would be nestled into thick shrubs. This separates athletic use from dog park use. A new community building is positioned closer to the park space outside of the existing building footprint allowing the existing building to be utilized during construction of the new building. This building location also provides space



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for a Community Building parking lot to be conveniently located between the building and 9<sup>th</sup> Street.

An event/plaza space has been shown between the building and dog park. This space would allow for smaller community events. This building configuration and dog park does not accommodate space for moving the Alvarado House to the site, nor generous areas for picnicking.

### **Del Mar Shores Park Option 3**

Option 3 maintains the existing field as an athletic field / off-leash shared-use field similar to Option 1, while constructing a new Community Building located south of the existing building as shown on Option 2.

Like Option 2, a new community building is positioned closer to the park space outside of the existing building footprint allowing the existing building to be utilized during construction of the new building. This building location also provides space for a Community Building parking lot to be conveniently located between the building and 9<sup>th</sup> Street.

South of the new Community Building an event space has been shown for Community Building use. In addition, this option provides for a generous picnic plaza and an additional activity node. The picnic plaza is envisioned to include a large artful shade pavilion with picnic tables. The additional activity node in this area could accommodate such activities as a small turf area for yoga and other interests as well as a potential location for artful and unique passive children's activities, and/or outdoor games. This building configuration does not accommodate space for moving the Alvarado House to the site.

### **Background and more detailed Information**

Between 2015 and 2018 Schmidt Design Group and their consultants conducted a significant community outreach process and developed a variety of design options for the re-envisioning of Shores Park and the Community Building. Outreach efforts included a professional city-wide survey conducted by True Norh Research, numerous stakeholder interviews, pop-up events, public workshops, and meetings with the Shores Park Advisory Committee, Parks and Recreation Committee, and City Council. The community outreach and park design process was put on hold during City and Winston School discussions and legal action.

In the fall of 2025 Schmidt Design Group was re-engaged by the city to study design alternatives for improvements to Shores Park. The new task included parameters set by the final agreement between the City and the Winston School and reaffirmation by City Council of the Guiding Principles and Preferred Park Amenities. In addition, priorities for the remaining park amenities as outlined during the 2015-2018 efforts have been considered.

Improvements to the Community Building remains a high priority and the design team that includes OBR Architecture and Schmidt Design Group, along with City staff met with the Community Building User Group on February 4, 2026. Direction from that meeting has been



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incorporated into “bubble diagrams” of the building shown on the three options which will be further reviewed and refined with the Community Building User Group prior to more detailed building designs are created.

All alternatives are designed to align with the following Guiding Principles affirmed by the City Council:

### Guiding Principles

- Provide a beautiful and peaceful neighborhood park environment that serves the residents of Del Mar.
- Create an inclusive space that offers recreational opportunities for all ages.
- Thoughtfully integrate the needs and desires of residents visiting the park with or without pets.
- Capture the dramatic views to the Pacific Ocean.
- Provide a gardenesque park setting that is environmentally and economically sustainable.
- Integrate the activities, program, circulation, and recreational needs of the Winston school.
- Create a park that reflects the rich history, unique culture, and community character of Del Mar.

### Preferred Park Amenities

**Required Amenities** (per lease agreement with Winston School):

- Parking – minimum 18 spaces
- Full-sized multi-purpose court (basketball/volleyball/tennis etc.)
- Youth sports field (baseball/softball field with multi-use options)

**Tier 1 Potential Amenities:**

- Attractive gardens and landscaping (low water use/sustainable)
- Benches for sitting, enjoying views, reading, meditating, etc.
- Fully accessible for visitors with disabilities
- Furnishings such as trash and recycling receptacles, drinking fountains, bike racks, etc.
- Off-leash grassy areas for off-leash dog activities (not obvious or rigid fences)
- Indoor meeting/recreational community space
- Accommodate children’s activities
- Picnic area(s)
- Restroom
- Shade
- Walking paths



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### Tier 2 Potential Amenities:

- Children's playground
- General purpose room that can be used for community programming and activities (such as exercise classes, cooking classes, meetings, arts and culture, etc.)
- Outdoor fitness course

### Tier 3 Potential Amenities:

- Amphitheater
- Auditorium (joint use with Winston School)
- Community garden
- Interpretive education (such as plant identification tags, educational signage, etc.)
- Bocce ball

### Honoring the Past

In response to the Guiding Principle to "Create a park that reflects the rich history, unique culture, and community character of Del Mar", the design team is proposing to honor a past historic feature of Del Mar, the Del Mar Pier. Built in the early 1900's, a prominent wooden pier existed in Del Mar to support local tourism and the Hotel Del Mar. The pier was later used for fishing and military training and was located near 15<sup>th</sup> Street. After years of damage from storms and vandalism the pier was removed in the late 1950's. All three options include features that honor that interesting part of Del Mar's history.