



Del Mar City Council Meeting Agenda

City of Del Mar, Town Hall

1050 Camino del Mar, Del Mar, California 92014

Civility Works: The Del Mar Code of Civil Discourse: Together we will promote inclusion; listen to understand; show respect; be clear and fair; and focus on the issue.

Regular Meeting

Tuesday, March 3, 2026 at 4:30 PM

Tracy Martinez
Mayor

John W. Spelich
Deputy Mayor

Terry Gaasterland
Council Member

Dan Quirk
Council Member

Ashley Jones
City Manager

Christina Cameron
City Attorney

Sarah Krietor
Administrative Services
Manager/City Clerk

Public Participation/Comment: Members of the public can participate in City Council meetings in-person or via written comment (Red Dot). Anyone may address the City Council for up to three minutes, at the Mayor's discretion, on items on the agenda. Members of the public wishing to speak on items not on the agenda may do so under Public Oral Communications. Agenda items may be addressed in any order at the discretion of the Mayor. When addressing the Council, please state your name for the record. Any electronic presentations must be received before 9 a.m. on the date of the Council meeting. No PowerPoint presentations can be loaded during the meeting.

In-Person Participation: Please submit a completed "Speaker Slip", including the item number you wish to speak on, to the City Clerk prior to the Mayor announcing the agenda item. The forms are located near the door at the rear of the Meeting Room. When called to speak, please approach the podium and state your name for the record.

Written Comments: Members of the public can participate in the meeting by submitting a written red dot comment via email to cityclerk@delmar.ca.us. The deadline to submit written comments is 12 p.m. on the day of the meeting and the subject line of your email should clearly state the agenda item you are commenting on.

Viewing the Meeting and Access to Agenda Materials: Members of the public can watch the meeting live on the City's website at: <http://delmar.12milesout.com/Video/Live> and on Cable TV Spectrum Ch. 24, AT&T Ch. 99 starting at 4:30 PM. Agenda materials and communications from the public on agenda items, "Red Dots", are available on the City's website: <http://www.delmar.ca.us/AgendaCenter> and a hard copy of the agenda materials are available at Del Mar City Hall and the Del Mar Library during their business hours.

Assistance for Persons with Disabilities: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Administrative Services Department at 1050 Camino del Mar or by calling (858) 755-9313. Notification of at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

- I. CALL TO ORDER/ROLL CALL
- II. CITY ATTORNEY CLOSED SESSION REPORT
- III. PLEDGE OF ALLEGIANCE
- IV. PUBLIC ORAL COMMUNICATIONS

Each person wishing to speak before the City Council on any matter not on the agenda shall submit a "Speaker Slip" to the City Clerk when Public Oral Communication is announced. Each speaker will have up to three (3) minutes to speak at the discretion of the Mayor and may be asked clarifying questions. Information received during Public Oral Communication may be received, placed on a future agenda, or referred to the City Manager by the City Council. State law generally precludes the City Council from discussing or acting upon any topic presented during oral communications that is not described on the posted agenda.

Note: there is a time limit of 30 minutes for this section of public communications and each speaker will be heard in the order of the submission of their speaker slip. Speakers who have turned in a speaker slip prior to the time oral communications was called on the agenda, but were not heard during the initial time period shall be called to speak at the end of the agenda.

- V. COMMUNITY ANNOUNCEMENTS
- VI. CITY MANAGER'S REPORT
- VII. CONSENT CALENDAR

All items listed on the Consent Calendar are considered to be routine and will be acted upon with one motion. There will be no separate discussion of these items unless a member of the City Council or the public so requests, in which event, the item will be pulled from the Consent Calendar and considered separately after the motion to approve the Consent Calendar. If you wish to remove an item from the Consent Calendar, please submit a "Speaker Slip" to the City Clerk.

1. Approval of Minutes: February 17, 2026, Regular Meeting

Recommended Action: Approve Minutes.

Reference: Clerk's Minutes Book

2. Ratification of List of Demands dated March 3, 2026

Recommended Action: Ratify the List of Demands.

Reference: Clerk's File No. 201-3

3. Waiver of Reading of Ordinances on Agenda

Recommended Action: Waive Reading of Ordinances.

Reference: Clerk's File No. 401-4

4. Agreement with Civic Solutions, Inc. for Contract Planning Services

Recommended Action: Staff recommends that the City Council: 1) Approve a Professional Services Agreement (Agreement) with Civic Solutions, Inc. (Attachment A) to continue providing contract as-needed planning services from February 4, 2026, through February 4, 2027; and 2) Authorize the City Manager to execute the Agreement and any subsequent amendments provided for under the Agreement contingent upon satisfactory performance by the consultant.

Reference: Clerk's File No. 406-1

5. Agreement for As-Needed Housing Legal Services

Recommended Action: Staff recommends the City Council: 1) Approve a professional services agreement (Agreement) with Goldfarb & Lipman, LLP (Goldfarb & Lipman) (Attachment A) to provide as-needed housing legal services for an initial three-year period March 3, 2026, through March 3, 2029; and 2) Authorize the City Manager to execute the Agreement and any subsequent term extension amendments provided for under the Agreement contingent upon satisfactory performance by the consultant firm.

Reference: Clerk's File No. 406-1

6. Parks and Recreation Committee Appointments

Recommended Action: The City Council Liaisons to the Parks and Recreation Committee (Committee) recommend that the City Council: 1) Reappoint Lynn Gaylord as a voting member to the Committee to serve a second full three-year term starting March 3, 2026, and ending on March 31, 2029; and 2) Appoint Rebecca Dembitsky to serve a first term as a voting member to the Committee for a full three-year term starting March 3, 2026, and ending on March 31, 2029

Reference: Clerk's File No. 401-5

7. Undergrounding Program Advisory Committee Appointments

Recommended Action: The City Council Liaisons to the Undergrounding Program Advisory Committee recommend that the City Council reappoint Shirli Weiss and Tom McGreal to the Undergrounding Program Advisory Committee (UPAC) as voting members to serve full three-year terms starting March 3, 2026, and ending on March 31, 2029.

Reference: Clerk's File No. 401-5

8. Sewer System Management Plan (SSMP) Update

Recommended Action: Staff recommends that the City Council 1) Adopt a Resolution (Attachment A) approving the updated City of Del Mar Sewer System Management Plan (Exhibit A to Attachment A); and 2) Authorize the City Manager to approve future administrative clarifications/updates to the Sewer System Management Plan.

Reference: Clerk's File No. 906-1

9. Affordable Housing Regulatory Agreement with Watermark DM, L.P., an Arizona Limited Partnership, for the Watermark Del Mar Multi-unit Residential Development at 2250 San Dieguito Drive (APN: 299-100-51-00)

Recommended Action: Staff recommends the City Council adopt a Resolution (Attachment A) authorizing the City Manager to execute an Affordable Housing Regulatory Agreement (Regulatory Agreement) (Exhibit A to Attachment A) with Watermark DM, L.P., an Arizona limited partnership (Developer), restricting 10 of the 50 units in the approved Watermark Del Mar Project (Development) as long-term affordable housing.

Reference: Clerk's File No. 303-1

VIII. BOARD AND COMMISSION APPOINTMENTS

10. Design Review Board Interviews and Appointment

Recommended Action: Staff recommends that the City Council review the Citizen Interest Forms (Attachment A), interview the applicants, and appoint one resident to serve as a voting member on the Design Review Board for a full four-year term effective March 3, 2026, and expiring on March 31, 2030.

Reference: Clerk's File No. 401-5

IX. COUNCIL MEETING RECESS

X. CITY COUNCIL OTHER BUSINESS

11. Authorization to Submit 2025 Housing Element Annual Progress Report

Recommended Action: Staff recommends the City Council authorize submittal of the City of Del Mar's (City) 2025 Housing Element Annual Progress Report (APR) (Attachment A) to the State Department of Housing and Community Development (HCD) and Governor's Office of Land Use and Climate Innovation (LCI).

Reference: Clerk's File No. 304-7

12. Fiscal Year 2024-25 Final Financial Report and Fiscal Year 2025-26 Mid-Year Financial Report

Recommended Action: Staff recommends that the City Council: 1) Receive the June 30, 2025 Annual Comprehensive Financial Report (ACFR) and Fiscal Year 2024-25 Final Financial Report; 2) Review the Fiscal Year 2025-26 Mid-Year Financial Report; and 3) Approve Resolution (Attachment A) amending the FY 2025-26 Operating and Capital Budget as included in Exhibit A, authorizing net revenue adjustments totaling \$5,673,620 million and net expenditure adjustments totaling \$1,325,660, and authorizing unspent FY 2024-25 encumbrances and continuing appropriations to be carried over to FY 2024-25 as included in Attachment B totaling \$9,071,519 in expenditures and \$3,924,755 in revenues.

Reference: Clerk's File No. 202-5

13. Undergrounding Program Updated Long-Term Cash Flow Analysis

Recommended Action: Staff recommends the City Council: 1) Receive a presentation on the Undergrounding Program updated long-term cash flow analysis; 2) Direct City staff to proceed with Scenario 2, advancing the design of Beach Colony (2) and 25th Street and phased construction of District 2; 3) Direct City staff to evaluate cash flows and phased construction for all upcoming districts; and 4) Direct staff to update the Finance-As-You-Go modeling previously presented in November 2024, to evaluate future opportunities for strategic and fiscally responsible financing to accelerate Undergrounding Program completion and reduce overall costs.

Reference: Clerk's File No. 1001-1

XI. REGIONAL ORGANIZATION REPORTS

A Councilmember assigned as a liaison to a regional organization may make a written or oral report. State law precludes the Council from commenting on, discussing, or acting on a report unless the item of business within the report is described in the agenda.

- A. Clean Energy Alliance JPA (CEA) Board of Directors (Spelich/Gaasterland)
- B. CSA-17 Ambulance District Advisory Board (Martinez)
- C. Fire Governance Board, Solana Beach/Del Mar/Encinitas (Martinez/Spelich)
- D. League of California Cities – San Diego Chapter (Martinez/Spelich)
- E. North County Transit District (NCTD) (Martinez/Spelich)
- F. Regional Solid Waste Association (Spelich/Quirk)
- G. San Diego Association of Governments Board (SANDAG)
(Gaasterland/Martinez/Spelich)
- H. SANDAG Borders Committee (Gaasterland)
- I. SANDAG Regional Planning Committee (Martinez)

- J. SANDAG Shoreline Preservation Working Group (Gaasterland/Spelich/Martinez)
- K. SANDAG LOSSAN Executive Task Force (Gaasterland/Martinez)
- L. San Diego Metropolitan Wastewater Commission/JPA (Worden)
- M. San Dieguito River Valley Regional Open Space Park JPA –Executive Committee (Gaasterland/Martinez)
- N. Other Regional Organization Reports

XII. COUNCIL COMMITTEES/SUBCOMMITTEES/COMMUNITY ORG REPORTS

A Councilmember assigned as a liaison to a City Committee, Council Subcommittee OR Community Organization may make a written or oral report. State law precludes the Council from commenting on, discussing, or acting on a report, unless the item of business within the report is described in this agenda.

- A. Civic Center Operations Guide Subcommittee (Spelich/Gaasterland)
- B. Del Mar Community Connections (Martinez/Spelich)
- C. Del Mar Village Association (Gaasterland/Martinez)
- D. Finance Committee (Spelich)
- E. Housing Subcommittee (Gaasterland/Martinez)
- F. Human Resources Subcommittee (Gaasterland/Martinez)
- G. Legislative Subcommittee (Martinez/Spelich)
- H. Measure Q Citizen Oversight Committee (Quirk/Gaasterland)
- I. Parks and Recreation Committee (Martinez/Quirk)
- J. Del Mar Railroad Subcommittee (Gaasterland/Martinez)
- K. Lagoon Committee (Spelich)
- L. Planning Process Subcommittee (Includes Sea-Level Rise Adaptation Plan Implementation (Gaasterland/Spelich)
- M. Shores Park Master Plan Ad-Hoc Advisory Committee (Gaasterland/Spelich)
- N. Sustainability Advisory Committee (Martinez/Gaasterland)
- O. Traffic and Parking Advisory Committee (Quirk/Spelich)
- P. Undergrounding Program Advisory Committee (Spelich/Martinez)
- Q. Other Committee-Subcommittee Reports

XIII. UPCOMING AGENDA ITEMS

The following topics/items are tentatively planned for upcoming agendas. The title, wording, and planned date for these items are subject to change. Final agendas are posted at City Hall 72 hours in advance of the meetings and are also posted on our web site with the accompanying staff report. Please watch our web site: www.delmar.ca.us for City Council Agendas.

March 17, 2026
FY 2024-25 Measure Q Citizen Oversight Committee Review presentation
Donation and Grant Acceptance Policy
Public Review Period for Draft San Dieguito Shoreline MND
Initial Consideration of EP25-049

XIV. CERTIFICATION

I, Sarah Krietor, Administrative Services Manager/City Clerk for the City of Del Mar, hereby certify that a copy of this agenda was posted at City Hall on the 25th day of February, 2026 at approximately 6:20 p.m.



Sarah Krietor, Administrative Services Manager/
City Clerk

2/25/2026
Date