



**PUBLIC WORKSHOP AGENDA  
6<sup>th</sup> CYCLE HOUSING ELEMENT  
AD-HOC CITIZENS' TASK FORCE  
CITY OF DEL MAR**

**DEL MAR CIVIC CENTER – 1050 CAMINO DEL MAR  
TOWN HALL  
SATURDAY, FEBRUARY 29, 2020 – 9:30 AM**

**TASK FORCE STATEMENT OF MISSION/PURPOSE:**

The mission of the 6th Cycle Housing Element Ad-Hoc Citizens' Task Force (Task Force) is to:

- 1) Aid the City in the processing and development of the 6th cycle Housing Element Update in preparation of the associated environmental document for compliance with the California Environmental Quality Act (CEQA);
- 2) To help educate and encourage Housing Element participation amongst fellow Del Mar citizens; and
- 3) Discuss and provide feedback on potential goals, policies, programs, and objectives to be included within the 6th Cycle Housing Element during preparation of the associated CEQA document.

**PUBLIC COMMENT:**

Anyone may address the Task Force for three minutes on any items listed on the agenda. If there are several speakers on an item, your time available to speak may be limited to two minutes. When the Task Force Chairperson recognizes you, please step forward and state your name and address of residence clearly for the record. The Task Force may ask questions of you, to which you may respond.

For items not on the agenda, please see: *Oral Communications*.

- 1. CALL TO ORDER (9:30 AM)**
- 2. ROLL CALL**
- 3. ORAL COMMUNICATIONS (NON-AGENDA ITEM)**

State law precludes the Task Force from acting on any topic which is not an action item on the posted agenda. Your information may be received, placed on the next agenda, or referred to the Committee Chairperson.

- 4. TASK FORCE MEMBER UPDATES**
  - a. Chair's Remarks
  - b. Task Force Introductions
  - c. Individual Thoughts on Housing and Vision for Housing in Del Mar

- 5. ACTION ITEMS:**
  - a. Presentations
    - i. Overview of 6<sup>th</sup> Cycle Housing Element Update
    - ii. Overview of CEQA Process and Public Scoping
  - b. Comments on EIR Scoping
  - c. Interactive Exercise – Workshop Stations
  - d. Workshop Station Report Out

**6. ADJOURNMENT**

**NEXT TASK FORCE MEETING:                    MARCH 5, 2020 – 3:00PM**



# CITY OF DEL MAR

## HOUSING ELEMENT UPDATE

### 6th Cycle Housing Element Update Fact Sheet (2021-2029)

#### What is a Housing Element?

The Housing Element is a State-mandated planning document within the Del Mar Community Plan that provides policy direction for the implementation of various programs to meet existing and projected future housing needs for all income levels within the Del Mar community. The Housing Element contains policies, programs, and actions that accommodate future housing growth need, identify opportunities for new housing units, preserve existing housing stock, and assist the existing population.

#### What is RHNA?

The Regional Housing Needs Assessment (RHNA), is mandated by State law to quantify the need for housing throughout the State and each city in the San Diego Region. This will inform Del Mar’s local planning process to address existing and future housing need resulting from the San Diego region’s projected growth in population, employment, and households.

The San Diego County Association of Governments (SANDAG) is responsible for overseeing the RHNA process for the San Diego region. SANDAG is currently overseeing the 6th cycle RHNA, which covers the 2021-2029 planning period.

For the 2021-2029 planning period, the City of Del Mar is allocated 163 units to accommodate estimated growth need at various income levels. The Housing Element must identify the City’s ability to accommodate this estimated growth through available sites and appropriate zoning . The 6th Cycle RHNA for Del Mar is as follows:

6 <sup>th</sup> Cycle RHNA Allocation by Income Category			
Income Category	Income Range*		RHNA Allocation
	Min	Max	Housing Units
Very Low (31% to 50%)	\$26,753	\$43,150	<b>37 units</b>
Low (51% to 80%)	\$43,151	\$69,040	<b>64 units</b>
Moderate (81% to 120%)	\$69,041	\$103,560	<b>31 units</b>
Above Moderate (120% or more)	\$103,560	> \$103,560	<b>31 units</b>
<b>TOTAL</b>			<b>163 units</b>

\* Income range is based on the 2019 San Diego County Area Median Income of \$86,300

More information about the 6<sup>th</sup> Cycle RHNA process can be found on SANDAG’s website here:  
<https://www.sandag.org/index.asp?projectid=189&fuseaction=projects.detail>

For more information, please visit our website at:  
[www.delmar.ca.us/HousingElement](http://www.delmar.ca.us/HousingElement)



# CITY OF DEL MAR

## HOUSING ELEMENT UPDATE

### Why is the City updating the Housing Element?

The City is required by State-law to update its Housing Element every eight years. The current certified 5th Cycle Housing Element is for the 2013-2021 planning period. The City is now in the process of updating the 6th Cycle Housing Element for the 2021-2029 planning period.

### What is included in the Housing Element update process?

The Housing Element is a community-based process that will include a variety of public engagement opportunities, provide housing data and identify future policies addressing housing. The update process will include:

- Public workshops and meetings;
- Publicly noticed hearings at the City Council and Planning Commission;
- A comprehensive review of Del Mar’s demographics;
- Identification of local housing needs, constraints, and resources;
- An analysis of adequate sites to accommodate City’s RHNA obligations; and
- Development of goals, policies, programs, and quantified objectives to be carried out during the 2021-2029 planning period.

Task	Projected Date
City Council Meetings – Progress updates at each meeting	January – October 2020
Housing Element Citizens’ Task Force – Meets bi-weekly	February 6 – May 7, 2020
CEQA – Circulation of Notice of Preparation	February 19, 2020
Housing Element Citizens’ Task Force—Public Workshop / EIR Scoping	Saturday, February 29, 2020
City Council Meeting – Workshop & Scoping Recap	March 23, 2020
Community Housing Element Survey	March – April 2020
City Council Meeting – Public Workshop on Potential Programs	April 20, 2020
CEQA – Publish and Circulate Notice of Availability of DIER (60-day)	May 14, 2020
CEQA – End of 60-day Public Review Period of DEIR	July 13, 2020
CEQA – Draft response to EIR comments	September 8, 2020
Planning Commission – Recommendation on Housing Element and EIR	September 15, 2020
Certification of EIR and Approval of Housing Element	October 19, 2020
Submittal of Housing Element to HCD	October 2020
Review and Certification of Housing Element by HCD	November 2020 – April 2021

For more information, please visit our website at:  
[www.delmar.ca.us/HousingElement](http://www.delmar.ca.us/HousingElement)

# California Environmental Quality Act (CEQA) Program Environmental Impact Report (PEIR)

## CEQA— Program Environmental Impact Report (PEIR):

The City of Del Mar, the lead agency for the proposed 6th Cycle Housing Element and Program EIR, is subject to environmental review under CEQA. The City has already determined that an EIR will need to be prepared based on the Project's potential to create short-term, long-term, and cumulative impacts associated with other development. Therefore, a Program EIR will be prepared to fully evaluate the potential impacts of the proposed Project. The Program EIR will be comprehensive in nature evaluating all identified issues from the 2019 CEQA Initial Study Checklist.

The Program EIR will address the short-term and long-term effects of the Project on the environment. It will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project will be evaluated that may reduce impacts that are determined to be significant in the Program EIR. Mitigation may be proposed for those impacts that are determined to be significant. The environmental determination in this Notice of Preparation (NOP) is subject to a 30-day public review period per Public Resources §21080.4 and CEQA Guidelines §15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project, to identify those environmental issues, potentially affected by the Project which should be addressed further by the City of Del Mar in the Program EIR.

Once released, the Program EIR will be made available for review Monday through Thursday from 8:00 a.m. to 5:30 p.m., and 8:00 a.m. and 4:30 p.m. on Fridays (hours may vary at the Del Mar Library) at the following locations:

Del Mar Civic Center  
1050 Camino del Mar  
Del Mar, CA 92014

Del Mar Library  
1309 Camino del Mar  
Del Mar, CA 92014

## Notice of Preparation (NOP):

CEQA requires a 30-day public review period for an NOP. In accordance with CEQA, should you have any comments, please provide a written response within the **30-day NOP period between February 19, 2020 and March 20, 2020.**

Written comments on the scope of the EIR can be provided to the Planning and Community Development Director Joseph Smith via email at [jsmith@delmar.ca.us](mailto:jsmith@delmar.ca.us), or, turned in today at the workshop by filling out the written comment card at the end of your welcome packet. If you wish to turn in a comment card today, please remove the last page from the packet and turn it in to the nearest staff member.

For questions, please contact Shaun McMahan, Management Analyst at:

Email: [smcmahan@delmar.ca.us](mailto:smcmahan@delmar.ca.us) or Phone: 858.755.9313

For more general information, please visit our website at:

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## Interactive Exercise Prompts

### Station #1

#### **What Creative Ways Can Del Mar Provide Housing in Existing Commercial and Residential Areas?**

Del Mar has very limited availability of vacant, appropriately zoned land to accommodate future housing growth. The City must therefore look at existing established commercial and residential areas to accommodate future growth needs.

### Station #2

#### **What Types of Community Assistance Programs can the City Provide to Facilitate Housing?**

Community assistance programs can provide needed help to residents who may otherwise not be able to access housing or services due to income status, family status or other circumstances.

### Station #3

#### **How Should the City Incorporate Public Lands into the Housing Element Strategy?**

Del Mar has very limited availability of vacant, appropriately zoned land to accommodate future housing growth. Existing public lands may provide additional opportunity to accommodate growth. The Del Mar Fairgrounds is owned by the State of California and may provide additional opportunity to accommodate housing growth.

For questions, please contact Shaun McMahon, Management Analyst at:

Email: [smcmahon@delmar.ca.us](mailto:smcmahon@delmar.ca.us) or Phone: 858.755.9313

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