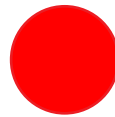


Del Mar City Council Meeting Agenda

VIA TELECONFERENCE ONLY
1050 Camino del Mar, Del Mar, California

October 5, 2020 City Council Meeting

**INFORMATION RECEIVED
AFTER THE COUNCIL AGENDA
WAS DISTRIBUTED
("Red Dots")**



From: Linda Castile <lindacastile800@gmail.com>
Sent: Sunday, September 27, 2020 3:12 PM
To: City Clerk Mail Box
Subject: Opposition to 6th Cycle Housing Element and EIR allowing Housing at the Shores Park

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings:

I am firmly opposed to using parkland, which the citizens of Del Mar and community of the Winston School raised over five million dollars to purchase, for housing, rather than the intended uses of parkland and the Winston School.

With space at the north commercial district, Southfair, available, as well as space at the fairgrounds, I see no logical reason to take parkland away from the Del Mar community.

I strongly support affordable and low income housing in our community. Please consider/reconsider Southfair and the fairgrounds.

Sincerely,

Linda Castile

From: Joan Jones <joanjones551@gmail.com>
Sent: Sunday, September 27, 2020 4:38 PM
To: City Clerk Mail Box
Subject: Shores Park,

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We are firmly opposed to 6 cycle housing project at Shores Park. 12 years ago myself and many others donated money and LOTS of our time to preserve this as open space for future generations. This park is used by so many residents and needs to be preserved. Gary& Joan Jones

From: JAMES KENNEDY <xn28dpos@aol.com>
Sent: Sunday, September 27, 2020 6:15 PM
To: City Clerk Mail Box
Subject: Opposition to 6th Cycle Housing Element and EIR allowing housing at Shores Park

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk:

Although I appreciate the City's need to comply with state low income housing requirements, I must express my strong opposition to the City's consideration of the property at Stratford Court and 9th Street ("Winston School/ Shores location") as a possible site for low income housing. Such a use would betray the trust Del Mar received when it acquired this property. This very important, special-purpose site, was intended for the Winston School and for City open space. As Del Mar considers where to locate new low income housing, this location should be considered no less sacred than any of its other important properties.

Twelve years ago our community joined with the Winston School to raise \$5.5M, the largest fundraising campaign in Del Mar's history, to protect our only playing fields and a school serving children with learning differences. \$2.5M was raised by the Friends of Del Mar Parks and \$3M by Winston supporters. Donors were assured by an August 2007 Resolution of the City Council that stated:

"The purpose of the acquisition is to preserve the current open space and recreational uses of the property, including the ball field, and to permit the continued operation of the private Winston School The City's long term goal is to maximize the open space and recreational uses on the property. Although other public uses are permitted on the property under current zoning, the City Council has no intention of pursuing other uses not consistent with the purpose of the acquisition..."

Thus, parcels 63 & 64 in Shores Park should be removed as sites for housing from the 6thCycle Housing Element Update. Also, housing should not be added as an allowed use for any part of the 5.3 acre Shores property.

The Winston School/Shores location has not only been the subject of community cooperation in its acquisition, it has been the subject of an abundance of community meetings and design expenditures in our endeavor turn this location into something as important as any of Del Mar's other great properties. Despite the enormous amount of of time and money that this project has consumed, it is now being considered for a completely different use. This is not because it's a good site for low-income housing site (because it isn't), but because it's not finished, and it presents an easy solution to our low income housing problem.

Fortunately, Del Mar does not do something just because it seems easy;¹ we do things we can be proud of. With each of Del Mar's important properties, Del Mar overcame difficult challenges with the support of its community and it will not surprise me if Del Mar eventually does the same thing with low income housing. It will not likely be easy but someday, we will likely have low income housing that stands as an example of how to do it right, and I can fairly guarantee that

our City will not end up doing it alone. This is the Del Mar way, and cooperation from our community fairly demands that the City remain true to trust that our community has given Del Mar regarding the Winston School/Shores property.

In the unlikely event that Del Mar wishes to pursue low-income housing at this location, then it would be only right for the City to consider building low income housing at Seagrove Park, Powerhouse Park and City Hall. All of these are of a kind.

Thank you,

JAMES KENNEDY
707 Hoska Drive, Del Mar CA. 92014
858-755-8489

From: Camilla Rang <camillarang@yahoo.com>
Sent: Sunday, September 27, 2020 8:09 PM
To: City Clerk Mail Box
Subject: Opposition to 6th Cycle Housing Element and EIR allowing housing at Shores Park

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council,

Thank you for all that you are doing for us Del Mar citizens and for always trying to find the best solution for all. I hear that there is a proposition coming up to allow re-zoning of some really precious areas so that we can build apartment complexes to fill our affordable housing quota. It is a very noble and kind thought, but I don't think that is the way to go. I think we can solve the affordable housing quota differently with some creativity.

I am against the re-zoning. Not only am I against overcrowding areas, I am also an environmentalist. I do not think we should sacrifice precious nature such as down by the San Dieguito river mouth, home to many birds, fish, and amphibian species. It has become a hot spot for bird watchers and naturalists. Let's leave the area alone to nature. There are already apartment complexes planned on the east side of Jimmy Durante. That is enough extra footprint on that piece of sensitive nature as it is. Also, that area is prime real estate and worth a fortune. That seems unnecessary luxurious as affordable housing. It is one of the prime spots California can offer in regards to real estate. If it were to be rezoned as housing, wouldn't it be better to sell it as prime real estate and then use some of the money for affordable housing in a more creative way?

If a re-zoning were to be, I understand that also other open areas, such as the Shores Park, is being threatened to be taken away to become apartment complexes. It's not right. It's the only green and open area we have! Please, no apartments there! That is not what The Shores Park was meant for. It is a park, meant for everyone to enjoy, stretch their legs, play some ball, play with our dogs. Not to be eaten up by housing complexes.

I can think of other ways to create affordable housings. For example, there are lots of people who rent out their houses. If they were to rent them out within the range of "affordable housing" cost, perhaps they could get some kind of tax break or any other creative way from Del Mar to make up for it. Same could go for people with large lots. If they were to build a small, 2 bedroom house in their backyard and rent it out as affordable housing, they could get some kind of tax break or in another way get rewarded for the lower rent. The same thing could be applicable for apartment complexes that are already there. There are lots of rentals and condos along Stratford Ct between 9th Street and all the way over to Del Mar Woods. Perhaps a negotiation could be done with the owners and the

landlords to reward them if some of the apartments/condos are offered as affordable housing.

From my experience, Del Mar is filled with good people who would be willing to sacrifice some of their own comfort to help those that are less fortunate. I do think that if there was a way to make it easy for people to rent out and/or build a small backyard home as affordable housing, many large lot owners would do it. I also think many condo owners who live in Del Mar but also own and rent out an extra unit, would also be more than willing to rent out their condos as affordable housing if they were rewarded in one way or the other from the City. At least it's worth a discussion and a brain storm with house and condo owners.

Please, do not take away the few open spaces we have left, and please, do not build more housing down by our precious San Dieguito river mouth. We have to leave some areas for nature!

Sincerely,

Camilla Rang
159 10th Street, Del Mar, CA 92014
858 353 1948

From: Edward Evans <evans.edward7@gmail.com>
Sent: Thursday, October 01, 2020 12:04 PM
To: City Clerk Mail Box
Subject: item X.7 meeting 10/5/20: 6th Cycle Housing zelement Update

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am totally against rezoning the Del Mar Community Plan, specifically the 16 parcels in the NC zone.

Respectfully,

Ed Evans

Balboa Avenue

Subject:

FW: Red Dot Letter Regarding Housing Element Update

-----Original Message-----

From: Burnet Wohlford <bfwohlford@yahoo.com>

Sent: Thursday, October 1, 2020 1:03 PM

To: Amanda Lee <alee@delmar.ca.us>

Subject: Red Dot Letter Regarding Housing Element Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

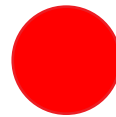
To Whom It May Concern:

Please register my objection to the North Commercial and Housing element that revises the Community Plan Amendment. I do not support the zone changes. The congestion in the north corridor of Del Mar is already significant. We do not need an increase in population or traffic- especially in the area with the round about.

Regards,

Burnet F. Wohlford
2102 Ocean Front
Del Mar, CA. 92014

Sent from my iPad



From: Edward Evans <evans.edward7@gmail.com>
Sent: Thursday, October 01, 2020 11:44 AM
To: City Clerk Mail Box
Subject: item X.8 RED DOT LETTER - NORTH COMMERCIAL & HOUSING ELEMENT MEETING

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

I am totally against rezoning the Del Mar Community Plan, specifically the 16 parcels in the NC zone.

Respectfully,

Ed Evans

Balboa Avenue

From: amyacheshire@gmail.com
Sent: Thursday, October 01, 2020 12:00 PM
To: City Clerk Mail Box
Subject: Red Dot Letter - OCTOBER 5, 2020 MEETING - Item #8 - North Commercial & Housing Element

Follow Up Flag: Follow up
Flag Status: Flagged

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October 1, 2020

Dear Del Mar City Council:

I am very concerned about the proposed re-zoning of the North Commercial District.

The fire hazard in Crest Canyon is of great concern to me as a San Dieguito Drive resident. I volunteered to be a member of the Undergrounding Committee so that I can help facilitate the process of undergrounding our utilities and reduce the fire hazard in our community. Increased housing density in this area increases the fire hazard. Ingress and egress for the Crest Canyon neighborhood is limited by the roundabout at San Dieguito Drive and Jimmy Durante Blvd and the narrow road running along the lagoon. Emergency services (fire and medical) would be delayed by traffic congestion at this intersection if there is an increase in housing density to the level supported by this re-zoning proposal.

Sea level rise will soon be impacting this neighborhood. San Dieguito Drive is already underwater in places and at times when peak tides coincide with rainfall. I understand that the North Commercial District is also part of our Sea Level Rise Adaption Plan and I'm not sure how adding so many housing units in a flood zone that is expected to be underwater eventually makes any sense.

I'm also very concerned about the sensitive habitat in our wetlands area. Increased traffic congestion and noise and light pollution will have a negative impact on the wildlife living around the lagoon, as well as the humans.

I understand the need to develop a few parcels of land in our community with increased density to meet our affordable housing goals but I think that re-zoning the entire North Commercial District creates a possibility of massive over-building in this area and is unnecessary in order to reach our community goals and very possibly dangerous to the current residents.

Sincerely,

Amy Cheshire
1561 San Dieguito Drive
Del Mar, CA 92014

From: Edward Evans <evans.edward7@gmail.com>
Sent: Thursday, October 01, 2020 12:02 PM
To: City Clerk Mail Box
Subject: Meeting 10/5/20 item X.8 RED DOT LETTER - NORTH COMMERCIAL & HOUSING ELEMENT MEETING

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am totally against rezoning the Del Mar Community Plan, specifically the 16 parcels in the NC zone. I am very concerned about the lack of transparency concerning the sentence "Development should be of low intensity and profile, offering substantial open space." Low intensity for the City Council might well be high intensity for the residents who live adjacent to NC zone.

Respectfully,
Ed Evans
Balboa Avenue

From: becky beckywalkerinc.com <becky@beckywalkerinc.com>
Sent: Thursday, October 01, 2020 12:35 PM
To: City Clerk Mail Box
Subject: Red Dot Letter -North Commercial and Housing Element Meeting - Item # 8

Follow Up Flag: Follow up
Flag Status: Flagged

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**RED DOT LETTER - NORTH COMMERCIAL & HOUSING ELEMENT MEETING
- OCTOBER 5, 2020 MEETING- ITEM # 8**

TRAFFIC JAM AND FIRE EVACUATION OUT OF CREST CANYON: We live on Oribia Rd in Crest Canyon. Our only way in and out of our neighborhood is along San Dieguito Rd and thru the round-about at Jimmy Durante and San Dieguito. By adding the level of housing density that is being proposed (20 homes per acre) at the opening into and out of San Dieguito, you are risking the lives of all that live in this Crest Canyon neighborhood (about 60 homes)! If we have to evacuate in an emergency, the traffic backup alone could be the factor that determines our survival in a Crest Canyon fire. Also, besides being able to evacuate, Emergency services (fire and medical) would be delayed by traffic congestion at this intersection if there is an increase in housing density to the level supported by this re-zoning proposal.

FIRE HAZARD: The Crest Canyon is the highest risk fire area in Del Mar. Increased Density in this area will only increase that risk.

FLOOD ZONE - the area slated for increased density in the North Commercial Zone has already been marked as an area vulnerable to flooding with ongoing (and near future) sea level rise as a matter of fact.

Given these facts, it is impossible to understand how an environmental impact report would not site these issues and deem this level of density as safe. Something simply doesn't make sense.

With Grave Concern,

Wade Walker & Rebecca (Becky) Walker
1440 Oribia Rd.
Del Mar, CA 92014

(619)884-6095

Subject:

FW: Red Dot Regarding Revised North Commercial Zone Changes

From: Elizabeth Wohlford-MacLeod <lizziemac1@yahoo.com>

Sent: Thursday, October 1, 2020 1:16 PM

To: Amanda Lee <alee@delmar.ca.us>

Subject: Red Dot Regarding Revised North Commercial Zone Changes

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.


To Whom It May Concern:

Please accept my opposition to the changes proposed to the Community Plan by two city Council members who have not provided appropriate notice to Del Mar homeowners regarding these proposed changes. These proposed changes should follow appropriate protocol and go through the Planning Commission and should be available to the public for comment.

The North Commercial and Housing Element as proposed are bad planning for Del Mar. The City Council has already voted against the changes at their September meeting. The area already has too much traffic congestion due to the round about and the addition of increased population along with more vehicles will not only create traffic hazards, it will also be unsafe in the event of a fire or other major disaster that requires a major evacuation.

This is not good planning for Del Mar and it should go through the Planning commission .

Elizabeth Wohlford
2102 Ocean Front
Del Mar, CA 92014



From: Camilla Rang <camillarang@yahoo.com>
Sent: Thursday, October 01, 2020 11:47 AM
To: City Clerk Mail Box
Subject: Oct 5 City County meeting, zone changes, Item 7-8

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council,

Thank you for all that you are doing for us Del Mar citizens and for always trying to find the best solution for all. I have tried to figure out which areas that are suggested for rezoning so that we can fulfill our affordable housing quota (where I do think we were unfairly treated since we are such a small town but with lots of seasonal jobs, but it is what it is). I am not at all against affordable housing, but it should and could be done with some creativity instead of pushing a lot of units into areas where people, and other species, are using as open and available spaces for their leisure and enjoyment. That will only create hostility between the residents already living in Del Mar using those areas, and the people who will move into the units.

I am against most of the suggested re-zonings, but not all. I am against overcrowding areas, I am also an environmentalist. I do not think we should sacrifice precious nature such as down by the San Dieguito river mouth, home to many birds, fish, and amphibian species. It has become a hot spot for bird watchers and naturalists. Let's leave the area alone to nature. Therefore, I am asking you to not include 2126 Jimmy Durante Blvd, 2148 Jimmy Durante Blvd, and 2236 Jimmy Durante. Also, that area is prime real estate and worth a fortune. That seems unnecessary luxurious as affordable housing. It is one of the prime spots California can offer in regards to real estate. If it were to be rezoned as housing, wouldn't it be better to sell it as prime real estate for less footprint and then use some of the money for affordable housing in a more creative way?

2002 Jimmy Durante Blv is farther away from the river mouth and might be a possible site for a few units (again, don't over crowd!)

I am not sure what is going on with the Watermark planned on the east side of Jimmy Durante/ corner San Dieguito Blv. If apartment complexes are already planned there, that seems to be a good place to make some of them into affordable housing (as suggested). I hear people are worried about the traffic around the round-about there, so an increase in that area is probably not safe.

Please leave the Shores Park alone. It's the only green and open area we have! Please, no apartments there. That is not what The Shores Park was meant for and that is not what many citizens who paid a huge amount of money for. It is a park, meant for everyone to

enjoy, stretch their legs, play some ball, play with our dogs. Not to be eaten up by housing complexes. However, I read somewhere that a second story of the offices could be used for a few, small affordable housings for the elderly. That is OK with me (and I would like to reserve one for myself in 30 year 😊).

Up by the old gas station, I think it's 941 Camino del Mar, a couple of units would be ok, but ELEVEN!? No. At 807 Camino del Mar you suggested three already, so how about two at each place instead?

I can think of other ways to create affordable housings. For example, there are lots of people who rent out their houses. If they were to rent them out within the range of "affordable housing" cost, perhaps they could get some kind of tax break or any other creative way from Del Mar to make up for it. Same could go for people with large lots. If they were to build a small, 2 bedroom house in their backyard and rent it out as affordable housing, they could get some kind of tax break or in another way get rewarded for the lower rent. They could for example pay less property tax as a Thank you. The same thing could be applicable for apartment complexes that are already there. There are lots of rentals and condos along Stratford Ct between 9th Street and all the way over to Del Mar Woods. Perhaps a negotiation could be done with the owners and the landlords to reward them somehow if some of the apartments/condos are offered as affordable housing.

From my experience, Del Mar is filled with good people who would be willing to give some of their own comfort to help those that are less fortunate. I do think that if there was a way to make it easy for people to rent out and/or build a small backyard home as affordable housing, many large lot owners would do it.

I also think many condo owners who live in Del Mar but own and rent out an extra unit, would be more than willing to rent out their condos as affordable housing if they were rewarded in one way or the other from the City. At least it's worth a discussion and a brain storm with house and condo owners.

The other thing is that I don't even think people know this is going on. I just happened to stumble over it. Shouldn't it be better announced? I'm not sure whether I read it correctly, but is it true that these affordable units do not have to follow the same DRB rules as others in Del Mar? If so, that is just wrong and I would be against ALL of them. I hope I got that wrong.

Please, do not take away the few open spaces we have left, and please, do not build more housing down by our precious San Dieguito river mouth. We have to leave some areas for nature! Let's be creative and use what we have.

Sincerely,

Camilla Rang
159 10th Street, Del Mar, CA 92014
858 353 1948