



Sandpiper

DEL MAR'S COMMUNITY JOURNAL

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A HOPEFUL BIT OF SUNSHINE

Bob Gans | Hoska Lane

We all know that the best protection against contracting Covid-19 is vaccination, but is it possible that the best protection against the pandemic's economic headwinds is to locate your business in Del Mar? That could be the case according to long-time Rusty Surf Shop owner Zach Groban. "The past two years have been among the best in our history. Tourists who ordinarily would be flying to exotic locales have switched to road trips, and where better to drive and spend the week than on the beach at 15th Street?" Mr. Groban has also noticed an uptick in business from local residents with more free time working from home rather than commuting.

While the Del Mar Plaza has not escaped the pandemic as unscathed as Rusty's, co-owner and operator Patty Bruten (with husband Marc) is similarly upbeat about the current state of business: "The initial impact of Covid was devastating. Had it not been for federal relief funds, we would not have had the resources to work with our tenants as they struggled through the lockdown. But we have come out the other side, with retail approaching pre-Covid levels, and restaurants exceeding those levels." Like Mr. Groban, Ms. Bruten attributes much of the Plaza's recovery to recent improvements designed to maximize its idyllic setting. "Our space is outdoors near the beach, and people love congregating on our terrace throughout the day and night." She also emphasized the success of two of the Plaza's most recent entrants – Monarch Pub and Tamarindo – which have drawn consistently large crowds despite opening in the midst of a pandemic. "These restaurants have embraced the casual beach vibe that blends in perfectly with the Plaza setting, and with Del Mar overall."

Optimism amongst local merchants is a common theme. "If there's a silver lining in Covid, it's that it provided an opportunity for our community to support our businesses, and the results have been phenomenal," says K.C. Vafiadis, a local commercial landlord and Chair of the Del Mar Village Association. "Ten new businesses opened in Del Mar during the pandemic representing a good mix of restaurant and retail, and two more are opening in the next several weeks." She agrees that much of Del Mar's success is due to its seaside location and small town charm, which has attracted tourists looking to stay closer to home. "Add the Breeder's Cup to the mix this fall and, by the end of the year, we think the City's coffers are going to be full."

Bob Gregson, General Manager of L'Auberge Del Mar,



*Del Mar Corner.
Painting by Darrell Swenson.*

largely concurs with Ms. Vafiadis, though he is concerned about the possible impact of the Delta variant. "We've had a terrific summer, with our occupancy levels limited only by our ability to hire staff. Now, however, we're beginning to see cancellations based on fears of a resurgence in the virus. Hopefully, those concerns will die down so we can look forward to a strong Breeder's Cup and a continued recovery." Greg Glassman, co-owner (with wife, Jen) of Zel's Del Mar echoed worries about variants, and expressed hope that the City would plan accordingly: "One thing that many of the restaurant owners here and elsewhere have discovered is that people love eating outside. We're currently able to provide that opportunity through temporary use permits that are scheduled to expire in March. I hope Del Mar follows the example of other cities in making those changes permanent, which would be a huge help in the event of a resurgence."

According to DMVA Chair Vafiadis, there the current City Council may be interested in supporting that change and more, including measures such as adaptive use zoning and liberalized parking regulations, which she believes will help Del Mar achieve the vital downtown district envisioned by the Community Plan. "It's on the City's workplan for this year, and we believe that these proposals finally have a good chance of coming to fruition. After a lifetime in Del Mar, I'm as optimistic as I've ever been about the future." ■

SECRET SAUCE

There is little doubt that Del Mar is a very special community in many ways, but after you have been here for a while you realize there is a secret sauce that is vital in concocting our uniqueness. Citizen participation is not just a slogan in this community - it is the essence of how the smallest town in the region has developed and maintained the highest quality of life. We elect Council Members to make official policy, but virtually every decision has the fingerprints of at least one citizen group on it before formal Council approval.

A former city manager commented that he had never seen in any other town the intensity of citizen involvement in almost every aspect of Del Mar life. Citizen groups organized to fight for our founding incorporation. A network of citizen committees drafted our constitution, the Community Plan. Over the following 50 years, literally hundreds of citizen groups have guided our development from big undertakings like Powerhouse Park and City Hall to smaller issues such as beach parking or Crest Road traffic mitigation, or the color of a park bench. The City Council is in charge of decision making but must

understand that decisions are trusted only when there is vigorous public input. The first question that is often asked of new residents is “how do you want to get involved?”

Our current Council majority certainly knew how to campaign successfully but how well do they respect citizen involvement?

Two recent examples are instructive. The City Council presented a proclamation recognizing Tom McGreal for his many years of leadership of the City Finance Committee. His contribution to stabilizing our financial system and managing our retirement liability will benefit our city well into the future. On a more worrisome note, the City Council majority decision to ignore the Council-adopted recommendations of the advisory committee on undergrounding (UPAC) triggered mass resignations of members, and appeared to allow a favored supporter to jump the line ahead of higher risk neighborhoods. And reactivating the undergrounding program without reactivating UPAC signals how little the council majority values the advisory committee system that has served Del Mar so well.

Most city committees were directed to discontinue their work during the pandemic challenge. As we gradually return to normal activity levels, it is imperative that the Council revive this powerful network of citizen participants. It is also important for the Council to make citizen appointments based on merit and not favoritism. For example, appointing design review critics and DRO violators to the Design Review Board will certainly undermine the credibility of this vital quality control process. We are fortunate to have much talent and experience within our citizenry so ample choices are available without such conflicts.

The big challenge for our Council majority is how to blend staff expertise with rich citizen involvement to make decisions that keep our secret sauce savory. □



Sandpiper

DEL MAR'S COMMUNITY JOURNAL

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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BLUFF BLUES



*An all too familiar sight at 10th Street.
Photo Julie Maxey-Allison.*

COVID UPDATE

Boosting Boosters

Don Mosier, MD, PhD | Rimini Road

The COVID-19 vaccines have proven to be highly protective against serious infection, hospitalization, or death among those who have been fully vaccinated. The most recent data suggest that protection against infection by the more transmissible Delta virus variant is lower than the Alpha strain that was common last winter. This means that fully vaccinated individuals can still become infected and transmit the virus even if they have no symptoms. Locally, over 92% of COVID-19 cases are among the unvaccinated, but rare cases do occur in vaccinated individuals (Del Mar has 209 reported cases, but the vaccination status of these individuals is not reported). This has led to a call for administering a third “booster” shot to those who may have poor or fading immune responses, including the immunocompromised (roughly 7% of the population) or older individuals who were first in line to get the vaccines early this year.

The immune response gets better each time it is stimulated with a virus or vaccine. A secondary or tertiary response takes advantage of an expanded number of “memory” cells that results in more potent antibody and cellular immunity. A third booster shot reawakens these memory cells and should result in an even more robust immune response. This means that the call for a COVID-19 vaccine booster shot makes sense from a basic immunology perspective.

The conclusion that vaccine efficacy is waning after 8 or more months is not as clear because of several confounding factors. The Delta variant is more transmissible and now accounts for the majority of COVID-19 infections. If the original protection studies had been performed when the Delta variant was prevalent, the level of protection might have been less than observed with the Alpha variant. The first vaccine recipients were older individuals who have poorer immune responses in general, so “waning” immunity might just mean weaker responses to the vaccines. Vaccinated individuals assumed (mostly correctly) that they were immune and probably resumed more risky behavior that led to greater exposure to the Delta variant.

So where does this leave us? The most important goal is to get everyone fully vaccinated as soon as possible. Getting a booster shot later in September makes sense if you had a weak response to the first vaccine shots or if you were first in line to get vaccinated. However, testing for protective immune responses is not readily accessible for most people, so you will have to depend on public health advisories rather than individual knowledge. A booster shot should provide a benefit and there is no downside (side effects should be similar to the second shot), so get ready to roll up your sleeves on more time.

(This is a rapidly evolving story---please check the Sandpiper website for updates.) ▣

GAVIN GOING?

Wayne Dernetz | 9th Street

The recall election against Governor Newsom is headed for a dramatic, suspenseful conclusion on September 14th. Recent polling^{1,2} shows Newsom enjoys a 54% to 46% favorable result against the recall among all voters, but among those most likely to vote, there is a statistical tie with 48% favoring “yes” and 52% favoring “no.” The margin of error is +/- 4%. That’s why the Newsom campaign has focused exclusively on getting more Democratic voters to vote “no” on the first ballot question and has ignored the second question about selecting a replacement. Defeating the recall depends exclusively on getting more Democrats to vote.

While Democratic voters in California outnumber Republican voters by a 46.4% to 24.0% ratio³, a large disparity in enthusiasm exists between Democratic and Republican voters. Republican voters are highly excited; they see opportunity to replace Newsom with one of their own, as happened in 2003 when Governor Davis was recalled and replaced by Republican Arnold Schwarzenegger. Republican turnout is likely to be very high.

Among Democratic voters, two groups of voters are causing anguish for Newsom’s campaign: the complacent Democrats and the angry Democrats. These voters are most likely not to vote. Some angry Democrats may even vote “yes” on the recall question. Among angry Democrats, Newsom’s handling of the Covid shutdowns is frequently mentioned, notwithstanding that data shows California’s Covid performance is among the top ten for all states.

Complacent voters include those who believe Newsom should easily defeat the recall and their vote won’t matter, or are still unaware of the recall election. Angry voters also include those disappointed that Newsom hasn’t addressed California’s homelessness crisis and are still outraged by Newsom’s “French Laundry fiasco.”

Getting out the vote efforts – phone banking, canvassing, texting, and rallying – are the best ways for motivating complacent Democratic voters and increasing the chances of defeating the recall election.

¹ CBS News/YouGov poll taken between August 6 - 12, 2021; sample size: n = 1,856 California adults; margin of error +/- 4% at the 95% confidence level: <https://today.yougov.com/topics/politics/articles-reports/2021/08/17/california-likely-voters-split-on-newsom>

² UC Berkeley Institute for Governmental Studies poll taken between July 18-24, 2021; sample size n = 5,795; margin of error +/- 2% at the 95% confidence level: <https://escholarship.org/uc/item/27x9k5qt>

³ California Secretary of State July 16, 2021 Report of Registration: <https://www.sos.ca.gov/elections/report-registration/6oday-recall-2021> ▣

NEW YEAR FRESH START

Jasmine Criqui | Torrey Pines High School Senior

OUTDOOR SCULPTURE:

Coming to Del Mar This Month!

Betty Wheeler, President

The City's new Outdoor Sculpture program, underwritten by the Del Mar Foundation, is close to launch! Mid-September is the target for five artworks to be installed in the downtown area for a 23-month display. The City's Arts Advisory Committee (AAC) has selected the sculptures from a group of 12 finalists, for Council approval at its Sept. 7 meeting.



Hugo Heredia's Pasaje a lo Infinito

Hugo Heredia's sculpture, "Pasaje a lo Infinito" (Passage to the Infinite), made from low temperature fused glass, fabricated stainless steel and fabricated steel, stands 5'4" tall. The artist describes his role as a "choreographer of a dance between a most unlikely pair... solid steel and fragile glass."

The Foundation collaborated closely with the AAC, City staff, and a terrific professional arts consultant, Naomi Nussbaum, to

issue the Call for Art, evaluate the 34 artworks submitted by 20+ artists, and implement all the steps necessary to make the program a reality. A big thanks to DMF's generous donors, who made this program possible. Watch our website for details on the festivities that will celebrate the installation of these artworks: www.delmarfoundation.org. □

It's been a few weeks since the majority of high school students in San Diego have returned to school in person, and reactions are, unsurprisingly, mixed. For the most part though, conversations about masks and vaccines are far from the front of students' minds.

"Do I feel prepared? Mostly. I know it's going to be new, but I'm pretty excited for it," said Emi, who recently started her freshman year at Canyon Crest Academy after having spent the majority of her time in middle school online. "I think that if I was starting last year I would be kind of disappointed, but so far it seems like things will be as normal as they can be, just with masks."

Both San Diego Unified School District (SDUSD) and San Dieguito Union High School District (SDUHSD) have reopened five days a week for in person schooling. After such a turbulent year, administrators seem to be putting an emphasis on keeping students connected to both their school and their peers.

Rida, a transfer student from Washington who is attending Torrey Pines High School for her senior year, says that administrators have helped alert her to opportunities to engage with the school community.

"Every single day, at least one of my teachers has been like, 'Oh, there's this program called PALs [Peer Assisted Listeners] and they invite transfer students to get to know each other,'" Rida said. "So they've definitely been really good about that."

As it stands, the general rule for SDUHSD students is that mask-wearing is enforced indoors but not outside. This means that at lunch time, most Torrey Pines students can be found congregating at the campus's outdoor lunch tables or the grassy common areas, enjoying their break with masks off and putting them back on once they return to the classroom.

"I definitely agree with the mask policy, because not everyone can get vaccinated. Overall, it's just safety protocol, you don't know who someone is living with that can be at risk. You might be okay, but they might not be," Rida said.

For some, the odd circumstances of the reopening help to level the playing field with regard to feeling out of place.

"It's kind of nice that [the freshman class] won't be the only brand new year; the sophomores will be sort of new also," Emi said.

Many outlooks around campus are similarly optimistic as students look forward to a new year and a fresh start. □

BEACHY CLEAN

Valérie Dufort-Roy | Klish Way

As summer visitors slowly depart from our town and as the streets quiet down, it is time to look at what has been left behind. September 18th being International Coastal Cleanup Day, how about we take a stroll on the beach and pick up what doesn't belong to the sand and waves?

The Surfrider Foundation released its annual national beach cleanup report in July. In 2020, nearly 9,000 volunteers removed 80,360 pounds (or 414,037 items) of trash and recyclables from beaches, neighborhoods and waterways. As you may guess, single-use masks and gloves are now being heavily discarded, along with an increase in takeout food containers trash. The most prevalent items collected were plastic fragments, followed by cigarette butts and foam fragments. 88% of all items collected were plastic. Predictably, this sad trend continues to contribute to the omnipresence of plastics in the environment. Hence, it justifies that more data to be collected along with continued public awareness, towards tougher local, state and federal plastic bans and legislation.

Beach cleanups used to be organized by large groups during school field trips, team building activities or community efforts. Since small self-organized groups called solo cleanups are now the norm, Surfrider is offering an online tool to input data. A quick search for Del Mar beaches indicates that in 2020, 11 volunteers contributed to the removal of 16.1 lbs of trash and recyclables from the Powerhouse Park area. 2021 has had a strong beginning with three cleanups already completed, and 15 lbs removed.

How does one go about it? The Surfrider Foundation (cleanups.surfrider.org) recommends wearing facial coverings and gloves, and carrying a hand sanitizer. Bring your grabbers along if you have them (also called pickup stick or reacher); they make life so much easier! Two trash bags or buckets will allow you to part recyclables from trash as you go. You can weigh your collection, and fill out the online sheet of facts once you are done. This way, your data becomes part of the Surfrider Foundation's National Cleanup Database.

Of course, any of us can pick up litter from our beaches anytime without logging-in our finds. However, it is a great incentive to know that the Surfrider Foundation uses the reported statistics to provide some backing data for the Break Free From Plastic Pollution Act. This bill, reintroduced in the US Congress in March 2021, addresses plastic pollution through its entire lifecycle, from production to recycling. ■



Ashley Simpkins | Program Director

21st Birthday Gala

It's DMCC's 21st birthday, and we plan on celebrating in style! On Saturday, October 2, led by co-chairs Mary Walshok and Linda Chisari, we'll be taking over the Del Mar Civic Center plaza with cocktails, dinner, and entertainment. The only ID required to join the party is a Covid-19 vaccination card! Look for an invitation to join our supporters from Honorary Committee chairs Nicole and Will Holliday, and we'll hope to see you at our biggest benefit event of the year!

Flu Clinic - Save the Date

Did you know that approximately 80% of flu deaths occur in older adults? It's more important than ever to get your flu vaccine this year because of the added stress the Covid-19 pandemic is putting on the entire healthcare system.

DMCC has a flu vaccine clinic planned for Friday, October 15 on our outdoor patio at the Del Mar Community Building, 225 9th St. CVS pharmacists will be there to dispense high-dose shots specialized for the 65+ population, and shots are free with Medicare and most private insurance plans. Have a snack on us while you enjoy a beautiful view of the ocean and say hello to friends and neighbors (from a safe distance of course!) Registration is required; for more information (or to receive assistance in finding a flu shot because you cannot make it to our clinic), call us at (858) 792-7565.

Volunteer of the Month - August



DMCC's Volunteer of the Month for August 2021 is **Ali Jayne**, who has been teaching a Qigong class to DMCCers over Zoom for the past year, and always takes the time to make participants feel special.

DMCC programs and services depend on our incredible volunteers! To learn more about Ali or being a DMCC program leader, visit dmcc.cc/volunteerofthemonth.

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

Please visit our website at dmcc.cc or contact the DMCC office at (858) 792-7565 or dmcc@dmcc.cc. ■

BULLY'S ON THE BLOCK



Painting Mac McMillan.



Example of Claus Van Wendel Windows

The Del Mar Historical Society invites you to a celebration of Bully's Del Mar on Tuesday, September 14, from 5:30 to 7:30 pm, At Zel's Del Mar, 1247 Camino del Mar.

There is a \$10.00 cover charge for admission, drinks at reduced prices, and finger food. There will be auctions, silent and live, of Bully's memorabilia. A catalog with descriptions is available.

Space is limited. Please make reservations at info@delmarhistoricalsociety.org ■

In Brief

Bully's Replacement

The Hillstone Group restaurant scheduled to be built at the old site of Bully's was postponed due to the COVID-19 pandemic. The Sandpiper reached out to Hillstone to see if and when they plan on developing a restaurant at that site. Here is their response:

"We are very excited about the site in Del Mar. Unfortunately, a lot of our development was delayed due to the pandemic, but we are definitely committed to the long-term success of that location. Regrettably, we do not have an opening timeline to share, but please feel free to check back anytime for an update. Thank you for your support, and we hope for the pleasure of serving you soon!"

Kind regards,

Jessica Treadway, Hillstone Guest Services ■

In Brief

Del Mar Census: Who Counts? 2010 vs. 2020: Smaller, More Diverse

Race/ethnicity	Total Population 2010	Total Population 2020	Percent of population 2010	Percent of population 2020
White	3,772	3,282	90.7%	83.0% ↓
Black	9	16	0.2%	0.4% ↑
Hispanic/Latino	175	274	4.2%	6.9% ↑
Asian	115	145	2.8%	3.7% ↑
American Indian/Alaska native	2	2	0.0%	0.1%
Native Hawaiian/Pacific Islander	1	4	0.0%	0.1%
Other	11	26	0.3%	0.7% ↑
Two or more categories	76	205	1.8%	5.2% ↑
TOTAL	4,161	3,954		-5%

Of note, Del Mar continues to lose population despite SANDAG projections that it will keep growing like other North Coastal cities (see Table 1, below). The SANDAG projection for 2020 is 10% higher than the actual numbers. This mistaken projection has negative impacts on our housing assessments and regional traffic plans. ■

Jurisdictions	Population						Percent Change	
	1990 Actual	2010 Actual	2012 Projected	2020 Projected	2035 Projected	2050 Projected	1990-2010	2012-2050
Carlsbad*	63,126	105,328	107,674	118,450	124,351	124,518	66%	16%
Del Mar	4,860	4,161	4,194	4,399	4,672	4,732	-14%	13%
Encinitas*	55,386	59,518	60,346	62,908	65,264	66,670	7%	10%
Oceanside*	128,396	167,086	169,319	177,840	188,597	189,377	30%	12%
Solana Beach*	12,962	12,867	13,000	13,367	14,207	14,870	-1%	14%

Data from 2050 SANDAG Regional Plan updated in 2013.

In Brief

Kid's Play + Art

The New Children's Museum opened a satellite space, Art + Play, at the Del Mar Plaza on August 20, featuring an immersive art installation (a smaller version of Wobbleland by San Diego artist Marisol Rendón), a hands-on makerspace, and a museum store. Museum and City officials were on hand for the opening, and the Wobbleland installation proved to be an immersive experience for the first child to explore it when the doors opened after the ribbon-cutting. ■



Photo Betty Wheeler

A Remembrance GORDON CLANTON 1942-2021

Dwight Worden | Deputy Mayor, City of
Del Mar



*Gordon Clanton and Christie Turner.
June 10, 2021. Courtesy Rose Ann Sharp.*

Leading political writer and activist Gordon Clanton was born in 1942, grew up in Baton Rouge, Louisiana, and died July 13, 2021 in the Del Mar he loved. He came to Del Mar in 1974, teaching sociology at SDSU (1975-2008) with a specialty in human emotions. Gordon loved politics, especially Del Mar politics. He followed it closely and wrote about it prolifically, publishing hundreds of opinion pieces as a columnist for the Blade-Citizen, the North County Times, and, since 2009, the Del Mar Times and sister papers in Solana Beach, Encinitas, Rancho Santa Fe, and Carmel Valley. He covered local city council elections, but also school Boards, judgeships, and other more obscure races to inform voters about these often overlooked but important contests.

Gordon's politics were progressive, oriented to the environment, justice, and equality. He was committed to community and political engagement as essential to a working democracy and good government. He served on Del Mar Community Connections'

WELCOME



Photos Julie Maxey-Allison

board and was active in the Del Mar Historical Society and the Rancho Santa Fe Democratic Club, serving as its VP for programming. A committed "green," he often chided the "grays" and occasionally tangled over the years with their leaders, like Tom Pearson.

Gordon and I go back to the 1970s as friends, Community Plan supporters, and advocates. Gordon was complex: thoughtful, well informed, generous, kind, tough, opinionated, determined, sometimes intractable, and always a force to be reckoned with. Gordon did his homework; his outspoken opinions and columns were not easily dismissed. He did everything with integrity and without apology. His life and legacy inspire us as the right way to be a citizen of our democracy. I will miss him. □



Photo Lisa A. Tam

A goose egg! Yes, that has been Del Mar's score for decades on the County summary of affordable housing units produced by all cities. Well, not anymore thanks to new Del Mar residents, Lisa Tam and Everett Love who have now achieved the actual physical construction of a one bedroom "granny flat," otherwise known as an "Accessory Dwelling Unit" (ADU).

They have agreed to restrict this beautifully designed flat to rent in compliance with low income rates set annually by the County of San Diego. Currently, that rate is \$67,900 for one person, \$77,600 for two persons. The maximum monthly rental rates will be \$1688 or \$1940 for two. They will have the customary rights of landlords to rent or not rent to individuals as long as the income limits are met. Their stated intent is to find a local teacher or someone who serves the public interest. As stated in an earlier Sandpiper article, they see this as an opportunity for someone who will be an asset to our community, but could not otherwise afford local rental rates.

This ADU was exempted from design review by state law, but it was considered for its compatibility with their home during its review by the Design Review board. This is the only project among 65 ADU projects in the pipeline here that will be rent restricted (49 approved, 27 building permits). According to state law, cities are required to facilitate the construction of ADUs without design review and without any rent restrictions or even requirements that they be used as rentals. Del Mar will ask ADU owners to report their rental experiences in the hope that some of them can be counted in meeting our overall objectives.

Del Mar's Community Plan Housing Element →

SAD LOSSES

Julie Maxey-Allison | 10th Street

All the time, our animal and plant species are vanishing. According to formalized statistics compiled by the International Union for Conservation of Nature, (IUCN started in 1964), we have lost 800 in the last 500 years. Currently the IUCN lists highlight over 16,000 species now threatened with extinction. More than 25,000 make up their Red List of endangered animals and plants that may be on their way towards extinction. Many more languish on a wait list while numbers of other species are hoping to hop onto that wait list.

Sadly, being admitted onto the lists is perhaps the only potential path to survival. The lists at the least set up, for some, a route to publicize their dire situation in search of a solution. One local example is our monarch butterflies, now on the wait list. Lucky for the monarchs, various California agencies have taken note and taken action to halt their decline. Others are not so fortunate.

What's happening? Why? Let's count the ways. Start with the global development of open land that is overtaking animal and plant home bases. Add climate change. As glaciers melt and temperatures climb rising seas further erode coasts. Pervasive drought reduces waters in rivers for human consumption, for water powered electricity, for agriculture, for freshwater fish and invites the more frequent and intense wildfires that massively destroy human housing, wildlife habitats, forests and vegetation.

Solutions are complicated and intertwined and supremely important. It would appear that we, collectively, have for the past many decades contributed to our present crisis. The issues are not only how we can preserve what we presently have, but also how we can do less harm. We can start with awareness and prudent actions for the good of all. □

outlines several strategies for achieving its prescribed allocation of 175 housing units by the year 2029. To date two units have been approved for the "941" project on 10th and Camino Del Mar and 8-10 units in the Watermark project on Jimmy Durante Boulevard which is proceeding with increased density, height, lot coverage, and floor area ratio (FAR) "by right" without design review because of Del Mar's repeated failure to achieve its legally-required fair share of regional housing goals. City Council has outlined a long shot strategy for getting the Fair Board to agree to affordable units on its property—if not successful, the Council will upzone North Bluff to achieve the balance of our required allocation.

For now, we can thank Lisa Tam and Everett Love for starting us off on this long journey in the right spirit. □

ENCINITAS CHARGES AHEAD

Ann Feeney | Rimini Road

On August 18, the Encinitas City Council unanimously voted to move forward with the first major Building Electrification ordinance in the San Diego region, the 50th electric building code within California. The City Council directed staff to make the ordinance even stricter than the draft version presented to the Council. In essence, their Green Building Ordinance will require all new construction, both residential and commercial, to be all-electric. That includes water and space heating as well as indoor and outdoor cooking. Given that there are excellent highly efficient electric versions of these appliances, this forward-looking draft ordinance will be a bold trend-setter in the San Diego region.

Building electrification is an important step in moving away from reliance on natural gas and the green house gases (GHG) it generates (7.5 tons per year for the average home). With the launch of North County's Clean Energy Alliance, of which Del Mar is a founding member, and its offering of 100% clean energy from wind, solar, and hydro-electric, when buildings go all electric we can reduce a major source of GHG emissions.

Inspiring arguments were presented by Mayor Catherine Blakespear and Council Member Joe Mosca, saying that the climate crisis is an existential emergency, and that we must stop our use of fossil fuels as soon as possible. Council Member Mosca cited the recent Intergovernmental Panel on Climate Change (IPCC) report which painted a very dire forecast for our planet, a "Code red for humanity". Even with immediate aggressive reduction in all GHG emissions throughout the globe, it will take 20-30 years to stop the ever accelerating increase in global temperatures, which result in severe weather such as heat waves, droughts, wildfires, intense storms, flooding, melting of polar ice caps, sea level rise, etc. Many of these changes are irreversible. However, if we do NOT aggressively reduce our GHG emissions, starting immediately, the disastrous effects of climate change will come sooner and be more severe. Life as we know it will be permanently altered. Eliminating any new gas infrastructure from new construction is an excellent first start on weaning our communities off natural gas.

On August 25, the Solana Beach City Council discussed a draft ordinance which would require electric space and water heating in all new construction and in major remodels. Staff will clarify the definitions of major remodels, and the draft ordinance will come back to Council. There has always been a friendly rivalry between Encinitas, Solana Beach and Del Mar to see who will be the first to adopt environmental ordinances (such as the ban on single use plastic bags, Styrofoam take out containers, plastic straws and utensils), and each city has led on some ordinances. Let's hope that Del Mar will follow in the footsteps of Encinitas and Solana Beach, and will consider a Green Building Ordinance too. ■

WELCOME ABOARD, HYLTON

The Sandpiper Editorial Board

The Sandpiper's new Editorial Board member, Hylton Lonstein, led the team (and did the lion's share of the work) to create the beautiful new website the Sandpiper is launching with this September issue. Though his professional work is in the real estate development and investment field, his volunteer work often involves print and online media. Hylton chairs the Communications Committee for the Del Mar Foundation, and is now taking the lead role for the Sandpiper's online presence.

He can often be found at Shores Park during off-leash dog hours with his partner Kathe, and their super-adorable dog Fernando. ■



Photo Lisa Uhrhammer.

In Brief

Where the Tunnels Are

SANDAG staff presented an update to the 22nd DAA Fair Board on August 10th about the design of the new San Dieguito River railway bridge, seasonal platform for major fair events, and double tracking between Solana Beach and Del Mar. The project is now divided into two stages, with double tracking north of the fairgrounds to proceed first beginning in 2023, with the bridge and seasonal platform to follow as funding allows. In response to a question about how this project aligns with the two tunnel options being studied by SANDAG, the answer was that both tunnels would start well south of the new bridge. Exactly where remains to be determined. ■

A LOT OF IMPROVEMENT

From Cars → Wetlands

Betty Wheeler | Seaview Avenue

With the recent “code red for humanity” alarm issued by UN scientists about the urgent need to change human activities that are causing climate change, it’s a good moment to remember that we can succeed in changing human activities, for the betterment of the environment and sustainability.

One heartening example right here in Del Mar: the conversion of the Fairgrounds’ South Overflow Lot (SOL) to restored wetlands, which are now, four years after the

ribbon-cutting, close to fully recovered. Wetlands are one of the best carbon uptake systems, so this restoration is important to Del Mar’s climate change goals.

Current photos, compared to pre-restoration photos taken by former mayor and long-time lagoon advocate John Gillies, show the profound difference the restoration has had on our environment. The story of this hard-fought restoration action is recounted in the Sandpiper’s July 2017 editorial, “It Took an Army.” Read the editorial here: <https://delmarsandpiper.org/2017-07-002/>

See 10 “then and now” color photos of the South Overflow Lot are online: <https://delmarsandpiper.org/2021-09-009/> □



The South Overflow Lot circa 1990, with more than 200 parked cars. Jimmy Durante Blvd. bisects the photo at about midpoint, lined on both sides by palm trees; cars below that are in the SOL. The building in the foreground is the location of today’s Batter Kay Associates building at 2195 San Dieguito Drive.

Photo John Gillies.



The SOL today, with functioning wetlands taking the place of the parking lot.

Photo Betty Wheeler.

ZEL'S RETURNZ

Julie Maxey-Allison | 10th Street

Zel's is back in business as of July 5 after being closed for many covid-clouded months. Owners Jennifer Powers and Greg Glassman, who named the restaurant after his grandfather, an early businessman owner of a liquor store along Camino Del Mar and 15th Street in the pre-Plaza era, just marked the restaurant's 12th year of serving food and drinks.

During their time out they remodeled their bar area incorporating two stained glass windows salvaged from the recently closed and demolished Bully's restaurant. They will bring back memories for some. Come take a look.

Dine in dinner hours (takeout is also available) are Sunday through Thursday 4:00-8:30 PM with the bar closing at 9:00 PM. Friday and Saturday hours go till 9:30 PM, the bar till 10:30 PM. Live music returns on weekends. Brunch is served on Saturday and Sunday from 9:00 AM to 3:00 PM. 1247 Camino Del Mar. zelsdelmar.com. ■



In Brief

An Electric Decision by the City Council

The Del Mar City Council voted 5-0 on July 12th to opt up to the Clean Energy Alliance's 100% renewable Green Impact electricity product to power all municipal buildings. The council discussion emphasized the environmental benefits and minimal cost of the choice, which was estimated at \$3700 per year. The 100% renewable energy will result in a 61% reduction in greenhouse gas emissions compared to the prior electricity supply from San Diego Gas & Electric. Kudos to the council for this smart choice. ■

In Brief

Dog Divas

To celebrate its 40th Anniversary next year, the Del Mar Foundation is producing a Dog Calendar that will feature dogs - perhaps your dog! - professionally photographed at several iconic Del Mar locations: Del Mar Plaza, Shores Park, a private garden setting, and of course, Dog Beach. The calendar will be a professionally-designed spiral-bound "perpetual" calendar which you can use for years to come to keep track of important occasions like birthdays and anniversaries. For information on how to sign up: delmarfoundation.org/woof. ■



*Jennifer Powers with two of Bully's windows in Zel's.
Photos Julie Maxey-Allison.*

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DEL MAR BACK THEN

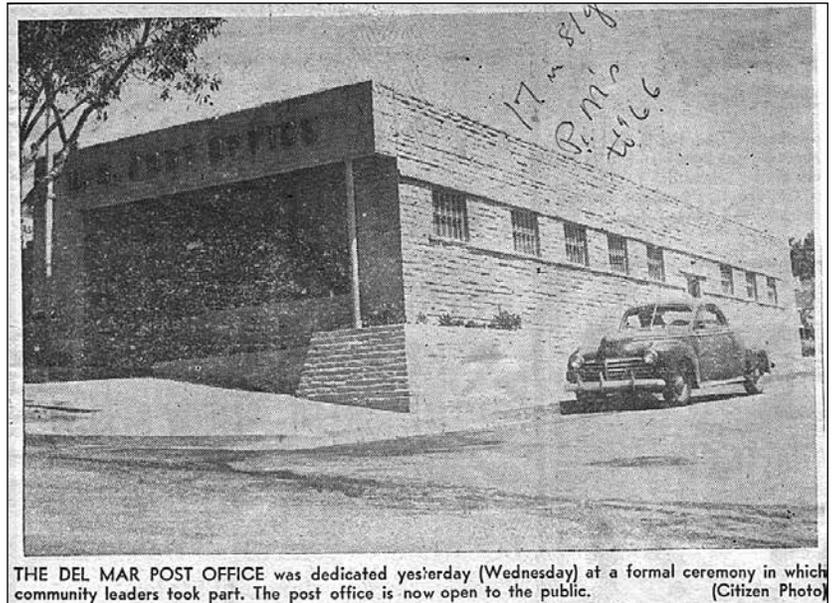
Judith Amtmann | former Crest Road resident

Yesterday a stray waft of air brought me a gift. The peculiar scent of the old Del Mar Post Office, a fixture of my adolescence, gently inhaled, expanded to a focused memory so clear I could live it again.

I'd come up from the beach around 4:00, feet gritty with sand against flip flops, and step into the cool interior of that high ceilinged room with its postmaster windows outlined in dark wood. The granite counters at each had softened edges, perhaps worn by all the forearms that preceded mine. Mailboxes stretched toward the back. Ours was not far: P.O. Box 21. Del Mar had no home delivery so the post office was a social center, the faces behind the counters familiar - local residents of long employ.

It was here that some of the dramas of my teens took place. I'd see people I knew and people I wished I knew. I'd pick up the usual cards and letters, almost absent now, that came for the family and from my friends left behind in Edmonton and Baton Rouge. On special days, I'd walk slowly back, excitement building, hoping for a letter from a camp-counselor boyfriend, or one vacationing with family. A year later I'd have the same anticipation for letters from the kids I was a camp counselor for myself - addressed to "Possum," my camp name. I even received a few over the next year addressed simply to Possum with no box number. The post office was that small.

What was in that scent? A potent brew indeed: sea (always in Del Mar), salt, sand, Monterey Cypress that grew across



THE DEL MAR POST OFFICE was dedicated yesterday (Wednesday) at a formal ceremony in which community leaders took part. The post office is now open to the public. (Citizen Photo)

One of Del Mar's many post offices was dedicated June 3, 1953. Today the site is Rusty's Del Mar. Courtesy Del Mar Historical Society.

the street, eucalyptus that lined the south side, sandstone, the bedrock of Del Mar, and open air. There was no Seagrove Park, no cluster of condos at the corner of 15th and Ocean Avenue. There was instead a parking lot on the former and a sandlot baseball diamond on the latter.

The parking lot is gone, the sandlot is gone, the post office has moved across the street, the eucalyptus trees are gone and most of the cypress. And I am gone too. But it turns out I can go back into my head and experience it all again vividly. How perfectly wonderful. I have so come to appreciate my nose. □