

# SANDPIPER

## CANISTER CARELESSNESS

### NUKE Near Miss

Don Mosier | Rimini Road

After the near drop of a highly radioactive fuel storage canister on August 3rd, the Nuclear Regulatory Commission (NRC) put a halt to movement of spent fuel from cooling pools at San Onofre Nuclear Generating Station (SONGS) to “semi-permanent” storage in half-buried concrete tombs. The review of that incident by the NRC is nearing conclusion, and a few new facts surrounding the near drop have emerged. The operator of the gantry crane (see photo) was new to the job, as was the individual overseeing the safety rigging that should have been attached to the fuel canister, but was not on August 3rd. The NRC accident report cited deficiencies in training and supervision, although it is unclear from the report whether or not these new employees had received any training.

Southern California Edison (SCE), the major owner and operator of SONGS, has now contracted with Holtec International, the manufacturer of the storage canisters, to oversee the canister transfer. SCE officials now say 11 workers or oversight personnel will be required when canisters are transferred, compared to nine in August. A camera has also been mounted near the top of the heavy gantry crane that lifts the canister and moves it into the appropriate storage cavity. The slings supporting the canister now have load sensors that transmit data to computer monitors. These changes in procedure have been reviewed by the NRC but fuel loading activities are still suspended until a further analysis of scratches to the canisters is completed.

The NRC released the results of their safety inspection on March 21st. Violation #1, failure to provide redundant drop protection, resulted in a proposed civil penalty of \$116,000. Violation #2, failure to notify the NRC of the accident within 24 hours, resulted in no penalty because SCE received credit for appropriate corrective actions. SCE has the right to contest the civil penalty.



*This photo of the spent fuel canister (white) was taken during a **correct** transfer of the canister to its vertical silo. The image shows safety secondary rigging being attached to the canister, a critical safety step that was omitted prior to the accident on August 3rd when the canister teetered on the edge of disaster.*

*Photo courtesy of the NRC.*

The concern about the safety of spent nuclear fuel at SONGS is related to the large amount of radioactivity on the site that will take thousands of years to decay. Approximately 43 percent of the intermediate and long-lived radioactivity in the spent nuclear fuel at SONGS is Cesium-137 (Cs-137). The reactors at SONGS have generated about 210 million curies of Cs-137. Of that, about 168 million curies of Cs-137 are in the two spent fuel pools. By comparison, this quantity of Cs-137 is more than 6 times the amount released by all atmospheric nuclear weapons tests, and about 89 times that released by the Chernobyl accident. To date, 29 of 104 canisters have been transferred from the cooling pools to the canister storage area, which means that 120 million curies remain in the two pools (one curie is a huge dose of radioactivity: 1 curie =  $3.7 \times 10^{10}$  trillions disintegrations per second). Even release of radioactivity from one ruptured storage canister would render much of Southern California uninhabitable, so transfer of these canisters must be a fail-safe operation. ■

## WATER WATER: ENOUGH?

**W**ater, water, yes, everywhere this winter. We welcomed and dodged raindrops falling from October 2018 through March 2019 with possibly more to come. We are officially out of a drought. A profusion of desert flowers are blossoming.

It is a whirl-around from the drought patterns we followed, educating ourselves about how to use less of our precious resource in our daily life. We learned to choose water saving devices on home appliances, opted for drought tolerant plantings and alternate watering days, and accepted the fact that sea water could be recycled as “fresh” through desalination. Recently though, our attention turned to banks of sand bags and the dark side of the force of fresh water with the resulting oversaturated earth. We have been troubleshooting the dangers of flooding, debris flow, sinkholes, uprooted trees, crumbling cliffs at our beach, undercut edges at Crest Canyon, the damp, and the mold. Plus, the possibility of water from the sea inching up year by year.

Before worrying further about riparian rifts, understand

that the winter waters fall is not permanent. The climate is a’changing. The threat of wildfires still rages because a wet winter or two does not tamp down our warming weather days that will dry out our forest and scrub land and cut our water flow to a trickle. We need to heed our past lessons and prepare for what is ahead.

The major marker within the complex route of our water delivery system is the level of Lake Mead. An agreement among seven Colorado River Basin states set a specific measurement at the lake as a standard to regulate each state’s water use. A mere five feet stands between the present acceptable level and crisis. A short term position, the Drought Contingency Plan, if approved, could help stabilize the situation. If not, a drop of those five feet in the level of Lake Mead below the agreed upon mark will have really nasty consequences for us: less water and less hydro electricity. □

*The analysis on page 3, Water Words, by Celeste Cantu Stampfl presents a clear picture of our present and our future.*

*The Sandpiper Editorial Board*



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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## IN BRIEF

### Rate Rise

Del Mar is proposing July rate increases in water, wastewater, and clean water to cover increasing costs of providing these services. Typical households would experience an increase of a little more than \$20 per month. Similar rate increases would begin each January between 2020 and 2024. Over five years these increases would generate about \$5 million for critical maintenance and rehabilitation of infrastructure. A public hearing on utility rate increases is set for May 20 at 4:30pm in city hall.

### Drink Responsibly

Del Mar now bans plastic straws and stirrers as well as some polystyrene and styrofoam containers. □

## 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:

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## WATER WHERE?

Celeste Cantu Stampfl

*Former State Water Board Executive Director and utility General Manager, Vice Chair of the San Diego Regional Water Quality Control Board, President of the PPIC Water Policy Center Advisory Council, the Water Education and Water Foundations.*

**D**el Mar's water is drawn from diverse sources; most is imported from the Sierra Nevada and Colorado River. Understanding the climate, weather and where our water comes from is key to making smart decisions regarding our personal water use.

The Sierra Nevada snowpack feeds the water system across the state supplying 30 percent of California's water needs. It is 153% of average today, thanks to recent atmospheric river storms. For the first time since 2011, the State is not experiencing drought. However, one wet year cannot make up for the last eight very dry years. Reservoirs are filled to above average, but we have a huge deficiency in groundwater aquifers over drafted during the dry years. Unlike reservoirs which can fill in a wet year, groundwater aquifers can take decades to replenish. The Colorado River is already over-allocated. Climate change is expected to exacerbate the imbalance by further decreasing river flows as temperatures warm. Water managers from the seven Colorado River Basin states have a long fruitful legacy of collaboration. Under a 2007 agreement, if Lake Mead's level drops to 1,075 feet, about 5 feet below the current level, an official shortage would be declared. That would trigger cuts. Further declines in the lake level bring increasingly severe consequences including water cuts and the loss of the ability to generate hydro electricity. A short term solution, the Drought Contingency Plan, if approved, would help avoid significant challenges. The states would voluntarily take less than their allotted share to keep Lake Mead above the trigger point. The plan would provide stability while longer-term solutions to the existing Colorado River imbalance were developed.

While California has enjoyed a wet winter with a high percentage of snowpack, water is still a major worry. Precipitation patterns are hard to predict. We do know with warmer temperatures more water is needed in the environment and more water evaporates. And climate scientists do predict the trend is to become dryer over time.

As our times are changing, it's not only the water used directly for drinking, bathing, and washing to watch. Turf is the biggest guzzler; more water is used on our yards than any other residential use. Metropolitan Water District of Southern California voted to double the rebate offered for replacing turf, increasing it to \$2 a square foot of grass removed. Substituting low water plants, succulents, poppies and other California natives are beautiful options that use only a fraction of the amount of water needed to →

## SAVING STORMWATER



*Photo courtesy City of Del Mar.*

*Camino del Mar to the west side, is installing Silva Cells in three dozen landscaping areas. As seen in the photo above, taken in front of the Library, the Silva Cell modular systems being installed are not only supporting tree growth but capturing stormwater. The project is moving to the west side this month! For Downtown Streetscape weekly progress reports and photos go to the Notify Me link on the City's home page [www.delmar.ca.us/](http://www.delmar.ca.us/). Or check out how Silva Cells work at [www.deeproot.com/](http://www.deeproot.com/). Streetscape is one of three projects funded by Prop Q monies in addition to Undergrounding and Shores Park. ▣*

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## IN BRIEF

### Bike to Work Day, May 16

It's time! If you aren't already riding your bike to work you can start and join others on Thursday, May 16, the official Bike to Work Day. Stop by City Hall's pit stop, 6:00 AM - 9:00 AM, to say hello and pick up free snacks, refreshments, bike maps, coupons, stickers, and encouragement. There will be free tee shirts too for people registered for the event at <https://www.icommutesd.com/bike/biketoworkday2019.aspx>

If you aren't a rider, you can volunteer to Lauren at [planintern@delmar.ca.us](mailto:planintern@delmar.ca.us) to help for part of the time or enjoy the whole three hours. ▣

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keep grass green. Also understand the freshwater you use indirectly in the production and distribution of services and goods. Examples: about 500 gallons are needed to produce a breakfast of two eggs, coffee, OJ, and a glass of milk; 500 gallons for a cotton T-shirt; over 39,000 gallons for your car. Precipitation patterns are changing and so must we. ▣



APRIL 2019

Sandra Hoyle and Bill Morris, DMF Board

The Del Mar Foundation is proud of our hardworking volunteers who deliver comprehensive experiences for our community including concerts, family events, opportunities to meet our neighbors, grants to other Del Mar entities, DMF Talks and much more. The month of April delivers some changes to our dedicated Board of Directors. We are celebrating the culmination of a six-year tenure by Karla Deerinck and welcoming new Board member, Jenny Galan.

Karla has provided inspiring leadership to the Young Del Mar committee. She is a talented artist and her creative touches have graced many of our events. Karla, her husband, Tom, and their daughter Lauren enjoy the beautiful ocean views and the small town community vibe of Del Mar. She became involved with the Del Mar Foundation board because she “wanted to be a part of a great group of volunteers who really make a difference in the community.” Karla has been an integral force in hosting numerous events over the past 6+ years including the Easter Egg Hunt and Spooktacular Bonfire, which are her favorites. Karla feels that her greatest contribution to the Foundation has been “helping to create magical memory making events for the Community” and our Board wholeheartedly agrees with that statement!

Jenny Galan brings a fresh and enthusiastic perspective to the Foundation. Brought to Del Mar by a career opportunity for her husband Marty, Jenny knew she had come to the right place when she stood “on the seaside bluffs overlooking the ocean next to this picturesque town.” Her husband and sons, Alex and Lucas, enjoy living close to the beach. She is committed to the mission of the Del Mar Foundation. While relatively new to Del Mar, Jenny already has a favorite event: The 4th of July Parade. “There is something to be said for actively participating in a community parade alongside your neighbors.” Jenny believes giving back to the community she lives in is a fulfilling civic duty. “I thoroughly enjoy bringing new ideas to life and look forward to applying my project management, value proposition management, and leadership skills to help shape the future of the Del Mar Foundation.”

The Del Mar Foundation is actively recruiting volunteers for our various committees. Please contact [info@delmarfoundation.org](mailto:info@delmarfoundation.org), call at 858-635-1363 or join our email list to receive information about our events at [www.delmarfoundation.org](http://www.delmarfoundation.org)

## ROVING TEEN REPORTER

### Global Climate Strike

Eve Gross | Torrey Pines High School Senior

“Kids these days ... are fighting for a better planet and a brighter future,” actor Mark Ruffalo captioned a video of the March 15 Global Climate Strike on Twitter, garnering over 20,000 retweets and 100,000 likes.

So, maybe they spend “too much time” on their phones, but what they’re looking at on their devices is news of the increasing endangerment of the planet. As the effects of climate change worsen, kids and teens are stepping up to call on decision makers to protect their futures. The first big step: filing a lawsuit against the federal government in 2015 for knowingly allowing carbon pollution’s poisoning of the environment, which was given permission to proceed just this past October.

The strike is the latest development in a movement that’s still getting off the ground. Led by Swedish teen and Nobel Peace Prize nominee Greta Thunberg, an estimated 1.6 million students protested in over 100 countries around the world to bring attention to the declining state of the Earth. Certain San Diego schools like Hilltop High School and High Tech High School held demonstrations outside of their schools and then marched to Chula Vista and San Diego City Halls.

But in Carmel Valley, students presented little knowledge of the fact that the strike was occurring, let alone attended it.

Maya Satchell, who transferred to Torrey Pines High School this year from Corona del Mar High School in Newport Beach, said that the student body seemed more apathetic to climate change than she expected.

“I am so ashamed and extremely saddened by the lack of awareness and support for such an important cause at our school,” Satchell said. “Being a new student, I felt like I had little power to start anything, and I did not have the platform to spread the word. There are people at this school that have that power and can raise awareness, but they didn’t use their power responsibly.”

According to students, it does not appear as though Canyon Crest Academy or San Dieguito Academy High School organized demonstrations either, and they said that if anything did occur, it wasn’t publicized.

Satchell said that while she is confident that students around Carmel Valley are aware of the planet’s concerning state, they are not necessarily eager to dedicate time to advocating for action to be taken, whether because they already have too much on their plate, or because they’re apprehensive about pushback.

“It’s great that we live in an area that puts so much emphasis on academic achievement, academics are important, but right now we also need to remember that there are real changes that need to be made in the world that require our help,” Satchell said. ■

# CAREFUL COSTING

Tom McGreal | Stratford Court

The Mid-Year six-month results and a new Mid Year Budget for FY2019 were presented to the City Council at the March 18th Council meeting. The overall results show an increase in Revenues of \$1,028,580, an increase in Expenditures of \$920,185 and an ending General Fund Contingency Reserve of \$3.25 million or 20.7%. The numbers exclude the Measure Q revenues, which are accounted for in a designated Reserve and are dedicated to the Council approved projects (Streetscape, Undergrounding and Shores Park).

While the Contingency Reserve remains healthy, the underlying Revenue and Expense numbers require some further explanation. The primary driver for these FY 2019 budget increases is the inclusion of Legal expenses in the amount of \$767,930, which are also shown as Revenues because the City expects to receive an insurance reimbursement for \$767,930. Once these two offsetting Revenues and Expenses are excluded, the numbers can be more clearly analyzed.

The Finance Committee presented its analysis of the new Mid Year Budget for FY2019 with a comparison to FY2018 actual results (which were reported to Council in January).

The comparison show that year-to-year Revenues have increased by 2.7%, the Operating Expenses have increased by 5.7% and the total Expenditures (including Special Projects) have increased by 9.2%. The Finance Committee alerted the Council to the reality that this trend is unsustainable. Expenses cannot continue to grow at a rate faster than Revenues. A simple forecast example demonstrated to the Council that if the growth of Expenses continues to exceed the growth of Revenues by 2%, the City would have no money available for Capital Improvement projects by 2022.

The Finance Committee recommended that the City develop a Cost Control Plan for the FY2020 and FY2021 Budgets that ensures that the growth of Expenses will be maintained at a level well below the projected growth of Revenues. The Finnell Plan requires that the rate of Revenue growth must exceed the rate of Expense growth by 1.4%. If the Revenue outlook for the next fiscal year is the same as the projected FY 2019 Revenue growth rate of 2.7%, the Expenses would have to be held at a growth rate of 1.3% for the coming fiscal year. This level of cost control is a significant challenge for the City, but essential to our continued financial health.

In February the City Council completed a two-day workshop to set Goals & Priorities for the City. It is now the City Manager's task to prepare new Budgets for FY 2020 & 2021 that will accomplish as many of these goals & priorities as possible while holding the line on spending.

Ultimately, the Council will have to make the final decisions on cost control and approve the new Budget. The Finance Committee will continue to participate in the Budget process and will be watching the numbers very closely.

Stay tuned for further updates. ■



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

## APRIL 2019

Ashley Simpkins, Assistant Program Director

### Spring Tea is 5/8

Catch up with friends and neighbors over tea and other light refreshments in the Parish Hall at St. Peter's Episcopal Church on Wednesday May 8, 2pm – 4pm. We're still planning this beloved (and free!) annual event; make sure you're on our email list so you're the first to get the details and make the required reservations.

### Need a Ride?

Do you know about DMCC's free transportation services for seniors and disabled members of the community? We have several solutions to help you get around if you no longer drive; the DMCC van can take you grocery shopping on a weekly basis, take you to other stores regularly, and we will arrange for volunteers to take you to medical appointments in their own vehicles. Please contact our office – we'll set you up with the qualifying paperwork, give you all your options, and get you going!

### DMCC and Rotary are here to help!

DMCC and Rotary Club of Del Mar have partnered again to bring a special free service to senior and disabled members of the Del Mar community this spring. You shouldn't have to risk your life to use overhead lights and practice fire safety! Give DMCC a call - we will coordinate with Rotary and dispatch a volunteer to help you change lightbulbs and smoke detector batteries. If you have another minor maintenance or repair issue in your home, let us know and we'll see if we can help. Thanks Rotary!

### Save the Date: 2019 DMCC Gala

The 19th Annual DMCC Benefit Gala will take place this year on Saturday, October 5th, 2019. Under the leadership of Gala Co-Chairs Rose Ann and Ira Sharp, we're planning a unique party this year; stay tuned to learn about further details and sponsorship opportunities.

### For more information... or to join our email list:

Please visit our website at [dmcc.cc](http://dmcc.cc), or contact the DMCC office at (858) 792-7565 or [dmcc@dmcc.cc](mailto:dmcc@dmcc.cc).

# TRACKING TRAIN HISTORY

Larry Brooks | 9th Street



*Mary Arballo at the bridge in 1936.  
Photo courtesy Del Mar Historical Society.*

In 1946 the Oscar for the best song went to *Atchison, Topeka, and the Santa Fe* by Harry Warren and Johnny Mercer from the Judy Garland movie *The Harvey Girls*. In the 1930s and 40s rail travel was the rage, and the Santa Fe's Super Chief, from Chicago to LA, was the ultimate. The earlier development of the Santa Fe Railroad impacted Del Mar.

In July 1880 the Santa Fe Railroad organized a subsidiary to connect the growing port of San Diego to its lucrative east-west mainline. This subsidiary was called the California Southern Railroad, and it began its odyssey in National City, just south of San Diego. All of the locomotives, rolling stock, and steel rails for this enterprise were shipped around Cape Horn from the east coast to National City, and the timber ties were shipped south from Oregon.

By 1882 the new line had been constructed north through downtown San Diego, around Mount Soledad, down Sorrento Valley, across the Peñasquitos Creek, and then up and over the mesa that three years later became Jacob Taylor's Del Mar. Taylor's plat map, recorded with the county in October 1885, shows the tracks running down the center of Railroad Avenue, later renamed Stratford Court. Obviously, Taylor had no choice where the tracks ran relative to his planned resort, but he had to deal with only a few trains per day.

In the very early 1900s the South Coast Land Company purchased Taylor's holdings north of 9th Street, and they did not want the tracks running through the middle of their planned new resort for the corner of 15th Street and Grand Avenue, later renamed Camino del Mar. It is not clear quite what the business arrangement was, but the tracks were realigned from Railroad Avenue to along the bluffs from Peñasquitos Creek to 16th Street. South Coast Land got the train off of their street, and California Southern eliminated the very steep grade in the south up to the top of the Del Mar mesa.

Residents in the old Taylor-section of Del Mar were given a pedestrian bridge over the tracks near the foot of →

# TRANSIT GAP

Ann Gardner | Via Latina

A sub-committee of the Carmel Valley Planning Board wants to know how you feel about bringing more public transit to our area and have created an online survey for your input at [tinyurl.com/sdtransitsurvey](https://tinyurl.com/sdtransitsurvey). They document the many neighborhoods that are stranded by the lack of public transportation as new developments east of I-5 add to the traffic gridlock everywhere. The existing NCTD Bus routes go ONLY north/south along Highway 101 and east/west on Via de la Valle, bypassing the communities along Del Mar Heights Road and east of I-5: Carmel Valley, Pacific Highlands, Torrey Highlands, Black Mountain Ranch, and Rancho Penasquitos; even as these communities are growing by leaps and bounds.

The survey was created by two passionate public transit advocates, Sonya Solinsky, local urban planner, and Karen Cody, former Board member, who are collecting data on how the public, not only residents but employees who work here, feel about using public transit. They want to have the data when they meet with San Diego City Councilmembers Barbara Bry, Chris Cate, and Mark Kersey who represent the area, to advocate for two new bus lines. A "Blue line" bus route beginning at Del Mar Heights Rd at Camino del Mar would run east through Carmel Valley, Torrey Highlands, Rancho Penasquitos out to the Sabre Springs transit station on I-15. The second proposed "Red Line" bus route will start at Via de la Valle at El Camino Real going south to the Sorrento Valley transit station and up to Genesee Ave. to the new MidCoast Trolley Station (2021).

Cody and Solinsky have the unanimous support of the Carmel Valley Board which represents residents who want to get from one neighborhood to another, from households east of I-5 to the beach, from home to work, from home to shopping without getting in their car and adding to the already long lines of traffic. Neighborhoods off Del Mar Heights Road have already begun complaining about the coming impact of increased traffic from the new One Paseo development.

The two are taking PowerPoint Presentations to as many local community planning boards in the area as they can, educating and getting residents involved. They are also meeting with transit agencies MTS and SANDAG seeking their cooperation. More information is available at their website <https://northwestsd.wixsite.com/transitsurvey>. But first go to: [www.tinyurl.com/sdtransitsurvey](http://www.tinyurl.com/sdtransitsurvey) and let them know how you feel about bringing more public transit to our area. ■

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10th Street. The bridge eventually deteriorated and was removed. The rumor on the street is that a replacement bridge was promised.

The tracks have been on the bluffs now for more than 110 years, and have experienced only one accident. On New Year's Eve 1940, street runoff after heavy rains eroded the soil under the tracks, and a northbound freight train derailed at the foot of 10th Street. The engineer and the fireman were killed. However, as Mother Nature has her way with the bluffs an alternate route is being investigated. ■

# PLAZA PROBLEMS

Ann Gardner | Via Latina

**O**n March 4 City Council and community members rallied behind the Del Mar Plaza's proposed Amendment to their Specific Plan vowing to help local owners, Patty and Mark Brutton, bring the community back into the once "magical development" at the corner of 15th and Camino del Mar. In order to attract more customers as well as bring the community back into the Plaza's vacant spaces, the Bruttons are proposing the following:

**Reinvigorating quasi-public spaces.** According to the owners the quasi-public spaces have been "terribly underutilized" with the exception of the deck adjacent to Pacifica Breeze. The amendment would allow outdoor cafe areas in "portions" of the public space still open to the public without obligation to purchase from the restaurant and still available to non-profits.

**Enhanced signage for businesses on the upper levels.** Currently the Plaza is not allowed to install signage along Camino del Mar for establishments located above street level even though that restriction does not apply to other businesses in our downtown area. The proposed Amendment would allow signage consistent with Del Mar's Central Commercial Zone subject to review and approval by the Design Review Board.

**Eliminating restrictions for restaurant opportunities** would allow the Plaza to operate under the City's Parking Management Plan which requires fewer parking spaces in specific situations. As with signage regulations, the current 1989 Specific Plan reflects more stringent requirements than now required for business in the downtown area.

**Adding additional uses not currently identified in the Specific Plan.** Pharmacies and Drug stores are allowed in the current Plan. The Amendment "would include a broader category...to allow retail sales of "non-psychoactive, Industrial Hemp-based Cannabidiol (CBD) personal care products such as skin creams, lip balms, medicaments, and analgesics."

At the recent City Council meeting the Plaza provided an update of their current dilemma in bringing the Plaza back to its original potential in a market that has shifted drastically since 1989. "The Plaza is in trouble," Patty Brutton said outlining the losses they are absorbing after paying 45.5 million to purchase a property that had suffered under negligent absentee ownership since 2009. In 2018 alone the net operating revenue dropped almost \$2 million. Leasing is difficult; businesses have left and Banana Republic and Urban Girl have said they might leave.

Local speakers agreed saying "we need to help the Plaza," and praising the Bruttons who live just blocks from →

# WHAT'S UP WITH WINSTON

Ann Gardner | Via Latina

**W**inston School has filed an application for Step One of the Citizens' Participation Program (CPP) "to conceptually discuss design ideas with neighbors." The meeting was noticed for April 2 with the project description the "remodel of existing buildings."

Winston shares the 5.3 acre City-owned site at Ninth and Stratford Court with the Del Mar Community Center. The property, known as the Del Mar Shores Park property, was acquired by the City in 2008 for recreational and educational purposes and an Advisory Committee was established in 2014 to develop a master plan. In November, 2017 City Council agreed to move ahead with two collaborative plans for both uses on the property after the Advisory Committee emphasized the benefit of additional open space by planning jointly for both facilities. Two conceptual collaborative plans were approved to be costed out by Schmidt Design Group.

Early this year Winston School Head Dena Harris sent an email to City Council and Shores Advisory Committee members stating that the costs of the conceptual plans "are not feasible... and recommend you proceed with Park planning within currently contracted boundaries." Winston's contract for 1.8 acres of the property runs until 2053 and requires a completed development application to the City by the end of 2019, permitting and approvals by the end of 2025 and occupancy by the end of 2027. In 2007 Winston raised \$3 million toward purchase of the property as prepaid rent that will last through 2023.

The Advisory Committee has not met since November 2017 when the two collaborative plans were approved for costing. Since then Winston has also entered into contract negotiations with the City during which time the Advisory Committee has not been meeting. It is uncertain what this means for the status of the Advisory Committee and the Shores Park master planning process. ■

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the Plaza for "coming to the rescue...even if they didn't realize what they were getting in for." Some emphasized the possibility of bringing in programs sponsored by San Diego cultural institutions such as the Opera, Repertory Theatre, and museums for local audiences.

The Council followed suit saying they were committed to help. No concerns with the proposed changes were voiced given that all the changes would comply with current zoning standards; "pretty modest" Councilmember Worden commented. From here the owners will submit a draft Specific Plan Amendment for formal review that will include a Planning Commission recommendation at a public hearing and a City Council hearing. ■

## TRAIN TRACKING

### Side Car

Julie Maxey-Allison | 10th Street

Luckily, that 1940's train wreck atop our 1.6 miles of tracks has been the only one. However, a number of deaths and delays have happened on the rails over the years. The latest stoppage was last February. Train travel was halted for a few hours due to yet another in a series of bluff failures that continually shrink our fragile sandstone cliffs.

This north/south rail line is the second busiest intercity rail corridor in the country according to Jim Linthicum, director of mobility at the San Diego Association of Governments. In a KPBS interview he related the importance of the transport not only for commuters, but the cargo the freight trains carry that people depend on.

Federal, state, county and city officials continue to work toward a solution. Right now the single answer is that SANDAG will stabilize the narrowing cliffs with various engineering schemes at a cost of millions in advance of removing and relocating the route with a projected cost of billions. ■

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## IN BRIEF

### Color and Form Pop Up at Town Hall

The Del Mar Art Show opened Friday, March 29-Saturday, March 30, bringing color and form to Town Hall. The juried painting show, presented by the Arts Advisory Committee, was a display of more than 100 painted works by local artists. The Friday night opening, with a wine and cheese reception sponsored by the Del Mar Foundation, included a UCSD Graduate Theatre student dance performance. The show continued on Saturday with artists demonstrating plein air painting.

### Good Wood

Our Civic Center is the 2019 Wood Design Award Winner from WoodWorks in the category of Wood in Government Buildings. This recognition from the Washington DC based nonprofit follows the 2018 Orchid award for Architecture from the San Diego Architectural Foundation for its "beautiful detailing." Congratulations again.

### Suite Switch

L'Auberge Del Mar is now owned by the Hyatt Hotels Corporation and the 15th Street boutique spots that housed Donnett's and Laurelie's By The Sea, are emptied. There is no information as yet about the next occupant. ■

## PECKING ORDER

The Walshok Family | 12th Street



*The Walshok kids. Photo Kimberley Nicole.*

You know you've arrived at the multigenerational Walshok Compound when you are greeted by the sounds of happy clucking chickens. We have raised these winged beauties since they were chicks and some even as hatchlings. Our birds range in breeds from a Silkie whose feathers feel more like cotton balls; a Polish Frizzle with its odd shaped head that looks like something you would find in a Dr. Seuss book, and the majestic Ayam Cemani, originally from Indonesia, highly revered in its native country. Each chicken has its own individual personality and name. They lay eggs in a variety of colors and shades, from creamy white, to dark chocolate brown, to olive green, to a bright Tiffany blue. In addition, the yolks are dark yellow and in some instances a deep orange which is the result of the chickens' organic Del Mar diet consisting primarily of greens grown in the garden and protein from bugs.

We Walshoks, an Old Del Mar family who have resided in the community for almost 50 years, raise our chickens to be a part of our group. They enjoy a beautiful large coup adorned with grape leaves at the back of the property on Lois Lane between 12th and 13th Streets that is visible and accessible to passers by. Local families often stop by on their daily strolls to greet the chickens. Neighbors often share their organic greens with the birds. During the weekends, the chickens are often out of the coup exploring the outdoors, scavenging for bugs, and entertaining the 12th Street kids. And yes, these chickens literally know their visitors. Chickens have good memories and can recognize up to 100 human faces. It is no coincidence that they rush up to greet neighbors with their melodic sounds.

Chickens can also count and perform basic arithmetic. They are socially complex animals, think "pecking order." ■



# COMMENTARY: Zero Housing

Bud Emerson | Klish Way

**D**el Mar continues to have a zero in every roundup of affordable housing built in cities throughout the county. To date we have produced a 5/22 consultant report delineating many options possible within the city, but so far nothing has been constructed.

Some actions have been taken to move us in the right direction. Council has directed staff to move forward with rezoning to accommodate housing in the north commercial district on Jimmy Durante Boulevard, as well as the north professional zone. Staff has approached San Diego about annexing the trailer park property next to the Hilton hotel. Two affordable units in the new 941 development are now awaiting a building permit. A proposed granny flat in a remodeled home is being reviewed by the DRB. Discussions are underway about a possible cooperative project with the fairgrounds.

The deadline for our required 22 affordable units is fast approaching in year 2021. Meanwhile our region is drafting a plan for the next round of state-mandated housing units to be allocated among all of the cities in the county. So we can anticipate a new target number to be added to the 22 target. There is also a risk of getting penalized with even more numbers if we fail to achieve 22 in two years.

Other actions around the county and state are both concerning and promising. The State has filed suit against Huntington Beach for failure to take action. A judge has issued a court order temporarily invalidating a voter-approved citizen initiative in Encinitas because it has caused two City Council housing plans to be defeated at the polls.

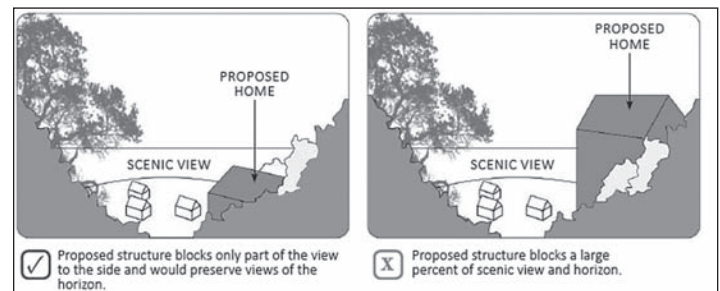
Several nearby cities are taking steps to facilitate construction of affordable housing. San Diego eliminated sewer and water fees, reduced development fees, and loosened zoning regulations for granny flats (formally called "ADUs" - Accessory Dwelling Units). San Diego County has taken similar steps. Chula Vista has experienced an increase in granny flat applications after waiving parking requirements and cutting permitting fees by about \$10,000. Solana Beach issued a request for proposals for about 20 affordable housing units on a one acre parking lot near Fletcher Cove. Even Encinitas, a poster child for resistance to state housing mandates, has funded the creation of three alternative, free, permit-ready architectural plans for building stand-alone granny flats. The mayor of Poway recently asked the Council to consider a proposal for the city to fund building granny flats at its own expense in the backyards of willing property owners, with rent proceeds being shared.

One final note of Del Mar failure came when the Council decided to fund rental subsidies only at the five family level, down from the level of eight families that we have provided for decades. Council members promised to revisit that decision as well as other funds for housing in upcoming budget deliberations. □

# CLARITY = QUALITY

Beth Levine | Design Review Board

**I**n November 2017, the Del Mar City Council approved Design Review Guidelines as a companion to the City's Design Review Ordinance (DRO) (DMMC Chapter 23.08 Design Review). "The Design Guidelines provide quantifiable standards and criteria to add clarity, definition, and detail to the DRO standards of review that are used by the Design Review Board (DRB) in its deliberations." In addition, they assist City staff, design professionals, property owners, residents, and businesses in the design review process. Staff can provide more precise guidance to applicants and their agents throughout the process, hopefully resulting in an approvable project before the Board.



*New design review standards are illustrated making review process less subjective and more predictable for applicants.*

*Illustration from Del Mar Design Guidelines*

The DRO directs that "[a]n application shall be approved unless the Design Review Board makes findings of fact . . . that support one or more of the regulatory conclusions contained in . . . [the Design Review Ordinance]." Although the Guidelines do not hold the same weight as the standards in the Municipal Code, they provide objective support for what should and should not be acceptable under those DRO requirements.

Examples abound as to how the Guidelines can be useful tools. Potential view blockage and invasion of privacy often arise in cases of new construction, and on February 27, 2019, the DRB received training on application of the Guidelines in these areas.

When finding an inappropriate view blockage, the Board must conclude that the "proposed development unreasonably encroaches upon primary scenic views of neighboring property." Although "unreasonable" and "primary scenic views" are defined in the Municipal Code, the Guidelines provide explicit ranges of allowable percentages of view obstruction. They further emphasize that [t]he full extent of the view (100%) should be a culmination of all views observed from the . . . [neighbor's primary living area], both sitting and standing," and that "cumulative loss of . . . views should be avoided when such loss can be substantiated through the public record."In

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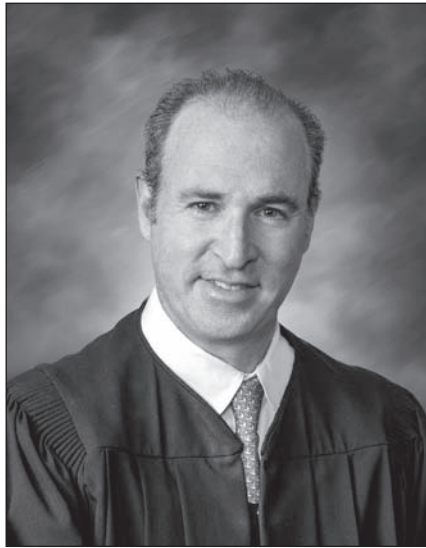
# RESUME AND ROOTS

Bud Emerson | Klish Way

**“D**el Mar instilled in me a real sense of community and civic engagement and commitment, where everybody cares and gets involved, pitching in to solve problems. In a way it is a kind of test lab that in many ways is a good model for others, a small community with an incredible level of intellect, engagement, passion, and involvement—a pretty special place.”

So says newly-minted State Supreme Court Justice Josh Groban who grew up in Del Mar, attended schools at the Shores, Earl Warren, and Torrey Pines before launching a distinguished career in law practice and the Governor’s office after excelling at Stanford and Harvard Law School.

Justice Josh grew up here in a family of very accomplished people including his uncle former Council Member and Professor Lou Terrell and his aunt Judge Carol Isaacson, both of whom he praises as inspirational role models. He remembers Lou as “a very bright guy who didn’t show it off or make others feel inferior. Lou was a very upbeat and positive guy who was not afraid to speak his mind but did it in a way that others felt heard and respected. I have been thinking of him a lot since I was appointed. I know if he were alive today, he would be tickled.” He speaks of Carol as “the first judge I ever knew well who gave me an early lesson about how important it is working in the ‘trenches’ to be committed and well prepared because decisions →



*Courtesy Justice Groban.*

have to be made quickly and wisely.”

His mother, Debbie, “is one of the very few people in my life who possess the ability to engage others very vigorously on issues where they are totally at odds, but do it in a way that the other person feels heard and remain friends. Hopefully that soft touch has rubbed off on me as I go forward.” Speaking of his father, psychiatrist Steve who works with veterans, Josh says “he instilled in me a sense of empathy. He frequently reminded me that many people have very difficult lives confronting hardships and challenges—they are not as lucky as I have been. He is an incredibly calm, caring, and patient man. I hope some of that has rubbed off on me.”

Justice Groban reminisced a bit about growing up in Del Mar “watching Council meetings on TV and seeing people “out of breath rushing in from home getting upset about an agenda discussion and wanting to make a point. An early lesson about civic engagement.” His own early lesson in civic involvement came early at 11 years old when he spoke to the Council about the removal of pay phones at the lifeguard tower where kids could call parents for a ride home after a long session at the beach.

All Delmarians can be proud of our community superstar, none more than his parents who guided his development and active civic involvement.

We can expect State Supreme Court Justice Groban to use his impressive education and career credentials to make wise decisions and it seems certain that a little bit of Del Mar will inform his judicial values. ▣

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## CLARITY = QUALITY

*continued from page 9*

order to avoid a DRB conclusion that the proposed design “will create an unreasonable invasion of privacy of neighboring properties,” the Guidelines make several suggestions, including windows with higher sills, use of translucent or obscured window glass, and limits on the size and location of decks and balconies.

When land conservation is an issue, the DRB may find that “[t]he proposed development unreasonably disrupts the existing natural topography . . . .” The Guidelines specify how much grading is appropriate depending upon the percent of the property’s natural slope, emphasizing that the development should “[a]void excavation or grading that may force the topography to be subservient to the development of the site.” Similarly, the Guidelines urge the avoidance of retaining walls over a certain height.

Another DRO regulatory conclusion addresses hardscape (“proposed development fails to minimize hardscape surfaces and limit excessive paving”). The Guidelines, in turn, recommend percentages of minimum →

landscape area depending upon lot size, and suggest “maximiz[ing] the use of pervious materials for driveways, walkways, and/or patios.”

Excessive bulk and mass resulting from design components that are not calculated as part of the maximum allowed floor area (e.g., patios, high ceilings) is an additional element appearing in some projects. The Guidelines address this issue, suggesting limits on the percentage of a lot’s maximum allowed bulk floor area for covered porches, loggias, decks, and balconies, recommending plate heights to avoid excessive volume, proposing various roof forms to reduce extra bulk, and enumerating ways to avoid extra apparent height in hillside homes.

We are still getting accustomed to the Guidelines, but the consensus is they provide more definitive standards to improve the design review process. Although the Guidelines are not prescriptive and individual situations exist where the Guidelines should not apply, it is up to the project design team to demonstrate why that is the case. However, with City staff working together with all interested individuals, the Guidelines will help applicants produce a project application that can be approved by the DRB. ▣

# DEL MAR COMMUNITY CALENDAR

Highlights for APRIL 2019

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

**City Council Meeting.** April 1, 2019, 4:30 PM-9:00 PM @ Del Mar Town Hall.

**DM Community Connections – Tuesday Lunch Connections – Reservations Requested.** Tuesday, April 2, Noon – 1:30pm, Del Mar Community Building, 225 9th St.

**DM Library Teen & Adult:** Local Author Talk. Scott Warren. Wednesday, April 3, 6pm.

**DM Foundation - First Thursdays:** Berkley Hart. Thu, April 4, 7– 8:15pm Powerhouse. Doors open at 6:30 for wine and cheese. Open to subscription holders only!

**DM Community Connections – Adapting to Life Transitions support group.** Friday, April 5, 2:30pm – 4pm, Del Mar Community Building, 225 9th St.

**DM Foundation - Bluegrass & Beyond:** Della Mae. Sun, April 7, 7–8:30pm Town Hall. Doors open at 6:30 PM. Ticket info: [www.delmarfoundation.org/bluegrass.html](http://www.delmarfoundation.org/bluegrass.html)

**Sustainability Advisory Board (SAB).** April 8, 2019, 5:30 PM-7:30 PM @ Del Mar Town Hall.

**Planning Commission (PC).** April 9, 2019, 6:00 PM-8:00 PM @ Del Mar Town Hall.

**DM Community Connections – Dr. Kalina’s Healthy Aging Forum: “Easter/Passover Celebration: The Spirit and Body Connection.”** Tuesday, April 9, 9:30am – 11am, Del Mar Community Building, 225 9th St.

**Parks & Recreation Committee.** April 10, 2019, 4:45 PM-5:45 PM @ Del Mar Town Hall.

**DM Foundation - Cultural Arts Committee Meeting.** Wed, April 10, 8:30–9:30am Powerhouse.

**Del Mar Historical Society,** April 10, 5:00 pm, conference room at 225 9th Street. The public is encouraged to attend.

**Utility Undergrounding Project Advisory Committee.** April 11, 2019, 7:30 AM-9:00 AM @ Del Mar Town Hall.

**DM Community Connections – DMCC Explorers tour of the UCSD Stuart Collection – Reservations required.** Thursday, April 11, 10:00am – 2pm, Del Mar Community Building, 225 9th St.

**DM Library Kids:** El Día de Los Niños. Celebrating Día De Los Niños. Take a journey into Spanish language and its cultures through the magical world of music. Thurs. April 11, 10am.

**DM Library Kids:** Baby Story Time. Ages 6-18 months. Pre-walkers only, please. Age appropriate games and songs. Tuesdays in April, 11am.

**DM Community Connections – Board of Directors meeting.** Saturday, April 13, 9am to 10:30am, Del Mar Community Building, 225 9th St.

**City Council Meeting.** April 15, 2019, 4:30 PM-9:00 PM @ Del Mar Town Hall.

**DM Community Connections – DMCC Diners (FKA Monday Lunch Club).** Monday, April 15, 11:30am – 1pm, En Fuego, 1342 Camino Del Mar.

**Traffic, Parking Advisory Committee (TPAC).** April 16, 2019, 5:00 PM-7:00 PM @ Del Mar Town Hall.

**DM Community Connections – Tuesday Lunch Connections – Reservations Requested.** Tuesday, April 16, Noon – 1:30pm, Del Mar Community Building, 225 9th St.

**DM Community Connections – Theater Van to the Old Globe to see Life After.** Tuesday, April 16, 4:45pm – 9:15pm, Del Mar Community Building, 225 9th St.

**San Dieguito Lagoon Committee.** April 17, 2019, 6:00 PM-8:00 PM @ Breezeway North Conference Room.

**DM Library Teen & Adult:** Bluegrass Concert. Presented by the Friends of the Del Mar Library. With Philly and the Cheesesteaks. Thursday, April 18, 6:30pm.

**DM Library Kids:** Rady’s Baby Time Class Presented by First 5 California and Rady’s Children’s Hospital. Thursday, April 18, 11am.

**Rady’s Toddler Time Class.** Presented by First 5 California and Rady’s Children’s Hospital. Thursday April 18 , 10am.

**DM Community Connections – Adapting to Life Transitions support group.** Friday, April 19, 2:30pm – 4pm, Del Mar Community Building, 225 9th St.

**DM Library Kids:** Matter Minds. Fun science experiments for elementary aged children to explore science. Saturday, April 20 11am.

**Business Support Advisory Committee.** April 23, 2019, 9:00 AM-11:00 AM @ City of Del Mar Town Hall.

**Finance Committee.** April 23, 2019, 4:30 PM-6:30 PM @ Del Mar Town Hall.

**DM Community Connections – ROMEO (Retired Old Men Eating Out) Luncheon.** Tuesday, April 23, Noon – 1:30pm, Sbicca Del Mar, 215 15th St.

**Arts Advisory Committee.** April 24, 2019, 2:00 PM-4:00 PM @ Del Mar Town Hall.

**Design Review Board (DRB).** April 24, 2019, 6:00 PM-8:00 PM @ Del Mar Town Hall.

**DM Foundation - Del Mar Foundation Board Meeting.** Thu, April 25, 8–9am DMCB 225 9th St.

**DM Library Teen & Adult:** Del Mar Rose Society Show. Roses will be on display in library beginning Thursday, April 25, 6:30pm through Friday, April 26, 5pm.

**DM Library Teen & Adult:** Rose Weekend Concert, Friday April 26, 11am.

**DM Foundation - Young Del Mar Easter Egg Hunt.** Sat, April 20, 10am Seagrove Park. Check-in starts 9:30am.

# VISIT THE SANDPIPER ONLINE!



[www.delmarsandpiper.org](http://www.delmarsandpiper.org)

# SANDPIPER

DEL MAR'S COMMUNITY JOURNAL

Box 2177, Del Mar, CA 92014

DATED MATERIAL

## WOMEN RULE

Betty Wheeler | Seaview Avenue

**A** memorable call to action of second-wave feminism, circa 1970s: "A woman's place is in the House . . . and in the Senate." In celebration of this year's 60th Anniversary of the City's incorporation, I took a look at how Del Mar has fared with respect to women in local government leadership. Del

### Women Mayors

Janice Heinzemann  
(1972-74)

Nancy Hoover (1976-77)

Rosalind Lorwin (1983-84)

Arlene Carsten (1985-86)

Ronnie Delaney (1987-88)

Brooke Eisenberg (1989-90)

Jan McMillan (1990-91;  
1994-95)

Jacqueline Winterer  
(1991-92)

Crystal Crawford (2000-01;  
2005-06; 2008-09)

Lee Haydu (2013-14)

Sherryl Parks (2015-16)

Mar, it turns out, has a rich history of women in leadership roles in our City's governance.

A May 26, 1959 ballot measure – won by a slim margin (555-to-479 per Nancy Ewing's book) – brought us Cityhood, and a path to controlling our own destiny. If 38 people had voted "no" instead of "yes," Del Mar's governing body would be the County Board of Supervisors. That's a sobering reminder, along with other close votes (e.g., acquisition of the Powerhouse property for public park/open space) that many decisions we now take for granted were hard fought and narrowly won.

Though the first City Council was all male, that changed rapidly. In the April 1962 election, Betty Bossert, who had been active in the drive for City incorporation, and had been appointed to fill a July 1961 vacancy, won election in a contested race. In historical context, her election took place two years before passage of the Civil Rights Act of 1964, and one year before the Equal Pay Act.

In 1972-74, Janice Heinzemann served as our first female mayor, after her 1966 and 1970 elections to Council. Key issues she identified



*Re-Elect*  
**Jan McMillan**  
to your  
**Del Mar City Council**

*Campaign brochure 1994.*

in a 1972 interview resonate today: growth, developing rationally as a city, preserving the village atmosphere, and open space.

From 1959-present, 41 people have served as Mayor; 11 have been women (27%). Two notable 10-year periods: from 1985-1995, women served as mayor for 6 of those 10 years (Jan McMillan twice), so women served 60% of those mayoral terms, and comprised 50% of the mayors. In 1988 – 31 years ago – the Council included four women: Brooke Eisenberg, Jan McMillan, Jacqueline Winterer, and Gay Hugo. And from 2012-2022, assuming mayors for 2020-22 are selected per current policy, women will serve 40% of these 10 mayoral terms: Lee Haydu, Sherryl Parks, Ellie Haviland, and Terry Gaasterland.

This history is well worth remembering (or learning about) and celebrating as we mark our 60th anniversary, and as we continue to work for equality. □