

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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December 4, 2020

Christa Johnson, City Manager
City of Del Mar
1050 Camino Del Mar
Del Mar, CA 92014

RE: Written Findings of Violation of Housing Element Law

Dear Christa Johnson:

Thank you for submitting correspondence regarding the status of the implementation of programs in the 5th Cycle Housing Element on October 20, 2020. Pursuant to Government Code section 65585, subdivision (i), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

On September 30, 2020, HCD found the housing element no longer complied with State Housing Element Law (Article 10.6 of the Gov. Code) due to long passed deadlines regarding zoning actions and the lack of appropriate action at the City's September 8, 2020 City Council meeting. Please see all prior correspondence (enclosed) for additional information. In its September 30, 2020 correspondence, HCD provided a 30-day notice to respond to the out of compliance finding prior to taking action authorized by Government Code section 65585.

HCD has received and reviewed the City's October 20, 2020 correspondence and has determined the City adequately responded to HCD's September 30, 2020 findings. For example, the City's correspondence outlines progress in implementing Programs 2-E, 2-F and, most importantly, Program 2-G. The correspondence also crucially describes all actions are being taken to make the site available for development at appropriate densities, including zoning, land use designation and the local coastal plan. Given the City's commitment and schedule, HCD will not, at this time, take additional actions authorized by Government Code section 65585. However, any deviation, lack of progress or other actions that influence the effective and timely implementation of Program 2-G, including local coastal plans or any impact on the appropriate planning, land use designation and zoning to make the site available for development in the planning period, will trigger an immediate review and potential action by HCD. Finally, the City must report progress in implementation monthly and document actions have been taken to implement Program 2-G prior to April 15, 2021.

HCD appreciates the City's efforts to comply with State Housing Element Law and looks forward to following the City's progress in implementation of the 5th Cycle Housing Element and preparation of the 6th Cycle Housing Element. If you need additional information or technical assistance, please contact Jose Ayala, Housing Policy Analyst, at Jose.Ayala@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Megan Kirkeby". The signature is fluid and cursive, with a small dot at the end.

Megan Kirkeby
Deputy Director