



**DEL MAR CITY COUNCIL  
SPECIAL MEETING MINUTES  
JANUARY 19, 2021**

Via Teleconference  
1050 Camino del Mar, Del Mar, California

**CALL TO ORDER**

Mayor Gaasterland called the meeting to order at 3:00 P.M.

**ROLL CALL**

Present: Mayor Terry Gaasterland; Deputy Mayor Dwight Worden; Councilmembers Dave Druker, Tracy Martinez and Dan Quirk

**CITY COUNCIL OTHER BUSINESS**

**ITEM 1: ACCEPT COMMENTS FROM THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT ON 6TH CYCLE HOUSING ELEMENT UPDATE (CLERKS FILE NO. 304-7, 1502-18)**

A presentation was provided by Planning & Community Development Director Smith and Principal Planner Lee. Paul McDougall and Jose Ayala from the California Department of Housing & Community Development (HCD) were also present at the meeting and answered questions from the City Council.

Council questions focused on why the Housing Element or the City's approach to the Housing Element is a good thing; clarification on additional site information and identified impediments being requested by HCD; authority for HCD to take action for Housing Element non-compliance; guidance on timing for and how to deal with referendum in light of Housing Element requirements and timing; potential to develop affordable housing at the Fairgrounds and whether it could be limited to Fairgrounds employees who qualify; how HCD defines a subdivision; provisions related to State density bonus law and by-right development; why penalties were levied against the City related to Housing Element Program 2G; whether the City has housing data going back to 1992; why HCD did not identify deficiencies sooner: jobs numbers being generated from the Fairgrounds and nexus to affordable housing being developed for Fairgrounds seasonal workers; whether HCD be willing to give the City more time to explore housing at the Fairgrounds; how units would be counted and hurdles to overcome; residential zoning requirements and potential for apartment unit conversion; feasibility of unit affordability calculations; guidance on how to handle situations of absentee ownership; ability for staff to meet April 2021 deadline based on current comments from HCD; and if the City makes the April 2021 deadline, is there an opportunity to amend the 6<sup>th</sup> Cycle Housing Element in the future.

Mayor Gaasterland opened the item to public comment and Barbara Gordon spoke, the Mayor then closed public comment on this item.

Council discussion focused on what actions are needed by April 15, 2021; ability to bifurcate items 2E and 2G, and focus on the other items/comments that staff needs to respond to from HCD; potential to stay on track and remain in compliance; thoughts and feedback on

alternatives presented by staff; need for Housing liaisons to bring forward potential alternatives by February 16, 2021, for Council consideration.

**IT WAS MOVED BY DEPUTY MAYOR WORDEN, SECONDED BY MAYOR GAASTERLAND TO DIRECT STAFF TO DO EVERYTHING IN THEIR POWER TO ASSIST THE COUNCIL IN MEETING THE APRIL 15, 2021, DEADLINES. (VOTE 5-0)**

Ayes: Mayor Gaasterland, Deputy Mayor Worden, and Councilmembers Druker, Martinez and Quirk; Noes: 0; Absent: 0; Abstain: 0.

**ITEM 2: CONSIDERATION AND FEEDBACK REGARDING CLEAN ENERGY ALLIANCE PRODUCT OFFERINGS (CLERK'S FILE NO. 1403-4)**

A presentation was provided by Clean Energy Alliance (CEA) Executive Director Barbara Boswell.

Council questions focused on how the process for procuring energy works and options available to Del Mar residents for their selection; concerns about confusion for customers; sensitivity to cost when considering options; ability to compete with San Diego Gas & Electric; and how local impact rates are calculated.

Mayor Gaasterland opened the item to public comment and Karl Aldinger spoke on behalf of the San Diego Chapter of the Sierra Club. Mayor Gaasterland closed the item to public comment.

Council discussion focused on opportunities to provide lower rates to small businesses; ability to provide competitive rates; ability for Del Mar residents to be able to have solar energy; the idea of keeping it simple for residents; concerns about the viability of the CEA; and Council support for 50% and 100% options.

There was Council consensus for the Finance Committee to review the CEA financial proforma and provide feedback to the City Council.

**ITEM 3: UTILITY UNDERGROUNDING PROJECT (CLERK'S FILE NO. 401-5, 1001-2)**

A presentation was provided by Mayor Gaasterland and Councilmember Quirk.

Council questions focused on what information the City Manager would return to the Council with for consideration in March, and whether the City would need to provide reimbursement to residents for the demonstration project design.

Mayor Gaasterland opened the item to public comment and Jerry Hoffmeister spoke; the Mayor then closed the item to public comment.

Council discussion focused on the potential to hire additional staffing resources using Measure Q funds; basis of cost information provided by Mayor Gaasterland and Councilmember Quirk; concern about moving forward now, and clarification about what the City Council is being asked to do; changes to the existing project scope by adding a new area that was not previously considered; why the Council is being asked to consider this now, and potential to hold off until

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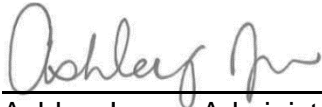
looking at Council priorities in late February; potential for doing a demonstration project using consultants only with no impact to City staffing.

**IT WAS MOVED BY DEPUTY MAYOR WORDEN, SECONDED BY MAYOR GAASTERLAND TO ASK THE CITY MANAGER TO RESEARCH AND STUDY OPTIONS FOR RESTARTING THE UTILITY UNDERGROUNDING PROJECT, INCLUDING THE USE OF CONSULTANTS TO THE MAXIMUM EXTENT POSSIBLE, AND RETURN TO THE CITY COUNCIL IN MARCH 2021. (VOTE 5-0)**

Ayes: Mayor Gaasterland, Deputy Mayor Worden, and Councilmembers Druker, Martinez and Quirk; Noes: 0; Absent: 0; Abstain: 0.

ADJOURNMENT

Mayor Gaasterland adjourned the meeting at 6:35 P.M.



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Ashley Jones, Administrative Services  
Director/City Clerk