

SPECIAL ISSUE: THE ELECTION

DEL MAR'S COMMUNITY MONTHLY  
NEWS • FEATURES • OPINION

Volume 22 Number 7

September 2018

# SANDPIPER

## ELECTION ISSUES

Bud Emerson | Klish Way

The Del Mar November election ballot is set. We have four City Council candidates for two seats:

- Dwight Worden, incumbent mayor, environmental and municipal attorney
- Brian Fletcher, businessman
- Terry Gaasterland, professor, scientist, entrepreneur
- Dan Quirk, businessman, investment advisor

We have asked each of them to author in this issue a short statement introducing themselves to voters. We will ask each of them to give short answers to a series of issue questions in our next issue. The Sandpiper will not publish any additional campaign statements from them or supporters.

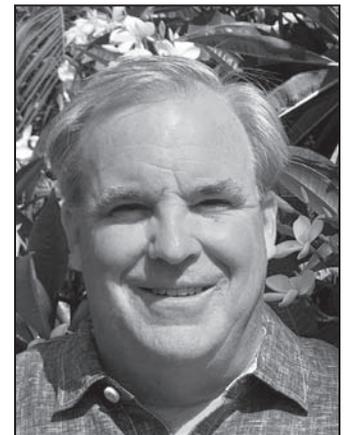
There are many important issues to be discussed and debated in this election, hopefully with positive energy and civility. We trust the candidates will address at least the following issues:

- short term rentals
- sea level rise
- design review guidelines
- utility undergrounding
- Shores Park development
- streetscape implementation
- public safety (law enforcement and fire safety)
- beach access and preservation
- fairgrounds activity
- affordable housing
- development proposals (941, Watermark, Del Mar Resort)
- traffic
- downtown revitalization
- city finances
- open space and environmental protection
- sustainability
- San Onofre nuclear waste ■

## DEL MAR CITY COUNCIL THE CANDIDATES



Dwight Worden



Brian Fletcher



Dan Quirk



Terry Gaasterland

Meet the Candidates *pages 6-7*

Del Mar Votes Differently *page 7*

Partisan Patterns *last page*

## GRASSROOTS POWER

**K**udos to the parents and citizens who organized a grassroots movement to challenge the board of the Del Mar Union School District. The primary issue at stake was the proposed closing of the Del Mar Hills school (see page 16 for a full discussion of the issues by Tom Sohn).

What was impressive was the speed and focus of the activists. Numbers matter—they were able to round up petition names and warm bodies in the hundreds in record time. The message matters—they combined hard facts with pedagogical logic. The tenor matters—they articulated rationally as well as passionately. Focus matters—they targeted their audience, they set clear goals, they laid out consequences, and most of all they persisted. They won! It was textbook community activism.

Let's give a little credit to the board members who did not dig in but were able to execute a rather dramatic u-turn to achieve community consensus. And it was a unanimous decision.

Now comes the hard part, how to finance the final decision, which includes some big ticket items such as adding a 9th

school in the Pacific Highlands Ranch, rebuilding the Del Mar Heights school, and modernizing the Del Mar Hills school. We trust that the grassroots organization will swing into action to galvanize voter support for the school bond which will appear on our November ballots. ■

## FIRST NOTES AT TOWN HALL

Thursday, July 26, 2018,

Presented by the Del Mar Foundation.

Photos Bill Morris



*The Eve Selis Band. from left: Marc Intravaia, Larry Grano, Eve Selis, and Rick Nash.*



*Trey Hensley (guitar) and Rob Ickes (dobro).*



The Sandpiper is published by the Del Mar Community Alliance, a 501(C)(4) non-profit. Its purpose is to advocate the Del Mar Community Plan, to foster informed public and government decision-making regarding issues affecting the community of the City of Del Mar, and to encourage a social and political climate favorable to the protection of the community character of the City of Del Mar and its environs.

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## LETTERS TO THE EDITOR

- The Sandpiper welcomes readers' letters and articles.
- Material submitted must include the writer's name, street address, and phone number, and should not exceed 400 words.
- Material selected to be published may be edited or shortened.

Contact us via e-mail or post at:

The Sandpiper, Box 2177, Del Mar, CA 92014  
editor@delmarsandpiper.org

## Our Vanishing Canopy - *follow up from June Sandpiper*

A tree's life and limbs are assessed in Del Mar by the Planning Department and, if appropriate, the Design Review Board once a tree removal permit (TRP) is applied for. While an aged out and/or diseased tree that poses a hazard should be removed, a healthy tree can qualify for the chain saw because of minor infringements: if it is within 12 feet of a property (City of Del Mar Tree Ordinance Section 23.050.050), or might interfere with paving, or has an accumulation of dead branches that could pose a potential problem because it has not been "well maintained." It may be time to reconsider such minor offenses. Alternatives: a tree can be trimmed. A wood or trex deck can bridge over root systems in place of asphalt or concrete. Anticipate space: allow a new tree room to branch out.

## Plaza Space Revival

On Aug. 22, the Design Review Board approved two changes designed to revive the restaurant space in the Del Mar Plaza originally occupied by Epazote. The boxy, plastic-encased patio enclosure will be replaced by a multi-tiered patio cover, with the center section at the same height as the current enclosure, and the section on each side four feet lower. The patio sides will be at least 60% open, restoring the space to an outdoor terrace. The walkway that currently separates the main restaurant space from the terrace will be enclosed to become part of the restaurant, adding 565 sq. ft to the restaurant, which complies with the Plaza Specific Plan's designated maximum restaurant square footage. Owners Marc and Patty Bruten have said the disjunct space (with a bridge connecting the restaurant's main space and terrace) is a deal killer in their efforts to land the high-quality restaurant they want for this space. With an open terrace, attractive patio cover, and larger, connected restaurant space, this key Plaza space may once again become a vital part of our community.

## \$treetscape Timing

In July as the City Budget was being approved for Fiscal years 2019 and 2020, Council also learned that the estimated cost of Streetscape (9th Street to 15th Street along Camino Del Mar) had increased to \$7 million. Council asked Staff to return at a September Council meeting with a more definitive estimate of what Streetscape will cost, when it can be completed and how the City will pay for the project.

As part of its 2019 and 2020 Budget recommendation the Finance Committee recommended that the City use the money already earmarked in the CIP for Streetscape in the amount of \$1.4 million plus the available Measure Q Reserves in the amount of \$3 million and finally the City should only incur debt for the project if absolutely necessary. The key variable will be the timing of the project which will either be completed in Fiscal 2019 ending on June 30, 2019 or it could possibly spill over into Fiscal 2020. If the project falls into fiscal 2020, there will be

additional \$2 million in Measure Q revenues that become available.

Hopefully the cost and timing will be clarified at the September Council meeting so that the funding decisions can be concluded."

## Oven Offerings

Del Mar's new bakery & cafe, the Patisserie Del Mar, beckons with freshly baked croissants, elegant French pastries and desserts. The current hours are 8:00 AM-2:00 PM Wednesday through Sunday at 915 Camino Del Mar (between 9th and 10th Street) where the glass-fronted kitchen is on view. Proprietors Tim and Heidi Brock bring their aesthetic of using all organic ingredients that they established at Darshan Bakery in Encinitas. They serve coffee from Intelligentsia and teas. Chai tea is a specialty.

Soon they will expand their offerings to croissant and focaccia sandwiches and their hours to 7AM-4 PM, Tuesday-Sunday. The official Grand Opening is Wednesday, September 5th. All are welcome.

## Horse Sense



*Looking to be adopted.  
Photo Julie Maxey-Allison.*

"Gold Coast," the life-sized statue of a sparkling gold horse now standing at the Jimmy Durante Roundabout will stay in place through Del Mar's Racing Season. However, at the season's end, "Goldie" will be looking for a new, stable, home.

## Paws Laws

City Council will decide on possible new leash laws for dogs at the September 4th meeting. If approved, dogs will be allowed to run free on the beach between 25th and 29th streets before 8 AM from

the day after Labor Day through June 15 and on the North Beach – between 29th Street and the Solana Beach border – from dawn to 8:00 a.m. year-round beginning October 4. Note: off-leash dogs must be under the immediate voice control of their owners.

## Scratch Scratch

As a consequence of our high tides and this summer's heat, a new visitor has landed, the black salt marsh mosquito. As the tides recede from new heights the leftover warm water pools are perfect for breeding mosquitos. These are not the large, plump ones of the past. Small but effective, they like to attack during the day. Perhaps these tiny troops will, like Napoleon, be defeated. The county is contemplating spraying larvicide.

Meanwhile, to protect yourself, clear standing water where possible, in pet bowls, bird baths, beneath potted plants. Wear clothing that covers your arms and legs and bug spray. And/or get a mosquito zapper. ■



## THE PICNIC RETURNS!

Bob Gans, President of Del Mar Foundation

There may not be a chill in the air, but the horses are leaving, the tourists have left, and the kids are back to school. All of that can mean only one thing: It's time for the Del Mar Foundation's Third Annual Picnic at Powerhouse Park! This year's celebration of all things Del Mar will be on Sunday, September 23, from noon to 4 p.m., and it promises to be the best picnic yet. We'll have music by the band Bucket Ruckus, old-fashioned lawn games, face painting, an all-star chess challenge, and a beer garden sponsored by Viewpoint Brewing Co. Since it's an election year, we may even take a page out of the Iowa State Fair handbook and host some brief appearances by each of the City Council candidates. And, of course, the Picnic will feature displays from many of Del Mar's valued non-profit organizations, including Community Connections, the Historical Society, CERT, Friends of the Powerhouse, Friends of the Library, the Garden Club, the Rose Society, the Sustainability Advisory Board, and more.

Once again, the Foundation's Vice President and Special Events Chair, Sandra Hoyle, is in charge of all the fun: "The picnic has been a huge success over the past two years, and we're hoping to build on its popularity this year. It offers something for every segment of our community, whether you're age 3 or 93! The picnic also provides a great opportunity to see all of the great work that Del Mar's non-profits accomplish, much of which is funded with grants from the Foundation. It's just a great time to get together with family and friends and relax by the ocean on a beautiful autumn afternoon."

More details regarding the picnic will be coming out as the date approaches, so be sure to check out our website ([delmarfoundation.org](http://delmarfoundation.org)), and follow us on Facebook (@delmarfoundation) for more information. We're looking forward to seeing everyone on September 23.

## GRIDLOCK GRIEF

Clem Brown, Special Project Manager for the City of Del Mar

"Worst year ever" is how some residents described traffic congestion during the 2018 San Diego County Fair.

During a presentation to the City Council last month, fairgrounds officials agreed that traffic was a problem and noted that the worst days were clustered toward the end of the 26-day run.

What made those bad traffic days as bad as they were?

A number of factors, Katie Mueller, the fairgrounds' chief operating officer, told the City Council. She reported that since 2012, the fairgrounds has lost 1,735 spaces to the San Dieguito River wetlands restoration. The fairgrounds' top five days for traffic complaints were June 24, 29 and 30 and July 1 and 4 when attendance increased during the fair's final stretch, with 32 percent of total attendance logged during the last seven days. Those were also the highest-volume days for on-site parking and shuttling from off-site lots at Horsepark, MiraCosta College, Torrey Pines and Canyon Crest Academy high schools. Mueller estimated that during this year's fair, off-site lots diverted 83,000 vehicles from surface streets and the main parking lots. In addition, from June 29 through July 2, the Surf Cup soccer tournament was played on the fields at Via de la Valle and El Camino Real bringing in over 900 more cars per day and the great weather drew great numbers of people – and their automobiles – to Del Mar's beaches.

Further complications: Construction on Interstate 5 created cut-through traffic and caused further delays, Mueller said. She blamed other delays on increased in-and-out traffic from ride-sharing services and the Waze app for adding to an increase in cut through traffic.

City Council members, in turn, asked fairgrounds representatives to do more to alert attendees when the main lots are full and to direct traffic to off-site lots. That effort could require lobbying CalTrans to provide more message signs along the freeway. Council members also asked for the fairgrounds' leadership to improve communications with front-line traffic controllers to balance the movement of through-traffic with that of vehicles exiting the parking lots.

The roundabout on Jimmy Durante Boulevard at San Dieguito Drive is not contributing to congestion, city officials said, adding that gridlock would persist at the intersection even if it were controlled by signals, a stop sign or nothing at all.

Public safety representatives said protocols are in place so emergency vehicles can respond to calls when traffic is heavy.

The fairgrounds' presentation on traffic concerns →

# COMMENTARY

## GUN SHOW NO

Rose Ann Sharp | Crest Road

**O**n Tuesday, September 11 at 10:00 AM the renewal of the gun shows contract is on the agenda of the Board of Directors of the Del Mar Fairgrounds. The time for them to get it right is closing in on them and all of us.

Will you be present to help us tell the Fair Board that you do not want the state to profit from the proliferation of gun and ammunition sales? The last time gun shows were on the agenda, we were outnumbered by the NRA. Now the NRA attends our school board meetings to restrict gun safety resolutions and instill arms training for students and teachers. This is no longer just about gun shows; this is about the community that we want for our children and ourselves.

How will the Fair Board act? This summer, the Board insisted on more protections at gun shows: metal detectors and more police to protect our demonstrations. This proves they understand the risk they are bringing into our community: 13,000 guns sold a year; criminal thefts from the gun shows and inculcating gun glorification in the next generation.

Will the Fair Board overlook the fact that the operators of the Del Mar gun shows are felons convicted of Federal Firearms Violations? Will they not hear the many students who have appeared before them all summer asking: why aren't the adults doing anything? Why does the Fairgrounds subsidize these shows when there are over 50 gun stores in the County? Is Gavin Newsom right: supporting gun shows is putting guns ahead of the lives of our citizens?

Gavin Newsom asked the Fairboard to end gun shows. He is likely the next governor. Will the Board wait to act until he is elected? Will the state legislature have to do the job the Fair Board is appointed to do? The largest mass shooting in US history was traced to Crossroads Phoenix and Las Vegas gun shows; the same organizer Del Mar has. Shouldn't Crossroads' coverup of their Federal Firearms violations for 30 years be enough to break the Board's trust? Enough is enough.

We all remember the terrorism of September 11. On this date, let's stop this avenue that fuels domestic terrorism. Join us to demand a Fair Board that exhibits courage and leadership on September 11 at 10:00 AM at the Fairgrounds. Free parking and look for our orange balloons to join us. ■

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can be viewed here: <https://www.delmar.ca.us/DocumentCenter/View/3695/Item-11---2018-San-Diego-County-Fair-Traffic-Concerns-1> ■



**Del Mar Community Connections**  
Supporting and Serving Seniors

## SEPTEMBER

Ashley Simpkins, Assistant Program Director

### *Tickets on Sale: DMCC 18th Annual Benefit Gala*

At Last! This year's Gala is set to take place on October 6, 2018, at Del Mar's brand new and long-awaited Civic Center. Under committee chairs Don Mosier and Ann Feeney, we're planning a gourmet dinner, live music from a 5-piece band, dancing, a live auction with one-of-a-kind prizes, and a chance to reconnect with old friends. Inspired by the environmentally-friendly features of the civic center, the decorations and table settings are all being designed with an eye on sustainability. Tickets are now on sale; contact our office if you haven't purchased yours yet!

### *New DMCC Board President*



*Terry Kopanski.*

DMCC's Board of Directors is comprised of volunteers enthusiastic about helping seniors age independently at home. We have a new president for the 2018/2019 fiscal year in Terry Kopanski, a retired lawyer who has served as Chair of the Del Mar San Dieguito Lagoon Committee, liaison to the Joint Powers Authority, and served on the Del Mar Trees and Scenic Views Board and the Board of The

Friends of the Del Mar Library. Terry served as the DMCC Board Vice President for the 2017/2018 fiscal year. (See Terry's profile on page 12.)

### *New Members of the DMCC Board of Directors*

Joining the DMCC board for the first time in 2018/2019 are Tema Halpern and Sheila Sharpe. Tema has been involved with Newcomers Club of San Dieguito and served as president,

and has worked on the Hospitality Committee of the Del Mar Foundation. Sheila is a licensed clinical psychologist practicing in La Jolla, has served



on the Board of the San Diego Psychoanalytic Center, the steering committee of the Psychoanalytic Psychotherapy Training Program, the DMCC Salon Committee, and is working with NeverAgain.

(L) Halpern, (R) Sharpe

### *For more information...*

Please contact the DMCC office at (858) 792-7565 or [dmcc@dmcc.cc](mailto:dmcc@dmcc.cc) for more information on these programs, or to join our mailing list.

### BRIAN FLETCHER

**A**s a life-long resident of Del Mar, I am running for City Council to preserve our community and prepare for our future. I want to give voice to our residents and provide common sense solutions for the many challenges we currently face.

I treasure Del Mar. My great-grandfather, Col. Ed Fletcher, developed it over a century ago. He carefully laid out our hillside streets and lots to maximize the views we enjoy today.

Now, we are at a crossroads. The charter amendment on November's ballot could eliminate fundamental protections for our community, at a time when the City Council is considering rezoning the oceanfront North Bluff overlooking Dog Beach from low-density residential to high-density commercial. I support a more cautious approach and public vote on zoning changes that conflict with our voter-approved Community Plan. I won't vote for zoning/ordinance changes that unfairly renders an existing homeowner's property non-conforming, which is why I oppose Measure R.

I seek cost-effective solutions such as Neighborhood Watch programs, working more effectively with the sheriff and expediting the undergrounding of dangerous power lines. As a victim of the 2014 Poinsettia wildfire, I am committed to fire prevention and safety.

As a licensed dive master, beekeeper and San Diego Botanical Garden's volunteer, I am very environmentally aware. My public health priority is fixing our community's drainage which is contributing to this summer's mosquito infestation and the recent 50-foot bluff failure by 11th Street. Public safety demands removing the train from our crumbling bluffs.

As an avid surfer, I am dedicated to preserving our eroding beaches utilizing adaptation strategies, including sand replenishment. I will protect the 600 North Beach residences and businesses worth \$1.5 billion, a significant part of our tax base.

I pledge to listen to all points of view. I welcome your insights at [fletcher4delmar@gmail.com](mailto:fletcher4delmar@gmail.com). ▣

### TERRY GAASTERLAND

**I** have spent my life trying to improve the lives of people who need it most. I am a scientist and professor of computational genomics. My lab builds computer tools to read DNA and understand disease risk.

I am dedicated to serving the community of Del Mar. As a 15-year resident, I have served as the City's Finance Committee Chair, the Sea Level Rise Advisory Committee Chair (STAC), and member of the Design Review Board. I

*Terry Gaasterland continued*

understand our city's dynamics, from lagoon to beach to hillside. I have experience tackling our city's biggest issues, whether it's the budget, land development, or fire and safety hazards.

I am running for City Council because I want to be a part of shaping Del Mar's future and bring back a level of openness and respect that has been missing from City Hall. I will listen to all sides of an issue before deciding how to vote and strive to arrive at fair decisions that put our Residents First.

One of my priorities is to protect the unique and special character of Del Mar. I support Local Control and will follow our Community Plan when deciding Land Use issues. Utility undergrounding is an immediate priority for Measure Q funds. We must complete Streetscape and establish plans for Shores Park. We need a financial plan for annual beach sand replenishment.

Protecting the safety of our community is also extremely important. I will work toward enhanced Sheriff services and improved response times. We need a fire protection plan for Crest Canyon and our hillside neighborhoods. And we need safe access to our bluffs and beach.

As a member of our City Council, I promise to keep my door open and listen respectfully as I strive to do my best for Del Mar. Join me and learn more about my vision for Del Mar at <https://tgfordelmar.com> ▣

### DAN QUIRK

**I**t's an honor to be running for City Council. My wife, Brie, and I first moved to Del Mar in 2010 and bought our house on 23rd Street in 2013. We feel blessed to live here and plan to stay for the rest of our lives. This is home. I first became involved in Del Mar civic life through working on the finance committee, and then through leading the successful 2016 campaign for Measure Q, which will generate \$2 million per year in revenue to fund key infrastructure projects. Given the enthusiastic community support for the measure, I expected we would be burying utility powerlines by summer 2017. But that hasn't happened. In nearly two years, very little has happened. As I watched the lack of progress, I became very interested in learning about how our City government actually operates. It's both fascinating and perplexing. I have a great amount of respect for City Council, City staff, and my fellow residents and volunteers. We all work hard and do what we believe to be in the best interests of the City, but I do believe I can bring goodwill, enthusiasm, common sense, and fresh ideas that can improve City efficiency, create win-win solutions, and increase resident satisfaction. My vision is that we all come together to make Del Mar the most

*Dan Quirk continued*

beautiful and best run small town on the planet.

I have listed all of my positions and ideas in writing on my campaign website [www.danquirkdelmar2018.com](http://www.danquirkdelmar2018.com), including on powerlines, affordable housing, short-term rentals, beach clean-ups, schools, online resident surveys, managed retreat, traffic, parking, dogs, development projects, and revitalizing downtown. I believe that elected leaders should take educated and clear positions on the major issues that impact our City, and then decisively move to take action. Thank you! ■

## DWIGHT WORDEN

**M**y roots in Del Mar are deep, reflecting decades of work protecting Del Mar as a special place to live. As a Del Mar resident since 1981, former City Attorney, city committee and nonprofit volunteer, lawyer, and most recently as your councilmember and Mayor, I have championed resident priorities: honoring our Community Plan; lagoon restoration; a public vote on major downtown developments; downtown vibrancy; protecting our environment and open space; and removal of stored nuclear waste from San Onofre. I authored the Beach Preservation Initiative (BPI) which has protected our most valuable environmental asset for three decades. I support and am committed to our Climate Action Plan.

I have a proven track record finding practical solutions while respecting divergent viewpoints. I championed short term rental regulations that allow unlimited STRs in visitor zones and limited STR uses in residential zones to protect residential neighborhoods; improving our DRB process; completing our Civic Center on time and on budget; implementing streetscape; a balanced budget and strong financial condition; and fostering civility and respect in our decision-making.

My priorities include: Shores Park; safe, legal beach access across the tracks and ultimate removal of the tracks from the bluff; responsibly addressing sea level rise; fostering sustainability; mitigating fairgrounds impacts including traffic; meeting affordable housing mandates consistent with community goals; maintaining infrastructure through street paving and the like; and strong public participation in review of major development projects. I bring a “deep dive” approach to complex issues, will listen to all viewpoints, and remain committed to preserving the special residential character of our neighborhoods in everything we do.

I ask for your vote. In turn, I pledge to listen, be civil to all, and work hard for Del Mar every day of the four year term you entrust to me. ■

## DEL MAR VOTES DIFFERENTLY

Dave Druker | 10th Street

**I**n the June primary Del Mar voters pretty much followed the same voting patterns both in the county and state, with a few exceptions:

- 1) We voted more for Gavin Newsom for Governor, Del Mar 44%, County 30.5 and State – 33.7.
- 2) We voted more for Alex Padilla for Secretary of State – 59.3, 47.5 and 52.6
- 3) We voted more for Dianne Feinstein for US Senator – 59.7, 42.4 and 44.2
- 4) For the 49th Congressional District we voted more for Doug Applegate than Sara Jacobs and more for Mike Levin than Diane Harkey.
- 5) For Superior Court Office No. 37 we voted for Matt Brower rather than Gary Kreep
- 6) For Superintendent of Schools we voted more for Tony Thurmond than Marshall Tuck.

As the registration in Del Mar is more Democratic than Republican or No Preferred Party, we always tend to vote more “liberally” than the county.

Finally, the primary results in the county of Del Mar did not seem to be affected much by the open primary system, except for Assembly District 76 where two Democrats – Elizabeth Warren and Tasha Boerner-Horvath will face each other in the general election. The 76th District has been a Republican district for years and was most recently represented by Rocky Chavez. ■

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## BY THE WAY

### 941 Yes or No

On the November ballot will be a “specific plan” for the future development of 941 Camino Del Mar (formerly Garden project site, also former gas station site). This is a stand-alone regulatory and policy document, not a particular building or site design.

Meanwhile a mixed-use development has been reviewed and conditionally approved by the Design Review Board.

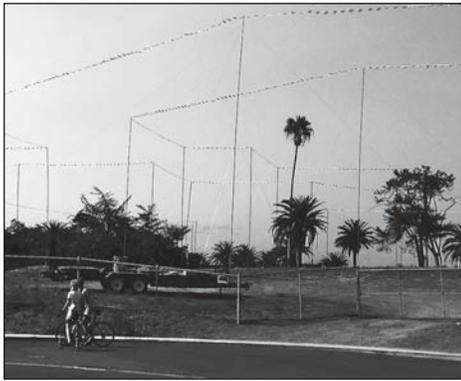
If the voters approve the specific plan and the City Council approves, this development will allow the construction of a new, two-story mixed-use structure to include eight residential units (including two to be designated as “affordable”) and 4,398 square feet of commercial space. ■

# RESORTING ON THE BLUFF

Ann Gardner | Via Latina

In late 2017 City Council gave Del Mar Resort developers the go-ahead to prepare a “Specific Plan” for a resort complex on 16 acres of bluff top land at the southwest corner of Via de la Valle and Camino del Mar. A Specific Plan allows a project to exceed zoning requirements if the public benefits outweigh, for instance, the impact of buildings exceeding the size and height allowed by the existing zone. The proposed Resort site is currently zoned residential; the proposed “rezone” is Visitor/Commercial.

Del Mar requires applicants to gather citizens’ feedback on



Story poles. Photo Ann Gardner.

new development prior to a formal submittal to the City. “Resort Del Mar” scheduled many neighborhood sessions, sometimes four in a week usually at Powerhouse Park and especially well attended after the story poles went up. We attended

an informational session held on a Saturday morning at the Plaza.

The presentation emphasized the Resort was “a resort for everybody.” They highlighted the resort as open to the whole community with four restaurants ranging from an informal street side café to the more expensive bluff top dining experience, a public trail around the property and public parking. And, the speaker added, with the goal of reflecting the natural, open space character of our beachside community. Perhaps the most convincing benefit in the eyes of some, was the expected \$8 million going to the City of Del Mar annually, mostly in Transit Occupancy Tax and an estimated 40% increase in the City’s current revenue stream.

Reaction of those attending was mixed. Residents from the adjacent condominiums and Solana Beach hillside north of Via de la Valle were adamant the increase in traffic would worsen “already clogged” Via de la Valle and Camino del Mar, and the four-story buildings would have a negative impact on the existing views. The project’s traffic engineer tried to assure them that there would be traffic increases of only 1 to 2% on Camino del Mar and 8 to 9% on Via de la Valle. There were several comments emphasizing the importance of keeping the Bluff Preserve, adjacent to the property, in its current untrammelled condition and setting

*continued on page 11*

# BLUFF PRESERVE

## ORIGINS AND PROMISES

Claire McGreal, Member, Parks & Recreation Committee

After receiving a presentation by Del Mar Resort representatives at its August 8 meeting, the Parks & Recreation committee unanimously voted to “strongly urge the City Council to require the developers to create reasonable setbacks from the Preserve, and that such setbacks be commensurate with the height of the abutting structures, such that the higher the building, the deeper (larger) the setback.”

This article explains the origin of Scripps Preserve, a city park at the southern end of north bluff above “dog beach,” and promises made by the City over the years that may impact development and uses of the bluff property. In addition to Scripps Preserve, there are 3 private lots on the bluff: the old Woodward estate, and 2 other lots. The Resort has options to purchase the 3 private lots for development, if it receives the necessary City approvals and permits.

In 1971 the City of Del Mar accepted a \$250,000 donation from James Scripps on behalf of the Scripps Foundation to purchase 4.33 acres of the southern-most portion of the bluffs at the north end of town above North Beach. The City’s intent was to use the land as a “park preserve” with access “only from the southerly or southeasterly portion of said park preserve.” No vehicular traffic, playground or picnic equipment or any other installations were to be allowed in the park preserve. (1971 Resolution 624)

At the same time, Helen Woodward purchased the adjoining 4.33 acres to the north of the preserve to build a home. The Woodward property was referred to as the “Residence Preserve”. In July 1971 the City and Woodward entered into a “Declaration of Restrictions” “to plan for the protection, improvement, and development of the Residence and Park Preserves, and...fix the general restrictions, conditions, covenants and provisions...” (1971 Declaration of Restrictions)

The 1971 Declaration placed restrictions on the Woodward “Residence Reserve” which “... shall be used for no purpose other than the erection and construction thereon and occupancy thereof of single family private residences, together with the customary outbuildings, servants quarters and garages appurtenant thereto.” (Emphasis added). (1971 Declaration, I. A.)

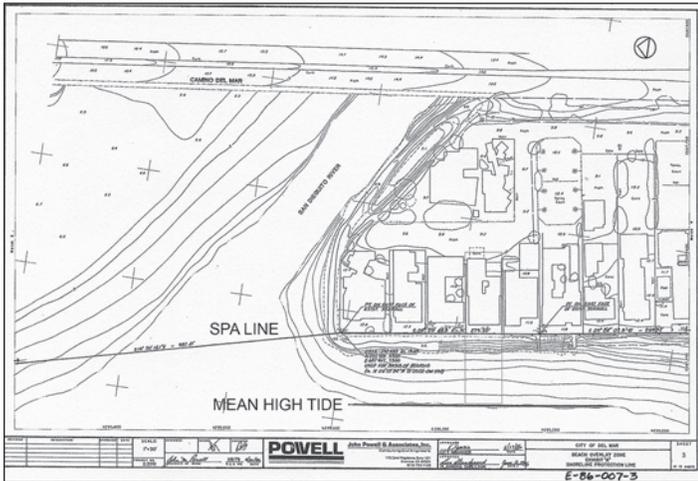
Sometime prior to 2018 Zephyr Partners and The Robert Green Company (together referred to as “developer”) obtained options to purchase the three private lots on the north bluff, including what had been the Woodward property. The developer seeks approval of a Specific Plan from the City of Del Mar to develop the three private lots on

*continued on page 11*

## LINES IN THE SAND

Don Mosier | Rimini Road

On August 6th the City Council voted to place the Initiative Petition “Amending Development Regulations for Beachfront Properties” on the November ballot to decide if the westerly property line of many beach front residences are defined by Mean High Tide or the Shoreline Protection Area (SPA) line. The SPA was adopted by the voters in 1988 to regulate uses on the beach such as seawalls and emergency structures while protecting public access. The petition asks that the SPA be used as the property line. The illustration below shows these two lines that define the western edge of beachfront properties, for instance, for the Sandy Lane area just south of the San Dieguito River mouth.



Source City of Del Mar

For beachfront properties between 18th and 29th Street, the western property lines and the SPA line are the same, and these lots would not be affected by the proposed initiative language. However, 15 properties north of 29th Street would see their buildable property area reduced by up to 50% if the initiative passes because the allowable floor area ratio (FAR) would be calculated using the SPA line as the western property boundary rather than the mean high tide line specified in the property title. This is because the historic mean high tide line is much further west than the SPA line. If FAR is calculated excluding any area west of the SPA line, the impact would be that any new or greater than 50% remodeled home would be substantially smaller than the current residences. Other impacted properties include 4 in the North Beach R1-40 zone, and 5 properties south of 18th Street including the Del Mar Hotel, and the Poseidon and Jakes restaurants.

The report to City Council that preceded the vote to place the initiative on the ballot listed several legal and planning concerns including taking of private property, unequal treatment of development rights, unintentional creation of non-conforming properties, impacts on properties →

## NUKE NERVOUSNESS

Don Mosier | Rimini Road

Two recent events highlighted the ongoing safety concerns at San Onofre Nuclear Generating Station (SONGS) as the highly radioactive and (literally) hot fuel assemblies are transferred from the cooling pond to the stainless steel Holtec canisters used for dry storage. KPBS interviewed local experts and former Nuclear Regulation Commission (NRC) Chairman Greg Jaczko who voiced their concerns about the reliability of the Holtec canisters, the inability to monitor for temperature or radiation leaks, and the low probability of the canisters ever moving to another site. The canisters are being installed vertically into concrete pads with the bottom just above the current mean high tide level. The harsh marine environment and predicted sea level rise pose challenges to maintaining safe radioactive containment in all 73 canisters when the transfer from the cooling pool is completed next year.

However, a nearly disastrous accident on August 3rd was revealed by a contract employee at the August meeting of the Citizen Engagement Panel appointed by Southern California Edison (SCE). The attachment between the spent fuel assembly and the crane lifting it into the storage canister was misaligned, resulting in the assembly being wedged into the canister with only a ¼-inch ledge keeping it from dropping 18 feet. The worker, identified by the San Diego Union Tribune as David Fritch working with the federal Occupational Safety and Health Administration (OSHA), cited poor training and high worker turnover as contributing factors. SCE, NRC and Holtec deny that the accident posed a high risk of radiation release, but nonetheless pledged to increase safety training. This accident and an earlier one involving the failure of a steel pin used in lifting a storage canister, were not reported to the NRC as required until after the OSHA contractor made his public disclosure.

SONGS had the worst safety record of any nuclear power plant in the U.S. when it stopped generation in 2012. The current decommissioning process involves less oversight by the NRC, fewer safety controls, and no emergency evacuation plan. Three and half million pounds of highly radioactive spent fuel rods will be stored there, and, if Greg Jaczko is right, this will be their final resting place. ■

not located on the beachfront, and potential loss of revenues from reduced property taxes. While the council discussed the issue of asking a judge for mandatory relief because of concerns about the legality of the initiative, the final decision was to let the citizens of Del Mar debate and decide the issue. All four council members present (Ellie Haviland was absent) expressed their opposition to the measure, but the California Election Code offered few choices but to place the initiative on the ballot once 313 registered Del Mar voters were confirmed to have signed the petition. ■

## BLUFF PATCH

Julie Maxey-Allison | 10th Street

The cliff collapse at 11th Street August 22 brings new attention to the inevitable receding and undercutting of our beachfront sandstone walls. This time no one was injured. But, with higher and harsher tides hitting the cliff foots and continued train crossings on top, our crumbling cliffs and falling rocks are a constant potential danger to those walking above and those below at the beach. Del Mar has a history of bluff failures going back over many years. Take care.



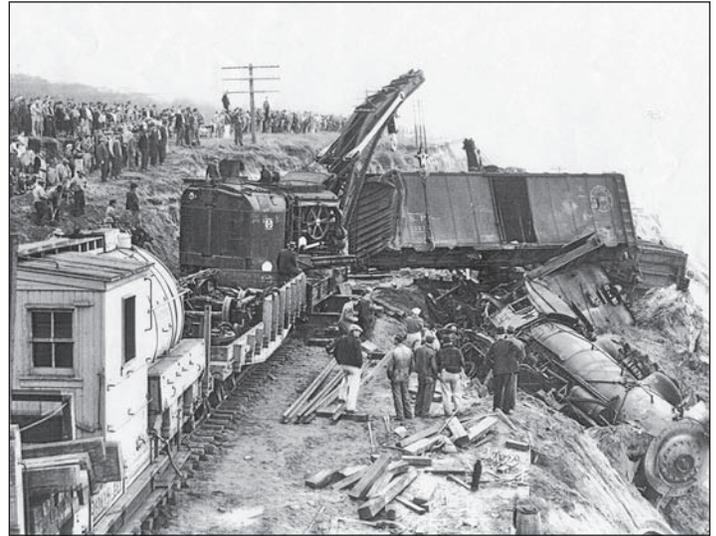
2018

*Wednesday, August 22. The collapse of a roughly 50-foot-wide section of sandstone cliff onto the beach near the western terminus of 11th Street in Del Mar shortly before 3 p.m. Photo Tom McGreal.*

Meanwhile, efforts to shore up tattered territories, within the rail road right of way, on our beach and cliffs, are in place. SANDAG is planning to complete phase 4 of their ongoing stabilization process that was introduced in 2009. Representative Patricia McCool outlined SANDAG's plans to reinforce and clean up problematic areas on 1.6 →

## TRAIN WRECK IN HISTORY

Text quoted from Del Mar Reflections by Bill Arballo, page 25, Del Mar Media Group 200



1940

*Train wreck at 9th and 10th Streets, December 31, 1940. Courtesy Del Mar Historical Society.*

On New Year's Eve in 1940, residents were in a festive mood and there were parties everywhere.

"It had rained for several days, and the ground was soaked.

"Shortly after 8 p.m., a passenger train passed through the village heading south. Less than 45 minutes later, a northbound freight train plunged down a 65-foot embankment when a bluff collapsed at the foot of Ninth [sic] Street [probably closer to 8th St]. [...]

"By mid-morning, Ninth [sic] and 10th streets were crammed with onlookers, and not long afterward, there were hot dog wagons, popcorn vendors and souvenir hawkers at the scene.

"The carnival atmosphere prevailed for several days until giant cranes were able to remove the locomotive and freight cars." ■

miles between Coast Boulevard and Torrey Pines State Beach for the Design Review Board.

The eight sites on their list are at sand level and on the upper cliffs.

At the sand level moving south of the Beach Safety Center: The storm drain head well will be replaced with a new one and the storm chute will be shored up from below with a new concrete base. The three timber retaining walls will be reinforced with additional galvanized steel →

# COASTAL RESILIENCY

Amanda Lee, Principal Planner City of Del Mar

The Planning Commission hearing for a Local Coastal Program Amendment dealing with coastal resiliency and sea level rise will resume on September 11. Then on October 1, the City Council will consider whether to adopt the proposed Local Coastal Program Amendments (Adaptation Plan, LCP Land Use Plan, and LCP Implementing Ordinances). At the same time the City Council will also be asked whether to direct staff to prepare and process a Community Plan Amendment to explicitly reference the Del Mar Adaptation Plan and San Diego County Multi-Jurisdictional Hazard Mitigation Plan. Planned retreat (to move existing neighborhoods away from hazards as requested by the Coastal Commission) is not part of the City's adaptation strategy because it was determined not necessary or feasible.

Since 2015 Del Mar has been actively planning to protect its beach, coastal bluffs, and environmental resources in areas that are vulnerable to storms, flooding, erosion, and projected sea level rise. On May 21, 2018, the City Council approved an Adaptation Plan with measures to address the identified hazards, which included priorities to implement various beach nourishment and flood management projects and programs. Instead of Planned Retreat, a Sediment Management Plan and Wetland Habitat Assessment were prepared to identify how best to preserve Del Mar's existing beach and plan for the effects of saltwater intrusion into

*continued on page 13*

## BLUFF PATCH

*continued from page 10*

supports to strengthen the rusty ones that will remain as anchors. Those non-functioning white pipes poking out of the bluffs, known to SANDAG as "hydro augers," will be removed. Above on the cliffs: south to north: the slope erosion at Anderson Canyon will be refilled and repaired as will the slope failure and drain at 7th Street. The drainage channel will be repaired as will the decomposed granite path from 6th-8th Street. The wall that has pretty much disappeared at 10th Street will be rebuilt.

While this was a courtesy report—the area to be worked on is controlled by the rail road—McCool explained the proposed work in detail, showed photos of the sections to be renovated, listened to comment and answered questions. All agreed that repairs will, when possible, blend into the cliffs/bluffs.

This work is scheduled to begin in December. The funding in place is coming primarily from the Statewide Transportation Improvement Program and FTA Grant monies at an estimated the cost of \$3.1 million. Additional funds will be needed to continue the work to stabilize and to preserve the track-bed support over the next 20 years. For more information Visit [KeepSanDiegoMoving.com/Lossan/Lossan-del-mar-bluffs](http://KeepSanDiegoMoving.com/Lossan/Lossan-del-mar-bluffs). ■

# RESORTING ON THE BLUFF

*continued from page 8*

resort buildings back from the Preserve boundary. One couple said they were delighted with the plan and asked to be put on a list to purchase one of the proposed 76 villas. Another said he was reassured by the traffic engineer's analysis and the scheduled geotechnical study aimed at assuring bluff stability.

Other clarifications came up during the question and answer period: although grounds are open to the public, the three swimming pools are limited to use by Resort guests and Villa residents only; the public parking is paid parking similar to the L'Auberge Hotel's underground parking; the average room rate for the 252 hotel rooms is \$700/day; Villa owners can rent out their properties through the resort on a short term basis and will not be subject to Del Mar short term rental restrictions; the 15 affordable units are rentals only and cannot be rented out on a short term basis.

Feedback collected at the neighborhood sessions were to be considered by the developer when preliminary drawings were presented at the more formal Citizen Participation workshop on August 27. An Environmental Impact Report (EIR) that will focus on probable environmental effects including geology and soils (bluff erosion/instability), traffic, and land use (including Coastal Zone requirements) is currently underway. Check the Sandpiper website for updates. ■

## BLUFF PRESERVE

*continued from page 8*

the bluff top. (A specific plan allows a developer to make its own zoning rules, including setbacks, height limits, density, etc.). The three lots are to the north of Scripps Preserve, which will remain a park under City control.

The developer's plans appear to be in conflict with the promises made by the City and Helen Woodward, even though those promises were made to "run with the land" as recorded deed restrictions, and were to last in perpetuity. We must ask: do 76 attached condominiums ("villas"), in three-story buildings meet the definition of "single family private residences"? Further, are 76 or so condos on the Woodward "Residence Preserve" in keeping with the letter and the spirit of the 1971 Declaration of Restrictions? Finally, does the developer's proposal to create two or three new access points to Scripps Preserve conflict with the 1971 agreement to have access to the Preserve only from the south or southeast? ■



*Project elevation seen from Dog Beach looking North. Highway 101 at the right. Max height 46' 0" above grade. Source: City of Del Mar Specific Plan project page.*

# ROVING TEEN REPORTER

## SAMMY'S FOOTSTEPS

Eve Gross, Torrey Pines High School Senior



*The Sandpiper's  
Former  
Roving Teen Reporter,  
Sammy Hallal.*

**T**ackling topics like teens' use of e-cigarettes, increased involvement in activism, and use of social media, Sammy Hallal spent the past year doing what he does best: articulating the teen perspective. As the Sandpiper's teen reporter, Sammy wrote stories that captured the sentiments of high schoolers around Del Mar — a responsibility he left to me before starting his freshman year at Tulane University.

Prior to joining the Sandpiper, Sammy served first as the Copy editor and later as the Opinion editor of the Falconer, Torrey Pines High School's newspaper. His time spent at the Falconer was his first taste of journalism, but obviously not his last; he eagerly accepted the Sandpiper position at former teen reporter Lily Nilipour's suggestion.

"From the start I was super interested in continuing her work and now that it's over I definitely made the right choice," Sammy said.

While in the position, Sammy said his "main goal was to bridge the divide between the younger and older groups living in our area" because "the opinions of teenagers on big issues are sometimes not taken as seriously as they should be."

Local news's importance, Sammy said, stems from the fact that it tends to people's desire to relate to where their news is coming from, and that the presence of teen contributors on staffs allows them to share their ideas with people who will listen.

In addition to improving his writing quality and efficiency, Sammy said that he learned a great deal from the work that he did for the Sandpiper and covered issues that he had thought little about before, particularly with his piece about the value of transportation to teenagers, which posed more of a challenge in researching and interviewing than other stories did. →



*The Sandpiper's  
New  
Roving Teen Reporter,  
Eve Gross.*

# TERRY TIME

Jeff Barnouw | Amphitheatre Drive

**T**erry Kopanski is the new President of Del Mar Community Connections. One challenge he sees for DMCC is to make its services better known to the broader community. There will be a new emphasis on public relations, on getting the word out about all that DMCC offers.

While Vice-President he was Head of the Transportation Committee, and he points out that in the last two years the demand for rides to doctor's appointments and the like has more than doubled. The senior population has been steadily growing, and even more support is needed. The program of volunteer drivers was started in 2000 by Sarah Dubin-Vaughn, and the appeal for new volunteers is constant.

The Grocery Shuttle Service and providing bus excursions to museums, movies, plays, concerts, etc. started at about the same time and have also grown. Various lunch programs and all sorts of activities are sponsored by DMCC. A full inventory of what is on offer will be a feature of coming publicity.

As President Terry will chair the Executive Committee. He has chaired the City's San Dieguito Lagoon Committee and is on the Board of the Friends of the Del Mar Library. A decade ago he served on a Trees and Scenic Views Board that was then subsumed under the Design Review Board.

Terry has a J.D. from the University of San Diego School of Law and has been a practicing attorney for almost 40 years, specializing in civil transactions and litigation involving real estate and insurance. He is still occasionally active but winding down his practice.

He and his wife Carol have a combined family of 3 children and 6 grandchildren, all living in California or Colorado. He grew up in Cleveland and has suggested it would be nice to connect with other Buckeyes in Del Mar.

We congratulate him on his new position and wish him success in bringing DMCC to fuller public awareness so that it can help even more of our fellow citizens. ■

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I am excited and honored to follow in Sammy's footsteps as the teen reporter for the coming school year. There is an abundance of issues, not only in our community, but nationally and globally, that have huge — and often unnoticed — effects on teenagers. Pushing their perspectives out in the open leads to greater awareness and instigates change, which I believe are two of journalism's most crucial roles.

While he doesn't currently have plans to take part in publications at Tulane, he "hasn't ruled it out completely" and will continue to use the skills he has acquired from journalism when pursuing a double major in Economics and International Relations. ■

# BUSTING BEACH RECORDS

Jon Edelbrock | Community Services Director and Chief Lifeguard

**S**ummer 2018, to date, has been a historic one to remember. Year to year, each summer feels busier than the previous producing both similarities and unique challenges along the way. No matter the challenge, the visitors flock to our small town and our City staff work their best to meet the demands.

The most noteworthy story in the beach areas of southern California this summer were the record-breaking sea surface temperatures in July and August. While June began very average in the mid-60s, by June 18th the temperature rose to, by June standards, a balmy 70 degrees. The trend continued through the month and has persisted through the summer resulting in our highest single day and highest average temperatures since 1965 for both July and August. The average sea surface temperature for July was over 75 degrees – nearly 7 degrees higher than the 7 year average. We experienced our historical single day high of 82 degrees in early August – the highest reading in department history besting the previous high in both July and August of this year. Our previous record high prior to this summer was 81 degrees in August of 2008. A combination of moderate wind patterns, sunny warm weather, and the synergy between the two, has aided in warming the surface temperatures and sustaining the highs for most of the summer.

A by-product of the warm water and hot weather →

has been a busy beach. Sand levels were largely in flux until mid-July making for spring-like conditions with inshore holes and rip currents up and down the beach. The combined results produced our highest June rescue totals in over ten years with 316. July remained busy through the middle of the month with conditions becoming safer and more predictable late July and into August.

Parking in the beach area was challenging to come by nearly every day this summer. Our dedicated staff proved up to the challenge and resulted in better coverage, shorter call response time, increased special event coverage, fewer complaints and citation protests, and weekend enforcement patrols until 10:00 pm. Patrons increasingly used the fifty additional parking spaces added on the east side of Camino Del Mar in 2017. Use of Pay and Display parking on both the south side of Via de la Valle and the Trailhead lot on San Dieguito Drive increased significantly.

The second reading of an ordinance regulating dogs on the beach is set for the September City Council meeting. The new rules would allow unrestrained dogs between 25th and 29th Streets before 8:00 am the day after Labor Day through June 15th and allow off-leash dogs between 29th Street and the Solana Beach border before 8:00 am year-round. Stay tuned for further public outreach prior to the final approval.

We trust the community has enjoyed the summer season as much as our City staff. Staff strives to do their best to meet the needs of the demanding season and look forward to the challenges the fall has to offer. We hope to see you down at the beach. ■

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## COASTAL RESILIENCY

*continued from page 11*

the San Dieguito Lagoon. Maintenance of the beach also provides flood protection for adjacent property.

On August 14, 2018, the Planning Commission listened to over two hours of public testimony relating to proposed amendments to the City's existing certified Local Coastal Program (LCP). The City's proposed hazard control policies and implementing regulations will help disclose local hazards and implement the City's desired approach for adaptation consistent with the Del Mar Community Plan, Adaptation Plan, and Beach Preservation Initiative. The amendments expand the existing Coastal Bluff Overlay Zone along the upper bluff between 7th Street and 15th Street (subject to coastal bluff erosion and sea level rise through year 2100); and expand the existing Floodplain Overlay Zone to include beachfront properties from 18th Street north to the river mouth (subject to wave impacts and storm damage). Amendments to the Floodway Zone and Floodplain Overlay Zone are also needed for the City to remain in compliance with the Federal Emergency Management Agency's requirements for continued →

participation in the federal flood insurance program and access to funding for future hazard mitigation projects and disaster relief.

Public comments on the draft code amendments generally reinforced the community's objection to managed retreat, expressed concerns about new requirements (i.e. deed restrictions and adaptable foundation design), and showed distrust relating to the Coastal Commission's expressed desire for jurisdictions to begin implementing retreat now. Staff explained that the City can tailor the local approach to adaptation, which means Del Mar can continue to reject planned retreat as a strategy. The Planning Commission continued the item to allow time for the draft to be revised to address concerns relating to deed restrictions, defined terms, and the requirement for adaptable foundation designs.

For additional information, visit the following web page <http://www.delmar.ca.us/498/Sea-Level-Rise-Local-Coastal-Program-Ame> and direct any questions to Amanda Lee, Principal Planner at [alee@delmar.ca.us](mailto:alee@delmar.ca.us) or (858) 755-9313. ■

## OUR TOWN

David Doyle | 26th Street

**O**n August 6, Del Mar filed a Petition for Writ of Mandate in the State Superior Court to challenge the California Coastal Commission's rejection of the City's short term rental (STR) regulatory ordinance. The purpose is threefold. First, Del Mar seeks to protect its state constitutionally-guaranteed right to control land use zoning within its boundaries. Second, Del Mar seeks a court order requiring that the Coastal Commission certify that Del Mar's STR ordinance is consistent with its Land Use Plan (LUP) and Local Coastal Plan (LCP). And, third, Del Mar is requesting court-ordered Coastal Commission approval of its STR ordinance.

Following Del Mar's 2017 adoption of its STR ordinance (7 night minimum stay/28 total days per year in residential zones; unlimited in certain commercial and visitor zones), it submitted an STR amendment to its LCP to the Coastal Commission for approval. According to the Petition, the Coastal Commission's review of the Amendment should have been limited legally to a routine determination of whether the Amendment was consistent with Del Mar's LUP. But, rather than evaluate consistency with the LUP, the Coastal Commission arbitrarily applied regulations concerning coastal access that are unrelated to the LUP. The Petition asserts that this legal error by the Coastal Commission violates Del Mar's constitutionally-protected zoning powers.

Del Mar's legal position is supported by a recent decision of a federal court in Los Angeles considering an STR ordinance by the city of Santa Monica. Denying preliminary relief pending full trial, the Court supported the Santa Monica STR ordinance, ruling it was unlikely that it would violate the California Coastal Act, and application of the California Coastal Act to the Santa Monica STR ordinance would likely violate Santa Monica's constitutionally-protected zoning powers.

In its Petition, Del Mar further alleges that the Coastal Commission's decision should be overturned because it lacks substantial factual support and is arbitrary. The reasoning of the Commission was that STRs are more affordable than hotels and enhance coastal access. The Commission concluded that Del Mar's STR ordinance was too restrictive and substituted its own formulation of minimum three nights stays and a total of 100 days per year. The Petition argues that there is no substantial evidence supporting a lack of public access to Del Mar's beaches: Del Mar provides extensive facilities serving millions of visitors each year and already offers extensive overnight accommodations, in addition to those allowed by the STR ordinance.

When briefing is completed, the Court will conduct a hearing, followed by a decision sometime in 2019. ▣

## DESIGN DIRECTIONS SALUTED

Anne Farrell, Ad Hoc Committee Member

**O**n June 18 Ad Hoc Committee Chair Harold Feder presented City Council with the Committee's final report after three years of work looking into concerns raised by residents about the Design Review process. He acknowledged Committee members Pat Bone, Nancy Banning Doyle, Anne Farrell (Secretary), Laurie Fisher, John Giebink, John Graybill, Richard Jamison (Vice-Chair), and Art Olson as well as the help of Council Liaisons Dwight Worden and Ellie Haviland, former Council Liaison Don Mosier, and the City's Principal Planner, Matt Bator.

The Committee was created by the Council in 2015 and tasked to: identify concerns related to community impacts of new and remodeled homes; identify the goals to be achieved in modifying regulations/procedures; and recommend solutions to remedy the situation, including possible amendments to the municipal code and/or DRB procedures. The development of illustrated Design Guidelines, Del Mar's first such document, is one of the Committee's most significant completed tasks. The Design Guidelines are now being used for all active residential developments in the City. The illustration below is one of many from the Guidelines, which are posted on the City website (<http://www.delmar.ca.us/DocumentCenter/View/3318/Design-Guidelines---Final?bidId=>).

The Committee's final report reflects three years of research and analysis, public hearings, and substantial community outreach by the Committee. Significant problems with the design review process were identified, studied, and vetted in the community. Subsequently, the Committee developed recommendations to help rectify these problems, to improve the design review process through increased transparency, fairness, education, and objectivity. Some of the achievements include:

- Establishing a Web presence (<http://www.delmar.ca.us/507/Ad-Hoc-Development-Review-Process-Adviso>) for Ad Hoc agendas and all key documents, including extensive minutes of public meetings and public input/letters.
- Compiling a detailed Master List of all issues raised by the public and Committee members; and distilling it into a working list of high-priority topics.
- Reviewing design review documents, processes, and design guidelines of 26 other peer California cities with demographics and economic circumstances similar to Del Mar's.
- Preparing/recommending revisions to the Community Participation Process ("CPP"), adopted by Council and now being used.
- Writing and producing two documents to →

## IN THE Q

Ellie Haviland, Del Mar City Council member

**W**e are fortunate to have a dedicated source of funds to move forward some long anticipated city improvements. Although there are no shovels in the ground yet, there has been a lot of progress made.

The Measure Q Citizen Oversight Committee has been formed in order to track and review the expenditure of Measure Q funds. This committee does not designate what projects will be receiving funds, that is the responsibility of the City Council. So far three projects are in line to receive funding from Measure Q. Streetscape, undergrounding of utility lines, and Shores Park.

Streetscape has been designed and will be coming back to City Council in the fall so that the implementation schedule and funding can be approved. The Undergrounding project has its own committee. They have been working hard this summer and you will soon be hearing from their communications team. The Shores Park project is still in the design phase. All of these can be tracked on: <http://www.delmar.ca.us/>

Meanwhile, the Council is working with the finance committee's recommendation to The Council that a separate fund be set up specifically for 3 dedicated Measure Q projects: undergrounding, streetscape, and Shores Park. Controls would include:

- a projected cash flow model
- a cash reserve of \$500,000
- minimize debt whenever possible
- use short-term loans to cover funding shortfalls. ▣

## DESIGN DIRECTIONS SALUTED

*continued from page 14*

clarify design review for residents and applicants: the Resident Handbook: Understanding the Design Review Process and the Good Neighbor Guide to the Design Review Process in Del Mar, which can now be accessed on the City's website.

- Preparing a comprehensive FAQ (Frequently Asked Questions) for the Design Guidelines, which are available on the website (<http://www.delmar.ca.us/DocumentCenter/View/3448/AdHocCommitteeFAQFinalDraft?bidId=>).

The last six months of work involved four subcommittees collecting/analyzing data and feedback from eight peer cities, identifying best practices that could further reduce subjectivity in Del Mar's design review process and clarifying areas that have presented challenges to various stakeholders. Subcommittee members focused on how peer cities recruit, train, and inform design review board members; regulate residential basements; identify unacceptable residential bulk and massing; and address the potential conflict between the policy of abating nonconformities and the goal of



## PARKING KARMA

Nancy Fisher | 24th Street

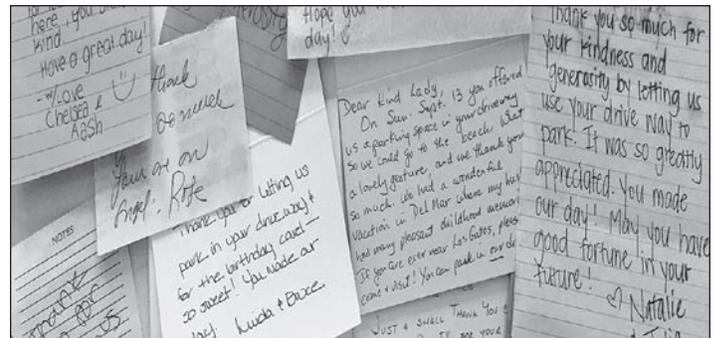
**A**re you kidding? Really? Are you serious??? That's how frustrated strangers in search of a parking spot respond when we wave them into our open driveway in the Beach Colony.

When we started this practice, over eight years ago, a neighbor warned us that it was a bad idea, as if Mom, Dad, and their three kids in water wings might steal our hubcaps on the way out. Instead, it's been the silver lining of the Design Review Board's insistence that all new homes have two garages, and hence two driveways.

Dozens of thank you notes have been left behind, scrawled on napkins, post-its, brochures, and whatever else one might find in a car. And many have arrived in the mail, from Carmel Valley to El Paso, telling us that our new friends took the time to note our address and act on it. We've received a Starbucks gift card, a packet of handmade greeting cards (by the artist/driveway parker), and just last week, a grateful local resident appeared at our door with a bottle of La Crema Chardonnay.

Do we profile? Sure. No cars that are speeding down our little street or blasting music with all the windows down are invited.

One of our neighbors started offering his open extra spot, too, so we're hoping to get extra Karma points for making a convert of him. ▣



*Thank you notes. Photo Mike Salt.*

preserving community character. The findings (which can also be found on the website, along with supporting documentation) were presented at the June 18th Council meeting, and were unanimously accepted by the Council.

Each Council member praised the Ad Hoc Committee for its extraordinary amount of quality work, suggesting the community saved tens of thousands of dollars in consultant fees. Mr. Feder noted that at the start, there was considerable community concern and voiced opposition, but that the Committee conducted itself with transparency, openness to all ideas, a commitment to the Community Plan, and a shared goal of improving the DRB process. Everyone had his or her say, and the process was better because of that. By the end of the Ad Hoc Committee's existence, there was positive response and little opposition. ▣

## PARENT POWER

Tom Sohn | 26th Street, parent of two Del Mar elementary school students

**O**n August 6, the Del Mar Union School District Board of Trustees voted to place a \$186 million general obligation bond on the November 6, 2018 general election ballot. The road towards the ballot measure contained many unexpected turns but ultimately, ended up in the right place.

To recap, on March 28, the District Staff introduced an eight-school 2018 Facilities Master Plan during the superintendent's first outreach meeting to the general public. The Plan, among other things, would have closed Del Mar Hills and built a mega-school at the site of Del Mar Heights. At the time, it was said Del Mar Hills had to close to make room for a school in the District's eastern-most boundary of Pacific Highlands Ranch as a nine-school plan, keeping both the Hills open, was financially impossible. The Board was scheduled to approve the Plan on May 23. However, after a wave of public objection leading up to the meeting, the Board elected not to vote on the eight-school plan, to delay any future bond measure to gather much needed public input. This decision was short-lived, however, as at their June 27 meeting, the Board scrapped their previous decision and revived the Plan, approving a change which simply went silent on the Hills and the Heights declaring them both "district assets" whose use, closure or otherwise would be determined at a future date.

Sensing this revised Facilities Master Plan wouldn't have voters support when placed under a general obligation bond measure, the Board again changed direction and on July 16, held a special meeting to discuss revising the Facilities Master Plan to keep both the Hills and the Heights open, with the Hills being remodeled and the older Heights being rebuilt entirely. On July 25, the Board unanimously approved the revised nine-school Plan and on August 6, voted to place a general obligation bond on the November general election ballot in order to fund the execution of the now final Facilities Master Plan.

For those following closely, it was a frustrating path which led to high tension among the DMUSD parent community. Del Mar-area residents were pitted against residents of Pacific Highlands Ranch, fighting over who gets to have (or keep) a school. In the end though, it turned out to be manufactured and unnecessary as the nine-school option (that all sides largely supported from day 1) was apparently available and financially viable all along.

The bond will need 55 percent of the vote within the DMUSD area to pass. As Doug Rafner said at the August 6 meeting, "We [did] our part tonight but everybody else has to do their part in November." The road was bumpy and transparency was certainly an issue, however, in the end the correct result was reached. Here is hoping the rest of the DMUSD community feels the same and votes to support the District's general obligation bond come November. ■

## UPS ups ITS BUSINESS

Jeff Barnouw | Amphitheatre Drive



*Jeff Dewitt. Photo Jeff Barnouw.*

**T**he UPS Store on Camino Del Mar has a new owner and now a new look. Jeff Dewitt bought the franchise from the retiring Farrokh Mahmoudi in October 2017 and started remodeling it at the end of May. The remodel is finally just about finished and it is significant because Jeff's store is one of four nationally in which this new look and feel is being tried out.

The store started in 1980 as a Mail Boxes Etc. franchise, which became UPS in 2003. (No one says "United Parcel Service" any more. It takes too long?) Jeff has been 'in the business' for 28 years, in Northern California: Oakland, Half-Moon Bay, Piedmont, Sacramento and the last 18 years in Folsom. For a period he had 6 franchises at one time, and one of his stores had 10 employees. In Del Mar he has only two.

He was alone when I came in, so I had him all to myself for 5 minutes. Then things started happening, and it became quite busy, but Jeff took care of his accumulating customers with smooth efficiency. He didn't need help. His reliability is reflected in the fact that he serves as Chair of a six-member national Franchisee Advisory Board which works closely with UPS on behalf of all franchise owners in the U.S.

With their son a senior at Whittier College, Jeff and his wife Mechelle (spelling is correct) decided to downsize and move down state. He says he was lucky to get the store in Del Mar, which he appreciates for its way of involving him in the community and for its growth potential. Come and see if the new look and feel (and efficiency) pass muster. ■

## ON THE ROAD

Julie Maxey-Allison | 10th Street



*Buffered bike lane separated by delineators.  
Photo Julie Maxey-Allison.*

**M**any of our roads in the past few years have substantially improved for pedestrian, biker, and driver safety. Some new features are marked crosswalks, striped bike lanes, some painted green, many with buffers, and new signage to alert drivers to share the streets.

The latest stretch runs along Camino del Mar (CDM) from 4th Street/Del Mar Heights Road to Carmel Valley Road. On the West side walkers and joggers have a pathway, cyclists have a buffered bike lane separated by delineators, and a smooth segue onto CDM from the South end of Stratford. The East side bike lane is striped and buffered—and it's all repaved! One questionable spot according to cyclists is the tricky stretch on Jimmy Durante north to the fairgrounds. The delineators separating cars from bikes can be a hazard when drivers inadvertently whack them into the bike lanes.

As we all benefit from the communal use of our roads, we can look ahead to another thoughtful restructuring of roads with our future Streetscape enhancements.

Update: while the ridership of rentable electric scooters and bikes in San Diego has grown with the accompanying problem of abandoned vehicles, so far in Del Mar the annoyance has been minimal. ▣

## ASKING FOR ACCIDENT ALTERNATIVES

Diana Scheffler | Boquita Drive

**I**n its last issue, the Sandpiper reported on an accident that once again raised concerns about traffic on Del Mar Heights Road. The volume and speed along the road pose increasing danger, not only to through traffic but to cross traffic and of course to pedestrians and cyclists. Meanwhile the City of San Diego was unable to provide matching funds requested by the Torrey Pines Planning Board to support a SANDAG grant proposal submitted by the Board to identify strategies to calm traffic. Had the City of San Diego provided an additional \$85,000 to supplement its matching requirement for the grant, \$355,000 would have been available to our community to develop some solutions.

Our subcommittee does not understand why the \$85,000 could not have been made available, and we are searching for alternate, even temporary solutions, to tide the community over until more comprehensive improvements can be made. I asked and thank the many Sandpiper readers of the July/August article who sent us ideas; we have passed them on to the City for consideration.

Meanwhile, there may be a change that could redirect our approach. At its September 13 meeting the Board is expected to disband the subcommittee dealing with this issue with an "Ad Hoc" committee intended to operate for a limited time. The question is, what provisions will be made to continue the effort on a different basis? If you would like to attend the meeting and contribute to the discussion please contact me at [diana@delmarsandpiper.org](mailto:diana@delmarsandpiper.org), I will forward the Planning Board's September Agenda, available 72 hours in advance of the meeting to you. ▣



### First Notes at Town Hall

*Thursday, July 26, 2018. Presented by the Del Mar Foundation.*

*Photo Bill Morris*

## SNAKE, RATTLE, AND BACK OFF

Julie Maxey-Allison | 10th Street

**O**n land of legged people, animals and insects, it must be tough to get around on the ground using only muscles and scales for mobility. But, that's a snake's life. Skilled at swiftly slithering about, snakes can coil up to get warm, to protect their heads—or to strike out in self defense.

Because of our mellow climate, snakes do not go into a deep hibernation and are active all year. While most snakes are harmless, rattlesnakes, the only venomous snakes in

San Diego County, live locally in our canyon, sometimes camping out in our backyards, and can be a threat to people and pets. Scary snakes: the Speckled South Pacific with multiple colors but no diamond marking, banded Reds that grow up to six feet long, and the South Pacific Diamond, the most common. Young rattlesnakes are no more dangerous than older ones reports a Los Angeles County Natural History Museum Herpetologist. But they are smaller and better hidden.

Snakes are shy. Rattlesnakes aren't out to waste their venom biting people. They want to sink their fangs into prey they can swallow, and rats are a favorite. Because snakes catch and consume copious quantities of rats they are key to keeping our rodent population in check and therefore reduce the risk from the hantaviruses that rodents carry.

An early attempt to keep snakes off properties, Del Mar's 6 foot tall, 9 inch thick concrete Snake wall, built in the 1920s, that winds around the Crest hillside may or may not live up to its name and keep snakes out. In lieu of a wall, a simpler strategy is to keep rats out of your yard so snakes don't come looking for them. Prune overgrown brush, get rid of trash piles and don't leave pet food outdoors.

Take care when hiking or taking a walk where snakes might lurk, around rocks and logs or piles of leaves or trash. Wear boots and long pants. Keep your pets leashed. Look about and definitely listen. If you do happen to tread too close, the scared rattlesnake will indeed rattle a warning to alert you, as a courtesy, to back off. Do so. Leave the snake alone. A rattlesnake's strike is its last defense and the majority of bites happen on hands of people who try to pick them up.

Best, don't get bitten. Bites are nasty and painful, but rarely fatal according to the California Poison Control System. If you are a victim of a rattlesnake bite, go to an emergency room for immediate medical attention. Leave →



*Del Mar's Snake Wall.  
Photo Julie Maxey-Allison*

## FARM TO CIVIC CENTER

Jeff Barnouw | Amphitheatre Drive

**S**preading out in their old (geographical) location but new constructed space at the Civic Center the Del Mar Farmers Market is getting back to former levels of activity and even expanding. (It's a challenge to the imagination to compare the before and after layouts of that space.) As Leslie Robson, President of the Farmers Market, remarks, the new site "has the extraordinary architectural opportunity of two levels on which to operate." "When the city completes the last step in construction, the installation of solar panels in September and October, the most Southern area of the surface lot will be available for further expansion, which should provide room for at least six more vendors. On the Plaza level, there is room for expansion, as well."

After a 32-year-long policy of marketing only produce and food items, the decision was made to offer non-food items and/or other services upon relocating. Currently, the new non-food vendors, which have boosted the market, sell beautiful women's clothing, gorgeous handmade glass items, Argan oil, wellness products made from industrial hemp, table linens from Provence, and jewelry.

As Leslie Robson reports, "New food vendors include those selling cheese and dried meat, Spanish mojo sauce, luscious handmade organic fruit popsicles, and artisan chocolate. There is a portal in the DMFM website for potential vendors to submit applications and, of course, there is word of mouth amongst vendors. While there is always a normal ebb and flow of vendors, the manager Fabian Huertas has made a concerted effort to emphasize to new vendors the importance of constancy to build customer loyalty. As the customer base grows to know them, and what they sell is available on a regular basis, the vendors do well. Other non-profit groups are encouraged to set up on Saturdays at the market. The hope is that a real sense of a weekly community gathering will eventually develop."

"The mainstay of the market, produce and food, continues to shine with beautiful fresh, local, seasonal offerings and eclectic and delicious prepared food. All in all, since the move back to the Civic Center, DMFM income has risen. After the usual slow summer months, it expected that attendance and revenues will continue to increase. The public is invited to come every Saturday, from 1-4 PM, and see if there isn't something that piques interest, something yummy to nibble on, some new friend to be made."

*Note: See a short video clip of the Farmers Market on the Sandpiper website. ■*

treatment to the experts. Tourniquets are discouraged as is using ice or a cold compress or cutting and trying to suck out venom or using a snake bite kit.

If/when you spot a rattlesnake close to home, call 911 and your call will be directed to the proper responder, including the Del Mar Fire Department. ■

# DEL MAR COMMUNITY CALENDAR

## Highlights for SEPTEMBER 2018

**DEL MAR FARMERS MARKET**  
Every Saturday  
from 1-4 pm in the Del Mar Civic Center

**City Council Meeting.** September 4, 2018, 4:30 PM - 9:00 PM @ Del Mar Town Hall

**DM Community Connections – Tuesday Lunch** Connections. Tuesday, September 4, noon to 1:30pm, Del Mar Community Building, 225 9th St.

**DM Foundation - First Thursdays: High Society Jazz Band.** Thu, Sept 6, 7–8:15pm, Powerhouse. Doors open at 6:30 for wine and cheese. Open to subscription holders only!

**DM Community Connections – Transitions in Aging** support group. Friday, September 7, 2pm – 3:30pm, Del Mar Community Building, 225 9th St.

**DM Community Connections – Board of Directors** meeting. Saturday, September 8, 9am – 10am, Del Mar Community Building, 225 9th St

**DM Community Connections – Dr. Kalina’s Healthy Aging Forum: Creativity and Health.** Tuesday, September 11, 9:30am to 11:30am, Del Mar Community Building, 225 9th St

**DM Foundation - Cultural Arts Committee Meeting.** Wed, Sept 12, 8:30am – 10:00am Powerhouse

**DM Library Teens & Adults: Art Instruction.** With local artist, Sandra Dodd. All supplies provided. Wednesday, September 12 & 26, 3:30pm. (2nd & 4th Wednesday of the month.)

**Del Mar Historical Society.** Wednesday, September 12 (note new meeting day), 5:00 pm, in the conference room at 225 9th Street. All are encouraged to attend.

**DM Library Kids: Pre-school Play.** Activities will be developmentally appropriate for children aged 5 and under before kindergarten. Children must be accompanied by an adult. Thursday, September 13 & 27, 3:30pm.

**DM Library Teens & Adults: Adult Yoga.** With certified instructor Lynne Truong. Please bring a mat & towel. Tuesdays in September, 12pm.

**DM Library Teens & Adults: Local Author.** John Allcock, co-Founder of Sea Change Preparatory in Del Mar, talks about his book “40 Things I Wish I Told My Kids.” Wednesday, September 5, 6pm.

**DM Library Teens & Adults: Chair Yoga.** Chairs provided. Please bring a towel & water bottle. Wednesdays in September, 10:30am & 11:30am.

**DM Library Teens & Adults: Conversational Spanish** Instruction. With native speaker Lucy. Wednesdays in September, 6pm.

**DM Library Kids: Matter Minds.** Fun science experiments for young children to explore science. Saturday, September 15, 11am.

**City Council Meeting.** September 17, 2018, 4:30 PM - 9:00 PM @ Del Mar Town Hall

**DM Community Connections – Tuesday Lunch** Connections. Tuesday, September 18, noon to 1:30pm, Del Mar Community Building, 225 9th St

**DM Foundation - Special Events: DMF Talks Celeste Cantu.** Tue, Sept 18, 6–8pm Powerhouse. Celeste Cantu, CEO of Water Education for Latino Leaders

**DM Library Kids: Rady’s Baby Story Time.** Literacy, music and movement for infants. Presented by Rady Children’s Hospital and First 5 California. Thursday, September 20, 11am.

**DM Library Kids: Toddler Yoga.** Thursday, September 13 & 27, 10am & 10:45am. (2nd & 4th Thursdays of the month.)

**DM Library Kids: Rady’s Toddler Time Class.** Literacy, music and movement for toddlers. Presented by Rady Children’s Hospital and First 5 California. Thursday, September 20, 10am.

**DM Community Connections – Transitions in Aging** support group. Friday, September 21, 2pm – 3:30pm, Del Mar Community Building, 225 9th St.

**Del Mar Library.** Pop-up Book Sale. Saturday, September 22, 10am–2pm.

**DM Foundation - 3rd Annual Picnic at Powerhouse.** Sun, Sept 23, 12–4pm, Powerhouse Park & Beach

**Friends of the San Dieguito River Valley.** Monday September 24 in the Breezeway North Conference Room, Town Hall. 4 to 6 p.m.

**Business Support Advisory Committee.** September 25, 2018, 9:00 AM - 11:00 AM @ City of Del Mar Town Hall

**Arts Advisory Committee.** September 26, 2018, 2:00 PM - 4:00 PM @ City of Del Mar Town Hall

**DM Library Teens & Adults: Meditation.** Practice the ancient art of meditation. All experience levels welcome. Wednesday, September 26, 6pm. (4th Wednesday of the month.)

**DM Community Connections – Book Babes book club:** Crossing to Safety by Wallace Stegner. Friday, September 28, 2pm to 3pm, Del Mar Community Building, 225 9th St

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# SANDPIPER

DEL MAR'S COMMUNITY JOURNAL

Box 2177, Del Mar, CA 92014

DATED MATERIAL

## PARTISAN PATTERNS

Wayne Dernetz | 11th Street

The San Diego County Registrar of Voters (ROV) has just released its August 1, 2018 Report of Registration. For the City of Del Mar, the report shows total registered voters now stands at 3,143. Of these, 1,146 are registered Democrats and 993 are registered Republicans. This stands in marked contrast to the voter registration reports when Democrats and Republicans were near parity. I believe this represents the current trends we have seen over the past two years in which Democratic registrations are increasing overall and Republican registrations are declining. The Democrats now have a 15% margin over Republicans in the City of Del Mar.

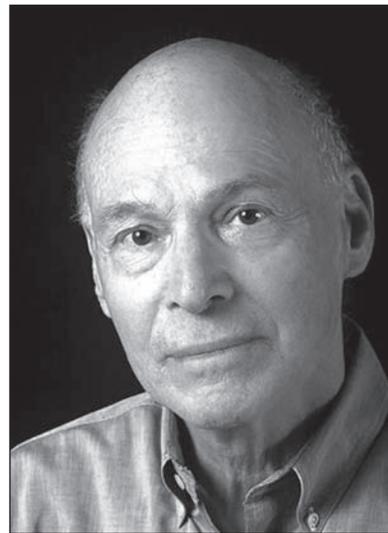
Some other interesting statistics come from the Vote By Mail (VBM) report. The number of registered voters who have permanent VBM registration has remained steady over the past few years at just under 65%. Nearly two out of three.

In the June 2014 Gubernatorial Primary election, the percent of permanent VBM voters reached 56% vs. 63% in the June 2018 Gubernatorial Primary. In the 2012 Presidential General election, the percent of permanent VBM voters stood at 56%. By the 2016 Presidential General, that percent rose to 64%. (See p. 1 of the VBM report on our website).

Another interesting data point gleaned from the VBM report is the decline in total registered voters (TRV) in Del Mar. The report shows TRV in City of Del Mar stood at 3,673 for the January 1992 special municipal election; 3,605 for the April 1996 municipal election; and as stated above, 3,143 in the June 2018 primary. The decline →

## REMEMBERING

LARRY SCHNEIDERMAN



Lawrence Jerome (Larry) Schneiderman, born New York City 1932, died on August 8, 2018 in Del Mar. He came to Del Mar and the UCSD Medical School in 1970, after Yale (BA 1953) and Harvard Medical School (1953-57). He was an engaged citizen of Del , a long-term supporter of the Del Mar Foundation, the Sandpiper, and Del Mar Community Connections. Larry became an expert

in medical ethics, concerned with the topics of “futile treatments” and “end-of-life” problems. He had been suffering from metastasized prostate cancer and took advantage of the Aid in Dying law. □

in TRV is a good avatar for population changes as well. As the residential character of Del Mar continues to evolve, we are seeing fewer permanent residents overall. There are some obvious reasons for that. But, I think you'll know what they are. (Hint: More out-of-town owners, including AirBnB investors.) □