



**REVISED -Del Mar City Council
Special Meeting Agenda
VIA TELECONFERENCE ONLY
1050 Camino del Mar, Del Mar, California**

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.

Pursuant to the State of California Executive Order N-25-20, and in the interest of public health, the City of Del Mar is temporarily taking actions to mitigate the COVID-19 pandemic by holding City Council Meetings electronically or by teleconference. The Town Hall will not be open to the public for this meeting.

Members of the public can watch the meeting live on the City’s website at: <http://delmar.12milesout.com/Video/Live> and on Cable TV Spectrum Ch. 24, AT&T Ch. 99 starting at 4:30 PM.

Terry Gaasterland
Mayor

Dwight Worden
Deputy Mayor

Dave Druker
Council Member

Tracy Martinez
Council Member

Daniel Quirk
Council Member

Ashley Jones
Interim City
Manager

Leslie E. Devaney
City Attorney

Sarah Krietor
Acting City Clerk

**REVISED NOTICE AND CALL OF
SPECIAL MEETING OF THE DEL MAR
CITY COUNCIL**

**THURSDAY, MARCH 25, 2021, 4:30 P.M.
City of Del Mar, VIA TELECONFERENCE ONLY
1050 Camino del Mar, Del Mar, California**

NOTICE IS HEREBY GIVEN that the Mayor of the City of Del Mar has called a Special Meeting at the time and place listed above to consider the following: Please refer to the attached agenda.

CERTIFICATION

I, Sarah Krietor, Acting City Clerk of the City of Del Mar, hereby certify that a copy of this notice was posted at City Hall and distributed to the City Council on March 23, 2021, at 9:30 a.m.

Sarah Krietor, Acting City Clerk

Special Needs: In compliance with the Americans with Disabilities Act, if you need special assistance to participate remotely in this meeting, please contact the Administrative Services Department via email at cityclerk@delmar.ca.us or by calling (858) 755-9313, preferably at least 48 hours in advance of the meeting if possible.

I. CALL TO ORDER/ROLL CALL

II. PUBLIC COMMUNICATIONS

Public comment is restricted to only items listed on the Special Meeting Agenda. Members of the public can participate in the meeting by either submitting a written red dot comment via email to cityclerk@delmar.ca.us or submitting a tele-comment request form to speak during the meeting. The subject line of your email or tele-comment request should clearly state the item number you would like to comment on. The deadline to submit written comments and/or tele-comment requests is 12 p.m. on the day of the meeting. For more information please visit: www.delmar.ca.us/publiccomment.

III. PUBLIC HEARINGS

1. **Introduction of Ordinances to Establish the Housing Element Implementation Overlay Zone and Implement 5th Cycle Housing Element Program 2G**

Recommended Action: Staff recommends the City Council take the following actions for compliance with the 5th Cycle Housing Element and State Housing law (California Government Code Sections 65583.2(h) and (i)):

- 1) Introduce an Ordinance (Attachment A) to amend the Del Mar Municipal Code (DMMC) (ZA20-003) and Local Coastal Program (LCP) (LCPA20-003) by adding a new Zoning Code Chapter 30.92 and an ancillary amendment to existing DMMC Section 30.75.080 to create a new Housing Element Implementation Overlay Zone (HEI-OZ) as follows:
 - a. To implement Housing Element programs pursuant to Government Code Section 65583.2 (h) and (i), where required, to authorize “by right” multiple-dwelling unit development at 20-25 dwelling units per acre (du/ac) with an affordable unit component; and
 - b. To include procedures to clarify the process for development permit approval and development standards, and mitigation, monitoring and reporting requirements; and
 - c. To consider the inclusion of objective design standards in the HEI-OZ and/or prioritize the creation of objective design standards under a subsequent work program to be discussed as part of the City Council’s review of the 6th Cycle Housing Element; and

- 2) Introduce an Ordinance (Attachment B) to implement 5th Cycle Program 2G as follows:
 - a. To approve a rezone (RP 20-001) of real property identified as Assessor Parcel Numbers (APNs) 299-100-47 and 299-100-48, owned by Watermark LP, (commonly referred to as the “Watermark parcels”) and located in the North Commercial Zone to apply the new HEI-OZ to implement Government Code §65583.2(h) and (i) per Program 2G; and
 - b. To amend DMMC Sections 30.92.020 and 30.92.030(E) to include references to APNs 299-100-47 and 299-100-48 and 5th Cycle Program 2G requirements.

Reference: Clerk’s File No. 304-7, 401-4, 401-9

2. 6th Cycle Housing Element Update – Adoption of General Plan Amendment (GPA 20-003)

Recommended Action: Staff recommends the City Council adopt the Resolution (Attachment A) to adopt the 6th Cycle Housing Element Update (HEU) via General Plan (Community Plan) Amendment GPA 20-003; and authorize staff to submit the adopted Housing Element to the State Department of Housing and Community Development (HCD) for certification. State law requires that the City adopt and submit its final 6th Cycle HEU to HCD by April 15, 2021.

Reference: Clerk’s File No. 304-7

3. Council Discussion Regarding Preservation of Housing Stock in “By Right” and Higher Density Projects

Recommended Action: It is recommended that the City Council discuss the information provided in the agenda report and provide guidance to Planning staff on timing, budget, and approaches to move forward with Del Mar Municipal Code amendments as needed to preserve rental and high density housing stock for its intended purpose.

Reference: Clerk’s File No. 304-7

4. Regional Organization Reports

A Councilmember assigned as a liaison to a regional organization may make a written or oral report. State law precludes the Council from commenting on, discussing, or acting on a report unless the item of business within the report is described in the agenda.

- A. 22nd District Agricultural Association Community Relations Committee (Gaasterland/Martinez)
- B. Clean Energy Alliance JPA (CEA) Board of Directors (Druker/Worden)
- C. CSA-17 Ambulance District Advisory Board (Martinez/Druker)

- D. Fire Governance Board, Solana Beach/Del Mar/Encinitas (Druker/Martinez)
- E. League of California Cities – San Diego Chapter (Gaasterland/Worden)
- F. North County Transit District (NCTD) (Quirk/Gaasterland)
- G. Regional Solid Waste Association (Worden/Quirk)
- H. San Diego Association of Governments Board (SANDAG) (Gaasterland/Druker/Quirk)
- I. SANDAG Shoreline Preservation Working Group (Worden/Gaasterland)
- J. SANDAG Borders Committee (Druker)
- K. San Diego Metropolitan Wastewater JPA Advisory Committee to San Diego (Quirk/Bride)
- L. San Dieguito River Valley Regional Open Space Park JPA –Executive Committee (Worden/Quirk)
- M. Other Regional Organization Reports

5. Council Committees/Subcommittees/Community Org Reports

A Councilmember assigned as a liaison to a City Committee, Council Subcommittee OR Community Organization may make a written or oral report. State law precludes the Council from commenting on, discussing, or acting on a report, unless the item of business within the report is described in this agenda.

- A. Ad-Hoc Referendum Subcommittee (Gaasterland/Druker)
- B. Arts Advisory Committee (Druker/Worden)
- C. Business Support Advisory Committee (Gaasterland/Martinez)
- D. City Council Legislative Subcommittee
- E. Clean Water Rate Project (Druker, Quirk)
- F. Del Mar Community Connections (Martinez/Quirk)
- G. Del Mar Housing Corporation (Gaasterland/Martinez)
- H. Del Mar Village Association (Druker/Quirk)
- I. Finance Committee (Gaasterland/Quirk)
- J. Housing Subcommittee (Gaasterland/Martinez)
- K. Human Resources Subcommittee (Druker/Worden)
- L. Legislative Subcommittee (Gaasterland/Druker)
- M. Long Term Rail Relocation Subcommittee (Gaasterland, Quirk)
- N. Measure Q Citizen Oversight Committee (Druker/Quirk)
- O. Parks and Recreation Committee (Druker/Worden)
- P. Planning Process Subcommittee (Druker/Gaasterland)
- Q. Safe Rail Crossing and Bluff Stabilization Subcommittee (Gaasterland/Quirk)
- R. San Dieguito Lagoon Committee (Quirk/Worden)
- S. SANDAG Borders Committee (Druker)
- T. Sea-Level Rise Adaptation Plan Implementation Subcommittee (Gaasterland/Martinez)
- U. Shores Advisory Committee (Gaasterland/Martinez)
- V. Sustainability Advisory Board (Druker/Worden)
- W. Traffic and Parking Advisory Committee (Martinez/Worden)
- X. Undergrounding Project Advisory Committee (Gaasterland/Quirk)
- Y. Other Committee-Subcommittee Reports

IV. ADJOURNMENT