



**CITY OF DEL MAR  
CITY COUNCIL REGULAR MEETING MINUTES  
APRIL 18, 2022 – VIA TELECONFERENCE ONLY  
1050 Camino del Mar, Del Mar California 92014**

The minutes set forth the actions taken by the City Council on the matters stated. Audio/video recordings of the City Council proceedings are retained for a period of ten years, in accordance with the City's Records Retention Schedule. Audio/video recordings, as well as written materials presented to the City Council, including Red Dots (materials provided to the City Council after the agenda has published), are available on the City's website at [www.delmar.ca.us/AgendaCenter](http://www.delmar.ca.us/AgendaCenter) or by contacting the Administrative Services Department at (858) 755-9313.

**CALL TO ORDER**

Mayor Worden called the Regular Meeting to order at 4:31 p.m.

**ROLL CALL**

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

**CITY ATTORNEY CLOSED SESSION REPORT**

City Attorney Leslie Devaney reported that there were no recusals for the April 18, 2022, City Council Closed Session meeting and there were no reportable actions for Items A, B, and D. The City Council adjourned back into closed session following the regular open session meeting to complete discussions related to Item C and any report out on that item will be provided at a future meeting.

**PLEDGE OF ALLEGIANCE**

Councilmember Gaasterland led the Pledge of Allegiance.

**PUBLIC ORAL COMMUNICATIONS**

None.

**CITY COUNCIL COMMENTS & COMMUNITY ANNOUNCEMENTS**

Councilmember Druker reported that a settlement regarding the Midway had been reached and the Fair will proceed as planned this year. Mayor Worden asked the City Manager to provide clarification on a recent letter that was sent to North County Transit District last week, and he reported on the Françoise Gilot Art/Salk Institute Art show held at the Del Mar Civic Center on April 14, 2022, and the Del Mar Foundation Easter egg hunt.

**CITY MANAGER'S REPORT**

City Manager Ashley Jones reported on work to refresh traffic stripping along Jimmy Durante Boulevard between Via de la Valle and San Dieguito Drive planned to take place on April 16, 2022.

**PRESENTATIONS**

**ITEM 1: PRESENTATION BY THE COUNTY OF SAN DIEGO REGARDING THE DRAFT REGIONAL DECARBONIZATION FRAMEWORK (CLERK'S FILE NO. 1403-4)**

Mayor Worden introduced the item. A presentation was provided by County Program Manager Murtaza Baxamusa and Management Fellow Elise Hanson was also available to answer questions.

City Council questions and discussion focused on climate action plan items which may be synergistic; clarification on the appropriate timing for the City of Del Mar to weigh in on different policy options related to the draft Regional Decarbonization Framework (Framework); importance of the Framework and desire for the County of San Diego to lead decarbonization efforts; potential positive environmental impact of the combined efforts of all of the agencies in San Diego County related to decarbonization; decline in the cost of solar energy over the years; and solar energy as a solution to decarbonize.

There were no public speakers for this item.

**ITEM 2: BUILDING ELECTRIFICATION PRESENTATION BY THE SUSTAINABILITY ADVISORY COMMITTEE (SAC) AND PROPOSAL FOR ADOPTION OF AN ALL-ELECTRIC REACH CODE ORDINANCE FOR NEW CONSTRUCTION AND MAJOR REMODELS (CLERK'S FILE NO. 401-4, 401-5, 401-9)**

City Manager Jones introduced the item. A presentation was provided by Sustainability Advisory Committee (SAC) Vice Chair Ann Feeney. SAC Ex-Officio member Nilmini Silva-Send was available to answer questions.

City Council questions focused on why the City of Solana Beach did not include stoves in their electrification ordinance; and clarification on the use and environmental impact of electric versus gas water heaters especially related to affordable units.

Mayor Worden opened the item to public comment and San Diego Gas & Electric Government Affairs Liaison Joe Gabaldon and Serna Pelka spoke. Mayor Worden closed the item to public comment.

Council discussion focused on the desire to understand the measurable environmental impacts of Del Mar adopting an electrification ordinance; consideration of incorporating electrification related requirements into the City's accessory dwelling unit (ADU) ordinance update; cost and staff time associated with drafting and implementing an electrification ordinance; appreciation of SAC members efforts in this area and Vice Chair Ann Feeney for the presentation; timing for bringing a proposed ordinance back to the City Council for consideration; whether ADUs can be mandated to install solar panels and comply with electrification requirements and what would be involved in implementing these requirements; and clarification on the City's current solar requirements that are in place for detached ADUs.

SAC will work on drafting a proposed electrification ordinance without the use of staff time or other City resources in accordance with City Council Policy 304 Advisory Committee Work Plans. Once drafted, City Council will consider the draft ordinance to determine whether to allocate City resources and City Attorney and staff time.

**CONSENT CALENDAR**

Acting City Clerk Sarah Krietor read the titles of the items included on the Consent Calendar. There were no public speakers for the consent calendar items.

**IT WAS MOVED BY COUNCILMEMBER DRUKER, SECONDED BY COUNCILMEMBER GAASTERLAND TO APPROVE THE CONSENT CALENDAR ITEMS 3 THROUGH 5. (VOTE 5-0)**

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

**ITEM 3: APPROVAL OF MINUTES: APRIL 4, 2022 REGULAR AND SPECIAL MEETING (CLERK'S MINUTES BOOK)**

Council approved the minutes, on consent.

**ITEM 4: RATIFICATION OF LIST OF DEMANDS, DATED APRIL 18, 2022 (CLERK'S FILE NO. 201-3)**

Council approved the list of demands, on consent.

**ITEM 5: WAIVER OF READING OF ORDINANCES ON AGENDA (CLERK'S FILE NO. 401-4)**

Council waived the reading of ordinances, on consent.

**ITEM 6: APPROVAL OF VARIOUS PHASE I/II PLANNING STUDIES TO IMPLEMENT THE CITY'S HOUSING ELEMENT (CLERK'S FILE NO. 304-7, 406-1)**

The item was pulled from the Consent Calendar for a presentation by staff. Principal Planner Amanda Lee provided a presentation and City Manager Jones and Planning and Community Development Director Karen Brindley were available to answer questions. City Council questions focused on clarification on the rational for various redline changes to the task orders; clarification on why senior housing is included in the scope of services; other uses of the Housing Acceleration Program (HAP) grant outside of the consultant fees associated with the task orders work; clarification that the proposed task order amendments are intended to clarify the scope of services for the California Department of Housing and Community Development (HCD); and City Council desire to defer consideration of the Phase 2 task orders to a future meeting in order to allow the Housing Subcommittee additional time to vet out the proposed actions with staff.

There were no public speakers for this item.

**IT WAS MOVED BY COUNCILMEMBER GAASTERLAND, SECONDED BY DEPUTY MAYOR MARTINEZ TO APPROVE PHASE 1 TASK ORDERS AS FOLLOWS:**

- 1) APPROVE THE AMENDED TASK ORDER AGREEMENT 2021-1 BETWEEN THE CITY AND KMA TO CLARIFY THE THREE SCENARIOS AND ANALYSIS UNDERWAY COVERED BY THE EXISTING AGREEMENT APPLICABLE TO PHASE I FEASIBILITY ASSESSMENTS FOR POTENTIAL AFFORDABLE**

- HOUSING ON PUBLICLY OWNED SITES (AGENDA REPORT ATTACHMENT A).**
- 2) APPROVE TASK ORDER AGREEMENT 2022-1 (AGENDA REPORT ATTACHMENT B) WITH KMA FOR PREPARATION OF SUPPLEMENTAL FINANCIAL ANALYSIS ADDING FOUR SITE SCENARIOS TO THE PHASE I ANALYSIS UNDERWAY (SUPPLEMENTAL PHASE I WORK USING HAP GRANT FUNDS - COMPLETION NO LATER THAN JULY 31, 2022).**
  - 3) APPROVE TASK ORDER AGREEMENT 2022-1 (AGENDA REPORT ATTACHMENT D) WITH SDA FOR SUPPLEMENTAL ARCHITECTURAL WORK INCLUDING THE PREPARATION OF ADDITIONAL EXHIBITS TO REPRESENT THE VISION FOR PRODUCTION OF AFFORDABLE HOUSING ON PUBLICLY OWNED SITES AND DEMONSTRATE SUITABILITY OF THE FAIRGROUNDS SITE TO SUPPORT HOUSING FOR LOW INCOME HOUSEHOLDS (SUPPLEMENTAL PHASE I WORK USING HAP GRANT FUNDS - COMPLETION NO LATER THAN JULY 31, 2022). (VOTE 5-0)**

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

Council consensus was for staff to work with the Housing Subcommittee to bring back the proposed Phase 2 task orders to City Council for consideration at the May 2, 2022, Council meeting.

**COUNCIL MEETING RECESS:**

The City Council took a meeting recess from approximately 6:37 to 6:45 p.m.

**CITY COUNCIL OTHER BUSINESS**

**ITEM 7: UPDATE ON CITY PHASED COVID-19 SAFE REOPENING PLAN (CLERK'S FILE NO. 1104-3)**

An introduction to the item was provided by City Manager Jones. A presentation was provided by Management Analyst/Acting City Clerk Sarah Krietor. City Manager Jones and Public Works Director Joe Bride were available to answer questions.

Council questions and discussion focused on the remote Friday model as it compares to other cities' practices to be closed every Friday or every other Friday; Council desire to have City staff continue to answer the City's main phone lines on Fridays; evaluation of the effectiveness of the City's current telework program; Council desire to resume in-person meetings in September 2022; clarification on the services previously offered in-person at the Public Works administrative offices; whether the City has considered Zoom counter hours for various services; and confirmation that members of the public can receive remote services outside of planning and building counter hours.

There were no public speakers for the item.

Council consensus was to support staff's recommendations related to implementation of Phase 2 of the COVID-19 Safe Reopening Plan with two changes. City Council and other public meeting will

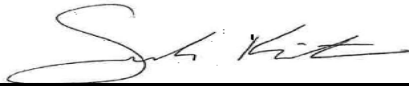
resume in person starting with the September 6, 2022, City Council meeting and staff will be available to answer the City's main phone lines with the remote Friday model.

**REGIONAL ORGANIZATION AND COUNCIL COMMITTEES/SUBCOMMITTEES/COMMUNITY ORGANIZATION REPORTS**

City Council representatives reported on the San Diego Association of Governments (SANDAG), Shoreline Preservation Working Group and San Dieguito River Valley Regional Open Space Park (JPA).

**ADJOURNMENT**

Mayor Worden adjourned the meeting at 7:34 p.m.



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Sarah Krietor, Acting City Clerk