

City of Del Mar Community Plan Housing Element

2013 – 2021

(April 30, 2013 – April 30, 2021)

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City of Del Mar
1050 Camino del Mar
Del Mar, CA 92014
858-755-9313

www.delmar.ca.us

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Introduction

1. Community Description

The City of Del Mar is a small, residential community located on the Pacific Coast, west of Interstate 5 and approximately 20 miles north of downtown San Diego. According to the 2010 Census, Del Mar is the smallest incorporated jurisdiction in San Diego County with a population of 4,161 and an area of roughly two and a half square miles.

The development pattern found in the City today began in the early 1900s when the South Coast Land Company bought the majority of the land that comprises Del Mar and proceeded to create a residential community “of distinctive class.” Strict building standards were enforced. Lots in the City’s hillside areas were divided in irregular shapes to assure individuality and scenic views while lots along the shoreline were divided into a more traditional grid pattern.

Today, Del Mar continues to be characterized by its high-quality residential neighborhoods, as well as its small-village downtown. Visitors are attracted to the City’s coastal location, its agreeable climate and small-village atmosphere. The 22nd District Agricultural Association, located in the north eastern portion of the City, is home to the Del Mar Racetrack and Fairgrounds and where numerous other regional events are held. They draw a large number of tourists who contribute to many of the retail and service industries that provide employment opportunities in the City.

The majority (70 percent) of the City’s existing housing stock consists of single-family units, with the remainder comprised of multi-family projects of varying sizes. There are no mobile homes in the City. Since the City is virtually built-out, only a limited amount of land remains for future residential development. Land costs for single-family lots in the City generally exceed \$1 million per lot. In 2010, the median price for a single-family home in Del Mar was approximately \$1,055,000. In that year, average rents in the City ranged from \$1,400 for a studio unit to \$2,500 for a three-bedroom unit.

The City is long and narrow in shape, bordering approximately 2.5 miles of the coast, and extending inland less than one mile at its widest point. Along the coast, the land rises abruptly from the sandy beaches to cliffs reaching 75 feet in height. The cliffs have been eroded by drainage from the San Dieguito River (to the north) and Los Penasquitos Creek (to the south), creating small canyons extending into the hillsides. Crest Canyon extends south from the San Dieguito Lagoon and forms much of the eastern boundary of the City. Much of the northern portion of the City lies within the floodplain of the San Dieguito River. The City is vigilant in its protection of natural resources, environmental protection for the cliffs, canyons, and wetlands. This presents some constraints on the location of new development and opportunities for new subdivisions.

2. State Policy and Authorization

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive General Plans (California Government Code Section 65583). In Del Mar, the General Plan is called the Del Mar Community Plan.

In addition to the particular Government Code section cited above, other sections call for a local jurisdiction's zoning and density laws to be structured to ensure that any changes to zoning or density designation result in no net loss of density or an inability to accommodate its fair share of housing needs. The manner in which Del Mar meets this requirement is described in detail in the Housing Resources Section of this Housing Element Update.

State Housing Element Law also requires all cities and counties to update their Housing Elements at statutory deadlines mandated by State law. Del Mar's Housing Element was last updated in June of 2007 for the period of July 1, 2005 through June 30, 2010. Although the City Council approved the document, it did not gain certification by the State Department of Housing and Community Development. This current update covers the period of January 1, 2013 through April 30, 2021.

Due to the combination of historic land use patterns, high land and housing costs, scarcity of vacant land and environmental constraints, the City of Del Mar is faced with limited opportunities for the provision of affordable housing. This Housing Element Update evaluates housing needs in Del Mar based on its demographic and housing characteristics. The Update also analyzes existing and potential constraints to the production of affordable housing. It includes an inventory of resources available to accommodate the identified housing needs; assesses the effectiveness and appropriateness of existing City housing programs; and sets forth crafts a housing strategy to address the housing issues related to housing availability, adequacy, and affordability.

This Housing Element Update represents a policy statement about how Del Mar will continue to strive toward maintaining and enhancing housing opportunities while also preserving its desirability as a place in which to live, work and play.

3. Relationship to Other Community Plan Elements

The Del Mar Community Plan (the City's General Plan under California law) is comprised of the following five elements: 1) Environmental Management; 2) Transportation; 3) Recreation; 4) Community Development; and 5) Housing.

Goal 3-D of the Community Development Element of the Del Mar Community Plan cites, as an overall objective and policy: **Preserve existing and ensure adequate housing for diverse age and socio-economic groups within the community.** Other objectives and policies in the Community Plan also call for: the protection of low- and moderate-cost housing; the facilitation

of housing opportunities for senior citizens; and incentives to encourage the development of lower-cost housing.

The background information and policy direction presented in one Community Plan element is also reflected in others. For example, residential development capacities established in the Community Development Element are incorporated within the Housing Element. This Housing Element builds upon other Community Plan elements and is consistent with the goals and policies set forth in that document.

Consistent with the City's goal to encourage a wide range of housing opportunities for persons with special needs, this Housing Element Update also includes programs to amend the Zoning Ordinance to address the provision of homeless shelters and transitional/supportive housing, and for accommodating housing for persons with disabilities.

Furthermore, whenever any element of the Community Plan is amended, the Housing Element will be reviewed and modified, as necessary, to ensure the continued, internal consistency among elements. The City recognizes the need to update its Environmental Management Element of the Community Plan to address AB 162 requirements relating to flood hazards and flood management.

4. Public Participation

Prior to submitting the Draft Housing Element to the State Department of Housing and Community Development (HCD) for review, the City Council conducted a number of public hearings for: review of the Regional Housing Needs Assessment (RHNA) figures assigned by SANDAG; review of housing law; and an affirmation of the City's goals in preparing a Housing Element. The Planning Commission then conducted two meetings, one a public workshop and the other a public hearing both for the purpose of receiving community input and making recommendations on the draft 2013-2021 Cycle Housing Element. Following the Planning Commission meetings, the City Council again met and directed staff to submit the revised draft Housing Element to HCD to initiate the required review of the Draft Housing Element.

Notices of the City Council meeting and for the Planning Commission public workshop/public hearings were posted on the City's website, published in the local newspaper, and posted at City Hall. Copies of the draft 2013-2021 Housing Element and associated documents were also posted on the City's website and hard copies were available for review at City Hall and at the Del Mar Public Library. The posted copies of the document included updated iterations of the Housing Element reflecting the modifications made by the Planning Commission and City Council.

As part of the public review process, notice was sent to known housing advocacy groups, housing developers, agencies providing supportive housing services, housing professionals, and community stakeholders at the local and regional levels. A copy of the list of groups and agencies to whom notice was sent is included in Appendix D.

In addition to the meetings of the Planning Commission and City Council, meetings were conducted by a citizen's committee appointed by the City Council to work with staff in the preparation of the Housing Element Update, the Housing Element Advisory Committee (HEAC). That committee included members of two local housing advocacy groups: Del Mar Community Connections and the Del Mar Housing Corporation. The HEAC meetings were also publicly noticed.

The following is a summary of the issues on which the highest number of comments were received from the public in response to earlier drafts of the draft 2013-2021 Housing Element. The list also includes the corresponding modifications that were made to the draft document in response to the public comments.

Issue/Comment:	Discussion:
<p>Concern that affordable housing would be clustered in a few projects in one or two areas of the City, rather than being “sprinkled” throughout the community.</p>	<p>The proposed Sites Inventory Housing Programs (2-E, 2-F, 2-G and 2-H; the Condominium Conversion Housing Programs (1-B, 1-C, 1-D, and 1-J and their affordable housing requirements; and Second-Dwelling Unit Housing Programs (3-D, 3-E and 3-F) apply to a variety of geographic areas within the community, thereby ensuring that opportunities for affordable housing and the likelihood on installation of affordable units would occur throughout the community.</p>
<p>Concern that the allowance of condominium conversions will result in the displacement of apartment dwellers.</p>	<p>While there are currently no designated affordable apartment units in the City, the concern raised was still deemed legitimate. The draft document was, therefore, revised to include, amongst the programs related to condominium conversions, proposals for Municipal Code amendments that would establish mitigation measures to be attached to authorizations for condominium conversion that would provide economic assistance and a time frame to help apartment dwellers find and replacement housing (Program 1-J).</p>
<p>Concern that the City's existing Second-Dwelling Unit program, which has been in existence for 12 years but without any units having been installed, lacked sufficient incentives to make its use by property owners more attractive and likely.</p>	<p>The Housing Programs related to the Second- Dwelling Units (3-D, 3-F) have been structured to include more incentives, including a Floor Area Ratio (FAR) exemption of 550 sq. ft. for a Second –Dwelling Units and consideration for allowance for rear yard setback encroachments as well.</p>
<p>Need for existing and new housing programs to include opportunities for existing residents on fixed incomes now living in larger homes to be able to find affordable housing in the community as they age.</p>	<p>Program 3E (Second-Dwelling Units) – The City proposes to relax the requirements to incentivize second units, including the allowance for Second-Dwelling Units to be used by family members or rental to others.</p>

5. Data Sources

The data used for the completion of this Housing Element comes from a variety of sources. These include, but are not limited to:

- 2010 Census
- 2006-2010 American Community Survey
- Regional Forecast by the San Diego Association of Governments (SANDAG)
- Point-in-Time Homeless Census by the Regional Task Force on the Homeless
- Home Mortgage Disclosure Act (HMDA) lending data
- Dataquick for sales data

The data sources represent the best data available at the time this Housing Element Update was prepared. The original source documents contain the assumptions and methods used to compile the data.

Community Profile

This Section of the Housing Element describes and assesses the factors and characteristics that contribute to the supply and demand for housing in Del Mar. Specifically, the assessment addresses the community's population, employment, economic, and household characteristics along with an identification of special needs groups, and housing stock characteristics. This analysis provides the basis for developing a successful housing strategy that meets the needs of the community.

A. Population Characteristics

Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. Population characteristics affect the nature and extent of housing demands in a community. Factors such as population growth, age composition, and race/ethnicity can influence the type of housing needed and the ability of individuals and families to pay housing costs. The following section describes and analyzes the various population characteristics and trends that affect housing needs.

1. Population Growth

The 2010 Census reported that Del Mar's population declined from 4,860 in 1990 to 4,161 in 2010 (Table 1). Despite this decline, the SANDAG 2050 Regional Growth Forecast estimates that Del Mar's population will once again reach 4,800 by 2020. Del Mar is the smallest incorporated jurisdiction within San Diego County. Reflecting its location in a more built-out part of a growing county, Del Mar is expected to experience less growth than its larger neighbors and the County as a whole.

Jurisdictions	Population				Percent Change	
	1990	2000	2010	2020*	1990-2000	2000-2010
Carlsbad*	63,126	78,306	105,328	117,667	24.0%	34.5%
Del Mar	4,860	4,389	4,161	4,800	-9.7%	-5.2%
Encinitas*	55,386	57,955	59,518	68,551	4.6%	2.7%
Oceanside*	128,398	161,039	167,086	195,592	25.4%	3.8%
Solana Beach*	12,962	12,979	12,867	14,134	0.1%	-0.9%
San Diego City	1,110,549	1,223,400	1,307,402	1,542,324	10.2%	6.9%
San Diego County	2,498,016	2,813,833	3,095,313	3,535,000	12.6%	10.0%

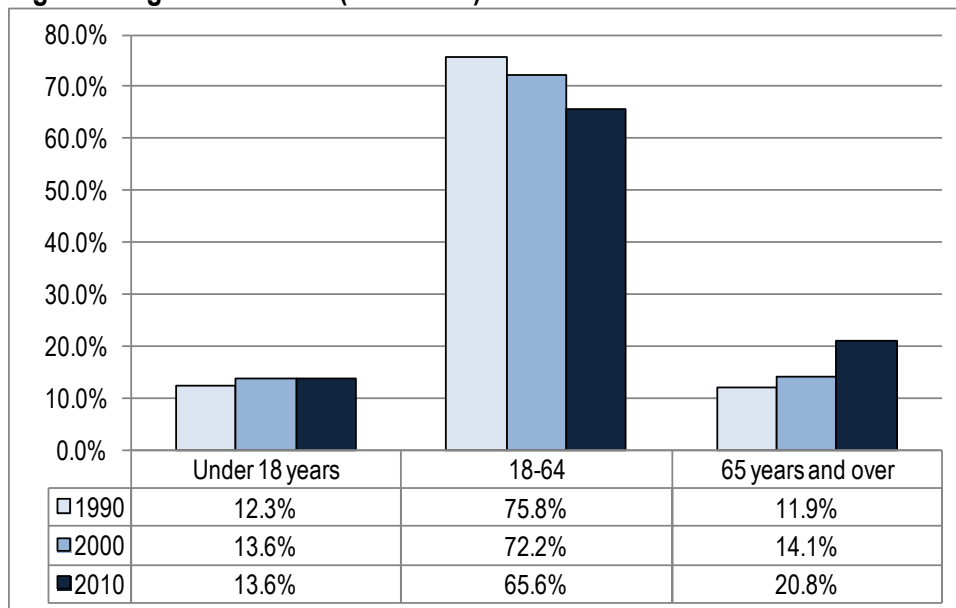
Represents an estimate from the SANDAG 2050 Regional Growth Forecast.
Sources: Bureau of the Census (1990-2010) and SANDAG Regional Growth Forecast Update (2011).
 *North coastal cities in San Diego County

2. Age Characteristics

A community's current and future housing needs are determined in part by the age characteristics of residents. Typically, each age group has distinct lifestyles, family structures and sizes, ability to earn incomes, and therefore, housing preferences. As people move through each stage of life, housing needs and preferences change. Traditional assumptions are that the young adult population (20 to 34 years old) tends to favor apartments, low to moderate cost townhomes/condominiums, and smaller single-family units. The adult population (35 to 64 years old) represents the primary market for moderate to relatively high cost condominiums and single-family homes. The senior population (65 years and older) tends to generate demand for low to moderate cost apartments, condominiums, smaller single-family homes, and senior living facilities. In order to create a balanced and sustainable community, it is important to provide housing options that accommodate the needs of various age groups.

Figure 1 compares changes in the age composition of Del Mar's population from 1990 to 2010, while Table 2 compares the percentage of individuals under 18, over 65, and the median age of Del Mar with those of nearby communities. The population of Del Mar, with a median age of 48.6 years, is significantly older than the population of neighboring communities and that of the County as a whole. In 2010, Del Mar's median age was about 14 years older than the County's median age. The higher median age is due to the larger percentage of seniors (21 percent of the population in 2010) and the smaller percentage of children under 18 years of age (12 percent in 2010) as compared to most other San Diego County communities. The senior population nearly doubled as a proportion of the City's overall population since 1990, reaching 21 percent by 2010. The proportion of senior residents in neighboring cities, however, was noticeably lower (by two to eight percentage points depending on the jurisdiction).

Figure 1: Age Distribution (1990-2010) – Del Mar



Sources: Bureau of the Census (1990-2010).

Jurisdiction	Under 18 years			Over 65 years			Median Age (2010)
	1990	2000	2010	1990	2000	2010	
Carlsbad	21.6%	23.3%	24.1%	13.1%	14.0%	14.0%	40.4
Del Mar	12.3%	13.6%	13.6%	11.9%	14.1%	20.8%	48.6
Encinitas	22.7%	23.1%	20.6%	9.1%	10.4%	12.8%	41.5
Oceanside	26.2%	27.6%	23.8%	14.0%	13.6%	12.9%	35.2
Solana Beach	16.8%	17.9%	18.5%	14.2%	17.3%	18.7%	43.7
San Diego City	23.5%	24.0%	21.4%	12.5%	10.5%	10.7%	33.6
San Diego County	24.5%	25.6%	23.4%	10.9%	11.1%	11.4%	34.6

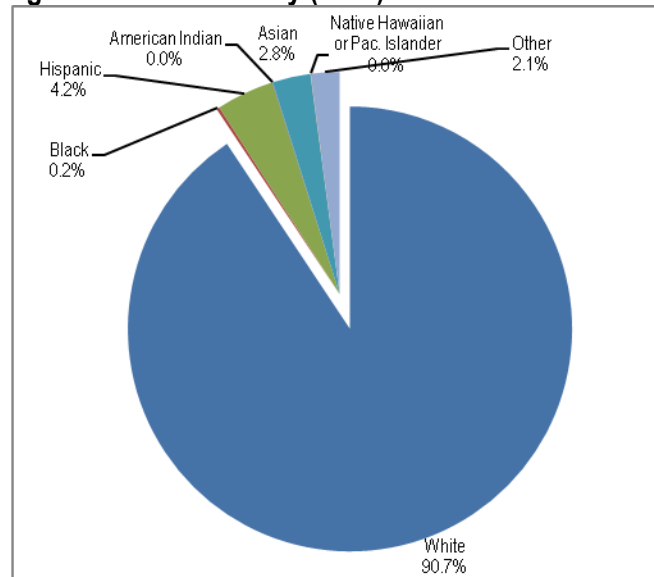
Sources: Bureau of the Census, (1990-2010).

3. Race/Ethnicity Characteristics

An examination of the race/ethnicity of the population is important to in analysis of housing needs and conditions for several reasons. A community's racial and ethnic composition may have implications for housing needs to the extent that different groups have different household characteristics, income levels, and cultural backgrounds that may affect their housing needs and preferences.

In 2010, roughly 91 percent of Del Mar residents were White, less than one percent Black, four percent Hispanic, three percent Asian, and two percent of other races. Pacific Islander and American Indian constituted minute portions of the City population (Figure 2). Del Mar has a significantly higher proportion of White residents and smaller proportion of residents of all other racial/ethnic groups compared to most other jurisdictions and the County.

Figure 2: Race/Ethnicity (2010) – Del Mar



Sources: Bureau of the Census, 2010 Census.

Jurisdiction	White	Black	Hispanic	American Indian/ Alaska Native	Asian	Native Hawaiian or Pacific Islander	Other
Carlsbad	74.9%	1.2%	13.3%	0.3%	7.0%	0.2%	3.2%
Del Mar	90.7%	0.2%	4.2%	0.0%	2.8%	0.0%	2.1%
Encinitas	78.8%	0.5%	13.7%	0.3%	3.8%	0.1%	2.8%
Oceanside	48.4%	4.2%	35.9%	0.4%	6.4%	1.2%	3.5%
Solana Beach	77.3%	0.4%	15.9%	0.2%	3.9%	0.1%	2.1%
San Diego City	45.1%	6.3%	28.8%	0.3%	15.6%	0.3%	3.6%
San Diego County	48.5%	4.7%	32.0%	0.5%	10.6%	0.4%	3.3%

Sources: Bureau of the Census, 2010 Census.

B. Economic Characteristics

Employment has an important impact on housing needs. Incomes associated with different job types and the number of workers in a household determines the type and size of housing that it can afford. In some cases, the job types can affect housing needs and demands (such as in communities with military installations, college campuses, and large amounts of seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment figures contract.

1. Employment and Wage Scale

In 2000, the largest occupational categories for City residents were professional services and education, and health and social services occupations (Table 4). These categories accounted for 45 percent of jobs held by Del Mar residents. In comparison, these occupations comprised 31 percent of jobs held by County residents. According to the American Community Survey (ACS) for the period of 2006-2010, approximately 49 percent of Del Mar residents worked in educational, health and social services occupations or professional services occupations. An additional 24 percent of the City's residents worked in the finance, insurance and real estate professions.

Table 5 displays average annual wage data for occupations compiled by the California Employment Development Department (EDD) for the San Diego Metropolitan Statistical Area in 2011. Professional and health services occupations, including managers, doctors, attorneys, architects, and engineers were among the highest paying professions in the region. Education and financial occupations generally offer high to moderate pay scales while the food preparation and retail sales offer lower wages.

Industry	2000 Census		2006-2010 ACS	
	% of City Employment	% of Region Employment	% of City Employment	% of Region Employment
Agriculture, Mining	1.1%	0.7%	0.0%	0.7%
Construction	4.2%	6.6%	3.5%	7.2%
Manufacturing	9.3%	11.0%	6.7%	9.2%
Transportation, Communication, Utilities	0.7%	3.8%	1.5%	3.8%
Wholesale Trade	2.7%	3.3%	5.6%	2.9%
Retail Trade	6.1%	11.3%	0.5%	10.8%
Finance, Insurance and Real Estate	11.3%	7.1%	24.3%	7.4%
Professional Services	28.6%	13.3%	21.0%	14.2%
Education, Health, and Social Services	15.6%	19.3%	27.9%	19.9%
Arts, Entertainment, and Recreation	7.6%	9.6%	7.1%	10.6%
Other Services	7.9%	8.6%	1.9%	7.8%
Public Administration	4.9%	5.4%	0.0%	5.5%
Total	100.0%	100.0%	100.0%	100.0%

Sources: Bureau of the Census, 2010 Census.

Occupations	Average Salary
Management	\$117,046
Legal	\$105,882
Healthcare Practitioners and Technical	\$89,872
Architecture and Engineering	\$83,115
Computer and Mathematical	\$82,631
Life, Physical and Social Science	\$77,716
Business and Financial Operations	\$71,815
Education, Training and Library	\$60,992
Arts, Design, Entertainment, Sports and Media	\$56,963
Construction and Extraction	\$51,871
Protective Service	\$50,581
Community and Social Service	\$49,734
Installation, Maintenance and Repair	\$45,202
Sales	\$38,263
Office and Administrative Support	\$37,260
Production	\$34,324
Transportation and Material Moving	\$32,255
Healthcare Support	\$30,880
Building, Grounds Cleaning, and Maintenance	\$26,928
Personal Care and Service	\$26,240
Farming, Fishing and Forestry	\$26,009
Food Preparation and Serving Related	\$22,133
All Occupations	\$50,800

Source: California Employment Development Division, Occupational Wage data, 2011.

C. Household Characteristics

The Census defines a household as all persons who occupy a housing unit that may include single persons living alone, families related through marriage or blood and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group living situations are not considered households. Household type, size, and income levels determine the type of housing needed by residents, their preferences, and ability to obtain housing that meets their needs. For example, single-person households, often seniors or young adults, tend to reside in apartment units or smaller single-family homes. Families typically prefer and occupy single-family homes. This section details the various household characteristics that affect housing needs.

1. Household Type and Size

According to the 2010 Census, there were 1,086,865 households in San Diego County. Of these, 2,064 households, or less than one percent, were located in Del Mar. Among the Del Mar households, 34 percent were single-person households, and households headed by seniors (65+) comprised 28 percent of all households. Single-person and senior-headed households represented a much larger proportion of Del Mar's total households than nearly all other area jurisdictions and the County as a whole. Conversely, 16 percent of Del Mar households consisted of families with children; a much smaller proportion than that found in other area jurisdictions or countywide (Table 6).

Table 6: Household Characteristics (2010)

Jurisdiction	Single Person Households	Senior Headed Households	Families with Children	Single-Parent Households	Large Households	
					Owner-Occupied	Renter-Occupied
Carlsbad	23.9%	22.6%	32.5%	7.0%	64.5%	35.5%
Del Mar	34.3%	27.5%	15.8%	3.6%	69.1%	30.9%
Encinitas	26.2%	20.4%	27.5%	5.9%	66.3%	33.7%
Oceanside	23.8%	23.5%	30.4%	8.4%	55.5%	44.5%
Solana Beach	30.9%	28.6%	22.2%	4.8%	51.5%	48.5%
San Diego City	28.0%	17.8%	27.5%	7.8%	48.3%	51.7%
San Diego County	24.0%	19.8%	31.3%	8.7%	51.8%	48.2%

Sources: Bureau of the Census, 2010 Census.

Table 7 shows that in 2010, about half of Del Mar households consisted of families (53 percent). Among these 1,098 family-households, 673 were married couples that do not have children (61 percent), compared to 254 married couples with children (23 percent). The greatest change from 2000 to 2010 was the 13-percent increase in other families, followed by the 13 percent decrease in other non-family households (such as unrelated persons living together).

Table 7: Changes in Household Types (1990 – 2010) – Del Mar

Household Types	1990		2000		2010		Percent Change			
							1990-2000		2000-2010	
	#	%	#	%	#	%	#	%	#	%
Families	1,103	49.6%	1,083	49.7%	1,098	53.2%	-20	-1.8%	15	1.4%
Married w/ Children	287	12.9%	280	12.9%	254	12.3%	-7	-2.4%	-26	-9.3%
Married w/o Children	636	28.6%	652	29.9%	673	32.6%	16	2.5%	21	3.2%
Other Families	180	8.1%	151	6.9%	171	8.3%	-29	-16.1%	20	13.2%
Non-Families	1,121	50.4%	1,095	50.3%	966	46.8%	-26	-2.3%	-129	-11.8%
Single	694	31.2%	797	36.6%	707	34.3%	103	14.8%	-90	-11.3%
Other Non-Families	427	19.2%	298	13.7%	259	12.5%	-129	-30.2%	-39	-13.1%
Total Households	2,224	100.0%	2,178	100.0%	2,064	100.0%	-46	-2.1%	-114	-5.2%

Source: Bureau of the Census, 1990-2010 Census.

Household size is a significant factor in housing demand. Often, household size can be used to predict the unit size that a household will select for its housing. For example, smaller households (one to four persons) traditionally can find suitable housing in smaller units (such as studios, one- and two- bedroom units) while larger households (five or more persons) find housing units with three or more bedrooms adequate.

Individual's choices also reflect preference and economics. This was especially true during the housing boom when mortgage credit was readily available and many households extended beyond their financial means and purchased large homes. The National Association of Realtors estimates that after the housing boom, the average size of homes will be trending downward. However, in a community such as Del Mar, where residents generally have higher comparative incomes, many can afford larger homes without overextending themselves financially.

In 2010, the average number of persons per household in the San Diego region ranged from 2.1 to 3.5, with a region-wide average of 2.8 persons per household. Del Mar had an average of just 2.0 persons per household, virtually no change from 2000. Table 8 compares household size in Del Mar to household sizes in surrounding cities and the County. Household sizes varied among the cities, with Del Mar and Solana Beach having the lowest average household size among surrounding jurisdictions. This average household size correlates with the household type and age of residents (mostly senior households and married couples without children).

Table 8: Average Persons per Household (2010)	
Jurisdiction	Average Household Size (2010)
Carlsbad	2.53
Del Mar	2.02
Encinitas	2.45
Oceanside	2.80
Solana Beach	2.28
San Diego City	2.60
San Diego Region	2.75
<i>Source: Bureau of the Census, 2010 Census.</i>	

2. Household Income

Household income is one indicator of the wealth within a community and, therefore, is directly connected to the ability to afford housing. As household income increases, it is more likely that the household will be a homeowner. As household income decreases, households tend to pay a disproportionate amount of their income for housing with a related result that the number of persons occupying unsound and overcrowded housing increases.

For planning and funding purposes, the California State Department of Housing and Community Development (HCD) has identified the following income categories based on the Area Median Income (AMI) of the metropolitan area (San Diego County):

- Extremely Low Income: households earning up to 30 percent of the AMI
- Very Low Income: households earning between 31 and 50 percent of the AMI
- Low Income: households earning between 51 percent and 80 percent of the AMI
- Moderate Income: households earning between 81 percent and 120 percent of the AMI
- Above Moderate Income: households earning over 120 percent of the AMI

Combined, the extremely low, very low, and low income groups are referred to as lower income.¹

Comprehensive Housing Affordability Strategy (CHAS) estimates based on 2006-2008 American Community Survey (ACS) data exist for some jurisdictions. However, because of the City's small population, updated data does not exist for Del Mar; Therefore, CHAS estimates from 2000 are used below. In 2000, approximately 79 percent of Del Mar households earned moderate or above moderate incomes (Table 9), while 21 percent of households had incomes in the extremely low, very low, and low income levels.² It should be noted however, many households in Del Mar (particularly senior households) may have low incomes but significant assets and/or have equity.

Income Category (% of County AMI)	Households	Percent
Extremely Low (30% AMI or less)	175	8.0%
Very Low (31 to 50% AMI)	134	6.0%
Low (51 to 80% AMI)	153	7.0%
Moderate or Above (over 80% AMI)	1,736	79.0%
Total	2,198	100.0%

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2004.

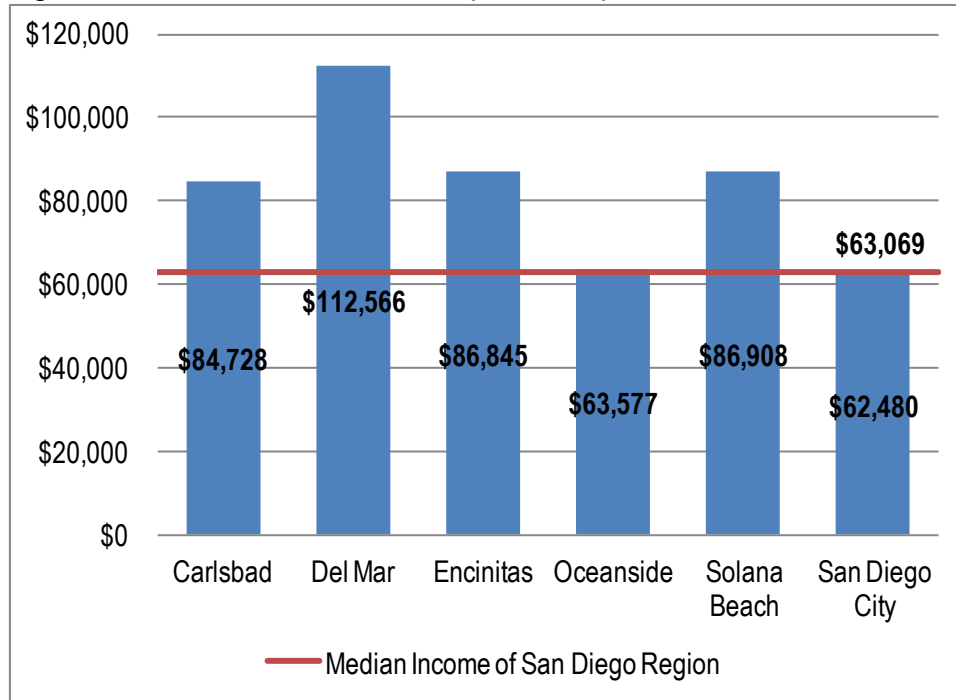
Household incomes in Del Mar tend to be significantly higher than those in the region as a whole. Median household income in Del Mar was \$81,001 in 2000, compared to the San Diego County median household income of \$47,067. The ACS estimates that the median household income in Del Mar between 2006 and 2010 was \$112,566, compared to \$63,069 in the County.

Figure 3 and Table 10 compare household income in Del Mar to those of the San Diego region between 2006 and 2010. The difference can be explained by the high proportion of City residents employed in high paying management and professional service occupations (Table 4 and Table 5).

¹ Federal housing and community development programs typically assist households with incomes up to 80 percent of the AMI and use different terminology. For example, the Federal Community Development Block Grant (CDBG) program refers households with incomes between 51 and 80 percent AMI as moderate income (compared to low income based on State definition).

² Comprehensive Housing Affordability Strategy (CHAS) estimates based on 2006-2008 American Community Survey (ACS) data for Del Mar does not exist because of the City's small size. Therefore this data was obtained from CHAS estimates prepared for HUD by the Census Bureau in 2004 using 2000 Census data. CHAS data does not provide a breakdown of household income for those with more than 80 percent AMI as those households are not qualified for federal housing programs.

Figure 3: Median Household Income (2006-2010)



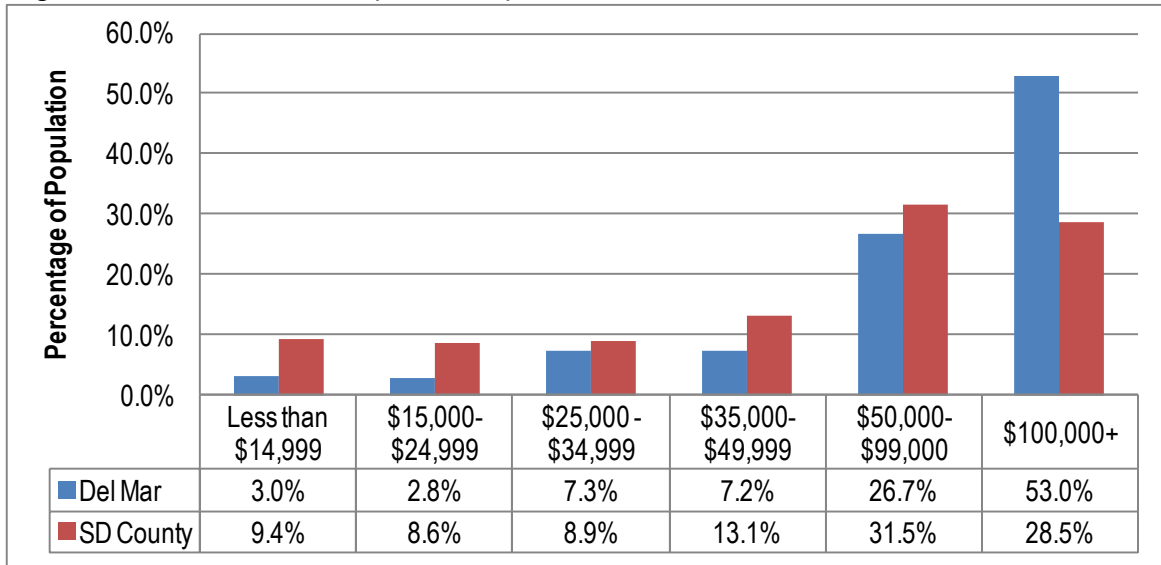
Source: Bureau of the Census, American Community Survey, 2006-2010.

Jurisdiction	Median Household Income	Percent Above/ Below Regional Median
Carlsbad	\$84,728	34.3%
Del Mar	\$112,566	78.5%
Encinitas	\$86,845	37.7%
Oceanside	\$63,577	0.8%
Solana Beach	\$86,908	37.8%
San Diego City	\$62,480	-0.9%
San Diego County	\$63,069	--

Source: Bureau of the Census, American Community Survey, 2006-2010.

According to the 2006-2010 ACS, only six percent of the Del Mar households earned less than \$25,000 (Figure 4). About 53 percent of Del Mar households earned \$100,000 or more during this time period. Like Del Mar, the County's income distribution between 2006 and 2010 was skewed toward the higher income categories, though not to the same extent as Del Mar.

Figure 4: Household Income (2006-2010)



Source: Bureau of the Census, American Community Survey, 2006-2010.

D. Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD provides detailed information on housing needs by income level for different types of households in Del Mar. The most recent available CHAS data for Del Mar was published in 2004 and was based on 2000 Census data (Table 11).³ Housing problems considered by CHAS included:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burdens, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burdens, including utilities, exceeding 50 percent of gross income.

The types of problems in Del Mar vary according to household income, type, and tenure. These include:

- In general, owner-households had a higher level of housing affordability problems (40 percent) than renter-households (36 percent).
- Approximately 93 percent of very low income (households earning between 31 and 50 percent of the AMI) and 80 percent of low income households (households earning between 51 and 80 percent of the AMI) had one or more housing problems.
- No lower income large households were identified in Del Mar in the 2000 Census.

³ HUD has updated the CHAS data with the American Community Survey (ACS). However, given the population size of the City of Del Mar, the ACS does not include data for Del Mar at the time of writing this Housing Element.

While not reflected in the Census data, the City provides assistance to lower income households through the Rental Subsidy Program. Some of the assisted households may be large households with five or more members.

Household by Type, Income, and Housing Problem	Renters				Owners			Total Households
	Elderly	Small Families	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	10	10	0	60	40	0	115	175
% With any housing problem	0%	0%	n/a	66.7%	75%	n/a	65.2%	65.7%
% With cost burden >30%	0%	0%	n/a	66.7%	75%	n/a	65.2%	65.7%
% With cost burden > 50%	0%	0%	n/a	66.7%	75%	n/a	65.2%	65.7%
Very Low Income (31-50% AMI)	14	0	0	69	50	0	65	134
% With any housing problem	100%	n/a	n/a	100%	80%	n/a	84.6%	92.5%
% With cost burden >30%	100%	n/a	n/a	100%	80%	n/a	84.6%	92.5%
% With cost burden > 50%	71.4%	n/a	n/a	94.2%	60%	n/a	69.2%	82.1%
Low Income (51-80% AMI)	10	10	0	59	60	0	94	153
% With any housing problem	100%	100%	n/a	100%	50%	n/a	68.1%	80.4%
% With cost burden >30%	100%	100%	n/a	100%	50%	n/a	68.1%	80.4%
% With cost burden > 50%	100%	0%	n/a	40.7%	33.3%	n/a	46.8%	44.4%
Moderate & Above Income (>80% AMI)	30	215	4	774	179	68	962	1,736
% With any housing problem	0%	14%	0%	22.6%	11.2%	35.3%	31.6%	27.6%
% With cost burden >30%	0%	14%	0%	18.1%	11.2%	20.6%	30.6%	25.0%
% With cost burden > 50%	0%	0%	0%	1.9%	0%	14.7%	9.9%	6.3%
Total Households	64	235	4	962	329	68	1,236	2,198
With any housing problem	24	40	0	343	120	24	498	842
% With housing problem	37.5%	17.0%	0%	35.7%	36.5%	35.3%	40.3%	38.3%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2004.

1. Overcrowding

The combination of low incomes and high housing costs has forced many households to live in overcrowded housing conditions. "Overcrowding" is generally defined as a housing unit occupied by more than one person per room in house (including living room and dining rooms, but excluding hallways, kitchen, and bathrooms). Overcrowding can be an indicator that a community does not have an adequate supply of affordable housing, especially for large families.

Overcrowding typically occurs when there are not enough adequately sized units within a community, when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate, or when families reside in smaller units than

because they need to devote income to other necessities, such as food and health care. Overcrowding tends to accelerate the deterioration of housing. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing quality of life.

Because of Del Mar's demographic profile (older population, smaller household size), overcrowding historically has not been an issue. In 2000, less than two percent of Del Mar households lived in overcrowded conditions (Table 12). The incidence of overcrowding among renters and homeowners was approximately the same (one percent of renters versus less than one percent of owners).

The 2010 Census does not contain information of detailed occupancy status. However, the 2006-2010 ACS provides estimates on overcrowding. According to the ACS, as in 2000, overcrowding in Del Mar was not a significant issue between 2000 and 2010, with less than one percent of the City's households affected by overcrowding conditions.

Table 12: Overcrowded Housing Units (2000-2010) – Del Mar						
Overcrowding	Owner Households		Renter Households		Total Households	
	Number	Percent	Number	Percent	Number	Percent
2000						
Total Overcrowded (>1.0 persons/room)	12	0.6%	23	1.1%	35	1.6%
Severely Overcrowded (>1.5 persons/room)	0	0.0%	12	0.6%	12	0.6%
2006-2010						
Total Overcrowded (>1.0 persons/room)	0	0.0%	15	0.7%	15	0.7%
Severely Overcrowded (>1.5 persons/room)	0	0.0%	0	0.0%	0	0.0%
<i>Sources: Bureau of the Census (2000) and American Community Survey (2006-2010).</i>						

2. Overpayment (Cost Burden) In Relationship to Income

Measuring the portion of a household's gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of overpayment (referred to as cost burden). Whenever households pay an excessive amount of their income for housing, it decreases the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use overpayment indicators to determine the extent and level of funding that should be allocated to a community to assist with housing opportunities. State and federal programs typically define over-payers as those paying more than 30 percent of its household income for housing costs to be cost burdened. A household is considered experiencing a severe cost burden if it spends more than 50 percent of its gross income on housing.

Table 11 presented earlier provides overpayment detail by income group and household type for Del Mar in 2000. Approximately 78 percent of lower income households in the City overpaid for housing versus just 25 percent of moderate and above moderate income households. Overpayment among very low income and low income households was most severe, at 93 percent and 80 percent, respectively.

E. Special Needs Groups

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, disability and household characteristics, or other factors. Consequently, certain residents in Del Mar may experience higher incidences of housing overpayment (cost burden), overcrowding, or other housing problems. The special needs groups analyzed in the Housing Element include the elderly, persons with disabilities (including persons with developmental disabilities), homeless people, single parents, large households, and farmworkers (Table 13). Many of these groups overlap, for example many farmworkers are homeless migrant workers, and many elderly people have a disability of some type. The majority of these special needs groups could be assisted by an increase in affordable housing.

Special Needs Group	# of People or Households	Number of Owners	% Owner	Number of Renters	% Renter	% of Total Households or Population
Households with Seniors	613	--	--	--	--	29.7%
Senior Headed Households	567	485	85.5%	82	14.5%	27.5%
Seniors Living Alone	209	153	73.2%	56	26.8%	10.1%
Persons with Disabilities*	494	--	--	--	--	11.7%
Large Households	68	47	69.1%	21	30.9%	3.3%
Single-Parent Households	73	--	--	--	--	3.5%
Female Headed Households	571	252	44.1%	319	55.9%	27.7%
Female Headed Households with children	53	--	--	--	--	2.6%
People Living in Poverty**	153	--	--	--	--	3.7%
Farmworkers**	0	--	--	--	--	0.0%
Homeless	11	--	--	--	--	0.3%

* = Neither 2010 Census nor ACS data not available. Estimate is from 2000 Census.
 ** = 2010 Census data not available. Estimate is from the 2006-2010 ACS.
 Sources: Bureau of the Census; 2000-2010 Census and 2006-2010 ACS; Regional Housing Task Force on the Homeless, 2011.

The following sections provide a detailed discussion of the housing needs facing each particular group in Del Mar as well as programs and services available to address their housing needs.

1. Seniors

Some senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Limited discretionary income and impaired physical mobility or mental capacity can make it difficult for some seniors to maintain their homes.

The limited income of many senior persons often makes it difficult for them to find affordable housing. Table 14 shows that 866 persons were age 65 and over in Del Mar in 2010. This accounted for about 21 percent of residents, noticeably higher than the percentage found in neighboring cities and the region as a whole.

Jurisdiction	Total	Age 65+	Percent Age 65+
Carlsbad	105,328	14,798	14.0%
Del Mar	4,161	866	20.8%
Encinitas	59,518	7,643	12.8%
Oceanside	167,086	21,501	12.9%
Solana Beach	12,867	2,404	18.7%
San Diego City	1,307,402	139,637	10.7%
San Diego County	3,095,313	351,425	11.4%

Source: Bureau of the Census, 2010 Census.

Furthermore in 2010, 28 percent of the City's households were headed by someone 65 years old or older. Of these households, the majority (86 percent) owned their homes, while the remainder (14 percent) rented their homes. Among senior-headed households, 37 percent overpaid for housing in 2000 – 36 percent of senior homeowners overpaid, while 38 percent of senior renters overpaid.

In addition to overpayment problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. Roughly 23 percent of Del Mar's senior population was listed as having one or more disabilities in 2000 by the Census. Among these disabilities, the most common were mental disabilities (68 percent) and disabilities that limited/prevented seniors from going outside the home (55 percent). Updated Census data on disabilities is not available.

Resources

According to the California Department of Social Services, in January 2012, Del Mar was home to three State licensed community care facilities for seniors, which had a total capacity of 24 beds, according to the State Department of Social Services. Licensed community care facilities

serving six or fewer persons are permitted by right in all residential zones. Facilities serving more than six persons are conditionally permitted in the RM, R-2, and RC zones. The City also offers a Shared Housing program operated by an organization known as Community Connections that may benefit some elderly persons by pairing them with other individuals or families seeking lower-cost housing.

2. Persons with Disabilities (including Developmental Disabilities)

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for one's self. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents suffer from disabilities that require living in a supportive or institutional setting.

No updated data on disabilities is available from the 2010 Census or ACS. The 2000 Census defines six types of disabilities: sensory, physical, mental, self-care, go-outside-home and employment. The Census defines sensory and physical disabilities as "long-lasting conditions." Mental, self-care, go-outside-home and employment disabilities are defined as conditions lasting six months or more that makes it difficult to perform certain activities. A more detailed description of each disability is provided below:

- Sensory disability: Refers to blindness, deafness or severe vision or hearing impairment.
- Physical disability: Refers to a condition that substantially limits one or more basic, physical activities, such as walking, climbing stairs, reaching, lifting or carrying.
- Mental disability: Refers to a mental condition lasting more than six months that impairs learning, remembering or concentrating.
- Self-care disability: Refers to a condition that restricts ability to dress, bathe, or get around inside the home.
- Go-outside-home: Refers to a condition that restricts ability to go outside the home alone to shop or visit a doctor's office.
- Employment disability: Refers to a condition that restricts ability to work at a job or business.

According to the 2000 Census, approximately 12 percent of Del Mar residents over five years of age had a disability. The Census tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, nine percent were sensory disabilities, 18 percent were physical disabilities, 20 percent were mental disabilities, seven percent were self-care disabilities, 13 percent were disabilities that limited the ability to go outside the home, and 33 percent were employment disabilities (Table 15). The 2000 Census reported that 18 percent of persons with disabilities in Del Mar lived below the poverty level. It is also estimated that 33 percent of people with disabilities between the ages of 21 and 64 years in the City were not employed.

Table 15: Disability Status (2000) – Del Mar				
Disability Type	% of Disabilities Tallied			
	Age 5 to 15	Age 16 to 64	Age 65+	Total
Sensory Disability	0.0%	5.7%	14.8%	9.1%
Physical Disability	0.0%	17.9%	19.3%	18.2%
Mental Disability	100.0%	10.5%	31.8%	19.9%
Self-Care Disability	0.0%	6.1%	8.5%	6.9%
Go-Outside-Home Disability	--	5.0%	25.6%	12.9%
Employment Disability	--	54.8%	--	33.0%
Total	100.0%	100.0%	100.0%	100.0%

Source: Bureau of the Census, 2000 Census.

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not collect or report statistics for developmental disabilities and no other source is known to have this data for Del Mar. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 62 persons in the City of Del Mar with developmental disabilities, based on the 2010 Census population.

According to the State's Department of Developmental Services, as of August 2011, about 50 residents with developmental disabilities were identified in the Del Mar ZIP Code and were being assisted at the Developmental Center and Regional Center in San Diego.⁴ All of these individuals were residing in a private home with their parent or guardian and 28 of these persons with developmental disabilities were under the age of 18.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment

⁴ The Del Mar ZIP Code includes a larger geographic area than the corporate limits of the City of Del Mar.

where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The most obvious housing need for persons with disabilities is housing that is adapted to their needs. However, most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. "Barrier free" housing, accessibility modifications, proximity to services and transit, and group living opportunities are important in serving this group. To address this concern, the City is proposing a set of code amendments for relaxed zoning standards to accommodate mobility limitations.

Resources

State and federal legislation mandate that a portion of units in new or rehabilitated multi-family apartment complexes be accessible to individuals with limited physical mobility. The City also enforces the California Building Standards Code, which provides flexibility in the design of housing for persons with disabilities.

The State Development Center and Regional Centers in San Diego provide or coordinate services for persons with developmental disabilities. The Centers provide diagnosis and assessment of eligibility and help plan, access, coordinate and monitor the services and supports that are needed because of a developmental disability.

3. Large Households

Large households are defined as those consisting of five or more members. These households comprise a special need group because many communities have a limited supply of adequately sized and affordable housing units. To save for other basic necessities such as food, clothing and medical care, it is common for lower income large households to reside in smaller units, which frequently results in overcrowding and can result in accelerated unit deterioration.

Table 16 compares the number of large households in Del Mar to that of the San Diego region. In 2010, just three percent of households in Del Mar consisted of five or more persons, compared to 14 percent region-wide. Among large households in Del Mar, the 2010 Census reported 69 percent owned their homes and 31 percent rented.

The Census estimated that all of the large households in Del Mar earned moderate or above moderate incomes in 2000 (see Table 11). Overall, a slightly smaller percentage of large households (33 percent) had housing problems than all households (38 percent) in 2000. About 35 percent of owner-occupied large households had one or more housing problems, and no renter-occupied large households suffered from housing problems (see Table 11).

Jurisdiction	Persons in Household			Total Households
	5	6	7+	
Del Mar	51	14	3	2,064
Percent of Total	2.5%	0.7%	0.1%	100.0%
San Diego Region	80,185	36,149	32,447	1,086,865
Percent of Total	7.4%	3.3%	3.0%	100.0%

Source: Bureau of the Census, 2010 Census.

Resources

Resources and programs available for this group are limited. The Housing Choice Voucher (formerly known as the Section 8 Housing Program) and Mortgage Credit Certificate (MCC) programs, both of which are administered by the County of San Diego can assist this group by helping to subsidize rental costs. However, few housing units in Del Mar are within the price range of the Voucher and MCC programs.

4. Single-Parent Households

Single-parent households, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are considered a vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes.

An estimated four percent of Del Mar households were headed by single parents in 2010 (Table 17); the large majority of the single-parent households were headed by females (73 percent).

	Total Households	Single-Parent Households	Percent Total Households	Female-Headed Households with Children	Percent of Single-Parent Households
Del Mar	2,064	73	3.5%	53	72.6%
San Diego Region	1,086,865	94,380	8.7%	68,123	72.2%

Source: Bureau of the Census, 2010 Census.

Resources

Lower income single-parent households can benefit from City programs that provide rental assistance, such as Housing Choice Vouchers, Shared Housing, and City Rental Subsidy programs.

5. Residents Living in Poverty

Families, particularly female-headed families, are disproportionately affected by poverty. In 2000, nine percent of the City's total residents (383 persons) lived in poverty. Approximately 19 percent of female-headed households with children had incomes below the poverty level. The 2006-2010 ACS reports that four percent of the City's population and no female-headed families with children in Del Mar lived below the poverty level.

Resources

The Housing Choice Voucher program targets assistance toward extremely low income households. In addition, the City's Shared Housing and Rental Subsidy programs can benefit this income group.

6. Homeless

Throughout the country and the San Diego region, homelessness has become an increasingly important issue in light of the current economic conditions. Factors contributing to the rise in homelessness include increased unemployment and underemployment, a lack of housing affordable to lower and moderate income persons (especially extremely low income households), reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

State law mandates that municipalities address the special needs of homeless persons within their jurisdictional boundaries. "Homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD), describes an individual (not imprisoned or otherwise detained) who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
 - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
 - An institution that provides a temporary residence for individuals intended to be institutionalized; or
 - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

This definition does not include persons living in substandard housing (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others), persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends.)

The Regional Task Force on the Homeless (RTFH) is San Diego County's leading resource for information on issues of homelessness. The RTFH promotes a regional approach as the best

solution to ending homelessness in San Diego County. RTFH compiles data from a physical Point-In-Time (PIT) count of sheltered (emergency and transitional) and street homeless persons. The 2011 Count was conducted on January 28, 2011 and the results are shown in Table 18. Oceanside had the largest homeless population of the North County coastal cities. Del Mar's homeless population is estimated at 11 persons.

Jurisdiction	Sheltered	Unsheltered	Total	% of County
Carlsbad	62	21	83	1.0%
Del Mar	0	11	11	0.1%
Encinitas	50	134	184	2.1%
Oceanside	375	77	452	5.2%
Solana Beach	0	7	7	0.1%
San Diego City	2,526	3,369	5,895	67.5%
San Diego County	4,039	4,981	9,020	100.0%

Source: Regional Housing Task Force on the Homeless, 2011.

According to RTFH, the San Diego region's homeless population can be divided into two general groups: (1) urban homeless, and (2) rural homeless, including farm workers and day laborers who primarily occupy the hillsides, canyons and fields of the northern regions of the County. It is important to recognize that homeless individuals may fall into more than one category (for example, a homeless individual may be a veteran and a substance abuser), making it difficult to accurately quantify and categorize the homeless.

Resources

The City contracts with a non-profit organization Del Mar Community Connections to provide referral services for shared-housing opportunities to homeless persons and others. The Del Mar Community Connections staff is available to work with homeless persons to identify potential shared housing opportunities or refer the person to available homeless services elsewhere within the County. The Sheriff's Department also refers homeless persons found within the City to local shelters including:

Winter-only shelters

- Bread of Life in Oceanside
- Operation Hope in Vista (families with children only)
- Rotational shelters provided by the San Diego Interfaith Network at local churches with in-take processing done by Encinitas Community Resource Center in Encinitas

Year-round shelters

- Brother Beno's Center (single women only)
3260 Production Ave.
Oceanside, 92054
- St. Vincent de Paul
1501 Imperial Ave.
San Diego, 92102

7. Farmworkers

Agricultural workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening.

Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe and sanitary housing. According to the State Employment Development Department, the average farmworker earned between \$19,000 and \$30,000 annually.⁵ This limited income is exacerbated by their tenuous and/or seasonal employment status. It is estimated that there are between 100 and 150 farmworker camps located throughout the San Diego region, primarily in rural areas. These encampments range in size from a few people to a few hundred and are frequently found in fields, hillsides, canyons, ravines, and riverbeds, often on the edge of their employer's property. Some workers reside in severely overcrowded dwellings, in packing buildings, or in storage sheds.

According to the 2000 Census, one percent of Del Mar's residents were employed in farming, forestry, or fishing occupations. However, by 2010, the 2006-2010 ACS found that none of Del Mar's residents were employed in these occupations. Housing programs generally available to lower income households could address housing needs of farmworkers.

8. Students

The college student population in the area is another significant factor affecting housing demand. Del Mar is located near the University of California, San Diego, San Diego State University, the University of San Diego and Point Loma Nazarene University. According to the 2006-2010 ACS, about three percent of Del Mar's population was enrolled in college or graduate school. While many of the City's college students reside with their parents, some students reside in Del Mar in their own independent housing. Although no policies and programs are needed to address the limited housing needs of students living in Del Mar, the City recognizes that a general lack of affordable housing is often a factor in a student's decision to move elsewhere after graduation.

⁵ State Employment Development Department, Occupational Employment (May 2009) and Wage Data (1st Quarter, 2010).

9. Del Mar Racetrack and Fairgrounds Workers

The 22nd District Agricultural Association Fairgrounds property comprises roughly 20 percent of the land area of the City of Del Mar. The San Diego Fair and the Del Mar Race meet employ a large number of workers in temporary positions during the annual Fair and horse racing seasons and for numerous other events conducted intermittently on the property. Jobs associated with the annual Fairgrounds and race meet are comprised primarily of low-paying positions. Due to the temporary nature of the work, workers are usually residents of lower-cost communities in the region but travel to the Fairgrounds when temporary employment is available.

Housing is available on the Fairgrounds for approximately 1,200 people on a seasonal basis. Currently, on-site housing for temporary employees is provided in the form of up to 110 recreational vehicle (RV) parking spaces and multiple dorm buildings containing basic sleeping rooms with shared bathroom facilities. Many of the employees utilizing the various sleeping quarters, especially during the Del Mar Fair and horse racing season, are persons with lower incomes, such as carnival workers and equine grooms. During the Del Mar Fair, both the rooms and RV facilities are available to carnival workers, Future Farmers of America (FFA) members, and 4-H members and their parents. Carnival operators and commercial exhibitors also are able to utilize the RV facilities during the Fair. During racing season, the sleeping rooms and RV parking facilities are available to horse handlers and grooms. For the remainder of the year the sleeping rooms are locked and not used. The RV spaces are available for the remainder of the year for use by persons exhibiting at the various shows occurring on the site and by persons traveling in their RVs. In most cases, these temporary housing arrangements are in substandard conditions.

The 22nd District Agricultural Association has adopted a (2008) Master Plan that includes a residential component. It identifies the demolition of the existing dormitory style housing now used by seasonal workers and construction of 78 new replacement units to be available for its seasonal workers, as well as for some of its permanent employees. The City is working with the District to facilitate the construction of those new units in a manner that meets the definition of dwelling units under both the California Building Code and the U.S. Census Bureau.

F. Housing Stock Characteristics

The characteristics of the housing stock, including growth, type, availability and tenure, age and condition, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Del Mar to identify how well the current housing stock meets the needs of its current and future residents.

1. Housing Growth

As a largely built-out community, Del Mar has experienced only moderate housing growth since 1990. With limited vacant land available for future residential development, the City's slow housing growth is projected to continue into the future. The housing stock in the City grew only

slightly from 2,514 units in 1990 to 2,596 units in 2010, or a three-percent increase over 20 years (Table 19). Overall, housing growth in the Northern Coastal County areas has been limited, compared to countywide growth.

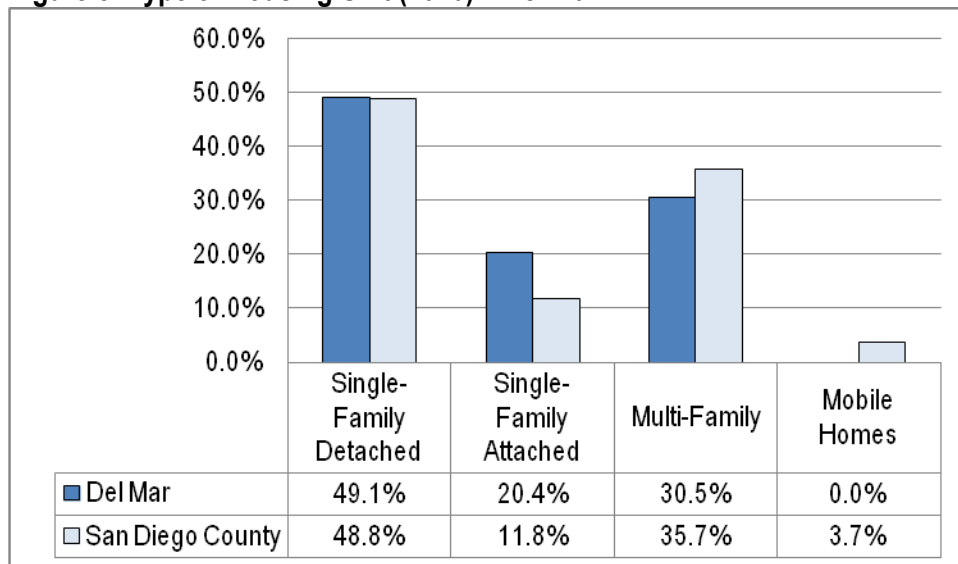
Jurisdiction	1990	2000	2010	Percent Change	
				1990-2000	2000-2010
Carlsbad	27,235	33,798	44,673	24.1%	32.2%
Del Mar	2,514	2,557	2,596	1.7%	1.5%
Encinitas	22,123	23,843	25,740	7.8%	8.0%
Oceanside	51,109	59,581	64,435	16.6%	8.1%
Solana Beach	6,346	6,456	6,540	1.7%	1.3%
San Diego City	431,722	469,689	516,033	8.8%	9.9%
San Diego County	946,240	1,040,149	1,164,786	9.9%	12.0%

Source: Bureau of the Census, 1990-2010 Census.

2. Housing Type

Del Mar maintains a diverse housing stock. Figure 5 shows that in 2010 a majority of Del Mar's housing stock was made up of single-family units (69 percent). Multi-family units made up the remaining 31 percent of the total housing stock. There are no mobile homes/trailers in the City.

Figure 5: Type of Housing Unit (2010) – Del Mar



Source: SANDAG 2050 Region wide Forecast.

3. Housing Availability and Tenure

Housing tenure and vacancy rates are important indicators of the supply and cost of housing. Housing tenure refers to whether a unit is owned or rented. Tenure is an important market characteristic because it is directly related to housing types and turnover rates. The tenure distribution of a community's housing stock can be an indicator of several aspects of the housing market, including the affordability of units, household stability, and residential mobility, among others. In most communities, tenure distribution generally correlates with household income, composition and age of the householder.

In 2000, among the City's occupied housing units, approximately 56 percent were owner-occupied, while 44 percent were renter-occupied (Table 20). The homeownership rate for the City has remained relatively steady over the past 10 years. According to the 2010 Census, the homeownership rate in Del Mar decreased only slightly to 54 percent of occupied units. Renter-occupied housing units made up about 46 percent of the City's occupied housing stock. Approximately five percent of total housing units in the City were vacant and available for rent or for sale. This vacancy rate does not include units that are for seasonal, recreational or occasional use.

Tenure	2000		2010	
	Number	Percent	Number	Percent
Owner Occupied	1,214	55.7%	1,113	53.9%
Renter Occupied	964	44.3%	951	46.1%
Total Occupied	2,178	100.0%	2,064	100.0%

Source: Bureau of the Census, 2000 and 2010 Census.

As shown in Table 21, owner-occupied households had a slightly higher average household size than renter-occupied households in 2010. The average owner-household size in 2010 was 2.15 persons compared to 1.85 persons for the average renter-household. In 2000, the gap between average owner-household size and average renter-household size was slightly larger; however, the average overall household size remained the same.

Tenure	Average Household Size	
	2000	2010
Owner-Occupied	2.22	2.15
Renter-Occupied	1.75	1.85
Total	2.01	2.02

Source: Bureau of the Census, 2000 and 2010 Census.

Vacancy rates are an important housing indicator because they indicate the degree of choice available. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low

vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up making it more difficult for lower and moderate income households to find housing. Vacancy rates of between two to three percent are usually considered healthy for single-family or ownership housing, and rates of five to six percent are usually considered healthy for multi-family or rental housing. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market.

According to the 2010 Census, the overall vacancy rate in Del Mar was 20.5 percent. However, a vast majority (70 percent) of these vacant units were used for seasonal, recreational, or occasional stays. Excluding these seasonally occupied units, the City has a vacancy rate of approximately five percent (3.6 percent vacant for rent and 1.5 percent vacant for sale). Additional vacancy information was obtained in fall 2011 from the San Diego County Apartment Association (SDCAA) and is shown in Table 22. Vacancy rates in Del Mar were on par with those in neighboring communities and the County as a whole.

Jurisdiction	Combined Property Ages		
	% Vacant	Total Units	# Vacant
Carlsbad	3.8%	815	31
Del Mar	3.8%	157	6
Encinitas	2.3%	171	4
Oceanside	3.4%	505	17
Solana Beach	1.5%	202	3
San Diego City	3.8%	8,545	328
North County	4.3%	4,120	176
San Diego County	4.3%	19,915	860

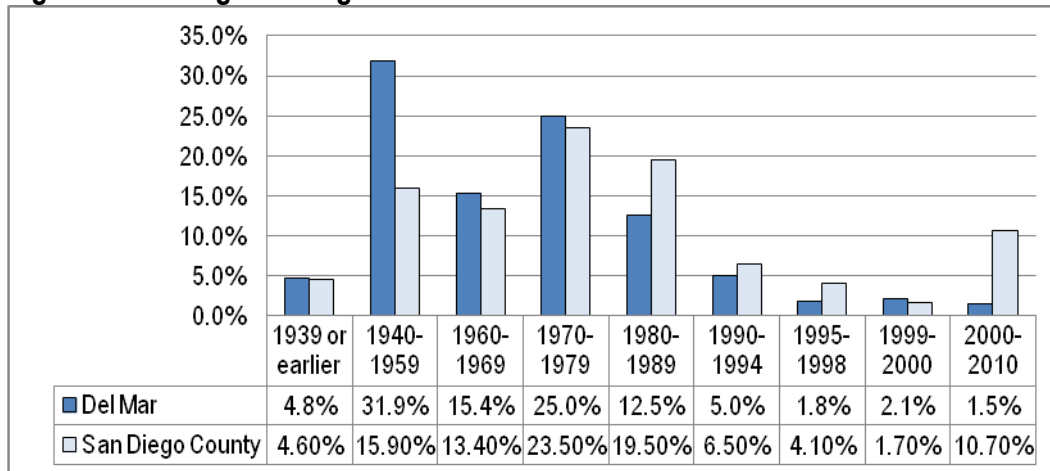
Source: San Diego County Apartment Association Survey, Fall 2011.

4. Housing Age and Condition

Housing age can be an important indicator of housing condition within a community. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs.

Housing growth in the City declined noticeably in the 1980s, reflecting the limited land remaining for development. Del Mar's housing stock therefore, is significantly older than the County's housing stock (Figure 6). About 77 percent of Del Mar's housing stock was constructed over 30 years ago, while only 57 percent of the County's housing stock is of this age.

Figure 6: Housing Stock Age



Source: Bureau of the Census, 2000-2010 Census.

Typically, such a large proportion of older housing would indicate that the majority of the City's housing stock could potentially require major rehabilitation. However, due to the City's higher than average median household income and housing values, owner-occupied housing is better maintained than in many other jurisdictions. The vast majority of the City's older housing units have already undergone maintenance and remodeling efforts. According to the City Building Division, none of the 2,064 housing units in the City are considered substandard.

5. Housing Costs and Affordability

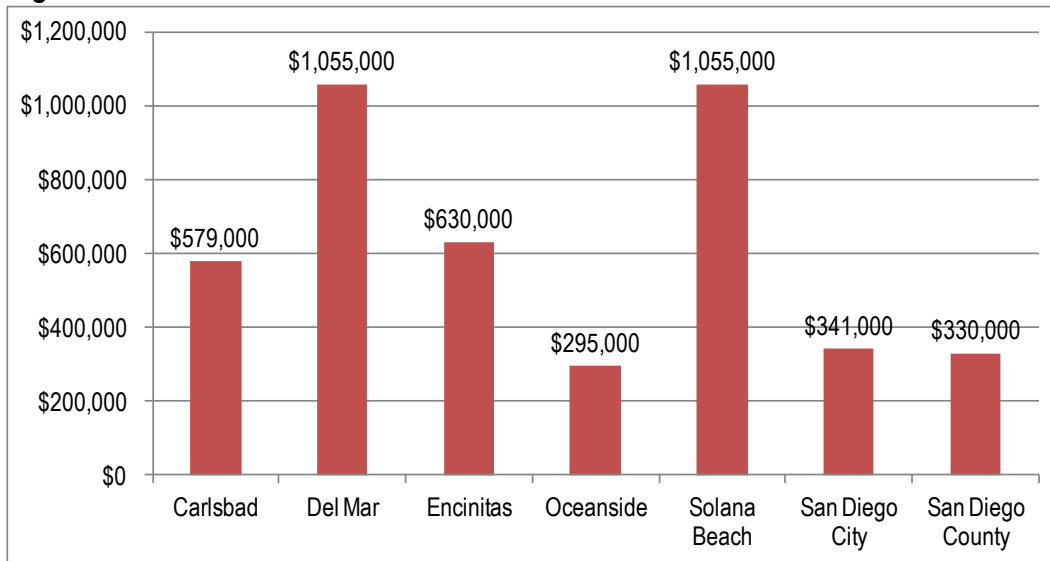
Housing costs reflect the supply and demand of housing in a community. This section summarizes the cost and affordability of the housing stock to Del Mar residents.

Home Ownership Market

In 2010, median home prices in the North County coastal areas of San Diego ranged from \$295,000 in Oceanside to \$1,055,000 in the cities of Del Mar and Solana Beach (Figure 7). Del Mar's median home price was one of the highest in the entire County.

Median home sale prices in Del Mar decreased slightly by about four percent between 2009 and 2010. Other northern coastal San Diego cities, however, saw noticeable increases in their median home prices during this time period. Compared to the peak of the housing market in 2006, median home price in the City decreased 33 percent from \$1,585,000.

Figure 7: Median Home Sales Prices



Source: DQNews, 2011.

Table 23: Changes in Median Home Sale Prices (2009-2010) - San Diego Region

Jurisdiction	2009	2010		Percent Change in Median Sale Price
	Price	Number Sold	Price	
Carlsbad	\$555,000	1,647	\$579,000	4.32%
Del Mar	\$1,100,000	166	\$1,055,000	-4.09%
Encinitas	\$575,000	550	\$630,000	9.57%
Oceanside	\$273,000	2438	\$295,000	8.06%
Solana Beach	\$888,750	285	\$1,055,000	18.71%
San Diego City	\$320,000	14,497	\$341,000	6.56%
San Diego County	\$310,000	36,414	\$330,000	6.45%

Source: www.DQNews.com, 2011.

Rental Market

The primary source of information on rental costs in the San Diego region is the San Diego County Apartment Association (SDCAA). SDCAA conducts two surveys of rental properties per year. For the fall 2011 survey, 6,000 surveys were sent out to rental property owners and managers throughout San Diego County. Responses were received from 19,915 units. Although this survey sampled a broad variety of rental housing, it was not a scientific sampling.

Table 24 shows that in the fall of 2011, average monthly rents in Del Mar ranged from \$1,373 for a studio apartment to \$2,575 for a three-bedroom apartment. Apartment rents in Del Mar are some of the highest in all of San Diego County.

Table 24: Average Monthly Rental Rates (2011)

Jurisdiction	Unit Type	Fall 2011 Units/ Properties Surveyed	Fall 2011 Monthly Rent	Fall 2011 Rent/Sq. Foot	Spring 2011 Monthly Rent	Fall 2010 Monthly Rent
Carlsbad	Studio	48/6	\$971	\$2.21	\$928	\$932
	1 BR	214/10	\$1,056	\$1.82	\$1,007	\$1,207
	2 BR	537/13	\$1,728	\$1.73	\$1,572	\$1,694
	3+ BR	16/5	\$1,563	\$1.12	\$1,981	\$2,005
Del Mar	Studio	10/1	\$1,373	\$3.01	\$1,363	--
	1 BR	60/3	\$1,591	\$2.16	\$1,634	\$1,517
	2 BR	85/6	\$1,924	\$1.97	\$1,879	\$1,826
	3+ BR	2/2	\$2,575	\$2.15	\$2,473	\$2,473
Encinitas	Studio	2/1	\$564	\$1.08	\$800	\$759
	1 BR	48/3	\$1,296	\$1.78	\$1,050	\$1,215
	2 BR	108/7	\$1,464	\$1.57	\$1,271	\$1,522
	3+ BR	13/5	\$2,367	\$1.70	\$1,907	\$1,890
Oceanside	Studio	2/2	\$863	\$1.59	\$835	\$849
	1 BR	331/14	\$1,047	\$1.53	\$1,045	\$1,079
	2 BR	147/13	\$1,489	\$1.42	\$1,278	\$1,287
	3+ BR	25/14	\$1,892	\$1.38	\$1,670	\$1,623
Solana Beach	Studio	0/0	--	--	--	--
	1 BR	84/1	\$1,483	\$2.18	\$1,418	\$1,482
	2 BR	103/2	\$1,740	\$1.90	\$1,659	\$1,688
	3+ BR	15/3	\$1,859	\$1.93	\$2,063	\$2,063
City of San Diego	Studio	489/50	\$923	\$2.11	--	--
	1 BR	3,170/190	\$1,211	\$1.85	--	--
	2 BR	4,317/283	\$1,575	\$1.66	--	--
	3+ BR	569/146	\$1,877	\$1.50	--	--
County of San Diego (incl. City of San Diego)	Studio	747/86	\$899	\$2.02	--	--
	1 BR	7,247/342	\$1,090	\$1.66	--	--
	2 BR	10,654/533	\$1,418	\$1.54	--	--
	3+ BR	1,267/268	\$1,730	\$1.40	--	--

Source: San Diego County Apartment Association Survey, Fall 2011.

Housing Affordability by Income Level

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance.

Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits, based on the Area Median Income (AMI), which can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end. The maximum affordable home and rental prices for residents in San Diego County are shown in Table 25.

Table 25 shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This amount can be compared to current housing asking prices (Table 23) and market rental rates (Table 24) to determine what types of housing opportunities a household can afford.

Extremely Low income Households

Extremely low income households earn 30 percent or less of the County AMI – up to \$16,900 for a one-person household and up to \$26,050 for a five-person household in 2012. Extremely low income households cannot afford market-rate rental or ownership housing in Del Mar without assuming a substantial cost burden.

Very Low income Households

Very low income households earn between 31 percent and 50 percent of the County AMI – up to \$28,150 for a one-person household and up to \$43,400 for a five-person household in 2012. A very low income household can generally afford homes offered at prices between \$86,500 and \$116,000, adjusting for household size. After deductions for utilities, a very low income household at the maximum income limit can afford to pay approximately \$664 to \$991 in monthly rent, depending on household size. Given the high cost of housing in Del Mar, persons or households of very low income could not afford to rent or purchase a home in the City.

Low income Households

Low income households earn between 51 percent and 80 percent of the County's AMI - up to \$45,000 for a one-person household and up to \$69,400 for a five-person household in 2012. The affordable home price for a low income household at the maximum income limit ranges from \$152,000 to \$217,000. Based on the asking prices of homes for sale in 2012 (Table 23), ownership housing would not be affordable to low income households. After deductions for utilities, a one-person low income household could afford to pay up to \$1,085 in rent per month and a five-person low income household could afford to pay as much as \$1,641. Low income households in Del Mar would not be able to find adequately sized affordable apartment units (Table 24).

Moderate income Households

Persons and households of moderate income earn between 81 percent and 120 percent of the County's AMI – up to \$98,400, depending on household size in 2012. The maximum affordable home price for a moderate income household is \$267,000 for a one-person household and \$395,000 for a five-person family. Moderate income households in Del Mar would not be able to purchase a home in the City. The maximum affordable rent payment for moderate income households is between \$1,554 and \$2,366 per month. Appropriately-sized market-rate rental housing is generally affordable to households in this income group.

Table 25: Affordable Housing Costs (2012) San Diego County								
Annual Income		Affordable Housing Cost		Utilities, Taxes and Insurance			Affordable Price	
		Rent	Purchase	Rent	Sale	Taxes/Insurance	Sale	Rent
Extremely Low Income (30% of AMI)								
1-Person	\$16,900	\$423	\$423	\$40	\$121	\$85	\$42,465	\$383
2-Person	\$19,300	\$483	\$483	\$52	\$155	\$97	\$45,205	\$431
3-Person	\$21,700	\$543	\$543	\$64	\$190	\$109	\$47,749	\$479
4-Person	\$24,100	\$603	\$603	\$76	\$225	\$121	\$50,293	\$527
5-Person	\$26,050	\$651	\$651	\$94	\$277	\$130	\$47,749	\$557
Very Low Income (50% of AMI)								
1-Person	\$28,150	\$704	\$704	\$40	\$121	\$141	\$86,495	\$664
2-Person	\$32,150	\$804	\$804	\$52	\$155	\$161	\$95,497	\$752
3-Person	\$36,150	\$904	\$904	\$64	\$190	\$181	\$104,303	\$840
4-Person	\$40,150	\$1,004	\$1,004	\$76	\$225	\$201	\$113,109	\$928
5-Person	\$43,400	\$1,085	\$1,085	\$94	\$277	\$217	\$115,653	\$991
Low Income (80% AMI)								
1-Person	\$45,000	\$1,125	\$1,125	\$40	\$121	\$225	\$152,443	\$1,085
2-Person	\$51,400	\$1,285	\$1,285	\$52	\$155	\$257	\$170,838	\$1,233
3-Person	\$57,850	\$1,446	\$1,446	\$64	\$190	\$289	\$189,233	\$1,382
4-Person	\$64,250	\$1,606	\$1,606	\$76	\$225	\$321	\$207,432	\$1,530
5-Person	\$69,400	\$1,735	\$1,735	\$94	\$277	\$347	\$217,413	\$1,641
Moderate Income (120% AMI)								
1-Person	\$63,750	\$1,594	\$1,859	\$40	\$121	\$372	\$267,412	\$1,554
2-Person	\$72,900	\$1,823	\$2,126	\$52	\$155	\$425	\$302,538	\$1,771
3-Person	\$82,000	\$2,050	\$2,392	\$64	\$190	\$478	\$337,241	\$1,986
4-Person	\$91,100	\$2,278	\$2,657	\$76	\$225	\$531	\$371,943	\$2,202
5-Person	\$98,400	\$2,460	\$2,870	\$94	\$277	\$574	\$395,100	\$2,366
<p>Source: California Department of Housing and Community Development, 2012 Income limits; and Veronica Tam and Associates Assumptions: 2012 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% down payment; and 5.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on San Diego County Utility Allowance.</p>								

G. Affordable Housing

1. Project-Based Assisted Housing

State law requires that the City identify, analyze, and propose programs to preserve existing multi-family rental units that are eligible to convert to market-rate housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next ten years. Thus, this at-risk housing analysis covers the period from January 1, 2013 through December 31, 2022.

No publicly assisted rental housing that is deed restricted for low income use is located in Del Mar. Therefore, no low income rental units are considered "at risk" within the January 1, 2013 through December 31, 2022 housing analysis period.

2. Tenant-Based Rental Subsidies

The City utilizes its Housing Assistance Reserve account to operate a rental subsidy program. The program currently assists eight very low income households. In addition to the City-funded program, another rental assistance program is the Housing Choice Vouchers (aka Section 8). This program is administered by the Housing Authority of the County of San Diego. Due to the high market rents in Del Mar, which exceed the Fair Market Rents established for the program, utilization of this program is limited. In 2010, only two households in the City were assisted with Housing Choice Vouchers.

H. Coastal Housing

1. Requirements and Exemptions

California Government Code Section 65588(c) requires each periodic revision of the Housing Element to include the following information relating to housing in the Coastal Zone:

- The number of new housing units approved for construction within the coastal zone since January 1, 1982;
- The number of housing units for persons and families of low or moderate income required to be provided in new housing developments either within the coastal zone or within three miles of the coastal zone as a replacement for the conversion or demolition of existing coastal units occupied by low or moderate income persons;
- The number of existing residential units occupied by persons and families of low or moderate income that have been authorized to be demolished or converted since January 1, 1982 in the coastal zone; and

- The number of residential units for persons and families of low or moderate income that have been required for replacement units.

The coastal replacement housing requirements do not apply to the following:

- The conversion or demolition of a residential structure which contains less than three dwelling units, or, in the event that a proposed conversion or demolition involves more than one residential structure, the conversion or demolition of 10 or fewer dwelling units.
- The conversion or demolition of a residential structure for purposes of a nonresidential use which is either "coastal dependent" or "coastal related", such as visitor-serving commercial or recreational facilities, coastal-dependent industry, or boating or harbor facilities.
- The conversion or demolition of a residential structure located within the jurisdiction of a local government which has within the area encompassing the coastal zone, and three miles inland therefrom, less than 50 acres, in aggregate, of land which is vacant, privately owned and available for residential use.
- The conversion or demolition of a residential structure located within the jurisdiction of a local government which has established a procedure under which an applicant for conversion or demolition will pay an in-lieu fee into a program, the various provisions of which, in aggregate, will result in the replacement of the number of dwelling units which would otherwise have been required.

2. Housing in the Del Mar Coastal Zone

New Construction

The entirety of the City of Del Mar is located in the California Coastal Zone. Since 1982, 267 new and replacement housing units have been constructed in the City.

Affordable Housing

Government Code Section 65590 (d) (also known as the Mello Act) states that "new housing developments constructed within the coastal zone shall, where feasible, provide housing units for persons and families of low and moderate income, as defined in Section 50093 of the Health and Safety Code. Where it is not feasible to provide these housing units in a proposed new housing development, the local government shall require the developer to provide such housing, if feasible to do so, at another location within the same city or county, either within the coastal zone or within three miles of."

The City has established a number of inclusionary housing policies and programs (discussed in the section entitled Housing Plans, beginning on Page #76) to generate housing funds to support affordable housing programs. The accrued funds are deposited in a dedicated Housing Assistance Reserve account. As an example, the City has been using the accrued housing funds to provide rental subsidies to eight very low income households.

Demolished/Converted Low and Moderate Income Housing

Since 1982, 152 housing units have been demolished in the City. None were affordable units and in almost all cases, the demolished structures were replaced with residential units.

Replacement Housing

A majority of the residential construction projects in the City involve the replacement of older single-family units with new single-family homes or duplexes. The City is largely built out and has less than 50 acres of vacant land designated for residential uses. Therefore, the City is not subject to the replacement requirement.

Housing Constraints

As in most communities, a variety of constraints affect the opportunities for the provision of adequate and affordable housing. In Del Mar, these include primarily the market constraints of very high land costs and, to a lesser extent, governmental regulations, infrastructure, and environmental sensitivities. These factors do combine to affect the availability and affordability of new housing (especially for lower and moderate income households) in the community.

A. Market Constraints

1. Land Costs

While the City contains numerous vacant properties, a January 24, 2012, web search revealed that only eight vacant parcels were offered for sale, each zoned for single-family residential use. The asking price ranged from \$1,250,876 for a one-acre lot to \$3,499,000 for a 0.42-acre site with an unobstructed ocean view. The very limited supply and extremely high cost of vacant land poses the largest constraint to the construction of affordable housing, especially affordable housing in Del Mar.

2. Construction Costs

The cost of construction is another major factor in the price of housing. The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type V wood-frame housing. Estimates are based on "good-quality" construction, providing for materials and fixtures well above the minimum required by state and local building codes. In February 2011, the ICC estimated that the average per square-foot cost for good-quality housing in the San Diego region was approximately \$97 for multi-family housing and \$109 for single-family homes. Construction costs for custom homes and units with extra amenities, as is common in Del Mar, run even higher. Although construction costs are a significant portion of the overall development cost, they are consistent throughout the region and, especially when considering land costs, are not considered a major constraint to housing production in Del Mar.

3. Availability of Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to residents of a community. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinancing in Del Mar.

In 2010, a total of 338 households applied for conventional mortgage loans in Del Mar.⁶ As shown in Table 26, 64 percent of the conventional mortgage applications were approved, 19 percent were denied, and 17 percent were withdrawn or closed for incompleteness.

In comparison, only 124 households applied to use government-backed loans to purchase homes in Del Mar. The approval rate of these loans (70 percent) was higher than the approval rate of conventional loans (64 percent). In the past, government-backed loans were a significant source of financing for lower and moderate income households. However, during the peak of the housing market, other loan options including zero percent down, interest-only, or adjustable rate loans were available. As a result, government-backed loans became less attractive. Recent tightening of underwriting standards has limited the availability of these “creative” financing options, suggesting that government-backed loans may again become a significant source of financing in many communities.

Another 47 Del Mar households applied for home improvement loans in 2010; of these 60 percent were approved and 36 percent were denied. In general, home improvement financing is less accessible during market downturns. High debt-to-income ratios coupled with lower property appraisals can make it more difficult to qualify for additional financing.

Applications to refinance existing mortgages were most common with a total of 1,527 applications. The approval rate for refinance loans (62 percent) was slightly lower than the approval rate for conventional home purchase loans (65 percent).

More than 62 percent of the applicants for loan applications had incomes that exceeded 120 percent of the Area Median Income (AMI). Of these upper income applicants, 67 percent were approved and 18 percent were denied. The approval/denial rate was slightly lower for moderate income applicants (64 percent). Lower income households, particularly very low income households had the lowest loan approval rates and highest denial rates. Only 45 percent of very low income and 56 percent of low income applicants were approved.

Given the relatively high rates of approval for home purchase, improvement, and refinance loans, home financing is generally available and not considered to be a significant constraint to the provision and maintenance of housing in Del Mar.

⁶ Government-backed loans include loans insured or guaranteed by the Federal Housing Administration (FHA), Veteran Administration (VA), and Farm Service Agency (FSA)/Rural Housing Services (RHS).

Table 26: Disposition of Loan Applications – 92014				
Applications	Total	Percent Approved	Percent Denied	Percent Other
By Loan Type				
Conventional Purchase	338	64%	19%	17%
Government-Backed Purchase	124	70%	15%	15%
Home Improvement	47	60%	36%	4%
Refinancing	1,527	62%	21%	17%
By Income				
Very Low (<50% AMI)	96	45%	42%	13%
Low Income (51-80% AMI)	188	56%	27%	18%
Moderate Income (81-120% AMI)	340	64%	22%	14%
Above Moderate (>120% AMI)	1,275	67%	18%	15%
Not Available	137	51%	17%	32%
Total	2,036	63%	21%	16%
<i>Notes:</i> <i>Percent approved includes loans approved by the lenders whether or not they are accepted by the applicants.</i> <i>Percent Other includes loan applications that were either withdrawn or closed for incomplete information.</i> <i>Source: HMDA data, 2010.</i>				

4. Economic Constraints

The effects of market forces on the construction industry may act as a barrier to affordable housing. The forces of supply and demand can affect the timing and level of housing construction. For instance, in the early 1990s a number of factors cumulatively dampened the real estate market and slowed housing construction in Southern California despite the fact that interest rates were at relatively low levels. Yet, by the mid-1990s the housing market began to turn around, and until 2006, housing prices skyrocketed, rendering the region as one of the most expensive metropolitan areas in the nation. According to the California Association of Realtors (CAR), only nine percent of the households in San Diego County could afford a median-priced home in September 2005. In 2008, the bubble burst and housing prices have come down significantly. The median home price in San Diego County dropped more than \$200,000 (approximately 36 percent) and sales dropped 50 percent between 2005 and 2010.⁷ The cyclical nature of the real estate market has a significant impact on the supply and demand for housing, which in turn affects the timing and cost of construction.

⁷ Freeman, Mike (December 29, 2010). "Housing Prices Fall Again, Index Says." San Diego Union Tribune. Retrieved from subscription archives on December 20, 2011.

B. Governmental Constraints

1. Land Use Controls

The existing Community Development Element of Del Mar's Community Plan, the City's Local Coastal Program (LCP), and the City's Zoning Ordinance set forth regulations for residential development. They provide for a range of residential types and densities dispersed throughout the City. The LCP and Zoning Ordinance, each of which is consistent with the Community Plan, identify the following residential categories and their existing allowed densities:

- Very Low Density Residential (R1-40) (1 unit/net acre)
- Modified Low Density Residential (R1-14) (Max. 3.1 units/net acre)
- Low Density Residential (R1-10) (Max. 4.3 units/net acre)
- Low Density Residential - Beach (R1-10B) (Max. 4.3 units/net acre)
- Medium Density Single Family Residential (R1-5) (Max. 8.7 units/net acre)
- Medium Density Single Family Residential - Beach (R1-5B) (Max. 8.7 units/net acre)
- Medium Density Mixed Residential - East (RM-East) (Max. 8.8-17.6 units/net acre)
- Medium Density Mixed Residential - West (RM-West) (Max. 8.8-17.6 units/net acre)
- Medium Density Mixed Residential - Central (RM-Central) (Max. 6.3-12.5 units/net acre)
- Medium Density Mixed Residential - South (RM-South) (Max. 10.9-12.5 units/net acre)
- High Density Residential (R-2) (Max. 12.5 units/net acre)
- Residential Commercial (RC) (Max. 12.5 units/net acre)
- Carmel Valley Precise Plan (As allowed under the Carmel Valley Precise Plan)
- Professional Commercial (PC) (Max. 1 unit/parcel)
- North Commercial (NC) (Max. 1 unit/parcel)
- Central Commercial (CC) (Max. 1 unit/parcel)

These residential categories already accommodate development of a wide range of housing types in Del Mar. With Del Mar being essentially built out, most future residential development will occur as in-fill housing on existing lots. Furthermore, maintaining the existing residential categories is important for ensuring compatibility between the new and existing housing.

Additional Dwelling Units Allowed per Zoning

To facilitate the production of affordable units, the City adopted a Second-Dwelling Unit Ordinance in April 1999. The ordinance allows second units to be built within four zones that are otherwise designated solely for single-family development. Those zones are: the Very Low Density (R1-40), Modified Low Density (R1-14), Low Density (R1-10), and Low Density-Beach (R1-10B) districts. Under the ordinance, the Second Dwelling Units are required to be deed-restricted as rentals for Low Income households for at least 30 years.

Although the ordinance has been in place since 1999, no Second-Dwelling Units have been constructed. As is discussed in the Housing Programs section of this Update, the City will be adopting modifications to its land use regulations to create additional incentives for the use of the Second-Dwelling Unit program.

Density bonuses are another way to increase the number of dwelling units otherwise allowed in a residentially zoned area. The City's Zoning Ordinance allows for a 25-percent density bonus when housing projects provide between 10 and 20 percent of the units at an affordable rate, with the bonus based on the level of affordability. In addition, developers of a density bonus project can receive at least one development incentive or concession, such as reduced parking requirements, reduced development review fees, or priority permit processing.

Current State law significantly reduces the number of units that a developer must provide in order to receive a density bonus and requires the City to provide up to three concessions, depending upon the percentage of affordable units that the developer provides. Developers can receive a density bonus of up to 35 percent, depending on the proportion of units set aside for lower or moderate income households. It also imposes a new land donation rule, and statewide parking standards. The City will revise the Zoning Ordinance to allow for density bonuses and related concessions, consistent with State law.

2. Residential Development Standards

Del Mar's residential development standards (i.e. heights, setbacks lot coverage) are summarized in Table 27. Under the Community Plan and base zoning, the highest density allowable in the City is 17.6 units per acre.

Community Plan (Zone)	Min. Lot Size	Max. FAR	Max. Lot Coverage	Max Height	Front Yard	Rear Yard	Interior Side Yard	Street Side Yard
Very Low Density (R1-40)	40,000 sq. ft.	12.5% ¹	20% ²	26 feet	20 feet	25 feet	10 feet	10 feet
Modified Low Density (R1-14)	14,000 sq. ft.	25% ¹	35% ²	26 feet	20 feet	25 feet	7.5 feet	10 feet
Low Density (R1-10)	10,000 sq. ft.	25% ¹	40% ²	26 feet	20 feet	25 feet	7.5 feet	10 feet
Low Density-Beach (R1-10B)	10,000 sq. ft.	30% ¹	45% ²	26 feet	10 feet	10 feet	5 feet	10 feet
Medium Density Single-Family (R1-5)	5,000 sq. ft.	30% ¹	45% ²	22 feet	20 feet	20 feet	5 feet	10 feet
Medium Density Single-Family-Beach (R1-5B)	5,000 sq. ft.	55%	80%	26 feet	10 feet	10 feet	5 feet	10 feet
Medium Density Single-Mixed-East (RM-E)	5,000 sq. ft.	40%	55%	26 feet	20 feet	20 feet	5 feet	10 feet
Medium Density Mixed-West (RM-W)	5,000 sq. ft.	45%	60%	26 feet	10 feet	10 feet	5 feet	10 feet
Medium Density Mixed-Central (RM-C)	7,000 sq. ft.	30%	45%	26 feet	20 feet	20 feet	5 feet	10 feet
Medium Density Mixed-South (RM-S)	8,000 sq. ft.	35%	50%	26 feet	20 feet	20 feet	10 feet	10 feet
High Density Mixed (R-2)	7,000 sq. ft.	35%	50%	26 feet	20 feet	20 feet	5 feet	10 feet
Residential-Commercial (RC)	7,000 sq. ft.	30%	55%	26 feet	20 feet	0 feet	5 feet	10 feet

Community Plan (Zone)	Min. Lot Size	Max. FAR	Max. Lot Coverage	Max Height	Front Yard	Rear Yard	Interior Side Yard	Street Side Yard
Camel Valley Precise Plan (CVVP)	As allowed under the Carmel Valley Precise Plan							
<i>FAR= Floor Area Ratio</i> 1. Or 2,000 sq. ft., whichever is greater 2. Or 3,000 sq. ft., whichever is greater								

Parking Standards

In addition to the development standards identified in Table 27, Del Mar requires a certain number of garage parking spaces to be provided for each new residential unit. Guest parking is also required for multi-family housing at a ratio of one space for every four units. The parking requirements are identified in Table 28.

Unit Type	0-1 Bedrooms	2-3 Bedrooms	4+ Bedrooms
Single-Family	2 garage spaces/unit	2 garage spaces/unit	3 spaces/unit (at least two must be garaged)
Duplexes	1 garage space/unit	2 spaces/unit (at least one must be garaged)	3 spaces/unit (at least two must be garaged)
Multi-Family	1 garage space/unit	2 spaces/unit (at least one must be garaged)	3 spaces/unit (at least two must be garaged)

As indicated earlier, the City adopted a Second-Dwelling Unit Ordinance as one means to promote affordable housing in the City.

Typically, the cost associated with garage parking construction can be viewed as a constraint to affordable housing development, particularly for multi-family housing. However, the City's parking regulations are not a significant constraint because the number of required parking spaces for duplexes and multi-family projects varies by the number of bedrooms and is less than the required number of spaces for single-family units. Furthermore, affordable housing projects that qualify for a density bonus can request application of the State's parking standards, which require only one space for zero or one bedroom units, two spaces for two- or three-bedroom units, and 2.5 spaces for units with four or more bedrooms. Per State law, the parking can be provided in tandem or uncovered on-site spaces, making the requirement easier to satisfy.

Maximum Building Height

The City's Local Coastal Plan, as approved by the California Coastal Commission, restricts the maximum building height within the City to 26 feet. This figure is compatible with other nearby coastal jurisdictions.

This Housing Element includes a range of land use planning programs to designate appropriate locations for higher density residential development at 20-25 units per acre. In addition, the City will review its development codes to establish appropriate development standards for facilitating higher density residential development.

3. Residential Development Standards for the 22nd DAA Fairgrounds Property

As discussed in an earlier segment of this Section, the Master Plan for the 22nd DAA Fairgrounds property includes a residential component, the replacement of employee housing currently provided in dormitory style structures with 78 new units. The City has been working cooperatively with the 22nd DAA to ensure that the new housing units will be designed and constructed in a manner to meet the definition dwelling units under the California Building Code and the U.S. Census Bureau definitions. On February 19, 2013, the Del Mar City Council adopted a resolution to initiate a partnership between the City and the 22nd DAA to carry out shared goals regarding housing at the Fairgrounds property. On March 12, 2013, the Board of Directors of the 22nd DAA adopted a similar resolution.

4. Inclusionary Housing/ In-Lieu Fees

To mitigate the loss of affordable housing stock, the City's Affordable Housing Assistance program, as codified in the Subdivision and Condominium Conversion Ordinances, require that certain housing developments be subject to payment of an in-lieu fee or that some of the units be set aside for affordable housing. The in-lieu fees are placed in a Housing Assistance Reserve and used to provide rental subsidies to very low income households (including extremely low income households).

The following discussion identifies the Affordable Housing Assistance program requirements and includes an analysis of potential constraints:

- **Condominium Conversion (Duplex):** The creation/conversion of two condominium units (duplex) requires payment of an in-lieu housing mitigation fee for each of the converted units (the in-lieu fee is not applied to conversions of three or more multi-family units where a set-aside of affordable units is instead required, as noted below). The current rate of the in-lieu housing mitigation fee is \$23,508 per unit. As part of the Housing Plan Section of this Update, the City will be exploring whether the current fee is set at an appropriate mitigation level.

- **Condominium Conversion (3+ Units):** Currently, the City's Condominium Conversion Ordinance requires that the conversion of three or more rental units into condominiums be conditioned such that two-thirds (67 percent) of the total number of converted units be set-aside and offered for rent at or below the "Fair Market Rent" to very low income tenants (with incomes not exceeding 50 percent of the AMI). In-lieu fees may not be substituted to meet this requirement.

Given the extremely high ownership housing costs (for both single-family homes and condominiums), rental housing provides more affordable market-rate housing opportunities in Del Mar. The original intent of the two-thirds set-aside requirement for condominium conversions was to preserve the existing market-rate rental housing developments of three or more units within the City. While this requirement has been effective in preserving market-rate rental housing, it has not resulted in providing opportunities for lower income households in the community because the market rate for rental housing is relatively high.

As housing costs continue to rise, rental housing at market rate is not affordable to lower income households. As part of this Housing Element update, the City is proposing to modify the inclusionary set-aside housing requirement from a 66% set-aside to a set-aside range of between 10% and 30%, this in order to allow some condominium conversions while ensuring the establishment of designated affordable housing units.

- **New Construction:** Under the City's existing subdivision ordinance, for subdivisions of 10 or more single-family residential lots, one of every 10 lots is required to be reserved for rental at a rate at or below the "Fair Market Rent" for tenants qualifying for Housing Choice Vouchers. The developer has the option to instead pay an in-lieu Housing Mitigation Fee for the lot that would otherwise be reserved for affordable housing rental rates.

Given the limited vacant land in the City, the City has not received any applications for subdivisions of ten lots or more for more than ten years. The program requirements themselves have not constrained opportunities for large subdivision development in Del Mar. Rather, it has been the limited number of large lots that might otherwise be proposed for subdivision and the lack of a desire of the owners of those few lots to pursue such proposals that has limited larger subdivision proposals.

Property owners who pursue a subdivision do have the option to pay an in-lieu fee instead of constructing the affordable housing directly. The current In-lieu Housing Mitigation Fee is set at \$23,508 per unit. Single-family housing construction is a highly profitable venture in Del Mar with average sale prices of new homes often exceeding one million dollars. The In-lieu Housing Mitigation Fee represents a very small percentage of the total housing cost. As mentioned above, the current rate of the in-lieu Housing Mitigation Fee will be reviewed by the City Council to determine whether it is set at an appropriate level. The primary constraint to the subdivision of land into ten or more lots is the built-out nature of the community's single-family neighborhoods. As a result, there is no virtually no land remaining for large subdivisions. Should a developer assemble

enough parcels for subdivision of ten or more single-family lots, this program requirement will help the City achieve its share of the regional housing need for all income groups.

5. Provisions for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of types of housing for all income levels. Table 29 summarizes the City's zoning provisions for various types of housing.

Table 29: Provisions for Various Housing Types in Del Mar							PC and NC
Housing Type	R1-40, -14, -10, & -10B	R1-5 & -5B	RM-E, -W, & -C	RM-S	R-2 & RC	CC	
Single-family	P	P	P	P	P	P*	P*
Duplexes	---	---	P	P	P		
Clustered	---	---	CUP	CUP	CUP		
Multi-Family	---	---	CUP	P	CUP		
Live/Work	---	---	---	---	---	P	
Manufactured Housing	---	---	---	---	---	---	
Affordable Second Dwellings	P	---	---	---	---		
Community Care Facility, Small	P	P	P	P	P	P	
Community Care Facility, Large	---	---	CUP	CUP	CUP	CUP	
Boarding Houses	---	---	---	P	---	---	
*Permitted as an accessory to an allowed use Source: City of Del Mar, Zoning Ordinance, 2012.							

Single-family

A detached building used exclusively for occupancy by one family (including their guests, servants, and employees) and containing one dwelling unit. Single-family use is permitted in all residential zones in the City.

Duplexes

Two dwelling units on lot, each used exclusively for occupancy by one family (including their guests, servants, and employees) living independently of each other. The two units may be attached or separate. Duplexes are permitted in the RM, R-2, and RC zones.

Clustered

Per the Zoning Ordinance, "clustered" units include attached or detached dwellings in close proximity to one another. Clustered development is allowed with approval of a Conditional Use Permit (CUP) in the RM, R-2, and RC zones. Clustered housing development allows flexibility in site planning, by allowing the clustering of residential units and leaving room for amenities. Given the small lots in the City, clustered development allows the developer to more creatively use the land and therefore works as a tool to facilitate residential development. Clustered housing development is an option that the developer may choose to utilize; it is not a

requirement. Clustered development also does not alter the allowable density. As part of this 2013 -2020 Housing Element, the City is proposing the elimination of the requirement for receipt of a Conditional Use Permit to develop clustered units in the RM, R-2 and R-C Zones.

Multi-family

A building, portion thereof or buildings used for occupancy by three or more families (including their guests, servants and employees of each such family) living independently of each other, and containing three or more dwelling units. This includes apartment houses, bungalow courts and group houses. Currently, multi-family housing is permitted in the RM-S zone and conditionally permitted in RM-E, RM-W, and RM-C. Program 2B proposes to remove the CUP requirement, thereby allowing the density of 17.6 units per acre by right.

Manufactured Housing/Mobile Homes

Currently, the City's zoning ordinance does not include provisions for manufactured housing or mobile homes. State law requires local governments to permit manufactured or mobile homes meeting federal safety and construction standards on a permanent foundation in all single-family residential zoning districts (Section 65852.3 of the California Government Code). The City will amend the Zoning Ordinance to allow manufactured housing consistent with State law (Program 6).

Affordable Second Dwelling Units

As discussed earlier in this document, the City has a Second-Dwelling Unit ordinance that allows such units in the R1-40, R1-14, R1-10, and R1-10B districts. Per the ordinance, the units can be no larger than 550 square feet in size and must be deed-restricted at affordable rental rates for low income individuals for at least 30 years. Although the ordinance has been in place since 1999, no Second-Dwelling Unit has been constructed in the City since the Ordinance's adoption. Following adoption of the 2013-2021 Housing Element, the City will amend the ordinance to facilitate the construction of Second-Dwelling units, including creation of incentives and modification of the affordable rental requirement.

Community Care Facilities

The City of Del Mar Municipal Code explicitly allows Small Community Care Facilities as a "by right" use in all of its residential zones, including the Residential Commercial zone. A Small Community Care Facility is defined in the Zoning Ordinance as: "Any facility, place, or building that is maintained and operated to provide non-medical residential care, day treatment, adult day care or foster family agency services for children, adults, or children and adults, including but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children consistent with State law (CA Health and Safety Code Sections 1500 *et seq*itur)." Pursuant to Health and Safety Code Section 1566.3, such facilities are treated in a unique manner with respect to licensing. No conditional use permit, zoning variance, or other zoning clearance is required for a Small Community Care Facility which is not required of a family dwelling of the same type in the same zone.

A Large Community Care Facility is defined as: "Any facility, place or building, serving seven or more persons, that is maintained and operated to provide non-medical residential care, day treatment, adult day care or foster family agency services for children, adults, or children and

adults, including but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children consistent with State law (CA Health and Safety Code Sections 1500 et sequitur)." These facilities are conditionally allowed in the RM, R-2, and RC zones, provided that there is at least 1,000 linear feet between Large Community Care Facilities, parking is provided for the operator and employee(s), and that a circulation and parking plan is approved by the City.

The City does not apply special conditions for group homes that are providing services on-site. The Conditional Use Permit process for Large Community Care Facilities is the same process required for any conditionally permitted use in the City and includes an opportunity for input from the community.

The City's regulations already allow for flexibility in parking requirements to accommodate large group homes throughout Del Mar. However, the existing 1,000-foot spacing requirement could be a constraint. The City will amend the Zoning Ordinance to reduce the required spacing distance between Large Community Care facilities from 1,000 feet to 300 feet to reduce potential constraints on the development of such facilities (Program 6).

Boardinghouse or Lodginghouse

A "Boardinghouse" or "lodginghouse" is defined in the Zoning Ordinance as "a building where lodging and meals are provided for compensation, but not including rest homes." These uses are permitted in the RM-S Zone. The City will amend the Zoning Ordinance regulation of boardinghouse/lodginghouse to expressly exclude community care facilities meeting State Lanterman Act or transitional/supportive housing (see discussions below) meeting State Health and Safety Code definition of regular rental housing (Programs 5 and 6).

Farmworker Housing

The City does not have any land zoned for or in agriculture production. According to the American Community Survey, no residents were employed in the farming industry. Therefore, there is no need for farmworker housing in Del Mar.

Transitional and Supportive Housing

Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. California law defines "transitional housing" and "transitional housing development" as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient after a predetermined period, not less than six months (Health and Safety Code Section 50675.2). Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation.

Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. State law defines "supportive housing" as housing with no limit on length of stay, that is occupied by low income adults with disabilities, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her

ability to live and, when possible, work in the community (California Health and Safety Code Section 50675.14).

Currently, Del Mar's Zoning Ordinance does not explicitly address transitional or supportive housing facilities. The Zoning Ordinance will be amended to specifically define transitional/supportive housing. Transitional housing pursuant to Health and Safety Code Section 50801(i) will be permitted in all zones where housing is permitted and subject to the same development standards as the same type of housing in that zone. Supportive housing pursuant to Health and Safety Code Section 50675.14(a)(B)(2) will be permitted in all zones where housing is permitted and subject to the same development standards as the same type of housing in that zone.

Single Room Occupancy (SRO) Units

SRO units are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain its own kitchen and bathroom. Although SRO units are not required to have their own kitchen or bathroom, many SROs have one or the other. Currently, the City's Zoning Ordinance does not address SRO units. In order to help accommodate the housing needs of extremely low income households, the City will amend the Zoning Ordinance to include provisions for SROs.

Emergency Shelters

The Del Mar Zoning Ordinance currently does not address emergency shelters for the homeless. Consistent with State law, the City will amend the Zoning Ordinance to accommodate emergency shelters in the North Commercial (NC) zone. This zone encompasses 15 parcels totaling roughly 15 acres. Many of the existing uses are underutilized and could be retrofitted as emergency shelters. Adequate capacity exists to accommodate an emergency shelter for at least 11 homeless individuals (identified unsheltered homeless population in Del Mar) and at least one year-round emergency shelter. The North Commercial Zone is located along a major circulation corridor, Jimmy Durante Boulevard, an area served by municipal services and near the site of a proposed regional rail transit stop at the Del Mar Fairgrounds. Locations in the North Commercial Zone are ideal for housing persons who would require access to social and supportive services.

6. Development Application Fees

The City charges various fees to cover the costs of processing development permit applications and providing certain services and utilities. In 2008, the City commissioned a study to analyze the administrative costs incurred to process planning and land use applications. The study included a detailed review of the various services staff performs to process the applications, functions such as: intake; publishing of public hearing notices; coordinating reviews by other City departments; project analysis; preparation of staff reports; attendance at public hearings; and all of the follow-up documentation required to shepherd the proposal from application to permit entitlement. The detailed study showed that, based on the fees in place at the time of the study, the City recovered from developers only a small portion of the actual costs incurred to process development applications. The current fee schedule became effective February 12,

2010, and which is summarized in Table 30. Under the fee schedule, the City recovers a portion but not all of the City's administrative costs for processing development applications. However, even under the 2010 fee schedule, the review of development applications in Del Mar is still subsidized by the City's General Fund. The City's Engineering fees, also effective February 12, 2010, are summarized in Table 31.

Some development application fees are charged as a flat rate lump sum. These fees are revised annually to reflect changes to the Consumer Price Index (CPI). The charges for some application types, due to their complexity, are based on the recovery of the actual administrative costs that will be incurred by the City in processing of particular application, essentially a time-and-material recovery charge. In such cases, a deposit is required, submitted at the time of application, in accordance with Initial Deposit figure listed in the Schedule of Fees and Charges. Depending on the extent of work required, supplemental deposits may be required to complete the processing of an application. Any unspent portion of a deposit will be returned to the applicant following completion of the application review process.

Table 30: Planning and Land Use Application Fees (as of February 12, 2010)					
Application Type		Fee/Deposit	Application Type		Fee/Deposit
<i>General Plan / Zoning</i>			<i>Subdivisions</i>		
General Plan Amendment (Text)		\$10,000 (D)	Boundary Adjustment		\$2,840 (F)
General Plan Amendment (Map)		\$10,000 (D)	Tentative Parcel Map		\$8,255 (F)
Rezone		\$10,000 (D)	Tentative Parcel Map – Condo Conversion		\$5,000 (F)
Zoning Code Amendment (Text)		\$10,000 (D)	Final Parcel Map		\$5,240 (F)
Specific Plan		\$25,000 (D)	Tentative Tract Map		\$9,800 (F)
Specific Plan Amendment		\$5,000 (D)	Tentative Tract Map – Condo Conversion		\$7,000 (F)
Conditional Use Permit		\$8,790 (F)	Final Tract Map		\$6,250 (F)
Variance		\$5,370 (F)	<i>Design Review</i>		
Affordable Second Dwelling Unit		\$865 (F)	Administrative – Minor		\$960 (F)
<i>Coastal Development</i>			Administrative – Major		\$1,620 (F)
LCP Amendment		\$10,000 (D)	Miscellaneous		\$2,400 (F)
Coastal Development Permit		\$940 (F)	<500 sq. ft.		\$3,070 per hearing
Coastal Development Permit (administrative)		\$770 (F)	>500 sq. ft.		\$5,400 per hearing
<i>CEQA</i>			<i>Other</i>		
Environmental Assessment / Initial Study		\$1000 (D)	Construction Licensing Tax		\$0.35 per SF
Environmental Impact Report		\$6,000 (D)	Plan Check & Inspection (Multi-Family and Duplex)		\$6,345 (F)
<i>Impact Fees</i>			Plan Check & Inspection (Single-Family)		\$2,155 (F)
Regional Transportation Congestion Improvement Program (RTCIP)		\$2,000/du			
Housing Migration Fee		\$23,508/du			
Source: City of Del Mar, 2012. (D) = Deposit Based (F) = Flat Fee					

Table 31: Engineering Review Fees (as of February 12, 2010)					
Application Type		Fee	Application Type		Fee
<i>Discretionary Applications*</i>			<i>Grading Plan Review</i>		
Design Review Board		\$1,000	200 cy or less		\$1,500
Admin Design Review – Major		\$800	201-2,000 cy		\$1,500 + \$110 per 100 cy over 200
Admin Design Review – Minor		\$500			
Conditional Use Permit		\$800	2,001-10,000 cy		\$3,280 + \$55 per 1,000 cy over 2,000
Tentative Parcel Map		\$2,500 + \$120 per lot over 5 lots **			
Tentative Map				10,001 cy or more	
<i>Final Applications</i>			<i>SWPPP Review (Stormwater Pollution Prevention Plan)</i>		
Parcel Map		\$3,350	Single-Family		\$220 + \$240 each unit >1
Final Map		\$6,860 + \$100 per lot over 5	Multi-Family		
Lot Line Adjustment		\$1,200			
<i>Source: City of Del Mar, 2012.</i> <i>Notes:</i> <i>*Fee amount covers one review cycle unless otherwise noted. Additional review, if necessary, is deposit based.</i> <i>**Three review cycles.</i>					

The City also applies a charge fee to all discretionary applications (including non-residential) to create a reserve of funds to support the periodic updates to the City's Community Plan mandated by state law. The surcharge is also intended to support associated updates to the City's Zoning Code. A 10 percent surcharge is added to applications that require payment of a flat fee. For deposit applications, the surcharge is 10 percent of the initial deposit or \$1,000, whichever is less. Where multiple applications are submitted concurrently for a project, only one Community Plan/Zoning code Update charge is required and is based on the amount of the highest of the fees or deposits required for the submitted applications. The charges that are collected are placed in a reserve account dedicated to funding Community Plan and Zoning code updates.

The discretionary permit fees described above are separate and distinct from the ministerial Building Permits required for new and remodeled structures. Building Permit fees are based on the structure's square footage size.

In addition to City fees charged at the time building permits are issued, developers are required to pay school impact fees. The amount of school fees is controlled by State law. Considering the high cost of land in Del Mar, the fees charged by the City and school district do not create a constraint to the construction of market rate housing. The fees only comprise a very small percentage (generally less than five percent) of the entire cost to construct a residence in Del Mar. Other than the referenced school impact fees and the requirement for payment of an In-lieu Mitigation fee for condominium conversions, the City does not require payment of impact fees.

The Director of Planning and Community Development may waive all, or a portion of, planning fees for projects that include affordable housing units, as those units are defined in the Del Mar Housing Element. Furthermore, upon written request, the City Manager may waive all or a portion of, planning fees or charges when unique circumstances exist that warrant the request. Examples of such unique circumstances include but are not limited to, requests from non-profit organizations or in cases of demonstrated financial hardship.

Overall, total planning and development fees, including Building Permit Fees, for a typical single-family unit are estimated at \$18,000 and total fees for a typical multi-family unit are estimated at \$16,000. Given the high cost of land and therefore the overall high cost of development in Del Mar, fees represent only a minute portion (generally less than 2%) of the overall cost of development. Furthermore, because the City continues to subsidize a portion of the cost to process development applications for market-rate housing and empowers City staff to waive all or a portion of planning fees for affordable housing projects or in response to demonstrated financial hardship, development application fees in Del Mar are not a significant constraint to the construction or maintenance of adequate housing for all socio economic segments of the community.

7. On-/Off-Site Improvements

The infrastructure in Del Mar is fully developed and well maintained. As a result, only minimal on or off-site improvements are required for most new development. Typical on-site improvements consist of curbs, gutters, sewers/water, and sidewalks. Required off-site improvements are also minimal and directly relate to project impacts. For example, a project approval may be accompanied by conditions for localized street and intersection improvements. The City's residential street standards require 40 feet of paved width. But again, because the City's infrastructure is largely in place and because there is minimal land available for subdivisions, requirements for construction of new public streets or other significant infrastructure is very rare. The required public improvement standards are used primarily to ensure that the existing roadways adjacent to new residential construction maintain or provide the appropriate right-of-way. In conclusion, given the completely developed nature of the City's infrastructure, the cost to developers of providing public facilities is relatively low when compared to other parts of the region where the infrastructure is not already available or is inadequate to serve new development.

8. Building Codes and Enforcement

Del Mar has adopted the 2010 California Building Standards Code with minor amendments that affect all land uses in the City. Specifically, the City modified the Code to regulate roofing materials and eave construction for enhanced fire protection. The California Building Standards Code is considered the minimum necessary to protect the public health, safety, and welfare. Like many of the smaller cities in San Diego County, Del Mar contracts with a private company for Building Department services, including plan check and inspection.

Code Enforcement is conducted on a complaint basis. Staff conducts field inspections, prepares written notices/orders for code compliance, verifies compliance measures, prepares reports and requests for action by nuisance abatement, and educates the public on storm water compliance. Code Enforcement issues Notices of Violations to obtain compliance and issues infraction citation Notices to Appear. The enforcement program highlights voluntary non-judicial compliance with an emphasis upon public awareness of governmental regulatory provisions.

9. Local Processing and Permit Procedures

To a small degree, the permit review process required by Del Mar can contribute to the cost of housing in that holding land through the entitlement period can be costly. The following describes typical time requirements for processing a permit for a single-family home in Del Mar:

- Design Review Board – 6 weeks
- Drainage Review – 1 month
- Follow-up – 1 month

Design Review

All new residential construction is subject to some level of site plan review and architectural review which, in Del Mar, is termed Design Review. The Del Mar Design Review process is intended to preserve and improve the scenic amenities of Del Mar and to protect the City's natural environment, its scenic vistas and the community's overall aesthetic quality. The Design Review process encourages good design, including the use of harmonious materials and colors, and the appropriate use of landscaping.

As part of the review process, application proposals are evaluated for their consistency with the provisions of the Del Mar Community Plan and with the City's Zoning Ordinance. In reviewing a Design Review application, City staff and the Design Review Board also evaluates the project's consistency with the applicable Design Review standards, which are codified in the Municipal Code. For multi-family housing, the following design standards apply:

- That all developments shall reflect imaginative design in keeping with the village-like character of Del Mar.
- That all developments shall maximize the amount of park-like, unobstructed, non-vehicular open space.
- That the design of any development, the landscaping, scale, height, length, width, bulk, coverage, and exterior appearance of any structures shall be in harmony with neighborhood character and with developments on nearby lots.
- That the shape and size of any developments, and especially any portion of any development which exceeds one story in height, shall minimize the blockage of views and direct sunlight from nearby lots and public rights-of-way.
- That identical building facades on adjacent parcels shall be avoided.
- The Design Review Board shall consider siting alternatives, building size and bulk constraints, landscaping requirements, and other design improvements as may be

reasonably required to preserve and enhance the integrity, public use, enjoyment, and public visibility to and from public open spaces, the beach, and the beach bluffs.

The Design Review Board's review involves an evaluation of a structure's placement and size, the materials and colors to be used, and in the case of a new structure, the type and extent of the landscaping proposed. It also involves an evaluation of the project's compatibility with the uses and design of structures on surrounding properties.

Design Review standards are structured such that the application will be approved unless a determination is made, supported by findings of fact, that a project violates one or more of the Design Review Ordinance standards. Project approval is generally conditional, with conditions attached, as necessary, to ensure the project's continued compatibility with the Design Review and Zoning Ordinances, and to address health and safety issues.

It is important to note that the Design Review process is not in and of itself an impediment to development of housing in general or affordable housing in particular. Nearly every Design Review application submitted is approved. In the past fifteen years, 645 applications for Design Review Permits were submitted. Of these 643, applications, or 99.68 percent were conditionally approved. The two actions that were taken to deny a Design Review application occurred only after findings had been made that the proposed site plan or building design represented an egregious violation of the Design Review Ordinance that would have resulted in a project that adversely affected the health, safety or welfare of the community.

With these facts in mind, the City's design review process cannot be considered an undue barrier to the provision of housing. To ensure that the Design Review process described herein continues to rely on appropriate standards and processes, the City will continue its periodic monitoring and evaluation of the Design Review Ordinance Standards and their application processes to ensure that they do not present an undue constraint on new housing proposals. This provides certainty to property owners and other project applicants that if a project is proposed in a manner that does not present an egregious violation of the health, safety and welfare provisions of the Design Review standards, the project will be approved.

As a related note, in order to further ensure that the process does not constrain opportunities for affordable housing, the City's schedule of fees for recovering the administrative costs of processing development applications, including those for Design Review Permits, includes a fee waiver for projects with an affordable housing component. Additionally the City's Second Dwelling Unit ordinance exempts such projects from the requirement for receipt of a Design Review Permit.

More detailed information about the Design Review Process is provided below.

The Design Review process includes the following steps:

- **Pre-Application Conference:** To process an application most effectively, a pre-application conference with a member of the Planning Department is highly recommended (but not required). A pre-application conference allows prospective

applications to get early feedback and direction from City staff on initial development concepts. It is structured to help applications prepare a complete formal application and a project design that is consistent with the City's development regulations.

- **Formal Application:** After the initial submittal of the application, the project will be assigned to a member of the Planning Department for a detailed analysis. The planner reviews the application for completeness and for compliance with the applicable Zoning Codes. If it is determined that the application is missing information, or is somehow inconsistent with one or more provisions of the Zoning Code, it will be deemed Incomplete. The Design Review application will also be deemed incomplete for projects requiring a Conditional Use Permit or other Planning Commission review, until such approval is received.
- **Story Pole Plan & Certification:** Story Poles are required to be erected 15 days prior to the Design Review public hearing and certified by a licensed land surveyor or civil engineer 10 days prior to the Design Review Board's meeting.
- **Design Review Board Hearing:** Once deemed complete, the application is scheduled for consideration by the seven-member Design Review Board at a noticed public hearing. Generally, there is a five-week period between the time of submittal and the scheduled hearing date. A staff report is prepared describing the project and the applicable standards of review. After the close of public testimony, the Design Review Board renders a decision to approve, conditionally approve, or deny the application. Per the Design Review Ordinance, an application may only be denied by the Design Review Board if findings of fact are made demonstrating that the proposed project will violate one or more of the standards of review contained in the Design Review Ordinance intended to protect the health, safety and welfare of the community. In some instances, an application may be continued to a subsequent meeting to allow staff to gather additional information or to allow an applicant the opportunity to modify project plans.
- **Appeal Period:** The decision of the Design Review Board is final unless a written appeal is filed with the City Clerk, accompanied with a processing fee, within ten working days from the date of notice of the action taken on the application. Appeals are forwarded to the City Council. The City Council can decide to reject the appeal, thereby upholding the Design Review Board's decision, or to set the matter for a subsequent date for a new (de novo) public hearing review.

For the convenience of property owner's, their agents and interested parties, detailed information about the Design Review process is posted on the City's website To ensure consistency of application of the City's Design Review Ordinance, the City will develop a set of design guidelines to provide to property owners, applicants, and members of the Design Review Board guidance on how the DRO standards are applied to development proposals.

Historic Preservation Overlay

The City has identified several properties within the City that warrant additional protection to preserve their historic character. Affected properties must meet more stringent design requirements. Only three such properties are identified within residential zones (RM-West, RM-Central, and R-2). They were included at a time when the structures on those sites were used for non-residential purposes. Two other affected properties are located in the Central Commercial Zone. In estimating the capacity for future residential development (see Housing Resources section), the City has excluded the properties identified with a Historic Preservation Overlay.

Open Space Overlay

The Open Space Overlay zone allows development consistent with the underlying zoning, but requires that any proposed development receive a Conditional Use Permit (CUP). This process allows the City to evaluate the proposed development for compliance with the criteria described in the Open Space Element of the Community Plan. The CUP is reviewed by the Planning Commission. As a result, the Open Space Overlay may add an additional two-month processing time, albeit to a very limited number of properties.

10. Housing for Persons with Disabilities

State law requires cities, as part of their Housing Elements, to analyze potential and actual constraints to the development, maintenance and improvement of housing for persons with disabilities. It also requires that local governments take actions to remove governmental constraints that would hinder the accommodation of housing for persons with disabilities. The Housing Element Update must also include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities. The analysis of constraints must touch upon each of three general categories: 1) zoning/land use; 2) permit and processing procedures; and 3) building codes and other factors, including design, location and discrimination, which could limit the availability of housing for disabled persons.

Reasonable Accommodation

Persons with mobility disabilities may require modifications to their living quarters such as access ramps, wider doors and hallways, larger bathrooms, and lowered countertops. The City enforces the California Building Standards Code which provides flexibility in the design of housing for persons with disabilities.

Information concerning reasonable accommodation, including information about the benefits of applying Universal Design, is readily available from City staff. Staff is trained on Universal Design principles and provides information about Universal Design to property owners and their agents. The City is not aware of any instance wherein its regulations have had an adverse impact on the availability or cost of housing for persons with disabilities.

Both the federal Fair Housing Act and the California Fair Employment and Housing Act require local governments to make reasonable accommodations in their zoning laws and other land use regulations and practices when such accommodations are necessary to afford disabled persons with an equal opportunity to use and enjoy a dwelling.

Reasonable accommodation in the land use and zoning context means providing individuals with disabilities or developers of housing for people with disabilities, flexibility in the application of land use and zoning and building regulations, policies, practices and procedures, or even waiving certain requirements, when it is necessary to eliminate barriers to housing opportunities. The City does not currently have a formal procedure for considering reasonable accommodation requests. To mitigate this constraint, within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will adopt an ordinance to provide for a ministerial review of requests for reasonable accommodation for those portions of new and remodeled dwelling units necessary to construct structural components directly related to providing accommodations for persons with disabilities in a manner consistent with state and federal law.

Community Care Facilities

The City of Del Mar Municipal Code explicitly allows Small Community Care Facilities as a “by right” use in all of its residential zones, including the Residential Commercial zone. A Small Community Care Facility is defined in the Zoning Ordinance as: “Any facility, place, or building that is maintained and operated to provide non-medical residential care, day treatment, adult day care or foster family agency services for children, adults, or children and adults, including but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children consistent with State law (CA Health and Safety Code Sections 1500 *et. seqitur*).” Pursuant to Health and Safety Code Section 1566.3, such facilities are treated in a unique manner with respect to licensing. No conditional use permit, zoning variance, or other zoning clearance is required for a Small Community Care Facility which is not required of a family dwelling of the same type in the same zone.

A Large Community Care Facility is defined as: “Any facility, place or building, serving seven or more persons, that is maintained and operated to provide non-medical residential care, day treatment, adult day care or foster family agency services for children, adults, or children and adults, including but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children consistent with State law (CA Health and Safety Code Sections 1500 *et. seqitur*).” These facilities are conditionally allowed in the RM, R-2, and RC zones, provided that there is at least 1,000 linear feet between Large Community Care Facilities, parking is provided for the operator and employee(s), and that a circulation and parking plan is approved by the City.

The City does not apply special conditions for group homes that are providing services on-site. The Conditional Use Permit process for Large Community Care Facilities is the same process required for any conditionally permitted use in the City and includes an opportunity for input from the community.

The City's regulations allow for flexibility in parking requirements accommodate large group homes throughout Del Mar; however, the 1,000-foot spacing requirement could be a constraint. Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will amend the Zoning Ordinance to reduce the required distance between Large Community Care facilities from 1,000 feet to 300 feet so as to reduce potential constraints on the development of such facilities (Program 5).

Occupancy Standards

Currently, the Zoning Ordinance defines a “family” as “an individual, or two or more persons related by blood, marriage, adoption, or guardianship, or a group of not more than five persons, excluding servants, who are not so related, living together in a single dwelling unit and maintaining a common household.” This definition could limit housing choice in “family” residential zones. California law requires local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. “Six or fewer persons” does not include the operator, the operator’s family or persons employed as staff. The City must allow these licensed residential care facilities in any area zoned for residential use, and may not require licensed residential care facilities for six or less to obtain conditional use permits or variances that are not required of other family dwellings. To address this potential constraint, within 12 months of City Council adoption of the 2013-2021 Cycle Housing Element, the City will amend the Zoning Ordinance to define “family” as “one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit” (Program 5).

Fees

As discussed earlier in this section, the City’s fees are reasonable and an appropriate means for the City to recover a portion of the cost to process development applications. The fee schedule provides City staff with discretion to waive all or a portion of, planning fees or charges under unique circumstances. Examples of such unique circumstances include but are not limited to, requests from non-profit organizations or in cases of demonstrated financial hardship. These provisions give City staff additional flexibility to reasonably accommodate persons with disabilities. The City has and will continue to apply this provision to provide appropriate and reasonable relief in charges required for application processing fees for non-profit organizations and in cases of hardship.

Building Codes and Enforcement

The City of Del Mar has adopted and implements the 2010 version of the California Building Standards Code with minor local amendments pertaining to roofing and eave construction for enhanced fire safety. These local amendments do not diminish the ability to accommodate persons with disabilities. The City strives to provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits.

Conclusion

The City has reviewed all of its zoning laws, policies and practices for compliance with fair housing law and has also reviewed the *San Diego Regional Analysis of Impediments to Fair Housing Choices* and has identified the existing 1,000-foot spacing requirement for large community care facilities and the definition of “family” to be potential constraints on the provision of housing for persons with disabilities. The City will implement Program 6 to remove these identified constraints.

11. State Policies and Regulations

State policies and regulations may also serve to constrain housing development in local communities.

Article 34 of the California Constitution

Article 34 was enacted in 1950. It requires that low-rent housing projects developed, constructed, or acquired in any manner by any State or public agency, including cities, receive voter approval through the referendum process. No such projects have been proposed in Del Mar and, therefore, the residents of Del Mar have not been asked to vote on a referendum to allow the City to develop, construct, or acquire affordable housing.

California Health and Safety Code further clarifies the scope and applicability of Article 34 to exclude housing projects that have deed-restrictions on less than 49 percent of the units or rehabilitation/reconstruction of housing projects that are currently deed-restricted or occupied by lower-income persons. The City has and will continue to apply this provision to provide appropriate and reasonable relief in charges required for application processing fees for non-profit organizations and in cases of hardship. Regardless, Article 34 could be an obstacle for local governments to be directly involved in production of long-term affordable housing on a larger scale; however, the perceived constraint is the result of a statute that is beyond City control.

Environmental Protection

State regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from fees charged by local government and private consultants needed to complete the environmental analysis, and from delays caused by the mandated public review periods, are also added to the cost of housing. However, the presence of these regulations helps preserve the environment and ensure environmental safety to Del Mar residents.

C. Infrastructure Constraints

Another factor that could constrain new residential construction is the requirement and cost to provide adequate infrastructure (major and local streets; water and sewer lines; and street lighting) needed to serve new residential development. In most cases, where new infrastructure is required, it is funded by the developer and then dedicated to the City, which is then responsible for its maintenance. Because the cost of these facilities is generally borne by developers, it increases the cost of new construction, with much of that increased cost often “passed on” in as part of home rental or sales rates. However, such infrastructure costs do not represent a barrier in Del Mar because as a built out community, Del Mar’s infrastructure is, likewise, built out and in place. Therefore, the high development costs often associated with installing infrastructure systems in other communities are not found in Del Mar. Additionally, the infrastructure that is in place provides capacities at rates that can accommodate the City’s 2013-2020 Cycle Regional Housing Needs Allocation of 61 units.

The City of San Diego provides potable water to Del Mar and treats wastewater generated within the City. Senate Bill 1087 (enacted 2006) requires that water and wastewater service providers develop written policies that grant priority to proposed development that includes housing affordable to lower-income households. The legislation also prohibits water and sewer providers from denying or conditioning the approval of development that includes housing affordable to lower-income households, unless specific written findings are made. Within 30 days of HCD certification, the City will provide a copy of the adopted Housing Element to the City of San Diego. The City of Del Mar will also continue to coordinate with the City of San Diego to ensure that affordable housing developments receive priority service for such utilities.

D. Environmental Constraints

Del Mar is almost completely surrounded by significant natural landforms and natural resources. The Pacific Ocean lies to the west. The San Dieguito Lagoon and its associated floodplain and upland hillside areas wrap around the City's northern and eastern boundaries. The wetlands of the Los Penasquitos Lagoon form much of the City's southern border. These natural features can present environmental constraints to residential development through requirements for their protection and due to the fact that they contain natural hazards that sometimes threaten the public safety and welfare. To protect the public safety and welfare from hazards such as fire, flooding, landslides, and erosion, the City regulates the amount and/or type of development allowed within certain high risk areas. The City applies the following overlay zones to land within the two floodplain areas in the City and on the hillsides, canyons, and bluffs located at various locations throughout the community. These overlay zones also serve to protect these significant natural features from environmental degradation, such as increased run off and sedimentation.

- **Floodplain Overlay Zone:** This overlay zone affects residential property located in the RM-East, RM-West, R1-10B, R1-5B, and a northern section of land designated for R1-14. Development in identified floodplain areas is regulated not only by city ordinances but by standards established by the Federal Emergency Management Agency (FEMA). Development within the Floodplain Overlay Zone must be designed to be able to withstand a 100-year flood as defined by FEMA.
- **Bluff, Slope, and Canyon Overlay Zone:** This overlay zone affects most R1-40 properties and a few parcels designated as R1-14 and R1-10. Specific design criteria and site treatment is required for properties affected by the Bluff, Slope, and Canyon Overlay zone. The design criteria protect against inappropriate development in steep slope areas.

While new development is reviewed for compliance with the public health and safety land use overlay zone standards noted above, that review has not had an impact on the affordability of housing in Del Mar.

Housing Resources

This section of the Housing Element Update describes and assesses the resources available to the City of Del Mar for the development, rehabilitation, and preservation of housing.

A. Regional Housing Needs Allocation

1. Future Housing Needs

A key component of the State Housing Element law is the demonstration of a jurisdiction's ability to accommodate new housing. Pursuant to State law, the State Department of Housing and Community Development (HCD) provides a regional housing goal number to the San Diego Association of Governments (SANDAG). SANDAG is then mandated to spread that housing goal allocation amongst the city and county jurisdictions within the region. In making determinations on the appropriate allocations to meet allocating the region's future housing needs to jurisdictions, SANDAG is required to take the following factors into consideration pursuant to Section 65584 of the State Government Code:

- Market demand for housing;
- Employment opportunities;
- Availability of suitable sites and public facilities;
- Commuting patterns;
- Type and tenure of housing;
- Loss of units in assisted housing developments;
- Over-concentration of lower income households; and
- Geological and topographical constraints.

SANDAG adopted its Regional Housing Needs Allocation (RHNA) in October 2011. This RHNA covers an 11-year planning period (January 2010 through December 2020)⁸ and addresses housing issues that are related to future growth in the region. The RHNA planning period is slightly different than the Housing Element planning period, which covers from April 30, 2013 through April 30, 2021. The RHNA allocates to each city and county a "fair share" of the region's projected housing needs by household income group. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the San Diego region, so that every community provides opportunities for a mix of housing for all economic segments. The housing allocation targets are not building requirements, but goals for each community to accommodate housing opportunities through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period.

⁸ The RHNA planning period is typically 2.5 years longer than the Housing Element planning period. Jurisdictions are allowed to credit units constructed, permitted, and approved during the gap period against the RHNA.

Del Mar's share of regional future housing needs is 61 new units for the January 1, 2010 to December 31, 2020 period. This allocation is distributed into various income categories, as shown in Table 32. The RHNA includes a fair share adjustment which allocates future (construction) need by each income category in a way that meets the State mandate to reduce the over-concentration of lower income households in one community.

Table 32: Housing Needs for 2013-2020 Del Mar		
Income Category (% of County AMI)	Number of Units	Percent
Extremely Low (30% or less)	4	6.6%
Very Low (31 to 50%) ¹	3	4.9%
Low (51 to 80%)	5	8.2%
Moderate (81% to 120%)	15	24.6%
Above Moderate (Over 120%)	34	55.7%
Total	61	100.0%
<p><i>Note 1: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low income households (0-30% AMI). In estimating the number of extremely low income households, a jurisdiction can use 50% of the very low income allocation or apportion the very low income figure based on Census data. As shown in Table 9, extremely low income households constitute 57% of the very low income group. Therefore, the City's RHNA of 7 very low income units can be split between 4 extremely low and 3 very low income units. .</i></p> <p><i>Source: Final Regional Housing Needs Allocation, SANDAG, 2011.</i></p>		

Credits toward the 2013-2020 RHNA

Since the RHNA uses January 1, 2010 as the baseline for growth projections for the RHNA planning period of 2013-2020, jurisdictions may count toward the RHNA any new units built or issued certificates of occupancy since January 1, 2010. From January to December 2011, 15 new housing units have been developed in Del Mar. All units were above moderate income units.

2. RHNA Penalty from the Previous Planning Period

AB 1233 was signed into law on October 5, 2005 and applies to housing elements due on or after January 1, 2006. Specifically, the law states that if a jurisdiction fails to provide adequate sites in the prior planning period, within one year of the new cycle, the jurisdiction must rezone/upzone adequate sites to accommodate the shortfall. This requirement is in addition to rezoning/upzoning that may be needed to address the RHNA for the new cycle.

This law affects the City of Del Mar's 2013-2021 Housing Element, requiring the City to address its deficit in sites for the previous housing element cycle (2005-2012, extended from 2010 by legislation). The 2005-2012 Del Mar Housing Element was not "certified" by HCD as being in compliance with State law. Specifically, HCD required the City to demonstrate the feasibility of its sites inventory for facilitating the development of housing for lower income households.

In the previous planning period, the RHNA assigned to the City of Del Mar was 25 units (6 very low income, 4 low income, 5 moderate income, and 10 above moderate income units). The previous RHNA period covered from January 1, 2003 through December 31, 2012. The potential

AB 1233 penalty will be equal to the portion of RHNA not accommodated either through actual housing production or land made available for residential development within each income category. To determine any potential penalty, the analysis in this Housing Element uses the following approach outlined by HCD:

- Step 1: Subtracting the number of housing units constructed, under construction, permitted, or approved since January 1, 2003 to December 31, 2012 by income/affordability level; and
- Step 2: Subtracting the number of units that could be accommodated on any appropriately zoned sites available in the City during the RHNA cycle.

Step 1

The RHNA period for the previous Housing Element covered from January 1, 2003 through December 31, 2012 (extended from July 1, 2010 by legislation). During this period, 75 housing units were constructed. All units were in the above moderate income level.

Step 2

The 2005-2010 Housing Element identifies a sites inventory that shows more than 22 acres of vacant residential land (Table 33). However, none of the City's vacant sites met the State default density of 20 units per acre for facilitating lower income housing in small communities (with population below 25,000). For this reason, HCD determined that the City did not have adequate sites for its RHNA for lower income households.

The previous Housing Element did identify 29 vacant parcels in the R1 zones where one unit could be constructed on each parcel. These 29 vacant parcels could accommodate the City's 10-unit RHNA for above moderate income households. Therefore, the City has incurred a RHNA penalty of 15 lower and moderate income units from the previous Housing Element period (as summarized in Table 34).

General Plan (Zoning District)	Maximum Residential Density (du/ac)	Total Vacant Acreage	Number of Vacant Parcels	Potential Number of Units
Very Low Density (R1-40)	Max. 1 unit/net acre	4.22	4	4
Modified Low Density (R1-14)	Max. 3.1 units/net acre	16.25	16	16
Low Density (R1-10)	Max. 4.3 units/net acre	3.00	6	6
Medium Density Single Family – Beach (R1-5B)	Max. 8.7 units/net acre	1.45	3	3
Medium Density Mixed – South (RM-S)	Max. 10.9-12.5 units/net acre	2.63	2	17
High Density (R-2)	Max 12.5 units/net acre	0.73	2	6
Carmel Valley Precise Plan	13 units under the Plan	0.34	1	1
Total		28.62	34	53

Table 34: AB 1233 Penalty from Previous Housing Element Cycle					
2003-2012	Extremely Low/Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Units Constructed	0	0	0	75	75
RHNA	6	4	5	10	25
Remaining RHNA	6	4	5	0	15
Sites Available (R1-40, R-14, R-10, R1-5B)		0	0	29	29
RHNA Penalty		10	5	0	15

B. Future Residential Development Potential (Sites Inventory)

1. Vacant Residential Sites

City staff completed a parcel-by-parcel review of properties in the City to identify vacant, residentially-zoned building sites and to estimate the realistic dwelling unit potential of those properties. As an older community, many all of Del Mar's residential neighborhoods are built-out. The vacant sites primarily consist of individual lots scattered in already developed areas. None of the listed sites is so constrained by any environmental or other factors so as to prevent its development.

Overall, the City's vacant residential sites can accommodate 22 new units. These sites are primarily zoned R-1. Some of these R-1 lots are large enough to be subdivided into two or more lots, with a corresponding potential for additional dwelling units. However, that potential increase has not been factored into the "Potential Number of Unit" figures cited herein.

Three of the vacant properties listed are in the R-2 Zone where, generally, two units are allowed on sites 7,000 sq. ft. or larger. Given their substandard lot size, these three vacant lots can only accommodate one unit per site. However, as indicated in the following section, based on their lot size and the development standards of the R-2 Zone, many of the developed sites in the R-2 Zone hold the potential to accommodating additional residential units.

Given the City's market conditions, the City's vacant residential properties are credited against the City's RHNA for above moderate income units. Appendix B provides a parcel-specific list of sites available.

General Plan (Zoning District)	Maximum Residential Density (du/ac)	Total Vacant Acreage	Number of Vacant Parcels	Potential Number of Units
Very Low Density (R1-40)	Max. 1 unit/net acre	13.83	11	11
Modified Low Density (R1-14)	Max. 3.1 units/net acre	3.25	2	2
Low Density (R1-10)	Max. 4.3 units/net acre	0.94	3	3
Medium Density Single Family – Beach (R1-5B)	Max. 8.7 units/net acre	0.44	2	2
High Density (R-2)	Max. 12.5 units/net acre	0.55	3	3
Carmel Valley Precise Plan	13 units under the Plan	0.88	1	1
Total		19.89	22	22

2. Areas with Potential to Accommodate Additional Residential Units

HIGH DENSITY MIXED RESIDENTIAL (R-2) ZONE

As a small, largely built out community, Del Mar has few vacant parcels remaining for residential development. Given the real estate values in Del Mar, a typical development trend in the community is the construction of second units on sites in the R-2 Zone where two units are allowed but where, in many cases, only one unit has been developed on the property.

City staff conducted an analysis of the R-2 Zone lots showing existing uses on the sites, lot sizes, and the potential for additional units. Overall, 138 R-2 lots were identified as being developed with only a portion of the residential uses allowed by zoning, with a potential capacity for 166 additional units (see Appendix B). Of these lots, eight are of adequate size to accommodate a maximum of four additional units. These properties (with a total capacity of 36 additional units) are capable of accommodating small multi-family developments, such as garden court apartments and are, therefore, credited against the City's moderate income RHNA. Based on the R-2 Zone development standards, the remaining 130 lots could accommodate one additional unit each. They are credited against the City's RHNA figures for above moderate income units. (Refer to Appendix B for a listing of R-2 properties with potential for additional units.)

CENTRAL COMMERCIAL (CC) ZONE - EXISTING CONDITIONS AND CAPACITY FOR FUTURE DEVELOPMENT

A limited portion of the future residential development in Del Mar may occur within the City's Central Commercial (CC) Zone which extends along Camino del Mar from 15th Street on the north to 9th Street on the south. The current zoning standards for the Central Commercial Zone (DMMC Chapter 30.22) encourage mixed-use development including, to a limited extent, residential uses. The existing conditions of the Central Commercial Zone are described below with a review of the existing development standards.

There are 59 privately held properties in the Central Commercial Zone. The properties sizes vary with an average size of roughly 8,000 sq. ft. Currently, the Central Commercial Zone provides an allowable Floor Area Ratio (FAR) of 0.45 for development of properties. The allowable residential density is limited to one dwelling unit per parcel as an accessory to an allowed use on the site. There are currently two residential units in the CC Zone. Based on a previous assessment, eight parcels have low redevelopment potential due to their historical values and existing conditions. Assuming just 10 percent of the remaining 51 parcels ultimately include a residential unit, five additional units may be accommodated in the CC zone. Given the size of the potential units, they could be affordable to moderate income households.

ASSIGNMENT OF NEW ZONING DESIGNATION FOR VACANT PROPERTIES IN THE NORTH COMMERCIAL (NC) ZONE

The City's North Commercial (NC) Zone allows a mixture of light commercial and light manufacturing uses. Currently, the NC zoning allows residential development only as an accessory use, at a density of one unit per parcel.

There are two, commonly owned adjoining vacant sites, in the NC Zone (also with a North Commercial designation in the Community Plan) for which the owner has expressed an interest in having a new land use designation applied to the property, one which would allow residential development by right, at a density range of 20-25 du/ac. Combined, the properties are roughly 2.3 acres in size (APNs 299-10-47 and 48). Using projections for a development proposal with a density of 18 units per acre, these 2.3 acres would accommodate 41 units. The properties are shown in Appendix B

Pursuant to Government Code Sections 65583.2(h) and (i), at least 50 percent of the lower income need must be accommodated on sites designated for residential use and for which nonresidential uses or mixed use are not permitted. To accommodate the City's RHNA for lower income units (22 units – see Table 36), within 12 months of adoption of the 2013-2021 Cycle Housing Element, the City will pursue a zone code amendment and associated actions to assign a new land use designation for these two properties allowing residential development at a density of 20 du/ac or greater. The parcels will be rezoned to permit owner-occupied and rental multi-family residential use by right (without discretionary approval for the use and allowable density). These new land use designation will allow a density of 20 du/ac or greater and will accommodate at least 16 units per site.

The new land use classification will include an inclusionary housing requirement that a percentage of the dwelling units developed on the properties be offered for sale or rental at affordable rates. This potential rezone is listed as one of the Sites Inventory Housing Programs contained in a subsequent section of this Housing Element.

MODIFICATION OF ZONING STANDARDS TO ALLOW INCREASED RESIDENTIAL DENSITY IN THE NORTH COMMERCIAL (NC) ZONE

The City's North Commercial (NC) Zone is located along Jimmy Durante Boulevard. Excluding the two vacant properties noted in the section above, it consists of 13 parcels with a total land area of 12.94 acres. Currently, the NC Zoning designation allows a mixture of uses, including, to a limited extent, residential uses. A single dwelling is allowed per building site as an accessory to another allowed use on the site. The NC Zone allows development at maximum Floor Area Ratio (FAR) figure of 0.30. The properties in the NC Zone are shown in Appendix B.

Within 24 months of adoption of the 2013-2021 Cycle Housing Element, the City will pursue a zone code amendment to the NC Zone's development standards to increase the allowable residential density to 20 du/ac. Not every parcel, if and when redeveloped, would include a residential component. Assuming only 10 percent of the acreage would be redeveloped as mixed use and assuming an average density of 15 units per acre, an estimated 19 units could be expected to be built in mixed use projects in the NC zone. The zone code amendment will include consideration for allowance of additional mixed use developments and activities such as live work units of the type frequently found in artists' colonies. This potential rezone is listed as one of the Sites Inventory Housing Programs contained in a subsequent section of this Housing Element.

MODIFICATION OF ZONING STANDARDS TO ALLOW INCREASED RESIDENTIAL DENSITY IN THE PROFESSIONAL COMMERCIAL (PC) ZONE

The City's Professional Commercial (PC) Zone is located along Camino del Mar and consists of four parcels with a total land area of 1.28 acres. Currently, the PC Zoning designation allows a mixture of office uses and, to a limited extent, residential uses. A single dwelling is allowed per building site as an accessory to another allowed use on the site. The PC Zone allows development at maximum Floor Area Ratio (FAR) figure of 0.60, the highest FAR of any of the City's zones. The properties in the PC Zone are shown in Appendix B.

Within 24 months of adoption of the 2013-2021 Cycle Housing Element, the City will pursue a zone code amendment to the PC Zone's development standards to increase the allowable residential density to 20 du/ac. Assuming only 25 percent of the acreage will include a residential component and using a conservative assumption of 15 units per acre as an average density (75 percent of maximum), five units could be expected to be built in mixed projects the PC zone. This potential rezone is listed as one of the Sites Inventory Housing Programs contained in a subsequent section of this Housing Element.

MODIFICATION OF ZONING STANDARDS TO ALLOW RESIDENTIAL DEVELOPMENT IN THE PUBLIC FACILITIES (PF) ZONE

There are three properties owned by government entities in the Public Facilities (PF) Zone, two by the City itself and one by the federal government. The combined area of the parcels is roughly 7.5 acres. Currently, the uses allowed under the PF Zoning designation are limited to public

facilities such as post offices, public meeting venues and associated administrative offices. Currently, the PF Zone does not list a maximum allowable Floor Area Ratio (FAR) figure.

Within 24 months of adoption of the 2013-2021 Cycle Housing Element, the City will prepare an analysis of the PF Zone properties to determine if they are appropriate for inclusion of residential uses. The analysis will include considerations such as potential impacts on significant public open space and compatibility with uses on surrounding properties.

This potential amendment to the PF Zone standards is listed as one of the Sites Inventory Housing Programs contained in a subsequent section of this Housing Element. However, no residential capacity is assigned to the PF zone yet as the outcome of the analysis is unknown at this time.

3. Del Mar Fairgrounds Property

The 22nd District Agricultural Association (DAA) owns and operates the Del Mar Fairgrounds. In 2008, the DAA adopted a new Master Plan for the Fairgrounds. It includes the demolition of the existing 48-room grooms' dormitory and rebuilding the living quarters in the Backstretch Area. The City is working with the 22nd DAA to ensure that these new living quarters will be designed as dwelling units. These units will be available for Fairgrounds and race track workers, many of whom tend to earn low wages (Program 2-G). On February 19, 2013, the Del Mar City Council adopted a resolution to initiate a partnership between the City and the 22nd DAA to carry out shared goals regarding housing at the Fairgrounds property. On March 12, 2013, the Board of Directors of the 22nd DAA adopted a similar resolution.

4. Summary of Sites Inventory and RHNA Obligations

The City of Del Mar has the capacity to accommodate additional housing growth via new construction on vacant residential sites, construction of additional units on High-Density Residential sites, re-designation and subsequent development of vacant properties in the North Commercial Zone, and, to a limited extent, development in the downtown area (Central Commercial Zone). Additional housing opportunities will also be provided via modification of the development standards of the Professional Commercial and North Commercial Zones to allow residential development at a density of 20 du/ac development and via consideration of modifying the provisions of the Public Facilities (PF) Zone to allow residential uses.

These activities provide a potential capacity of 258 units, including 65 units within the North Commercial, Professional Commercial and Central Commercial Zone areas as being feasible to facilitate and encourage the development of units at rates affordable to lower income households.

The City has a remaining RHNA of 61 units, including 22 lower income units. Without rezoning, the City's sites inventory under existing land use policies could accommodate all of the moderate and above moderate income RHNA units, with a remaining RHNA obligation of 22 lower income units. Since rezoning is required to meet this lower income obligation, only half of this obligation can be met with mixed use zoning, pursuant to State law. The referenced rezoning of vacant

NC Zone sites to a new land use designation that allows residential uses at 20 to 25 units per acre could fully address the City's lower income RHNA of 22 units.

Table 36: Summary of RHNA Status and Sites Inventory					
	Extremely Low/ Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
2013-2020 RHNA	7	5	15	34	61
RHNA Credit (Units Built)	0	0	0	15	15
Remaining RHNA	7	5	15	19	46
2005-2012 RHNA Penalty	6	4	5	0	15
Total RHNA Obligations	13	9	20	19	61
Sites Available					
Vacant Residential	0	0	0	22	22
Additional Development potential in R-2 Residential Zone (12.5 du/ac)	0	0	36	130	166
Central Commercial (CC) Zone		0	5	0	5
Professional Commercial (PC) Zone		5	0	0	5
North Commercial (NC) Zone		19	0	0	19
Public Facilities PF Zone		TBD	TBD	TBD	TBD
Re-designation of North Commercial Site to Residential Designation (20-25 du/ac)		41	0	0	41
Total Sites Available		65	41	152	258
Sites Surplus/Shortfall (+/-)		+43	+21	+133	+197

C. Financial Resources

The unique circumstances in Del Mar limit the range of financial resources available to the City. As the smallest city in San Diego County, the City is not entitled to receive federal housing funds directly from HUD. The extremely high property values in the City disqualify virtually all properties from public and private mortgage assistance programs. This section discusses the two primary resources currently available for the provision of affordable housing opportunities in Del Mar.

1. Community Development Block Grant (CDBG) Program

As a small city, Del Mar is not eligible to receive Community Development Block Grant (CDBG) funding directly from HUD. Instead, the City participates in the CDBG program through a cooperation agreement with the County of San Diego Department of Housing and Community Development. Based on its population, the City has been eligible to receive approximately \$17,000 annually from the County.

For a period of time, the allocated, CDBG funds were used to fund a portion of the City's Rental Subsidy Program. This program provides direct rental housing subsidies to eight very low income individuals/households. The program is also partially funded through the City's Housing

Assistance Reserve. However, in 2009, HUD notified that the Housing Subsidy Program was no longer an eligible project for the CDBG Program. The allocated CDBG funds have since been used for other community projects.

2. Housing Assistance Reserve (Fund)

To ensure that housing is provided for all economic segments of the population, Del Mar adopted the Affordable Housing Assistance Program as part of Del Mar's Zoning Ordinance. The program establishes affordable housing requirements that are applied to:

1. The development of multi-family ownership housing;
2. The conversion of certain existing units to a condominium form of ownership; and
3. New subdivisions involving ten or more lots.

Under certain circumstances, the Ordinance allows developers to pay a mitigation fee in lieu of actually setting aside and providing inclusionary affordable housing units otherwise required on the project site itself. All in-lieu fees collected under the Affordable Housing Assistance program are deposited into an interest-bearing Housing Reserve. The CDBG funds the City receives are also deposited into this account. The Reserve currently has a balance of \$720,270 and annually earns approximately 0.6 percent in interest annually.

The monies in the Housing Assistance Fund are exclusively reserved for:

1. The Rental Subsidy Program, through which low and moderate income household rental rates are subsidized;
2. As projects become viable, the construction of affordable housing units by the City, a Community Based Development Organization (CBDO), or for-profit developers;
3. The maintenance of such affordable units noted above, once constructed; and
4. The costs of administering of housing programs such as the Rental Subsidy and Shared Housing Programs.

3. Infrastructure and Facilities

As a highly urbanized community, infrastructure facilities are available to serve development throughout Del Mar. The majority of the land designated for residential use is adequately served by sewer lines, water lines, storm drains, telephones, and electrical and gas lines. As example, Del Mar currently uses an average of 1,350 acre feet of water per year yet has a capacity to provide roughly 1,800 acre feet per year. Similarly, the City discharges 0.7 million gallons per day through its sanitary sewer system but has the infrastructure capacity to discharge 0.877 million gallons per day. The City's existing infrastructure and utilities are more than adequate to serve the 61 units identified in the RHNA. Additionally, with adequate systems in place to serve a largely "built-out" community, the installation of major infrastructure improvements is generally not required as a condition of new residential development. Therefore, such costs are not passed along in increased prices to purchasers of those residences. As a result of these factors, infrastructure is not seen as a barrier to the construction of new housing.

Safety Considerations for Development Near Railroad Tracks

The City has an active railroad track that carries Amtrak, light-rail commuter and freight trains. In order to protect public safety, all future public and private development proposals adjacent to or near the railroad right-of-way (ROW) will be planned and reviewed with the safety of the rail corridor in mind. The review of new development proposals will take into consideration, planning for grade separations for major thoroughfares and/or pedestrian accessways and installation of fencing or other barriers, as appropriate, to limit/direct safe access across the railroad track.

D. Energy Conservation

As residential energy costs rise, increasing utility costs reduce the affordability of housing, although Del Mar's mild climate helps keep energy consumption low for heating and cooling systems. The City has many opportunities to directly affect energy use within its jurisdiction.

1. Title 24

Title 24 of the California Administrative Code sets forth mandatory energy standards for new development, and requires adoption of an "energy budget." The home building industry must comply with these standards. Localities are responsible for enforcing the energy conservation regulations. The City applies the standards of Title 24 through the issuance of building permits.

2. Sustainable Del Mar

The City of Del Mar recognizes the connection between its residents and the community. The City's vision is to implement enduring development and living practices that meet the needs of the present while safeguarding and enhancing the future. These principles will guide the City's decisions to achieve a Sustainable Del Mar.

In 2006, the City established the Sustainability Advisory Board to assist the City Council in promoting clean and reliable energy and in taking a leadership position in educating its residents and businesses about energy savings programs. It works with other regional and municipal groups to seek combined efforts in energy efficiency and renewable energy sources; advises the Council on any bills before the California Legislature that the City should take a position to support or oppose as they affect Del Mar and the San Diego region; and reviews the Del Mar Municipal Code (DMMC) sections relevant to energy consumption and savings in the City and works with the Planning Commission and Planning staff to propose revised DMMC language as required. The City maintains a Sustainable Del Mar webpage on its website, providing information and guidance on energy and resource conservation.

3. San Diego Gas & Electric Energy Savings Incentives

To promote energy conservation, the City website provides information on programs offered by the SDG&E. Such programs include:

- **SDG&E Home Energy Efficiency Survey:** The survey provides a customized report with suggestions on ways to save energy.
- **Summer Saver:** This program rewards the homeowner for reducing electricity use during warmer months when demand is highest.
- **Energy Upgrade™ California:** This program offers incentives of up to \$4,000 for qualified upgrades that improve a home's energy efficiency and lowers the energy bills.

Housing Plan

This Section, the eight-year Housing Plan is the centerpiece of the 2013-2021 Housing Element for Del Mar. It sets forth the City's goals, policies, and programs to address Del Mar's identified housing needs. A number of the policies and programs identified in this Section have already been adopted by the City and are being implemented. Others, as noted, are in the process of being adopted by the City but are not yet in an implementation phase. Several other programs are listed for consideration in the 2013-2021 Housing Element cycle.

Regional Housing Needs Assessment

The San Diego Association of Governments (SANDAG) conducted a Regional Housing Needs Assessment (RHNA) to determine the City's share of the affordable housing needs for the San Diego region. The RHNA also established figures for Del Mar's share of affordable housing needs for the region. The figure established for Del Mar is 61 additional units to be provided in new construction in the period of 2013-2020. Since the beginning of the RHNA planning period, the City has already constructed 15 above moderate income units, reducing the RHNA for this cycle to 46 units. However, the City has also incurred a 15-unit penalty from the previous Housing Element cycle. It is the City's goal to accommodate construction of at least 61 units in that period and also to provide within that 61-unit figure, opportunities for housing at a variety of income levels based on the following distribution:

- 13 units - Extremely low and Very low income (0-30% and 0-50% County MFI)
- 9 units - Low income (51-80% of County MFI)
- 20 units - Moderate income (81-120% of County MFI)
- 19 units - Above moderate income (>120% of County MFI)
- 61 units - Total

The following list of Housing Goals identifies the general methods the City will use to accommodate its share of regional housing needs. The list is followed by a more detailed description of the policies and specific methods for achieving the Housing Goals.

A. Housing Goals

The overall housing goals of the City of Del Mar are to:

- **Conserve and improve the community's existing affordable housing stock;**
- **Encourage and support the development of a wide range of housing opportunities for households with a variety of lower income levels; and**
- **Promote equal and fair housing opportunities.**

The goals listed above are described below and on following pages with accompanying policies.

1. Conserve and Improve the Community's Existing Affordable Housing Stock

As part of its goal to preserve the existing community's housing stock, it is the City's intent to avoid the degree of physical decline of residential structures that would require rehabilitation efforts to restore their quality or value. As noted in previous sections of this Housing Element, Del Mar is a community with very high land costs that, through market forces, also result in relatively high housing costs. It is, therefore, necessary that the City continue to use the programs already in place to conserve affordable housing opportunities and to implement additional programs to provide opportunities for additional housing units to serve a variety of income levels.

Housing Goal 1: To conserve and improve the community's existing affordable housing stock.

Policy 1.1: Continue to preserve any affordable housing units that exist within the City.

Policy 1.2: Continue to utilize the City's code enforcement program to ensure that properties are maintained in compliance with City codes, thereby avoiding the loss of housing units due to degradation.

2. Encourage and Support the Development of a Wide Range of Housing Opportunities

The City has programs in place that encourage and support the construction of residential units offering a wide range of housing opportunities. Implementation of this goal ensures the provision of a balanced inventory of housing types, including single-family residences, townhomes, condominiums, apartments, Second Dwelling Units and mixed residential/commercial projects. The City is also in the process of adopting additional programs to further encourage and support the construction of a variety of housing types.

The City also has programs in place to increase the affordability of existing and new units within the community for individuals of varying income levels. This includes individuals who have lived in the Del Mar for many years but have seen their income levels decline and desire to continue living in the community.

Housing Goal 2: To encourage and support the provision of a wide range of housing opportunities by location, type, and sales and rental rates in order to meet the existing and future needs of Del Mar.

Policy 2.1: Provide a variety of residential development opportunities to fulfill the City's share of regional housing needs, including single-family residences, townhomes, condominiums, apartments, mixed residential/commercial projects and second-dwelling units on properties otherwise zoned for single-family use.

Policy 2.2: Encourage and support the construction of housing for all segments of the community, including those with special needs.

Policy 2.3: Encourage and support the development of affordable housing by offering incentives for housing projects that provide housing at established affordable sales and rental rates with such incentives to include, but not be limited to: density and floor area ratio bonuses; reduced processing fees; expedited permit processing and reduced parking requirements.

Policy 2.4: Continue to operate and support existing City programs such as the Rental Subsidy and Shared Housing Programs that, while not involving the construction new residential units, do offer alternative methods by which to provide affordable housing opportunities.

3. Promote Equal and Fair Housing Opportunities

In order to provide for the housing needs of all economic segments of the community, the City must and will ensure that equal and fair housing opportunities are available to all persons.

Housing Goal 3: To promote equal opportunities for all residents to reside in the housing of their choice and capabilities.

Policy 3.1: Prohibit discrimination in the sale or rental of housing with regard to race, color, religion, national origin, sex, disability, familial status, sexual orientation, marital status, ancestry, source of income, age or arbitrary discrimination.

Policy 3.2: Continue to implement fair housing choices by actively expanding City programs to support a range of housing affordability and by removing impediments to the construction of and access to fair housing.

Policy 3.3: Continue operating existing programs and add new programs that create incentives for the development of housing in general, and for affordable housing in particular.

B. Housing Programs

The Housing Goals and Policies described above and in previous Sections of this 2013-2021 Housing Element identify Del Mar's housing needs and generally address how they are to be implemented through a series of housing programs. The housing programs define the specific actions the City will take to achieve the housing goals identified for this 2013-2021 Housing Element cycle. The housing programs set forth in this Section have been grouped based on the six overall objectives listed below. Because some of the listed objectives address overlapping topics, some of the corresponding housing programs used to achieve them are, likewise, described or referenced in multiple locations here in this Section.

Overall Objectives:

- #1. Conserve and improve the City's existing stock of housing units;**
- #2. Provide adequate sites to achieve a variety and diversity of housing types;**
- #3. Accommodate the development of new affordable housing opportunities;**
- #4. Preserve and expand opportunities for use of existing affordable housing;**

- #5. Remove governmental constraints to the maintenance, improvement, and development of affordable housing; and**
- #6. Promote equal and fair housing opportunities.**

Housing Programs and their Implementation

The housing programs identified in this Section include some already in operation, along with other programs proposed as additional means to fulfill the City's unmet affordable housing needs. It should be noted that some of the proposed programs are still under review by the Del Mar Planning Commission and City Council and are, therefore, not yet in effect. However, this Section does identify a schedule for completion of that review process, including the dates by which the City is committed to adopt and implement the programs.

Summary of Housing Programs

The Housing Program Summary in Table #39 located at the end of this Section summarizes the eight-year goals for implementation of each of the identified housing programs. Table 39 also specifies funding sources and responsible agencies, along with the time-frames for implementation of the programs.

Objective #1 - Conserve and improve the City's existing stock of housing units.

Given the high cost of land in Del Mar and the age of existing residential units, a set of comprehensive programs is critical to preserve and improve existing residential units, particularly affordable units that provide safe and affordable housing opportunities for all segments of the community. The following programs (#s 1-3) address this objective.

Programs to Implement Objective #1

- 1. Program to Amend the City's Condominium Conversion Ordinance:** There is a limited supply of rental units in the City, particularly multi-family structures. Multi-family structures are defined in the Del Mar Zoning Ordinance as those structures containing four or more dwelling units. Studies show that, on average, rental units provide a more affordable rate for housing than do for-sale residences. Retention of the existing stock of multi-family rental units does help preserve housing opportunities for households with lower income levels.

Many of the existing multi-family rental units in the community are potentially subject to conversion to a condominium form of ownership. If left unchecked, such conversions would deplete the City's stock of multi-family rental housing. It is, therefore, necessary and appropriate to have programs in place to guard against the overall reduction of the City's multi-family rental housing stock and thereby preserve access to those units for persons and families of lower incomes.

While there is a concern about the loss of multi-family housing stock, it is also recognized that condominiums generally offer greater opportunities for lower-priced home ownership than do detached single-family units. It is also recognized that due to Del Mar's high desirability as an area in which to live, market forces have resulted in some of the highest rental rates in the region. As result, traditional efforts to preserve the stock of rental housing have not necessarily translated into opportunities for truly affordable housing. This factor requires the City to explore a number of alternative approaches for programs that result in truly affordable housing opportunities.

The City's existing Condominium Conversion Ordinance (DMMC Chapter 24.21 Dedication: Affordable Housing Assistance) is designed to allow the creation of affordable for-sale housing opportunities while also minimizing the loss of more affordable rental units. In recognition of the impact that condominium conversions have on housing affordability due to the loss of rental housing, the Ordinance requires mitigation to offset such impacts. The required mitigation comes in two forms, as described below.

A. Affordable Unit "Set-aside" Mitigation Requirement. The Condominium Conversion Ordinance requires that conversions of apartment developments containing three or more rental units be conditioned such that two-thirds (67 percent) of the converted units be "set aside" and reserved as affordable housing units. The set-aside affordable units are reserved for a period of not less than 30 years at rental rates established by the Housing Authority of the County of San Diego County as being affordable to persons of extremely low, very low or low income levels.

The two-thirds affordable unit set-aside requirement has served as a disincentive to condominium conversions. Over the past decade, there has been virtually no loss of multi-family rental housing due to condominium conversions. Property owners have cited the set-aside requirement as a factor that makes condominium conversion of multi-family structures financially infeasible. The Ordinance has thereby been effective in helping preserve the City's stock of rental housing. However, the lack of proposals for condominium conversions has also had an undesired impact on affordable housing. Because there have been no conversion authorizations granted, there have been no corresponding mitigation requirements for affordable unit set-asides and no units reserved at long-term affordable rates.

To address this issue, the City will amend the Condominium Conversion Ordinance to modify the required affordable unit set-aside percentage figure for affordable units from the existing 2/3rds (67 percent) requirement for developments with three or more units to a set-aside figure of between 10 percent and 30 percent for developments with six or more units, with that specific percentage figure to be determined as part of the code amendment process. Under this provision, the requirement for an affordable unit set-aside of greater than one-half unit would be rounded up to the next whole number. Condominium conversions of 5 units or less would be exempt from the affordable housing set-aside mitigation requirement, but would be required to pay an In-lieu Housing Mitigation Fee (described below) for every rental unit converted to condominium ownership.

The City will also amend the code to provide another mitigation measure as an alternative to the onsite set-aside requirement, that being the acquisition and donation to a non-profit agency of a like-sized dwelling unit(s) at another location in the community to be reserved for use as affordable housing. The code amendment referenced herein will also include establishment of new mitigation measures to assist the persons dwelling in the apartments to be converted find alternative housing.

B. In-lieu Housing Mitigation Fees. The other form of mitigation used by the City to offset the impacts that development projects have on affordable housing is the payment of what are known as In-lieu Housing Mitigation Fees. The Municipal Code requires payment of such fees to offset the impact of the loss of rental housing stock in cases of condominium conversions of structures with less than three units. In these cases, payment of an In-lieu Housing Mitigation Fee is required for each of the units to be converted from rental to condominium status. As noted above, developments with more than two units are required to set aside a percentage of the units converted from rental to condominium ownership as previously described.

The In-lieu Housing Mitigation Fees collected through this program are deposited into the City's Housing Assistance Reserve Fund (see Chapter 24.21.050 of DMMC), a designated account which is used to fund the City's Rental Subsidy Program. The Rental Subsidy Program provides subsidies to individuals and families in the extremely low, very low, and low income range, allowing them to reside in a community where market rates for rental of a residential unit would otherwise be prohibitive. The Rental Subsidy Program is described in greater detail in another part of this Housing Plan.

The funds in the City's Housing Assistance Reserve Fund are also available for other programs that provide affordable housing opportunities, such as the acquisition of land and construction of affordable units. However, to date, the accumulation of fees in the City's Housing Assistance Reserve Fund has not grown to a level that would support the high cost of land acquisition or construction costs for affordable units in the 2013-2021 Housing Element cycle. The City will review the rate of the In-lieu Housing Mitigation Fee to determine its appropriateness in mitigating the impacts of condominium conversions.

Eight-Year Objectives:

- 1-A. The City will continue to implement the Condominium Conversion Ordinance affordable unit set-aside and In-lieu Housing Mitigation Fee requirements in order to preserve the existing stock of apartment units and to accrue In-lieu Housing Mitigation funds where conversions do occur.
- 1-B. Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will amend the Condominium Conversion Ordinance to modify the affordable unit set-aside requirement to a 10-percent, rather than a 67-percent figure with the 10-percent figure rounded to the next highest whole number.

- 1-C. Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will also amend the Condominium Conversion Ordinance to allow a property owner to satisfy the affordable unit set-aside mitigation requirement by instead paying an In-lieu Housing Mitigation Fee for each apartment unit converted in condominium conversion proposals involving 2-5 apartments.
- 1-D. Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will amend the Condominium Conversion Ordinance to allow a property owner to satisfy the affordable unit set-aside mitigation requirement by acquiring and donating to the City, or to a qualified housing advocacy organization, another dwelling unit in the City of a like size and condition to be reserved for use as affordable housing.
- 1-E. The City will continue to make the funds accrued in the City's Housing Assistance Reserve available for implementation of existing affordable housing programs such as the Rental Subsidy Program. The funds will also be available for other programs such as the acquisition of land and construction of affordable units or acquisition of residential units to be made available for individuals or families of extremely low, very low or low income levels or for assistance for displaced individuals or families of extremely low, very low or low income.
- 1-F. Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will review the existing rate of the In-lieu Housing Mitigation Fee to determine if a rate increase is appropriate and justifiable to mitigate the impact that condominium conversions have on affordable housing.
- 1-G. Although not strictly a condominium conversion issue, within 12 months of City council adoption of the 2013-2021 Housing Element, the City will amend the Zoning Ordinance to require the payment of an In-lieu Housing Mitigation Fee in cases where other development proposals, in addition to condominium conversions, would have an adverse impact on the affordable housing opportunities. Specifically, the City will amend the Municipal Code to require payment of In-lieu Housing Mitigation Fee in cases where a proposed development project would result in a net loss in the number of residential units on a property.

Funding: None required

Responsible Agency: Planning and Community Development

2. **Program for Preservation of Rental Housing Stock and Nonconforming Multi-family Densities:** Most affordable housing opportunities in Del Mar are provided in multi-family structures. Many structures do not conform to current City codes regarding development standards, such as building height or setbacks; or allowed uses, such as maximum allowable residential density because many such structures were built either prior to the City's incorporation or under prior development regulations.

In most cases, the Del Mar Municipal Code requires that buildings with structural or use nonconformities be abated when they undergo major modification, either by voluntary or involuntary actions. However, in order to preserve the City's multi-family housing stock and the relatively affordable housing opportunities they represent, the Zoning Ordinance provides a specific allowance for such structures to be significantly remodeled or even rebuilt with their previous structural and density nonconformities. This allows for the reconstruction and/or alteration of nonconforming multi-family developments without the requirement for abatement of the nonconformities preserves housing stock that would otherwise be lost.

The Municipal Code prohibits the conversion of multi-family residential developments from rentals to condominiums in cases where their density exceeds that allowable by the zoning district in which the development(s) is located. This prohibition on conversion of over-density developments has served to limit the loss of rental housing stock. However, it has not resulted in the preservation or creation of truly affordable housing because of the previously discussed high rental rates that exist in Del Mar. As a result, the opportunities to gain truly affordable housing through the affordable unit set-aside and In-lieu Housing Mitigation Fee requirements of the City's Condominium Conversion Ordinance have not been realized.

Based on these factors, the City will amend the Municipal Code to allow owners of properties that are nonconforming with respect to residential density to convert the rental units to a condominium form of ownership. While this allowance for condominium conversions for nonconforming residential densities would result in the conversion of existing apartment housing stock, the proposal is being pursued based on the following considerations:

- 1) Although the prohibition on conversion of nonconforming residential densities does preserve the overall stock of rental housing, market forces in Del Mar result in rental fees that are far higher than recognized affordable housing rates.
- 2) The suggested proposal to allow conversion of multi-family residential developments with nonconforming densities from rentals to condominiums would be accompanied by a requirement that such conversions be conditioned for the affordable unit set-aside requirement. Under that requirement, a percentage of the converted units (in the range of 10 to 30 percent) or two units, whichever figure is greater, would be set aside for rental at affordable rates for a period of at least 30 years. The specific percentage figure would be determined as part of the Municipal Code amendment process.

The referenced code amendment will include provisions to limit the number of condominium conversions authorized in any 12-month period, along with the previously described mitigation measures to assist those persons who would be displaced by a condominium conversion find alternative housing. It should be noted that inasmuch as there are currently no designated affordable units in the community, there would be no conversion of such units.

Eight-Year Objectives:

1-H. The City will continue to allow the retention of structural and residential density non-conformities for multi-family structures containing three or more units without a requirement for abatement of such nonconformities when the structure undergoes major renovation or replacement. To accommodate the “sprucing up” of older buildings, the City will also amend the Municipal Code to allow flexibility for a property owner to make structural modifications that improve the aesthetics of the nonconforming structure without a requirement for abatement of the nonconformity. Such allowance would retain the prohibition on expansion or exacerbation of a nonconformity. The City will also establish an education/outreach program to apprise property owners of the opportunities for structural modifications available under the Municipal Code.

1-I. Within 36 months of City Council adoption of the 2013-2021 Housing Element, the City will amend the Municipal Code to allow the owner of an existing multi-family apartment building(s) which is nonconforming with respect to residential density, to convert the building(s) to condominiums with the proviso that, as mitigation for the conversion, a portion of the converted units be set aside for affordable housing. The amended code section would establish requirements for the number of units to be set aside for affordable housing, with that figure to be in the range of 10 percent to 30 percent of the converted units, and specifying that, as applicable, the set-aside percentage figure would be rounded to the next highest whole number.

The amended code section would also establish a limit on the number of condominium conversions allowed in any 12-month period.

As is required under the City's Condominium Conversion Ordinance, the affordable set-aside units would be subject to recordation of a deed restriction setting forth the required affordable rental or sales rate for no less than the minimum duration required under state housing law.

1-J Within 12 months of City Council adoption of the Housing Element, the City will amend the provisions of the Condominium Conversion Ordinance to require, in addition to other applicable mitigation measures, requirements that authorizations for condominium conversions be conditioned to include: 1) a minimum waiting period following City authorization of the Condominium Conversion to allow dwellers of the apartments to be converted time to locate replacement housing; 2) funds to be provided to dwellers of the apartments to be converted to assist in the costs of securing and moving to replacement housing; 3) and the right of first refusal for purchase of the converted units by the dwellers of the apartments to be converted.

Funding: None required

Responsible Agency: Planning and Community Development

- 3. Program for Zoning Ordinance Enforcement/Building Code Compliance:** Due to the high value of property in Del Mar, the loss of the community's housing stock due to degradation has not been perceived as a major issue in the protection of affordable housing. Nevertheless, the City implements a code enforcement program to correct housing and building code violations as they occur. Del Mar has adopted the California Building Code (CBC) and contracts with the EsGil Corporation to enforce the provisions of the CBC and protect against affordable housing unit degradation.

Enforcement of the Zoning Ordinance is performed by city staff. The City's primary intent is to gain compliance. The City attempts to encourage the landowners to correct zoning violations voluntarily prior to using more formal code enforcement measures such as citations or administrative hearings. However, when such attempts fail, the City uses other measures and legal actions, as necessary, to gain compliance.

Eight-Year Objective:

- 1-K. The City will continue to guard against affordable housing unit degradation through enforcement of the City's Zoning Ordinance and the California Building Code, either by City staff or by contract with the EsGil Corporation or other qualified service provider.

Funding: General Fund

Responsible Agency: Code Enforcement

Objective #2 - Provide adequate sites to achieve a variety of housing types.

A key element in satisfying the affordable housing needs of a particular city, and the larger region, is ensuring that the community's land use designations accommodate the construction of a variety of housing types that serve the needs and financial capabilities of all individuals and families in the community.

Programs to Implement Objective #2

- 4. Program for Implementing the Community Development Element and Zoning Ordinance:** The land use designations contained in the Community Development Element of the Del Mar Community Plan identify land within the City for residential densities ranging from 1 dwelling unit per acre to 17.6 units per acre. For the RM-East, RM-West, RM-Central and RM-South Zones, the ability to develop at the maximum specified density is accompanied by a requirement for receipt of a discretionary authorization, a Conditional Use Permit (CUP) issued by the City's Planning Commission.

While much of Del Mar is built out, there are some neighborhoods where properties are typically developed at a lower density than is allowed pursuant to the development

standards specified for the zoning district. This is particularly true for the R-2 Zone where the majority of properties are between 7,000 and 8,000 sq. ft. in area. The allowed density of 12.5 dwelling units per acre accommodates two dwelling units on lots larger than 7,000 sq. ft. A recent trend has resulted in the redevelopment of properties with two dwelling units rather than retaining the one existing dwelling unit. Over the past ten years, 10 of the 153 properties in the R-2 Zone have been redeveloped in this fashion, resulting in a net increase of 10 dwelling units. Another 72 properties in the R-2 Zone hold the potential for a similar increase in development of residential units.

The following features of the City's existing Zoning Ordinance facilitate the development of properties in a manner that provides opportunities for affordable housing:

- 1) Provisions for mixed-use developments, with residential units as an allowed project component, in the Residential-Commercial, Professional Commercial, North Commercial, and Central Commercial land use designations.
- 2) Provisions to allow in-fill development in residential zones at the density assigned for such zones.
- 3) Provisions and incentives for the construction of Affordable Second Dwelling units in zoning districts where development is otherwise limited to one single-family residence per parcel. The Second Dwelling Unit ordinance is described in detail in a separate segment of this Housing Plan.

In addition to the measures described above for the City's existing residential land use designations, the City's will pursue amendments to its land use policies and regulations to accommodate affordable housing opportunities in the 2013-2021 Housing Element through the measures listed and described below.

A. Land Use Re-designations and Modification of Zoning Standards to Accommodate Higher Density Residential Development.

1. Within 12 months of adoption of the Housing Element, the City will apply a new land use designation to two vacant parcels roughly 2.3 acres in size and currently zoned as North Commercial Zone (APNs 299-10-47, 48) to allow residential development by right, at a density of 20-25 du/ac.
2. In addition to the land use re-designation noted immediately above, the City will also, within 24 months of adoption of the Housing Element, pursue amendments to the City's North Commercial (NC) and Professional Commercial (PC) Zones expanding the list of uses allowed by right in those zones to include residential uses at a density of 20 du/ac for projects that include an affordable housing component.
3. Within two years of the Housing Element adoption, the City will establish appropriate development standards to facilitate high-density residential development in the NC and PC zones, allowing potential development to reach 20 units per acre as outlined above.
4. In addition to the zoning modifications for the NC and PC Zones noted above, the City will also explore the potential modification of the development standards of other zones

to also allow residential development at a density of 20 du/ac. This land use modification/re-designation analysis process will include meetings with the community, members of the City's Housing Corporation (a Community Based Development Organization) and with non-profit developers to determine if there are other properties for which such re-designation would be appropriate. Factors to be considered would include: compatibility with surrounding land uses, proximity to mass transit, and availability of infrastructure to serve residential development at a density of 20 du/ac.

5. The City will also explore a modification of the zoning standards of the Public Facilities (PF) Zone to determine if any of the three government owned properties that have a PF Zone designation would be appropriate for siting of residential uses.

B. Housing at the Del Mar Fairgrounds Property. The 22nd District Agricultural Association (22nd DAA) property, commonly known as the Del Mar Fairgrounds, occupies roughly 20% of the land area of the City of Del Mar. In 2012, the 22nd DAA adopted a Master Plan for the property. One of the components of the Master Plan is the construction of housing to be used, in part, by seasonal workers employed at the site. That component calls for the demolition of existing dormitory style housing and construction of 78 residential units. The City is working with the 22nd DAA to ensure that the new units will be designed and constructed in a manner to meet the definition of dwelling units under the California Building Code and the U.S. Census Bureau, thereby providing an additional 78 residential units that are typically available to employees with lower level incomes.

Cumulative Ability of City Land Use Designations to Accommodate Housing Needs

Based on the land use measures described above and summarized below, the City provides sufficient land to meet Del Mar's remaining 61-unit share of regional housing growth needs for the 2013-2021 period.

- 1) The allowable development capacity for residential units as designated for the City's various land use districts and zones in the Community (General) Plan and Zoning Code/Map;
- 2) The adoption of amendments to the zoning standards of the North Commercial (NC) and Professional Commercial (NC) Zones to include, among the list of uses allowed by right, residential development at a density of 20 du/ac;
- 3) The assignment of a new land use designation for a set of vacant properties in the North Commercial Zone to allow residential development at a density of 20-25 du/ac.
- 4) Exploration of the assignment of modified land use designations to other properties in the community to accommodate residential development at a density of 20 du/ac.
- 5) Inclusion of a housing component in the 22nd DAA Fairgrounds Master Plan at a residential density of not less than 20 dwelling units per acre.

Eight-Year Objectives:

- 2-A. The City will continue to implement and augment the Community Development Element of the Community (General) Plan and the Zoning Ordinance. The objective is to provide opportunities and incentives for the construction of a minimum of 42 residential units during the 2013-2021 period that are affordable for persons of extremely low, very low, low and moderate incomes.
- 2-B. Within 12 months of certification of the 2013-2021 Housing Element, the City will adopt an amendment to the Municipal Code that would remove the requirement for receipt of a Conditional Use Permit in order to develop at the maximum allowable density of 17.6 du/ac for properties in the RM-East, RM-West, RM-Central and RM-South Zones.
- 2-C. The City will maintain a record of sites suitable for residential development and provide that information to all interested developers, property owners and the public.
- 2-D. The City will hold workshops and prepare materials to apprise the public and both for-profit and non-profit developers of the opportunities for residential and mixed-use development throughout the City's various zoning districts.
- 2-E. Within 24 months of City Council adoption of the Housing Element, the City will amend the provisions of the North Commercial (NC) zone to allow residential development at a density of 20 du/ac for projects that include an affordable housing component.
- 2-F. Within 24 months of City Council adoption of the Housing Element, the City will amend the provisions of the Professional Commercial (PC) zone to allow residential development at a density of 20 du/ac for projects that include an affordable housing component.
- 2-G. Pursuant to Government Code Sections 65583.2(h) and (i), within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will assign a new land use designation to two adjacent vacant parcels, roughly 2.3 acres in size in the NC Zone, to allow, by right, residential development of the properties at a density of 20-25 du/ac with such density allowance to include a requirement for a percentage of the residential units to be available, long-term, at affordable rates, either through dedication to a non-profit housing advocacy organization or through deed restrictions for no less than the minimum duration required under state housing law applicable to affordable dwelling units.
- 2-H. The City will conduct an analysis of governmental owned properties and consider modifying the provisions of the Public Facility (PF) zone to allow residential uses at appropriate locations but with a required affordable housing component for any residential proposal and with a prohibition on siting residential uses in parks or open space areas.

- 2-I. Within 12 month of City Council adoption of the 2013-2021 Housing Element, the City will complete a property record and conduct public workshops to identify other properties that would be appropriate for a land use re-designation to accommodate residential development at a density of 20 du/ac.
- 2-J. Within 24 months of City Council adoption of the 2013-2021 Housing Element, the City will assign land use designations in the City's Community (General) Plan, Local Coastal Program (LCP), and Zoning Ordinance and Zoning Map that accommodate residential development at an allowable density of 20 dwelling units per acre (20 du/ac) for that portion of the 22nd District Agricultural Association (22nd DAA) Fairgrounds property located in the City's corporate boundaries. The assignment of this land use classification will accommodate construction of dwelling units on the Fairgrounds property in the manner identified in the 22nd DAA's Master Plan for the Fairgrounds property.

Funding: None required

Responsible Agency: Planning and Community Development

- 5. **Program to Provide Sites for Homeless Shelters/Transitional Housing:** The City of Del Mar has an estimated homeless population of 11 persons, according to the Regional Task Force on the Homeless. The majority of these homeless persons are day laborers and seasonal farm workers. Currently, there are no permanent or year round homeless facilities located in the City. However, along with congregations in neighboring jurisdictions, St. Peter's Church in Del Mar participates in the annual Interfaith Shelter Network Rotating Shelter. This program provides temporary housing for homeless persons from September to May. The shelter rotates from congregation to congregation, operating two weeks at a time per location. St. Peter's participation in the Rotating Shelter Program provides homeless shelter opportunities within the City. Saint Peter's Church, also operates a year-round program called Helping Hands that provides sack lunches, clothing and hygiene products to homeless persons. The program operates from 9:00am to 1:00 p.m. Monday, Wednesday, Thursday, and Friday and serves between 10 and 15 persons each day.

The 22nd DAA Fairgrounds property also contains housing units that are not utilized year round, but which hold the potential to provide emergency housing during the winter months.

Pursuant to state law, proposals for development or use of a community care facility for six or fewer persons must be processed using the same regulations applicable to proposals for residential units in that zone. Under this provision of state law, a community care facility also includes any residential facility, residential care facility for the elderly, day care agencies, home-finding agencies, small group homes and foster family homes. Small group homes for six or fewer persons may also be located in any of the City's residential districts by right. Under the City's Zoning Ordinance, small community care facilities are allowed by right in the City's RM-East, RM-west, RM- Central and RM-South Zones.

Eight-Year Objectives:

- 2-K. Within 12 months of adoption of the 2013-2021 Housing Element, the City will modify its zoning code to permit emergency shelters as a permitted use in the North Commercial Zone via a ministerial process without discretionary review. This zoning code amendment will establish appropriate performance standards for emergency shelters, including: number of beds; required parking; required on-site management; required security; hours of operation; noise regulations; and restrictions on loitering.
- 2-L. Within 12 months of adoption of the 2013-2021 Housing Element, the City will modify its zoning code to include provisions for Single-Room Occupancy (SRO) units.
- 2-M. The City will continue to encourage local congregations to participate with the Interfaith Shelter Network Rotating Shelter and will also encourage St. Peter's Episcopal Church to continue its Helping Hands program.
- 2-N. The City will actively work to encourage the 22nd DAA and Thoroughbred Club to utilize both its existing dormitory-style housing units and the proposed residential units described in Fairgrounds Master Plan to provide emergency housing during the winter months.
- 2-O. Within 12 months of adoption of the 2013-2021 Housing Element, the Zoning Ordinance will be amended to specifically define transitional/supportive housing. Transitional housing pursuant to Health and Safety Code Section 50801(i) will be permitted in all zones where housing is permitted and subject to the same development standards for similar housing types in that zone. Supportive housing pursuant to Health and Safety Code Section 50675.14(a)(B)(2) will be permitted in all zones where housing is permitted and subject to the same development standards as other housing in that zone.

Funding: None required

Responsible Agency: Planning and Community Development

- 6. **Program to Provide Sites for Special Needs Housing:** Pursuant to State housing laws, the City will address the provision of housing for persons with special needs, including persons with disabilities and extremely low incomes. The Housing Constraints section of this Housing Element provides detailed discussions on the City's existing policies on the provision of various housing options. The City will facilitate a range of housing options during the 2013-2021 Housing Element period through the following actions.

Eight-Year Objectives:

- 2-P. The City will continue to permit community care facilities through the same zoning provisions applicable to residential units in the zone in which they are proposed.
- 2-Q. Within 12 months of the adoption of the 2013-2021 Housing Element, the City will amend the zoning code to reduce the 1,000-linear foot minimum spacing

requirement for community care facilities to 300-linear foot minimum spacing, and to expressly exclude community care facilities from the definition of lodging and boardinghouse.

- 2-R. Within 12 months of the adoption of the 2013-2021 Housing Element, the City will amend the zoning code to permit manufactured homes meeting state and federal standards and installed on permanent foundation to qualify as a regular single-family use.
- 2-S. The zoning code currently defines a “family” as “an individual, or two or more persons related by blood, marriage, adoption, or guardianship, or a group of not more than five persons, excluding servants, who are not so related, living together in a single dwelling unit and maintaining a common household.” Within 12 months of the adoption of the 2013-2021 Housing Element, the City will amend the zoning code to amend the definition of family as necessary and appropriate to ensure clarity and remove any potential constraints to housing for persons with disabilities and large households.

Funding: None required

Responsible Agency: Planning and Community Development

Objective #3 - Accommodate the development of new affordable housing opportunities

New construction is a major source of housing for prospective homeowners and renters. However, with the limited amount of undeveloped land available in Del Mar, and with the high cost of the land that is available, other programs are also necessary to provide opportunities for affordable housing.

Programs to Implement Objective #3

- 7. Rental Subsidy Program:** The City's Rental Subsidy Program currently provides rent subsidies to eight (8) very low income households, with incomes less than 50 percent of the Median Family Income for San Diego County. This program recognizes the constraints on opportunities for affordable housing in Del Mar due to the extremely high cost of land that make the construction of new affordable housing units economically infeasible. The program instead offers affordable housing in existing structures.

The Rental Subsidy Program is funded through the use of In-lieu Housing Mitigation Fees collected as conditions of approval for subdivisions of land of 10 parcels or more, and through conditions attached to condominium conversions. Based on providing subsidies for eight individuals and families, the draw-down on the City's Housing Assistance Reserve Fund is roughly \$72,000 annually. As of September 2012, there is approximately \$727,270 in the

Housing Assistance Reserve account. The City's Housing Assistance Reserve Fund account earns interest at roughly .06 percent annually.

If the requirement for payment of In-lieu Housing Mitigation Fees were made applicable to other actions that have an impact on affordable housing, such as developments that result in a net loss of dwelling units, the funds in the City's Housing Assistance Reserve Fund would be increased, thereby providing an opportunity to also increase the number of individuals and families served by the Rental Subsidy Program.

Eight-Year Objectives:

- 3-A. The City will continue to utilize Housing Assistance Reserve to fund rental subsidies to income qualified households. Within 24 months of City Council adoption of the 2013-2021 Housing Element, the City will consider the use of other potential funding sources to increase the number of individuals and families served by the program from eight to 16 individuals and families. Funding will be prioritized for extremely low income households, seniors, and persons with disabilities.

- 3-B. Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will consider whether to increase the fee rate of the In-lieu Housing Mitigation Fee to more appropriately off-set the impacts that subdivisions, condominium conversions and other projects that result in a net loss of housing units have on affordable housing opportunities. The options for a fee increase include raising the level of the existing flat fee or establishing a fee based on a percentage of indexed market values of similar condominium units. As part of that evaluation, the City will also explore whether the set-aside requirement or In-lieu Housing Fee for affordable units currently applicable to subdivisions of 10 lots or more should also be applied as a condition of approval for subdivisions of less than ten lots. **The City will also consider setting aside a portion of the In-Lieu Housing Fee to benefit extremely low income households.**

- 3-C. Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will consider adopting an ordinance requiring that payment of a Housing Mitigation Fee be applied as a condition of approval of those projects that result in a net reduction in the number of dwelling units on a property. This requirement shall not apply in cases where the net reduction in the number of dwelling units brings a nonconforming parcel into compliance with maximum residential density limitations applicable to the parcel's current zoning designation. If adopted, the City will also consider setting aside a portion of the Housing Mitigation Fee to benefit extremely low income households.

Funding: City's Housing Assistance Reserve Fund

Responsible Agency: Planning and Community Development; Del Mar Community Connections

- 8. Program for Second-Dwelling-Units:** Second-Dwelling-Units, often termed granny flats or accessory apartments, provide an opportunity for the construction of affordable housing units in a community. By enacting an ordinance that accommodates the construction of

Second-Dwelling-Units, a city can address a rental housing deficit and also assist low and moderate income homeowners gain supplemental income from renting the affordable unit. Second-Dwelling-Units can also increase the City's property tax base and thereby help the City accrue funds to be used for affordable housing programs.

The State of California enacted Government Code Section 65852.2 (a.k.a. second-unit law) in 1982 and later amended it to encourage the creation of Second-Dwelling-Units. The legislation (Government Code 65800) allowed local jurisdictions to tailor their ordinances so as to address the unique circumstances and conditions of their communities. The applicable section of the State Law is Government Code Section 65852.150.

The statute allows local jurisdictions the flexibility to set development standards for Second-Dwelling-Units, including limitations on unit sizes, heights, setbacks and minimum parking requirements. While a local jurisdiction may set development standards, the State Law does require that proposals for second-units be subject only to ministerial, rather than discretionary, approval. Second-Dwelling-Units approved in the required ministerial process are also statutorily exempt from CEQA.

A local government may apply quantifiable, fixed and objective standards, such as height, setback, and lot coverage requirements so the Second-Dwelling-Units will be compatible with other structures in the neighborhood. The local ordinance may require the use of building materials for Second-Dwelling-Units that are compatible with the materials of existing structures on the property. A local government may designate areas appropriate for Second-Dwelling-Units based on criteria such as the adequacy of water and sewer services and the impact of Second-Dwelling-Units on traffic flow. At the same time, each local jurisdiction must adopt an ordinance with the intent of facilitating the development of Second-Dwelling-Units in appropriate residential zones and must allow for their development without arbitrary, excessive, or burdensome review and approval requirements.

A local government may also establish flexible zoning requirements, development standards, expedited processing and fee waivers or reductions in order to create incentives for the construction of Second-Dwelling-Units. Such incentives may include reduced parking requirements or methodologies (such as allowing tandem parking), fee waivers or deferrals, reduced impact fees, reduced water and sewer connection fees, setback reductions, and streamlined design review.

The City of Del Mar enacted a Second-Dwelling-Unit Ordinance in 1999 to allow the construction of Second-Dwelling-Units on properties otherwise zoned for single-family development. Due to limited available land within the City, Second-Dwelling-Unit construction is a very important element to the City in its efforts to provide opportunities for affordable housing. The Ordinance applies to the Very Low Density (R1-40), Modified Low Density (R1-14), Low Density (R1-10), and Low Density-Beach (R1-10B) districts, each of which otherwise allows a single-family residence on each building site. In brief, the Ordinance allows units a Second-Dwelling-Unit to be constructed within these districts if all of the following parameters are met:

- 1) The parcel meets the minimum lot size specified for the underlying zone;
- 2) The Second-Dwelling-Unit does not exceed 550 square feet in floor area;
- 3) The rental fee charged for the second unit is affordable to individuals that qualify as low income;
- 4) The Second-Dwelling-Unit is deed-restricted for rental to only low income individuals for at least 30 years;
- 5) If in a detached structure, the Second-Dwelling-Unit does not exceed a building height of 14 feet and, if in a separate structure, is also located a minimum of six feet from any other structure;
- 6) The property is not located within one of the City's sensitive resource areas, namely the Bluff/Slope and Canyon, Open Space, Historic, Coastal Bluffs or Lagoon Overlay zones; and
- 7) At least one off-street parking space (covered or uncovered) is provided.

The existing Ordinance includes incentives for construction of Second-Dwelling-Units. These include: 1) a far more streamlined review process than is applicable to other building projects in the community; 2) a lower off-street parking requirement than is applicable to other residences (one rather than two spaces and elimination of the requirement for parking to be enclosed within a garage); and 3) a waiver of the requirement for receipt of a Design Review Permit.

However, despite the allowances of the Second-Dwelling-Unit Ordinance and the incentives it provides, there have been no Second-Dwelling-Units proposed or implemented in the 13 years that the Ordinance has been in place.

There are a number of dwelling units within Del Mar that were constructed or converted without the benefit of required permits. In some cases, these dwelling units are not allowed uses and/or exceed the allowed residential density of the zoning for the property. Because many of these units are of a smaller size than other legally created rental units, they provide a relatively affordable rental opportunity.

For this 2013-2021 Housing Element cycle, the City has included proposals for additional incentives in the Second-Dwelling-Unit Program as a means by which to increase the use of the Program. They include:

- 1) Additional building floor area of up to 550 sq. ft. above the maximum allowable Floor Area Ratio (FAR) for the property. In a community where land costs are high and Floor Area Ratios are strictly regulated, the provision of this additional building floor area is a major incentive and, as such, is anticipated to generate requests for property owners to avail themselves of the opportunities to construct Second-Dwelling-Units;
- 2) Allowances for rear yard setback encroachments; and
- 3) An amnesty program to allow unpermitted dwelling units that qualify for Second-Dwelling-Unit status to gain legal status.

Eight-Year Objectives:

- 3-D. The City will continue to accommodate and promote the construction of affordable Second-Dwelling-Units by increasing the public awareness of the Second-Dwelling-Unit program. The specific goal is to have 8 new Second-Dwelling-Units constructed during the 2013-2021 period.
- 3-E. Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will consider the adoption of an amendment to the Zoning Code to provide additional incentives for property owners to pursue authorizations for and construct Second-Dwelling-Units. The incentives to be considered will include, but not be limited to, the following:
- 1) The granting of a maximum 550 sq. ft. Floor Area Ratio (FAR) exemption for a Second Dwelling Unit that meets all of the parameters and requirements of the Second Dwelling Unit Ordinance.
 - 2) An allowance for encroachments into otherwise required rear-yard setbacks, provided a minimum setback of ten (10) feet is provided adjacent to any residentially zoned property.

As part of this amendment to the Zoning Code, the City will also consider amending the provisions of the Second- Dwelling Unit Ordinance to remove the existing prohibition on locating Second-Dwelling Units (SDU) on sites located in special overlay zones, provided that the SDU structure complies with siting requirements of such special overlay zone with respect to protection of sensitive resources.

- 3-F. Within 24 months of City Council adoption of the 2013-2021 Housing Element, the City will explore the enactment of an amnesty program under which property owners with illegal second units could apply for authorization to retain the illegal units provided they comply with both of the following parameters:
- 1) The structure in which the illegal unit is located complies with or is retrofitted to comply with the applicable standards of the California Building Code, including minimum dwelling-unit-size requirements; and
 - 2) The second dwelling unit is reserved and deed restricted at rental rates for low or very low income households.

In order to minimize adverse impacts on established neighborhoods and to provide a transition period for installation of Second-Dwelling-Units in otherwise single-family residential neighborhoods, the City will monitor the effects that construction of Second-Dwelling Units have on the character of the surrounding neighborhood. If detrimental impacts are found to be occurring, the City may establish a caveat that not more than a specified number of Second-Dwelling-Units be authorized in any calendar year. The zoning amendments would also contain the caveat that the 550 sq. ft. FAR exemption would not be offered for sites where the property's structures already exceed the allowable FAR specified per the underlying zoning designation.

Funding: None required

Responsible Agency: Planning and Community Development

Objective #4 - Preserve and expand opportunities for use of existing affordable housing.

In order to provide a wide range of housing options, the City relies on a number of programs intended to increase access to affordable housing by lower income households.

Programs to Implement Objective #4

9. Program for Shared Housing: Since February 1995, Del Mar has had a program to provide shared housing opportunities within the City. The program is administered by a non-profit organization, Del Mar Community Connections. The Shared Housing Program provides free roommate referral service to help Del Mar residents find a person to share their home. The program also works with local senior citizens to locate a helper to live in their house and assist around the house in exchange for free rent. Between 1999 and 2012, 62 individuals were provided low cost housing through a wide segment of the Shared Housing Program. Other referral services provided by Del Mar Community Connections include: job counseling, emergency shelter, tenant-landlord legal advice, Meals on Wheels, mediations and senior care. Even though the implementation of these programs by Del Mar Community Connections will not result in the construction of new affordable housing units, Del Mar is committed to providing housing-related assistance in a manner that is responsive to the needs of a wide segment of the families in the City.

Eight-Year Objectives:

4-A. The City will continue to offer shared housing services to residents of Del Mar to achieve at least five credits under the affordable housing goal.

4-B. The City will continue to work with Community Connections to keep records on the duration of each Shared Housing match. This will allow the City to track housing accomplishment(s) and to evaluate the program's effectiveness.

Funding: City's Housing Assistance Reserve Fund

Responsible Agencies: Planning and Community Development; Del Mar Community Connections

10. Program for Housing Choice Vouchers: Since 1976, Del Mar has been a member of the San Diego County Housing Authority and its Section 8 Housing Assistance Program, now termed the Housing Choice Voucher Program. The Program extends rental assistance to very low income families, elderly, and disabled persons who spend more than 30 percent of their income on rent. The rental assistance represents the difference between 30 percent of the

monthly income and the actual rent. The Housing Voucher Program is separate and distinct from the City's own Rental Subsidy Program.

Eight-Year Objectives:

- 4-C. The City will continue to contract with the San Diego County Housing Authority to administer the Housing Voucher Program.
- 4-D. The City will continue to support the County Housing Authority's applications for additional allocation or Housing Choice Voucher funds.
- 4-E. The City will continue to promote the Housing Choice Voucher Program to owners and residents of City-approved Second-Dwelling-Units.

Funding: HUD Housing Choice Voucher Allocations

Responsible Agency: Housing Authority of the County of San Diego

11. Program for Residential Density Bonus: In 2003, the City of Del Mar adopted an updated ordinance to implement the State density bonus requirements in Government Code Section 65915-65918. The State's mandated density bonuses are implemented through Chapter 30.90 of the Del Mar Municipal Code. Under that ordinance, a density bonus of up to 25 percent is available for projects where the property owner allocates either a minimum of 10 percent of the dwelling units for very low income households or 20 percent of the residential units to low income households. The density bonus is also available where 50 percent of the units are made available for "qualifying residents" (e.g. seniors). Under the ordinance, in addition to the density bonus, the City must grant one additional concession, such as reduced application processing fees or expedited project reviews, to accommodate the construction of the housing at a reduced cost to the developer. In order to receive the density bonus, the property owner must record a deed restriction committing that the designated units will be available for sales or rental rates at the assigned affordability ranges for a minimum of 30 years. The ordinance also requires that the City apply a monitoring program to ensure continued compliance with affordability commitment.

However, the City's density bonus provisions have not been updated to reflect current State Density Bonus Law. Current State law reduces the amount of units that a developer must provide in order to receive a density bonus by providing a sliding scale of required affordable units and incremental bonuses. State Density Bonus law also requires the City to provide up to three concessions, depending upon the percentage of affordable units that the developer provides. Developers can receive a density bonus of up to 35 percent, depending on the proportion of units set aside for lower or moderate income households. It also imposes a new land donation rule, and statewide parking standards.

Eight-Year Objectives:

- 4-F. Within 12 months of the adoption of the 2013-2021 Housing Element, the City will amend the zoning code to be consistent with the State Density Bonus Ordinance.
- 4-G. The City will continue to educate citizens and prospective applicants of the opportunities available under the City's density bonus ordinance.

Funding: None required

Responsible Agency: Planning and Community Development

12. Program for Inclusionary Affordable Housing for Subdivisions: The City has adopted an Inclusionary subdivision ordinance for subdivisions as Chapter 24.21 of the Del Mar Municipal Code. The ordinance requires that a proposed subdivision of land resulting in 10 lots or more provide affordable housing opportunities by either; 1) reserving one of every 10 of those the homes ultimately constructed on the subdivided lots for rental at affordable rates for a period of not less than 30 years; or 2) paying an In-lieu Housing Mitigation Fee. As explained in a previous segment of this Housing Plan, the In-lieu Housing Mitigation Fees accrued by the City are used to support the City's Rental Subsidy Program wherein rents are provided to individuals and families of very low income, thereby allowing them to reside in the community where market rental rates would otherwise be prohibitive. The accrued in-lieu funds may also be used to acquire land and construct housing to be made available for rental or sale at affordable rates.

Eight-Year Objective:

- 4-H. The City will continue to enforce Chapter 24.21 of the Del Mar Municipal Code to proposed subdivisions. Within 12 months of adoption of the 2013-2021 Housing Element, the City will adopt an amendment to the Municipal Code to apply the set-aside/in-lieu fee requirement not only to subdivisions of 10 or more lots but also to subdivisions of six or more lots. The review process for this amendment will include consideration of the balance between the desirability of establishing a wider scope of mitigation for affordable housing against the perceived barrier that applying the affordable unit set-aside or In-lieu Housing Mitigation Fee on subdivisions of six or more lots would have on proposed housing subdivisions. That balance will include consideration of the concern that application of either of these mitigation requirements might dissuade property owners from pursuing subdivisions that would otherwise increase the number of properties available for new housing units in the community.

Funding: None required

Responsible Agency: Planning and Community Development

13. Program to Continue Coastal Zone Requirements: The entirety of the City is located within the coastal zone. Government Code Section 65588(d) requires that coastal zone cities such as Del Mar include within their Housing Elements all of the following:

- 1) A review of the number of housing units approved for construction within the coastal zone after January 1, 1982;
- 2) The number of housing units for persons and families of low or moderate income provided in new housing developments either within the coastal zone or within three miles of the coastal zone;
- 3) The number of existing residential units occupied by persons and families of low or moderate income that have been authorized to be demolished or converted since January 1, 1982 in the coastal zone; and
- 4) The number of residential units for persons and families of low or moderate income that have been required for replacement of residential units.

Eight-Year Objective:

- 4-I. The City will continue to monitor and maintain records regarding the affordability of new construction, conversion, and demolition of residential units within the City limits in order to comply with Section 65588(d) of the Government Code.

Funding: None required

Responsible Agency: Planning and Community Development

14. Program to Provide City's Housing Assistance Reserve Funding: The City provides funding for its Rental Subsidy Program through the use of in-lieu fees deposited into the City's Housing Assistance Reserve account. The source of this funding is described in another part of this Section of the Housing Element - Inclusionary Affordable Housing Program for Subdivisions. However, the funding levels from these sources are limited. The State HCD also administers a wide variety of affordable housing programs, some of which may be available to the City, to help provide permanent or long-term affordable housing opportunities in Del Mar.

Five-Year Objectives:

- 4-J. *Note: Program deleted as it was repetitive of Program 3-C. Numbering of remaining programs retained for continuity.*
- 4-K. The City will continue to monitor and evaluate available State funding programs for use in the provision of affordable housing programs.
- 4-L. The City will continue to work with local non-profit housing organizations to apply for available State funding to implement additional affordable housing programs.

4-M. The City will support qualified affordable housing developers in their applications for State and federal City's Housing Assistance Reserve Funds, provided the proposed projects/programs are consistent with the goals and policies of the City.

4-N. The City will monitor the affordability covenants and restrictions of all future affordable housing created through City efforts to ensure compliance with the goals, objectives, and program guidelines for affordable housing funds.

Funding: None required

Responsible Agency: Planning and Community Development

15. Homeownership Assistance: The San Diego Regional Mortgage Credit Certificate (MCC) Program allows qualified first-time homebuyers to reduce their federal income tax by up to 20 percent of the annual interest paid on a mortgage loan. With less being paid in taxes, the homebuyer's net earnings and capital increase, enabling him/her to more easily qualify for a mortgage loan and to accumulate funds for a down payment. Currently the City of Del Mar is not enrolled in this program.

4-O. Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will take the necessary steps to enroll in the Mortgage Credit Certificate Program and will distribute information about the availability and benefits of the Program.

Funding: San Diego County MCC allocation

Responsible Agency: Planning and Community Development

Objective #5 - Remove governmental constraints to the maintenance, improvement, and development of affordable housing.

Under State law, the Del Mar's land use regulations and a Housing Program in the Housing Element must address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of affordable housing. The following programs are designed to remove or reduce governmental constraints to the development of affordable housing.

Programs to Implement Objective #5

16. Program to Waive Fees for Affordable Housing: Waiving the project review application fees for affordable housing developments reduces the cost of construction and increases the affordability of the units for lower income households. The City's Schedule of Fees for Planning and Land Use Services, adopted by City Council ordinance in 2009, offers a reduction or waiver of Planning and Land Use application fees for those projects that include an affordable housing component.

Eight-Year Objective:

- 5-A. The City will continue its application processing fee reduction/waiver program and related policies that remove or reduce governmental constraints for those projects that include an affordable housing component.

Funding: General Fund

Responsible Agency: Planning and Community Development

- 17. Program to Streamline Development Processing:** Streamlining the development review process for affordable housing development reduces the cost associated with financing land acquisition while the project's discretionary reviews and ministerial approvals can be obtained.

Eight-Year Objective:

- 5-B. The City will continue to implement the development processing streamlining program for affordable housing development proposals. Under this program, affordable housing developments are guaranteed priority processing.

Funding: None required

Responsible Agency: Planning and Community Development

- 18. Program for Providing Housing for Persons with Disabilities:** Streamlining the processing of permits required for modifications to housing necessary to make them suitable for a person with disabilities helps to remove constraints to construction or retrofitting housing units for those with special needs for such specially equipped housing.

Eight-Year Objectives:

- 5-C. Within 12 months of the adoption of the 2013-2021 Housing Element, the City will also adopt streamlined procedures for processing reasonable accommodation requests by persons with disabilities for flexibility in the implementation of land use and zoning regulations, in order to allow equal access to and enjoyment of housing.
- 5-D. The City will continue to provide information to the public in general and architects in particular about the benefits for adoption of universal design elements of the Uniform Building Code.
- 5-E. In the 2013-2021 Housing Element cycle, the City will consider an amendment to the Zoning Ordinance to provide a Floor Area Ratio (FAR) exemption to allow additional floor area for the retrofit of existing residences as necessary solely for providing improvements to increase accessibility for persons with disabilities and for encroachments into setbacks for exterior access ramps.

5-F. Within three years of certification of the 2013-2021 Housing Element, the City will develop a set of design guidelines to provide property owners, applicants, and members of the Design Review Board guidance on how the DRO standards are applied to development proposals.

Funding: None required

Responsible Agency: Planning and Community Development

Objective #6 - Promote equal and fair housing opportunities.

In order to make adequate provision for the housing needs of all economic segments of the community, the City's Housing Programs must include actions that promote equal housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age disability/medical conditions, sexual orientation or source of income.

Program to Implement Objective #6

19. Program for Fair Housing: Del Mar contracts with Del Mar Community Connections to promote and coordinate shared housing opportunities in the City (see #9. Shared Housing Program) and to provide mediation and legal assistance to residents, property owners and property managers in Del Mar.

In 2010, the City, along with all other jurisdictions in San Diego County, participated in a regional Analysis of Impediments to Fair Housing Choice. The City will continue to implement the recommendations outlined in that Analysis.

Eight-Year Objectives:

- 6-A. Del Mar will continue to contract with Del Mar Community Connections or similar agencies to assure unrestricted access to housing in the community.
- 6-B. The City will assist in program outreach through the support of Del Mar Community Connections to disperse information throughout the community regarding the shared housing and fair housing services provided by Del Mar Community Connections.
- 6-C. In the 2013 - 2020 Housing Element cycle, the City will continue to work with Del Mar Community Connections to provide services for the elderly and those with special needs.

Funding: City's Housing Assistance Reserve

Responsible Agencies: Planning and Community Development; Del Mar Community Connections

C. Summary of Quantified Objectives

Table 37 summarizes the anticipated affordable residential units to be created in the 2013-2021 Housing Element cycle through a combination of actions including: the construction of new housing units, conservation of existing affordable housing units and the establishment of additional affordable housing through implementation of the various Housing Programs identified in this Section. The table includes a breakdown of anticipated units by income category. These affordable housing units are expected to occur from implementation and continuation of the actions listed below. The individual housing programs are described in greater detail in previous parts of the section entitled Housing Element. A summary of the programs is provided in Table 38.

Programs:

1. Development of vacant residential land, including projects with an affordable housing component;
2. Construction of new Second-Dwelling-Units and/or conversion of existing non-permitted housing units to establish additional Second-Dwelling-Units;
3. Land Use re-designation of two properties in the North Commercial Zone to a zoning classification that allows, by right, residential development at a density of 20 du/ac;
4. Identification and designation of other appropriate locations for higher density residential development;
5. Modification of the development standards of the North Commercial (NC) and Professional Commercial (PC) Zones to allow residential uses at a density of 20 du/ac; and
6. Construction of dwelling units by the 22nd DAA on Fairgrounds property in the City of Del Mar to house lower income employees working at the property and to provide a potential source of emergency housing during the winter months.

In addition to the measures listed above, affordable housing opportunities will be continued and expanded through the City's Rental Subsidy and Shared Housing Programs.

Although there is the potential to provide additional affordable housing opportunities through rehabilitation of degraded dwelling units, the potential is low due to the fact that the housing stock in Del Mar has historically been well maintained.

Table 37: Summary of Quantified Objectives						
Income Group	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (RHNA)	4	9	9	20	19	61
Second Units	3		5	0	0	8
Conservation	1	2	5	0	0	8
Rental Subsidy	2	2	4	0	0	8
Rehabilitation	0	0	0	0	0	0

New Construction

As shown in Table 37, the City of Del Mar has a remaining RHNA of 61 units for the 2013 - 2020 Housing Element period. Specifically, the City intends to encourage the development of second units in the community. With the proposed changes to the second unit requirements, the City anticipates construction of one Second Dwelling Unit per year.

Conservation of Existing Affordable Housing

Since there are currently no Housing Voucher (Section 8) assisted housing units or deed restricted Second-Dwelling Units within the City, conservation of existing affordable units will come as a result of legalizing existing illegal Second-Dwelling-Units and requiring affordability restrictions for rental to very low and low income households. An estimated one unit per year will be conserved. It is also assumed that 40 percent of these units will be rented to very low income households and the remaining 60 percent to low income households.

Rent Subsidy

The City will continue to provide rental subsidies to eight households.

Rehabilitation

This City of Del Mar does not provide assistance for housing rehabilitation.

The following table, #38, contains list and brief description of each of the Housing Programs previously described in greater detail in this Housing Plan Chapter. Table 38 also identifies a timeframe for implementation, as applicable, for each of the Housing Programs along with an identification of the agency responsible for implementation of the Program and the anticipated funding source.

Table 38: Summary of Housing Programs					
#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame	Funding Source	Responsible Agency
Objective #1: Conserve and Improve the City's Existing Stock of Housing Units					
Program #1: Amend the City's Condominium Conversion Ordinance	Preserve existing multi-family rental housing while creating truly affordable housing if a conversion is to take place.	1-A.	The City will continue to implement the Condominium Conversion Ordinance affordable unit set-aside and In-lieu Housing Mitigation Fee requirements in order to preserve the existing stock of apartment units and to accrue In-lieu Housing Mitigation funds where conversions do occur.	None required	Planning and Community Development
		1-B.	Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will amend the Condominium Conversion Ordinance to modify the affordable unit set-aside requirement to include a unit set-aside figure in the range of 10- to 30 percent, rather than the existing 67-percent figure, with the set-aside requirement percentage figure rounded to the next highest whole number.	None required	Planning and Community Development
		1-C.	Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will also amend the Condominium Conversion Ordinance to allow a property owner to satisfy the affordable unit set-aside mitigation requirement by instead paying an In-lieu Housing Mitigation Fee for each apartment unit converted in condominium conversion proposals involving 2-5 apartments.	None required	Planning and Community Development
		1-D.	Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will amend the Condominium Conversion Ordinance to allow a property owner to satisfy the affordable unit set-aside mitigation requirement by acquiring and donating to the City, or to a qualified housing advocacy organization, another dwelling unit in the City of a like size and condition to be reserved for use as affordable housing.	None required	Planning and Community Development

Table 38: Summary of Housing Programs

#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame	Funding Source	Responsible Agency
			<p>1-E. The City will continue to make the funds accrued in the City's Housing Assistance Reserve available for implementation of existing affordable housing programs such as the Rental Subsidy Program. The funds will also be available for other programs such as the acquisition of land and construction of affordable units or acquisition of residential units to be made available for individuals or families of extremely low, very low or low income levels or for assistance for displaced individuals or families of extremely low, very low or low income.</p>	None required	Planning and Community Development
			<p>1-F. Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will review the existing rate of the In-lieu Housing Mitigation Fee to determine if a rate increase is appropriate and justifiable to mitigate the impact that condominium conversions have on affordable housing .</p>	None required	Planning and Community Development
			<p>1-G. Although not strictly a condominium conversion issue, within 12 months of City council adoption of the 2013-2021 Housing Element, the City will amend the Zoning Ordinance to require the payment of an In-lieu Housing Mitigation Fee in cases where other development proposals, in addition to condominium conversions, would have an adverse impact on the affordable housing opportunities. For example, the City will amend the Municipal Code to require payment of In-lieu Housing Mitigation Fee in cases where a proposed development project would result in a net loss in the number of residential units on a property.</p>	None required	Planning and Community Development

Table 38: Summary of Housing Programs

#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame	Funding Source	Responsible Agency
	<p><u>Program #2:</u> Preservation of Rental Housing Stock and Nonconforming Multi-family Densities</p>	<p>Preserve rental housing while allowing for condominium conversion to take place if truly affordable units are created or a mitigation fee is paid.</p>	<p>1-H. The City will continue to allow the retention of structural and residential density non-conformities for multi-family structures containing three or more units without a requirement for abatement of such nonconformities when the structure undergoes major renovation or replacement. . To accommodate the “sprucing up” of older buildings, the City will also amend the Municipal Code to allow flexibility for a property owner to make structural modifications that improve the aesthetics of the nonconforming structure without a requirement for abatement of the nonconformity. Such allowance would retain the prohibition on expansion or exacerbation of a nonconformity. The City will also establish an education/outreach program to apprise property owners of the opportunities for structural modifications available under the Municipal Code.</p>	<p>None required</p>	<p>Planning and Community Development</p>

Table 38: Summary of Housing Programs

#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame	Funding Source	Responsible Agency
			<p>1-I. Within 36 months of City Council adoption of the 2013-2021 Housing Element, the City will amend the Municipal Code to allow the owner of an existing multi-family apartment building(s) which is nonconforming with respect to residential density, to convert the building(s) to condominiums with the proviso that, as mitigation for the conversion, a portion of the converted units be set aside for affordable housing. The amended code section would establish requirements for the number of units to be set to be aside for affordable housing with that figure to be in the range of 10 percent to 30 percent of the converted units, and specifying that, as applicable, the set-aside percentage figure would be rounded to the next highest whole number.</p> <p>The amended code section would also establish a limitation the number of condominium conversions allowed in any 12 month period.</p> <p>As is required under the City's Condominium Conversion Ordinance, the affordable set-aside units would be subject to recordation of a deed restriction setting forth the required affordable rental or sales rate for no less than the minimum duration required under state housing law.</p>	None required	Planning and Community Development

Table 38: Summary of Housing Programs

#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame	Funding Source	Responsible Agency
			<p>1-J</p> <p>Within 12 months of City Council adoption of the Housing Element, the City will amend the provisions of the Condominium Conversion Ordinance to require, in addition to other applicable mitigation measures, requirements that authorizations for condominium conversions be conditioned to include: 1) a minimum waiting period following City authorization of the Condominium Conversion to allow dwellers of the apartments to be converted time to locate replacement housing; 2) funds to be provided to dwellers of the apartments to be converted to assist in the costs of securing and moving to replacement housing; 3) and the right of first refusal for purchase of the converted units by the dwellers of the apartments to be converted.</p>	None required	Planning and Community Development
	<p><u>Program #3:</u> Zoning Ordinance Enforcement and Building Code Compliance</p>	Preserve and enhance existing housing conditions	<p>1-K.</p> <p>The City will continue to guard against affordable housing unit degradation through enforcement of the City's Zoning Ordinance and the California Building Code, either by City staff or by contract with the EsGil Corporation or other qualified service provider.</p>	General Fund	Code Enforcement

Table 38: Summary of Housing Programs					
#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame	Funding Source	Responsible Agency
Objective #2: Provide Adequate Sites to Achieve a Variety of Housing Types					
<u>Program #4:</u> Implement the Community Development Element and Zoning Ordinance	Provide a range of opportunities for various housing types and different economic segments of the community.	2-A.	The City will continue to implement and augment the Community Development Element of the Community (General) Plan and the Zoning Ordinance. The objective is to provide opportunities and incentives for the construction of a minimum of 42 residential units during the 2013-2021 period that are affordable for persons of extremely low, very low, low and moderate incomes.	None required	Planning and Community Development
		2-B.	Within 12 months of certification of the 2013-2021 Housing Element, the City will adopt an amendment to the Municipal Code that would remove the requirement for receipt of a Conditional Use Permit in order to develop at the maximum allowable density of 17.6 du/ac for properties in the RM-East, RM-West, RM-Central and RM-South Zones.	None required	Planning and Community Development
		2-C.	The City will maintain a record of sites suitable for residential development and provide that information to all interested developers, property owners and the public.	None required	Planning and Community Development
		2-D.	The City will hold workshops and prepare materials to apprise the public and both for-profit and non-profit developers of the opportunities for residential and mixed-use development throughout the City's various zoning districts.	None required	Planning and Community Development
		2-E.	Within 24 months of City Council adoption of the Housing Element, the City will amend the provisions of the North Commercial (NC) zone to allow residential development at a density of 20 du/ac for projects that include an affordable housing component.	None Required	Planning and Community Development

Table 38: Summary of Housing Programs

#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame	Funding Source	Responsible Agency
			<p>2-F Within 24 months of City Council adoption of the Housing Element, the City will amend the provisions of the Professional Commercial (PC) zone to allow residential development at a density of 20 du/ac for projects that include an affordable housing component.</p>	None Required	Planning and Community Development
			<p>2-G. Pursuant to Government Code Sections 65583.2(h) an (i), within 12 month of City Council adoption of the 2013-2021 Housing Element, the City will assign a new land use designation to two adjacent vacant parcels, roughly 2.3 acres in size in the NC Zone, to allow, by right, residential development of the properties at a density of 20-25 du/ac. with such density allowance to include a requirement for a percentage of the residential units to be available, long-term, at affordable rates, either through dedication to a non-profit housing advocacy organization or through deed restrictions for no less than the minimum duration required under state housing law applicable to affordable dwelling units.</p>	None required	Planning and Community Development
			<p>2-H The City will conduct an analysis of governmental owned properties and consider modifying the provisions of the Public Facility (PF) zone to allow residential uses at appropriate locations but with a required affordable housing component for any residential proposal and with a prohibition on siting residential uses in parks or open space areas.</p>	None required	Planning and Community Development

Table 38: Summary of Housing Programs						
#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame		Funding Source	Responsible Agency
			2-I	Within 12 month of City Council adoption of the 2013-2021 Housing Element, the City will complete a property record and conduct public workshops to identify other properties that would be appropriate for a land use re-designation to accommodate residential development at a density of 20 du/ac.		
			2-J.	Within 24 months of City Council adoption of the 2013-2021 Housing Element, the City will assign land use designations in the City's Community (General) Plan, Local Coastal Program (LCP), and Zoning Ordinance and Zoning Map that accommodate residential development at an allowable density of 20 dwelling units per acre (20 du/ac) for that portion of the 22nd District Agricultural Association (22nd DAA) Fairgrounds property located in the City's corporate boundaries. The assignment of this land use classification will accommodate construction of dwelling units on the Fairgrounds property in the manner identified in the 22nd DAA's Master Plan for the Fairgrounds property.	None required	Planning and Community Development
	<u>Program #5:</u> Provide Sites for Homeless Shelters and Transitional Housing	Provide a range of opportunities for various housing types and different economic segments of the community.	2-K.	Within 12 months of adoption of the 2013-2021 Housing Element, the City will modify its zoning code to permit emergency shelters as a permitted use in the North Commercial Zone via a ministerial process without discretionary review. The zoning code amendment will establish appropriate performance standards for emergency shelters, including: number of beds; parking; on-site management; security; hours of operation; noise regulations; and restrictions on loitering.	None required	Planning and Community Development

#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame	Funding Source	Responsible Agency
			2-L. Within 12 months of adoption of the 2013-2021 Housing Element, the City will modify its zoning code to include provisions for Single-Room Occupancy (SRO) units.	None required	Planning and Community Development
			2-M. The City will continue to encourage local congregations to participate with the Interfaith Shelter Network Rotating Shelter and will also encourage St. Peter's Episcopal Church to continue its Helping Hands program.	None required	Planning and Community Development
			2-N. The City will actively work to encourage the 22nd DAA and Thoroughbred Club to utilize both its existing dormitory-style housing units and the proposed residential units described in Fairgrounds Master Plan to provide emergency housing during the winter months.	None required	Planning and Community Development
			2-O. Within 12 months of adoption of the 2013-2021 Housing Element, the Zoning Ordinance will be amended to specifically define transitional/supportive housing. Transitional housing pursuant to Health and Safety Code Section 50801(i) will be permitted in all zones where housing is permitted and subject to the same development standards as the same type of housing in that zone. Supportive housing pursuant to Health and Safety Code Section 50675.14(a)(B)(2) will be permitted in all zones where housing is permitted and subject to the same development standards as other housing in that zone.	None required	Planning and Community Development

Table 38: Summary of Housing Programs						
#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame		Funding Source	Responsible Agency
Program #6: Provide Sites for Special Needs Housing		Provide a range of opportunities for various housing types that suit the special needs of certain populations	2-P.	The City will continue to permit community care facilities through the same zoning provisions applicable to residential units in the zone in which they are proposed.	None required	Planning and Community Development
			2-Q.	Within 12 months of the adoption of the 2013-2021 Housing Element, the City will amend the zoning code to reduce the 1,000-linear foot minimum spacing requirement for community care facilities to 300-linear foot minimum spacing, and to expressly exclude community care facilities from the definition of lodging and boardinghouse.	None required	Planning and Community Development
			2-R.	Within 12 months of the adoption of the 2013-2021 Housing Element, the City will amend the zoning code to permit manufactured homes meeting state and federal standards and installed on a permanent foundation to qualify as a regular single-family use.	None required	Planning and Community Development
			2-S.	The zoning code currently defines a “family” as “an individual, or two or more persons related by blood, marriage, adoption, or guardianship, or a group of not more than five persons, excluding servants, who are not so related, living together in a single dwelling unit and maintaining a common household.” Within 12 months of the adoption of the 2013-2021 Housing Element, the City will amend the zoning code to amend the definition of family as necessary and appropriate to ensure clarity and remove any potential constraints to housing for persons with disabilities and large households.	None required	Planning and Community Development

Table 38: Summary of Housing Programs						
#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame	Funding Source	Responsible Agency	
Objective #3: Accommodate the Development of New Affordable Housing Opportunities						
	<u>Program #7:</u> Rental Subsidy Program	Expand revenue source for the Affordable Housing Fund and provide rental assistance to extremely low, very low, and low income households to relieve cost burden.	3-A.	The City will continue to utilize Housing Assistance Reserve to fund rental subsidies to income qualified households. Within 24 months of City Council adoption of the 2013-2021 Housing Element, the City will consider the use of other potential funding sources to increase the number of individuals and families served by the program from eight to 16 individuals and families. Funding will be prioritized for extremely low income households, seniors, and persons with disabilities.	Affordable Housing Fund	City of Del Mar through contract with Community Connections
			3-B.	Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will consider whether to increase the fee rate of the In-lieu Housing Mitigation Fee to more appropriately off-set the impacts that subdivisions, condominium conversions and other projects that result in a net loss of housing units have on affordable housing opportunities. The options for a fee increase include raising the level of the existing flat fee or establishing a fee based on a percentage of indexed market values of similar condominium units. As part of that evaluation, the City will also explore whether the set-aside requirement or In-lieu Housing Fee for affordable units currently applicable to subdivisions of 10 lots or more should also be applied as a condition of approval for subdivisions of less than ten lots. The City will also consider setting aside a portion of the In-Lieu Housing Fee to benefit extremely low income households.	None required	Planning and Community Development

Table 38: Summary of Housing Programs						
#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame		Funding Source	Responsible Agency
			3-C.	Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will adopt an ordinance requiring that payment of a Housing Mitigation Fee be applied as a condition of approval of those projects that result in a net reduction in the number of dwelling units on a property. This requirement shall not apply in cases where the net reduction in the number of dwelling units brings a nonconforming parcel into compliance with maximum residential density limitations applicable to the parcel's current zoning designation. If adopted, the City will also consider setting aside a portion of the Housing Mitigation Fee to benefit extremely low income households.	None required	Planning and Community Development
	<u>Program #8:</u> Second-Dwelling-Units	Remove constraints and provide incentives to facilitate the development of second-dwelling-units as a potential source of affordable housing.	3-D.	The City will continue to accommodate and promote the construction of affordable Second-Dwelling-Units by increasing the public awareness of the Second-Dwelling-Unit program. The specific goal is to have 10 new Second-Dwelling-Units constructed during the 2013-2021 period.	None required	Planning and Community Development

Table 38: Summary of Housing Programs

#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame	Funding Source	Responsible Agency
			<p>Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will consider the adoption of an amendment to the Zoning Ordinance to provide additional incentives for property owners to pursue authorizations for and construct Second-Dwelling-Units. The incentives to be considered will include, but not be limited to, the following:</p> <ol style="list-style-type: none"> 1) The granting of a maximum 550 sq. ft. Floor Area Ratio (FAR) exemption for a Second Dwelling Unit that meets all of the parameters and requirements of the Second Dwelling Unit Ordinance. 2) An allowance for encroachments into otherwise required rear-yard setbacks, provided a minimum setback of ten (10) feet is provided adjacent to any residentially zoned property. <p>As part of this amendment to the Zoning Ordinance, the City will also consider amending the provisions of the Second- Dwelling Unit Ordinance to remove the existing prohibition on locating Second-Dwelling Units (SDU) on sites located in special overlay zones, provided that the SDU structure complies with siting requirements of such special overlay zone with respect to protection of sensitive resources.</p>	None required	Planning and Community Development

Table 38: Summary of Housing Programs

#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame	Funding Source	Responsible Agency
			<p>Within 24 months of City Council adoption of the 2013-2021 Housing Element, the City will explore the enactment of an amnesty program under which property owners with illegal second units could apply for authorization to retain the illegal units provided it complied both of the following parameters:</p> <ol style="list-style-type: none"> 1) The structure in which the illegal unit is located complies with or is retrofitted to comply with the applicable standards of the California Building Code, including minimum dwelling-unit-size requirements; and 2) The second dwelling unit is reserved and deed restricted at rental rates for low or very low income households. <p>In order to minimize adverse impacts on established neighborhoods and to provide a transition period for installation of Second-Dwelling-Units in otherwise single-family residential neighborhoods, the City will monitor the effects that construction of Second-Dwelling Units have on the character of the surrounding neighborhood. If detrimental impacts are found to be occurring, the City may establish a caveat that not more than a specified number of Second-Dwelling-Units be authorized in any calendar year. The zoning amendments would also contain the caveat that the 550 sq. ft. FAR exemption would not be offered for sites where the property's structures already exceed the allowable FAR specified per the underlying zoning designation.</p>	None required	Planning and Community Development

Table 38: Summary of Housing Programs						
#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame		Funding Source	Responsible Agency
Objective #4: Preserve and Expand Opportunities for Use of Existing Affordable Housing						
<u>Program #9:</u> Shared Housing	Provide opportunities for shared housing costs to lower income households and households with special needs (such as seniors)	4-A.	The City will continue to offer shared housing services to residents of Del Mar to achieve at least five credits under the affordable housing goal.		Affordable Housing Fund	City of Del Mar through contract with Community Connections
		4-B.	The City will continue to work with Community Connections to keep records on the duration of each Shared Housing match. This will allow the City to track housing accomplishment(s) and to evaluate the program's effectiveness.		Affordable Housing Fund	City of Del Mar through contract with Community Connections
<u>Program #10:</u> Housing Choice Vouchers	Provide rental assistance to extremely low and very low income households to relieve cost burden.	4-C.	The City will continue to contract with the San Diego County Housing Authority to administer the Housing Voucher Program.		HUD Section 8 Allocations	City of Del Mar through contract with Housing Authority of County of San Diego
		4-D.	The City will continue to support the County Housing Authority's applications for additional allocation or Housing Choice Voucher funds.		HUD Section 8 Allocations	City of Del Mar through contract with Housing Authority of County of San Diego
		4-E.	The City will continue to promote the Housing Choice Voucher Program to owners and residents of City-approved Second-Dwelling-Units.		HUD Section 8 Allocations	City of Del Mar through contract with Housing Authority of County of San Diego
<u>Program #11:</u> Residential Density Bonus	Facilitate the construction of affordable housing by providing density bonus incentives pursuant to State law.	4-F.	Within 12 months of the adoption of the 2013-2021 Housing Element, the City will amend the zoning code to be consistent with the State Density Bonus Ordinance.		None Required	Planning and Community Development
		4-G.	The City will continue to educate citizens and prospective applicants of the opportunities available under the City's density bonus ordinance.		None required	Planning and Community Development

Table 38: Summary of Housing Programs

#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame	Funding Source	Responsible Agency
	<p><u>Program #12:</u> Inclusionary Affordable Housing for Subdivision</p>	<p>Increase the number of affordable units and expand the revenue source to replenish the Affordable Housing Fund in order to provide assistance to an increased number of households.</p>	<p>4-H. The City will continue to enforce Chapter 24.21 of the Del Mar Municipal Code to proposed subdivisions. Within 12 months of adoption of the 2013-2021 Housing Element, the City will adopt an amendment to the Municipal Code to apply the set-aside/in-lieu fee requirement not only to subdivisions of 10 or more lots but also to subdivisions of six or more lots. The review process for this amendment will include consideration of the balance between the desirability of establishing a wider scope of mitigation for affordable housing against the perceived barrier that applying the affordable unit set-aside or In-lieu Housing Mitigation Fee on subdivisions of six or more lots would have on proposed housing subdivisions. That balance will include consideration of the concern that application of either of these mitigation requirements might dissuade property owners from pursuing subdivisions that would otherwise increase the number of properties available for new housing units in the community.</p>	<p>None required</p>	<p>Planning and Community Development</p>
	<p><u>Program #13:</u> Coastal Housing Requirements</p>	<p>Monitor affordable housing opportunities within the Coastal Zone.</p>	<p>4-I. The City will continue to monitor and maintain records regarding the affordability of new construction, conversion, and demolition of residential units within the City limits in order to comply with Section 65588(d) of the Government Code.</p>	<p>None required</p>	<p>Planning and Community Development</p>

Table 38: Summary of Housing Programs

#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame		Funding Source	Responsible Agency
<p><u>Program #14:</u> Provide Affordable Housing Fund</p>		<p>Expand the revenue source to replenish the Affordable Housing Fund in order to provide assistance to an increased number of households.</p>	4-J.	<p>Within 12 months of adoption of the 2013-2021 Cycle, the City will amend the zoning code to require that an In-lieu Housing Mitigation Fee be paid to mitigate the loss of housing stock when a property with multiple dwelling units is redeveloped with a project that results in a net loss of the number of dwelling units on the property. If adopted, the City will also consider setting aside a portion of the Housing Mitigation Fee to benefit extremely low income households.</p>	None required	Planning and Community Development
			4-K.	<p>The City will continue to monitor and evaluate available State funding programs for use in the provision of affordable housing programs.</p>	None required	Planning and Community Development
			4-L.	<p>The City will continue to work with local non-profit housing organizations to apply for available State funding to implement additional affordable housing programs.</p>	None required	Planning and Community Development
			4-M.	<p>The City will support qualified affordable housing developers in their applications for State and federal City's Housing Assistance Reserve Funds, provided the proposed projects/programs are consistent with the goals and policies of the City.</p>	None required	Planning and Community Development
			4-N.	<p>The City will monitor the affordability covenants and restrictions of all future affordable housing created through City efforts to ensure compliance with the goals, objectives, and program guidelines for affordable housing funds.</p>	None required	Planning and Community Development

Table 38: Summary of Housing Programs						
#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame		Funding Source	Responsible Agency
	<u>Program #15:</u> Homeownership Assistance	Increase homeownership opportunities for moderate income households.	4-O.	Within 12 months of City Council adoption of the 2013-2021 Housing Element, the City will take the necessary steps to enroll in the Mortgage Credit Certificate Program and will distribute information about the availability and benefits of the Program.	San Diego County Mortgage Credit Certificate Allocation	City of Del Mar through contract with San Diego County Department of Housing and Community Development
Objective #5: Remove Governmental Constraints to the Maintenance, Improvement and Development of Affordable Housing.						
	<u>Program #16:</u> Fee Waivers for Affordable Housing	Facilitate the construction of affordable housing.	5-A.	The City will continue its application processing fee reduction/waiver program and related policies that remove or reduce governmental constraints for those projects that include an affordable housing component.	General Fund	City of Del Mar
	<u>Program #17:</u> Streamline Development Process	Facilitate the construction of affordable housing.	5-B.	The City will continue to implement the development processing streamlining program for affordable housing development proposals. Under this program, affordable housing developments are guaranteed priority processing.	None required	Planning and Community Development
	<u>Program #18:</u> Providing Housing for Persons with Disabilities	Facilitate the development of housing for persons with disabilities.	5-C.	Within 12 months of the adoption of the 2013-2021 Housing Element, the City will adopt streamlined procedures for processing reasonable accommodation requests by persons with disabilities for flexibility in the implementation of land use and zoning regulations, in order to allow equal access to and enjoyment of housing.	None required	Planning and Community Development
			5-D.	The City will continue to provide information to the public in general and architects in particular about the benefits for adoption of universal design elements of the Uniform Building Code.	None required	Planning and Community Development

Table 38: Summary of Housing Programs						
#	Housing Program	Program Objectives	Eight-Year Objective and Time Frame		Funding Source	Responsible Agency
			5-E.	In the 2013-2021 Housing Element cycle, the City will consider an amendment to the Zoning Ordinance to provide a Floor Area Ratio (FAR) exemption to allow additional floor area for the retrofit of existing residences as necessary solely for providing improvements to increase accessibility for persons with disabilities and for encroachments into setbacks for exterior access ramps.	None required	Planning and Community Development
			5-F.	Within three years of certification of the 2013-2021 Housing Element, the City will develop a set of design guidelines to provide to property owners, applicants, and members of the Design Review Board guidance on how the DRO standards are applied to development proposals.	None required	Planning and Community Development
Objective #6: Promote Equal and Fair Housing Opportunities.						
	<u>Program #19:</u> Fair Housing	Promote equal housing opportunities for all residents.	6-A.	Del Mar will continue to contract with Del Mar Community Connections or similar agencies to assure unrestricted access to housing in the community.	CDBG/ General Fund	City of Del Mar through contract with Community Connections
			6-B.	The City will assist in program outreach through the support of Del Mar Community Connections to disperse information throughout the community regarding the shared housing and fair housing services provided by Del Mar Community Connections.	CDBG/General Fund	City of Del Mar through contract with Community Connections
			6-C.	In the 2013 - 2020 Housing Element cycle, the City will continue to work with Del Mar Community Connections to provide services for the elderly and those with special needs.	CDBG/General Fund	City of Del Mar through contract with Community Connections

Appendix A: Review of Previous 2008-2010 Housing Element

Note: This table is solely a review of the programs contained in the City's 2005-2010 Cycle Housing Element and does not address the status of programs contained in the 2013-2021 cycle Housing Element.

Table for Appendix A: Review of Program Accomplishments and Status		
Program Name	Description	Progress and Continued Appropriateness
<i>Goal #1: Conserving and Improving Existing Housing</i>		
1. Condominium Conversion Ordinance	Continue to implement the Condominium Conversion Ordinance to preserve the existing stock of rental units, and utilize the in-lieu fees to construct new units, assist the displaced households, or provide rent subsidies to increase the affordability of other, existing rental units. In the next year, the City will examine the existing level of the housing in-lieu fee to see if an increase in rates is appropriate to mitigate projects that have an impact on affordable housing. The revised figure could be an increased flat fee fluctuating with inflation, or it could be based on a percentage of the market value of the apartments to be converted to condominiums. The City will also explore whether the Zoning code should be modified to require the payment of an in-lieu mitigation fee to offset the loss of rental stock in projects involving the removal of multiple dwelling units from a property and their replacement with smaller number of residential units.	<p>In the period of the 2005-2010 Housing Cycle, the City approved ten applications for condominium conversion projects involving two or fewer apartment units. In each case, the conditions of approval of the condominium conversion included a requirement for payment of a \$23,508 (per converted unit) In-Lieu fee to mitigate the loss of apartment housing stock. A total of \$586,370 was collected for In-Lieu fees during this period. The funds were deposited into the City's Housing Assistance Reserve account and used for housing programs, most notably, the City's Rental Subsidy Program. This Program provides eight families/individuals of very low or low income levels with rental subsidy funds, allowing them to remain in the community. The subsidy level payments were increased slightly over the course of the 2005-2010 Housing Element Cycle, primarily based on annual CPI increases.</p> <p>In the 2005-2010 Housing Cycle, the City also considered increasing the number of families/individuals to be provided with Rental Subsidies under this Program. However, the decision was ultimately made not to do so for fear of drawing down too substantially on the funds in the Housing Assistance Reserve account leaving too few accrued funds for purchase or construction of an affordable housing project</p>

Table for Appendix A: Review of Program Accomplishments and Status

Program Name	Description	Progress and Continued Appropriateness
		<p>when an opportunity arises.</p> <p>The City also considered, but did not adopt a proposal to apply the requirement for payment of an in-lieu Housing Mitigation Fee in cases where the development of a property would result in a net loss of housing stock. The City determined to instead consider including this mitigation requirement in the next Housing Cycle.</p> <p>Continued Appropriateness: The Condominium Conversion Ordinance and Rental Subsidy Programs are both effective in protecting [rental] housing stock and providing assistance to low and very low income households. The City will continue these programs in the 2013-2021 Cycle. The City will also pursue an amendment to the Municipal Code to require payment of a mitigation fee in cases where a development project would result a net reduction of housing stock. The application of the Mitigation Fee will allow the City to accrue more funds for affordable housing program opportunities as they arise.</p> <p>As relates to housing mitigation, The City will also pursue an amendment to the Code to modify the existing 2/3 “set aside requirement now” applicable to condominium conversions of multi-family residential facilities wherein a condominium conversion proposal triggers a requirement that 2/3 of the converted units be set aside and deed restricted for affordable rates. The payment of an In-Lieu Mitigation Fee is not an option for mitigation if the condominium conversion proposal involves facilities of three</p>

Table for Appendix A: Review of Program Accomplishments and Status

Program Name	Description	Progress and Continued Appropriateness
		<p>or more units. However, the existing 2/3 set-aside requirement has proved to be so onerous that it has resulted in a de-facto barrier to condominium conversions and associated affordable housing opportunities that the City might otherwise achieve through designation of affordable units if the set-aside ratio were lower.</p> <p>At market rate, the City's rental housing stock is not affordable to lower and moderate income households. Affordable housing can only be achieved in Del Mar with significant incentives or public subsidies. It is for this reason that the City will pursue a modification of the required set-aside ratio to reduce it from 2/3 to 1/10th of the units to be converted.</p>
<p>2. Preservation of Nonconforming Multi-Family Densities</p>	<p>Continue to allow the preservation of current, nonconforming residential densities for multi-family developments of three or more units. In this housing cycle, the City will also evaluate whether to adopt an amendment to the Code that would also allow the owner of an existing multi-family apartment building(s) which is nonconforming with respect to residential density, to convert the building(s) to condominiums. The authorization for the conversion would include a requirement that a percentage of the units within the building(s) be set aside for affordable housing with that requirement recorded against the deed for the property. As part</p>	<p>Due to the dramatic downturn of the housing market since 2006, condominium conversion activities in the County have significantly decreased. The City did not take the next step of adopting this proposed program but will pursue the proposal in the Housing Element for the 2013-2021 Cycle.</p> <p>Continued Appropriateness: This program would allow for condominium conversion of multi-family apartment units that were constructed in the 1960s and 1970s but were later the subject of a rezone that assigned a lower maximum allowable residential density. As a result of the changed zoning designation, the properties became nonconforming with respect to allowable density. The Del Mar Municipal Code does not allow the conversion of nonconforming (over-density) apartments to a condominium form of ownership. The result has been that these units have not</p>

Table for Appendix A: Review of Program Accomplishments and Status

Program Name	Description	Progress and Continued Appropriateness
	<p>of this analysis, the City will consider whether the set-aside requirement described above should be coupled with application of the In-Lieu fee requirement for those apartments that are converted to condominiums, or whether the set-aside requirement would be the sole mitigation.</p>	<p>been converted to condominiums and have, therefore, continued to be available as part of the City's rental stock. While this has helped preserve the City's stock of apartment units, the rental rates for the near-beach units are very high and do not provide truly affordable housing opportunities. The proposed program would allow for conversion of nonconforming (density) projects with a requirement that a percentage of those units be set aside at affordable rates. This would mean the loss of some apartment stock but would also result in truly affordable (reserved) housing opportunities. The City will include this proposal in the next Housing Element Cycle and will, within 12 months following HCD certification of the Housing Element, adopt corresponding amendments to the Municipal Code.</p>
<p>3. Code Enforcement</p>	<p>Continue to enforce the Zoning Ordinance and will also contract with the EsGil Corporation to enforce the CBC.</p>	<p>The City continued to enforce its Zoning Ordinance and utilized a consultant, EsGil Corporation, to enforce the California Building Code and related construction codes to ensure safe housing opportunities.</p> <p>Continued Appropriateness: Code enforcement is an important component of the City's housing strategy and is included in the 2013-2021 Housing Element.</p>
<p><i>Goal #2: Provision of Adequate Sites</i></p>		
<p>4. Community Development Element and Zoning Ordinance</p>	<p>Continue to implement and augment the Community Development Element and Zoning Ordinance. The objective is to construct 25 Affordable Income housing units during the 2005-2010 period. The City will also maintain an inventory of sites suitable for residential development and</p>	<p>During the 2005-2010 Housing Cycle, the City began the preparation of a Specific Plan for the downtown area, the Village Specific Plan (VSP). The draft VSP included amongst the list of allowed uses, residential density at a density of 20 dwelling units per acre (du/ac). The draft VSP also provided significant incentives, in the form of additional allowable floor area ratio bonuses for the inclusion of housing units in a</p>

Table for Appendix A: Review of Program Accomplishments and Status

Program Name	Description	Progress and Continued Appropriateness
	<p>provide that information to interested developers. In the 2005-2010 Cycle, the City will explore modifying the allowed residential density for mixed-use projects in the City's commercial zones. The modification would include an increase from the current limitation of one dwelling unit per project site. The increase would be coupled with stipulations to ensure that the additional residential units would be located and designed in a manner so as not to interfere with the City's on-going commercial revitalization efforts. This change in zoning standards would be in keeping with the City's goal of participating in the Smart Growth concept identified in SANDAG's Regional Comprehensive Plan.</p>	<p>project in general and for the inclusion of affordable units (very low and low income) in particular.</p> <p>The VSP also included an Inclusionary Housing component wherein 25 percent of the residential units on a property with four or more units be designated and deed restricted for affordable housing.</p> <p>Although the VSP was approved by the City Council, it was also subject to a vote of the City's electorate. The ballot measure failed at the November 6, 2012 general election. The Plan and its various programs, are, therefore, not effective.</p> <p>With respect to construction of affordable units as a "bricks and mortar" project, this has not yet occurred due to the lack of accumulated funds in the City's Housing Assistance Reserve account and the high cost of land in Del Mar.</p>
<p>5. Sites for Homeless Shelters/ Transitional Housing</p>	<p>Continue to permit community care facilities through various zoning provisions. As part of this Housing Element Update, the City will modify the Zoning code to change the minimum distance required between Large Scale Community Care Facilities from the current 1,000 feet minimum to a 500 feet, thereby further accommodating their construction. The City will also continue to encourage local congregations to participate with the Interfaith Shelter Network Rotating Shelter.</p>	<p>The proposal to modify the Municipal Code to reduce the required distance between Large Care Facilities from 1,000 feet to 500 feet was included in the 2005-2010 Cycle Housing Element Update adopted by the City Council.</p> <p>However, soon after the adoption of the City's 2005-2010 Housing Element in 2007, the State has passed several new laws to that govern the provision of special needs housing:</p> <ul style="list-style-type: none"> ▪ SB 2 (Housing for the Homeless) – such as emergency shelters, transition housing, and supportive housing. ▪ AB 2634 (Housing for Extremely Low Income

Table for Appendix A: Review of Program Accomplishments and Status

Program Name	Description	Progress and Continued Appropriateness
	<p>In addition, the City will actively work to encourage the 22nd District Agricultural Association (22nd DAA) and Thoroughbred Club to utilize existing seasonal housing units located within the Del Mar Fairgrounds to provide emergency housing when the seasonal housing units are not occupied.</p>	<p>Households) – such as single-room occupancy housing</p> <ul style="list-style-type: none"> ▪ SB 812 (Housing for Persons with Developmental Disabilities) <p>The City has encouraged continued participation in the Interfaith Shelter Program at the sole religious facility located in Del Mar, The St. Peter’s Episcopal Church. Additionally, St. Peter’s now operates a year-round program to provide food, clothing and training to the homeless.</p> <p>With respect to housing opportunities at the Fairgrounds property, the property owner, the 22nd District Agricultural Association (22nd DAA) prepared and circulated a Master Plan for the Fairgrounds property along with an associated EIR. The City provided extensive comments on these two documents in which the City took the position that the Master Plan should include a housing component to serve at least a portion of those employed at the Fairgrounds. The City is working with the 22nd DAA to ensure that the new units that are proposed in the Master Plan to replace dormitory style housing will be designed and constructed to meet the definition of dwelling units under the California Building Code and the U.S. Census Bureau definitions.</p> <p>Continued Appropriateness: The 2013-2021 Housing Element will include a program to address the provision for emergency shelters, transitional housing, supportive housing, and single-room occupancy housing. In addition, the City will continue to pursue opportunities to include employee</p>

Table for Appendix A: Review of Program Accomplishments and Status

Program Name	Description	Progress and Continued Appropriateness
housing on the fair ground.		
<i>Goal #3: Assist in Development and Provision of Affordable Housing</i>		
6. Rental Subsidy	Continue to utilize a variety of funding sources, including CDBG, General Fund, and Housing In-Lieu Fee monies to provide rent subsidies to income-qualified households. In the 2005-2010 housing cycle, the City will continue the Rental Subsidy Program but with a goal to increase the number served by the program from the current eight (8) individuals/families to sixteen (16) individuals/families by the end of the cycle. In recognition of the current high levels of rental rates in the region in general and Del Mar in particular, the City will also explore whether to also increase the amount of monthly fees paid for the individuals/families enrolled in the Program.	<p>The City continues to support eight (8) individuals/families of low and very low income with rental subsidies, allowing them to remain in Del Mar where market rental rates for apartments would otherwise be prohibitive. The Rental Subsidy Program is funded through the City's Housing Assistance Reserve account which, in turn, is funded by In-Lieu Housing mitigation fees charged as a condition of approval of condominium conversions.</p> <p>During the 2005-2010 Cycle, the City also considered increasing the number of families/individuals to be provided with Rental Subsidy Program funding but opted not to do so for fear of drawing down too substantially on the funds in the Housing Assistance Reserve account that might otherwise be available for the purchase or construction of an affordable housing facility as opportunities arise.</p> <p>Continued Appropriateness: The City will continue to fund the Rental Subsidy Program and, depending on the extent of funds received through In-Lieu Housing Mitigation Fees will increase the number of individuals/families of low and very low incomes served.</p>
7. Second-Unit Program	Continue to allow and promote the construction of affordable Second-Units by increasing the public awareness of the Program. The specific goal is to see ten (10) new Second-Units constructed during the 2005-2010 period. In the 2005-2010	Although the second-unit program continues to be available to property owners, none availed themselves of the opportunity in the 2005-2010 cycle, this despite the incentives adopted by the City to create more flexibility of zoning standards and to expedite application reviews.

Table for Appendix A: Review of Program Accomplishments and Status

Program Name	Description	Progress and Continued Appropriateness
	<p>Cycle, the City will evaluate adoption of an amnesty program that would allow an existing non-permitted Second-Unit on a property in a single-family residential zone to gain a legal status, provided the unit meets the requirements of the Second-Unit Program, including requirements for rental rates and associated deed restrictions. In the 2005-2010 Cycle, the City will evaluate adoption of an amendment to the Zoning Ordinance to provide additional incentives for property owners to pursue construction of Second-Units.</p>	<p>Continued Appropriateness: The City will continue to promote second-unit program but will also include more incentives, such as an exemption from floor area ratio (FAR) calculations for second dwelling units that meet the parameters of the Program. The City will also adopt an amnesty program to allow some existing second dwelling units that were constructed without prior authorization to be provided post-facto authorization.</p>
<p>8. Shared Housing Program</p>	<p>Continue to provide shared housing services to residents of Del Mar to achieve at least five (5) credits under the affordable housing goal. (Every 60 months of matched housing is counted for one (1) shared housing credit under SANDAG's affordable housing goal system.)</p> <p>The City will continue to work with Community Connections to keep records on the duration of each shared housing match. This will allow the City to track housing accomplishment(s) and to evaluate the program's effectiveness.</p>	<p>The City has supported the Shared Housing Program and, with the administering non-profit agency, Del Mar Community Connections, has maintained records of the program's success.</p> <p>Continued Appropriateness: The Shared Housing Program is an important component of the City's housing strategy. This Program is included in the 2013-2021 Housing Element.</p>
<p>9. Housing Choice Voucher (Section 8) Rental Assistance Program</p>	<p>Continue to contract with the San Diego County Housing Authority to administer the Section 8 Rental Assistance Program.</p>	<p>The City has continued to contract with the County of San Diego for administration of the Housing Choice Voucher (Section 8) Program. The Housing Choice Voucher Program</p>

Table for Appendix A: Review of Program Accomplishments and Status

Program Name	Description	Progress and Continued Appropriateness
	<p>Support the County Housing Authority's applications for additional Section 8 allocation. Promote the Section 8 Rental Assistance Program to owners and residents of City-approved second units.</p>	<p>is separate and distinct from the City's own Rental Subsidy Program.</p> <p>Continued Appropriateness: The Housing Choice Voucher Program remains an important resource for the extremely low and very low income households, particularly for seniors and disabled. This Program is included 2013-2021 Housing Element.</p>
<p>10. Density Bonus</p>	<p>Continue to enforce DMMC Chapter 30.90 implementing State density bonus standards. The City will also continue to educate citizens and prospective applicants of the opportunities under the City's density bonus ordinance.</p>	<p>The provisions of DMMC Chapter 30.90 continue to apply. Because there are only a very limited number of large vacant lots in the City, applications for multi-family projects are infrequent. Although property owners are made aware of the density bonus standards available under the DMMC, there was only one (1) subdivision application submitted during the 2005-2010 Cycle and the property owner did not request use of the density bonus provision.</p> <p>Continued Appropriateness: This program is included in the 2013-2021 Housing Element.</p>
<p>11. Transitional Housing/ Homeless Shelter Program</p>	<p>In the 2005-2010 Cycle, the City will begin its review of the Zoning code for revisions to specifically address appropriate locations, standards and procedures for development of transitional housing and homeless shelters.</p>	<p>Soon after the adoption of the City's 2005-2010 Housing Element in 2007, the State has passed several new laws to that govern the provision of special needs housing:</p> <ul style="list-style-type: none"> ▪ SB 2 (Housing for the Homeless) – such as emergency shelters, transition housing, and supportive housing. ▪ AB 2634 (Housing for Extremely Low Income Households) – such as single-room occupancy housing ▪ SB 812 (Housing for Persons with Developmental Disabilities)

Table for Appendix A: Review of Program Accomplishments and Status

Program Name	Description	Progress and Continued Appropriateness
		<p>Continued Appropriateness: The 2013-2021 Housing Element includes a program to address the provision for emergency shelters, transitional housing, supportive housing, and single-room occupancy housing pursuant to SB2 and AB 2634.</p>
<p>12. Subdivisions/Inclusionary Affordable Housing Program</p>	<p>Continue to apply the Inclusionary Ordinance to proposed subdivisions when applicable. In the 2005-2010 Cycle, the City will also explore the appropriateness of extending the set aside/in-lieu fee requirement to also apply to three-, four- and five-lot subdivisions. Consideration of this amendment to the subdivision ordinance would have to balance the desirability of establishing mitigation for affordable housing against the perceived barrier that the set aside or in-lieu requirement might dissuade property owners from pursuing subdivisions that would otherwise increase the number of sites available for new housing units. In the 2005-1010 Cycle, the City will also explore a revision to the Zoning code to require that an in-lieu fee be paid to mitigate the loss of housing stock when a site containing with multiple rental units is redeveloped with a project that decreases the number of dwelling units on the property.</p>	<p>The provisions of the City's Inclusionary Ordinances continue to apply. Because there are only a very limited number of large vacant lots in the City, applications for multi-family projects are infrequent. Although property owners are made aware of the density bonus standards available under the DMMC, there was only one subdivision application submitted during the 2005-2010 Cycle and the property owner did not request use of the density bonus provision.</p> <p>A proposal to apply the affordable unit set-aside requirements to subdivisions of less than ten (10) lots has not yet been adopted but will be included in the 2013-2021 Housing Cycle</p> <p>Continued Appropriateness: The City's Inclusionary Ordinance will be included in the 2013-2021 Housing Cycle with some amendment to expand affordable housing opportunities.</p>
<p>13. Coastal Zone</p>	<p>Continue to monitor and maintain records</p>	<p>The City continues to maintain records of the construction,</p>

Table for Appendix A: Review of Program Accomplishments and Status

Program Name	Description	Progress and Continued Appropriateness
Requirements	regarding the affordability of new construction, conversion, and demolition of residential units within the City limits in order to comply with the Coastal Act.	demolition, and conversion of housing in the coastal area. Continued Appropriateness: This is a requirement by State law. This program is included in the 2013-2021 Housing Element.
14. City's Housing Assistance Reserve Funding	Continue to monitor and evaluate available State funding programs for use in the provision of affordable housing. The City will also continue to work with local non-profit housing organizations to apply for available state funding to implement additional affordable housing programs. As the funds in the Housing Assistance Reserve accrue, the City may be in a position to pursue acquisition of land for construction of an affordable housing project, either on its own or by partnering with a non-profit housing agency. However, due to the cost of land for acquisition and the level of funding available, there is no immediate proposal for an affordable housing project.	The City continues to accrue monies in the Housing Assistance Reserve Fund through payment of In-Lieu Housing Mitigation fees. However, the amount of funds in the Reserve account, (\$720,270) is not yet sufficient to pursue acquisition of a property and construction of a bricks and mortar project, due largely to the high cost of land in Del Mar. As a result, no such projects were implemented in the 2001-2010 Cycle Continued Appropriateness: The goal of using housing mitigation funds to develop or acquire an affordable housing continues to be a priority for the City and will be reflected in the 2013-2021 Cycle.
<i>Goal #4: Removal of Governmental Constraints</i>		
15. Fee Waiver Program	Continue Waiver Programs and policies for affordable housing projects.	Although the Waiver Program continues to be available to property owners, none availed themselves of the opportunity in the 2005-2010 Cycle. Continued Appropriateness: The Program will be included in the 2013-2021 Housing Cycle, with some amendments to increase affordable housing opportunities, especially through

Table for Appendix A: Review of Program Accomplishments and Status

Program Name	Description	Progress and Continued Appropriateness
		the collection of In-Lieu Housing fees to ultimately be used for purchase or construction of a bricks and mortar housing project.
16. Streamline Development Processing Program	Continue to implement the Development Processing Streamlining Program for affordable housing development proposals. Under this Program, affordable housing development will be guaranteed priority processing.	<p>Although the Streamlining Program continues to be available to property owners, none availed themselves of the opportunity in the 2005-2010 Cycle, this despite this and other incentives adopted by the City to create more flexibility of zoning standards and to expedite application reviews.</p> <p>Continued Appropriateness: The City will continue to improve the development process. This program is included in the 2013-2021 Housing Element.</p>
<i>Goal #5: Promote Equal Housing Opportunities</i>		
17. Housing for Persons with Disabilities / Reasonable Accommodation Process	Consider the adoption of a reasonable accommodation process for approval of structural modification projects that would make a building suitable for a person with disabilities. The City will also continue to provide the public in general, and architects in particular, with information about the benefits for adoption of Universal Design elements of the Uniform Building Code. In the 2005–2010 Cycle, the City will explore a modification of the zoning code to allow an exemption from floor area ratio (FAR) calculations for [minimum] residences that require additional building area solely to meet accessibility requirements.	<p>The City has provided educational training sessions and pamphlets regarding the advantages of Universal Design components. Due to the logistic difficulties of enforcing long-term retention of Universal Design elements in single-family residential projects in exchange for increased floor area ratios (FAR), the City did not adopt this proposal in the 2005-2010 Housing Cycle.</p> <p>Continued Appropriateness: The City will continue to provide education and incentives for inclusion of Universal Design components in new projects.</p>
18. Fair Housing	Continue to contract with Del Mar	The City has continued to work with Del Mar Community

Table for Appendix A: Review of Program Accomplishments and Status

Program Name	Description	Progress and Continued Appropriateness
	<p>Community Connections or similar agencies to assure unrestricted access to housing in the community. The City will also assist in program outreach through the support of Del Mar Community Connections to disperse information throughout the community regarding Del Mar Community Connections services. In the 2005-2010 Cycle, the City will continue to work with Del Mar Community Connections to provide services for the elderly and those with other special needs.</p>	<p>Connections to provide a variety of services to persons and families at a variety of income and age levels.</p> <p>In 2010, the City participated in the Regional Analysis (AI) of Impediments to Fair Housing Choice coordinated by the City and County of San Diego. Specific recommendations of the AI for the City of Del Mar have been incorporated into the 2013-2021 Housing Element.</p> <p>Continued Appropriateness: The City will continue to participate in the Urban County fair housing program. This program is included in the 2013-2021 Housing Element.</p>

Appendix B: Detailed Sites Inventory


Table for Appendix B-1: Vacant Residential Sites <small>Note: Some vacant sites have no street address and are noted by adjacent street only</small>						
APN	Address	General Plan	Zoning	Lot Size (sq. ft.)	Potential Units	Comments
01-033-14	Carmel Valley Precise Plan	CVPP	CVPP	38,332	1	 <p>This parcel is located within the Carmel Valley Precise Plan (CVPP). The CVPP designated lot 22 and identifies an area in which construction of a new home is permitted by right. This site is also located within the Bluff, Slope and Canyon Overlay Zone. A separate, dedicated open space area lies to the north. Required Permits for construction of a home include: a Conditional Use Permit (CUP) and a Coastal Development Permit (CDP) each issued by the City's Planning Commission; and a Design Review Permit (DRP) issued by the City's Design Review Board. A ministerial Building Permit is also required.</p> <p>The site is located in an area fully and adequately served by public utilities and infrastructure.</p> <p>The purpose of the CUP and CDP reviews is to minimize impacts on sensitive resources. The purpose of the DRP is to ensure compatibility with the aesthetics of surrounding development. The City's Design Review Ordinance (DRO) states that an application <u>will</u> be approved unless it violates one or more of the DRO standards.</p> <p>The City's conditional approval rate for CUPs, CDPs and DRPs is above 99%. The site contains a designated CVPP buildable area and sufficient area containing no sensitive habitat to accommodate construction of the residential use allowed by the underlying zoning.</p> <p>Considering these factors, the zoning and review process do not represent an undue constraint to development of the property.</p>

Table for Appendix B-1: Vacant Residential Sites Note: Some vacant sites have no street address and are noted by adjacent street only


APN	Address	General Plan	Zoning	Lot Size (sq. ft.)	Potential Units	Comments
299-220-39	Sea View Ave.	Low Density	R1-10	9,685	1	 <p>The topography of the lot is uneven terrain with slopes sloping toward the street.</p> <p>Required Permits include: a Coastal Development Permit (CDP) a Design Review Permit (DRP) issued by the City's Design Review Board.</p> <p>A ministerial Building Permit is also required.</p> <p>The site is located in an area fully and adequately served by public utilities and infrastructure.</p> <p>The purpose of the CDP review is to minimize impacts on sensitive resources, however, here are no sensitive resources located on the property. The purpose of the DRP is to ensure compatibility with the aesthetics of surrounding development. The City's Design Review Ordinance (DRO) states that an application <u>will</u> be approved unless it violates one or more of the DRO standards.</p> <p>The City's conditional approval rate for CDPs and DRPs is above 99%. The site contains sufficient area to accommodate construction of the residential use allowed by the underlying zoning.</p> <p>Considering these factors, the zoning and review process do not represent an undue constraint to development of the property.</p> <p>*An affordable Second Dwelling Unit is also allowed on the property. See note below.</p>
						<p>*An affordable Second Dwelling Unit is allowed on the property by right, provided that it complies with specified criteria of the City's Second Dwelling Units, namely that 1) does not exceed 550 square feet; 2) if in a detached structure, that it be located minimum of six feet away from any other structure and be subordinate to but similar in appearance the principal residence on this site.</p>

Table for Appendix B-1: Vacant Residential Sites Note: Some vacant sites have no street address and are noted by adjacent street only


APN	Address	General Plan	Zoning	Lot Size (sq. ft.)	Potential Units	Comments
299-261-11	Serpentine Dr.	Low Density	R1-10	9,845	1	 <p>The topography of the site is sloped from east to west and is in an hour glass shape. The site is surrounded by single family residences.</p> <p>Required Permits include: a Coastal Development Permit (CDP) a Design Review Permit (DRP) issued by the City's Design Review Board.</p> <p>A ministerial Building Permit is also required.</p> <p>The site is located in an area fully and adequately served by public utilities and infrastructure.</p> <p>The purpose of the CDP review is to minimize impacts on sensitive resources, however, here are no sensitive resources located on the property. The purpose of the DRP is to ensure compatibility with the aesthetics of surrounding development. The City's Design Review Ordinance (DRO) states that an application <u>will</u> be approved unless it violates one or more of the DRO standards.</p> <p>The City's conditional approval rate for CDPs and DRPs is above 99%. The site contains sufficient area to accommodate construction of the residential use allowed by the underlying zoning.</p> <p>Although the site has an hour-glass shape, there is sufficient width to site a residence and associated amenities without encroaching into setbacks.</p> <p>Considering these factors, the zoning and review process do not represent an undue constraint to development of the property.</p> <p>*An affordable Second Dwelling Unit is also allowed on the property. See note below.</p>

Table for Appendix B-1: Vacant Residential Sites Note: Some vacant sites have no street address and are noted by adjacent street only

APN	Address	General Plan	Zoning	Lot Size (sq. ft.)	Potential Units	Comments
						<p>*An affordable Second Dwelling Unit is allowed on the property by right, provided that it complies with specified criteria of the City's Second Dwelling Units, namely that 1) does not exceed 550 square feet; 2) if in a detached structure, that it be located minimum of six feet away from any other structure and be subordinate to but similar in appearance the principal residence on this site.</p>
299-186-14	Sea View Ave.	Low Density	R1-10	21,316	1	<div data-bbox="1066 381 1453 734" data-label="Image"> </div> <p>The topography of the site is heavily sloping from east to west. The site is in a kite shape.</p> <p>Required Permits include: a Coastal Development Permit (CDP) a Design Review Permit (DRP) issued by the City's Design Review Board.</p> <p>A ministerial Building Permit is also required.</p> <p>The site is located in an area fully and adequately served by public utilities and infrastructure. . The property is surrounded by developed single family homes.</p> <p>The purpose of the CDP review is to minimize impacts on sensitive resources, however, here are no sensitive resources located on the property. The purpose of the DRP is to ensure compatibility with the aesthetics of surrounding development. The City's Design Review Ordinance (DRO) states that an application <u>will</u> be approved unless it violates one or more of the DRO standards.</p> <p>The City's conditional approval rate for CDPs and DRPs is above 99%. The site contains no sensitive resources and has sufficient area to accommodate construction of the residential use allowed by the underlying zoning.</p> <p>Considering these factors, the zoning and review process do not represent an undue constraint to development of the property.</p> <p>*An affordable Second Dwelling Unit is also allowed on the property. See note below.</p>
						<p>*An affordable Second Dwelling Unit is allowed on the property by right, provided that it complies with specified criteria of the City's Second Dwelling Units, namely that 1) does not exceed 550 square feet; 2) if in a detached structure, that it be located minimum of six feet away from any other structure and be subordinate to but similar in appearance the principal residence on this site.</p>

Table for Appendix B-1: Vacant Residential Sites

Note: Some vacant sites have no street address and are noted by adjacent street only


APN	Address	General Plan	Zoning	Lot Size (sq. ft.)	Potential Units	Comments
298-241-29	Border Avenue	Modified Low Density	R1-14	27,533	1	 <p>The site is bordered by Border Avenue to the north and Camino Del Mar to the east. Vacant lots are located to the south and west. This site is relatively flat with light non-native vegetation. The property is located in the bluff, Slope and Canyon Overlay Zone although there are no steep slopes or canyons on the site.</p> <p>Required Permits include: a Conditional Use Permit (CUP), Coastal Development Permit (CDP) each issued by the City's Planning Commission and a Design Review Permit (DRP) issued by the City's Design Review Board. A ministerial Building Permit is also required.</p> <p>The site is located in an area fully and adequately served by public utilities and infrastructure.</p> <p>The purpose of the CUP and CDP reviews is to minimize impacts on sensitive resources. The purpose of the DRP is to ensure compatibility with the aesthetics of surrounding development. The City's Design Review Ordinance (DRO) states that an application <u>will</u> be approved unless it violates one or more of the DRO standards.</p> <p>The City's conditional approval rate for CUPs, CDPs and DRPs is above 99%. The site does not contain any sensitive habitat and contains sufficient area to accommodate construction of the residential use allowed by the underlying zoning.</p> <p>The site does not contain any steep slopes or sensitive habitat. Therefore, the zoning and review process do not represent an undue constraint to development of the property.</p>

Table for Appendix B-1: Vacant Residential Sites Note: Some vacant sites have no street address and are noted by adjacent street only

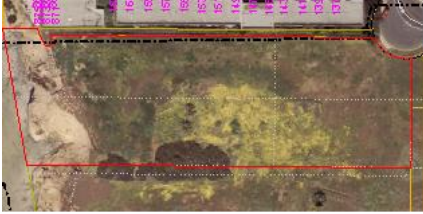
APN	Address	General Plan	Zoning	Lot Size (sq. ft.)	Potential Units	Comments
298-241-34	Border Ave.	Modified Low Density	R1-14	113,834	1	 <p>The site is bordered by Border Avenue to the north a coastal bluff to the west and vacant lots to the east and south. Save for the coastal bluff at the far western end of the site, the property is relatively flat with light non-native vegetation. Established infrastructure and utilities are available for the property.</p> <p>Required Permits include: a Conditional Use Permit (CUP), Coastal Development Permit (CDP) each issued by the City's Planning Commission and a Design Review Permit (DRP) issued by the City's Design Review Board. A ministerial Building Permit is also required.</p> <p>The purpose of the CUP and CDP reviews is to minimize impacts on sensitive resources and to provide an appropriate setback from the coastal bluff. The purpose of the DRP is to ensure compatibility with the aesthetics of surrounding development. The City's Design Review Ordinance (DRO) states that an application <u>will</u> be approved unless it violates one or more of the DRO standards.</p> <p>The City's conditional approval rate for CUPs, CDPs and DRPs is above 99%. The site does not contain any sensitive habitat and contains sufficient area to accommodate construction of the residential use allowed by the underlying zoning.</p> <p>The site is large enough to provide ample room for the required 40-foot-wide bluff-top setback and still have area for siting of home and associated amenities. Considering these factors, the zoning and review process do not represent an undue constraint to development of the property.</p> <p>The site is large enough for consideration for subdivision into multiple parcels.</p>

Table for Appendix B-1: Vacant Residential Sites

Note: Some vacant sites have no street address and are noted by adjacent street only


APN	Address	General Plan	Zoning	Lot Size (sq. ft.)	Potential Units	Comments
299-192-24	1977 Gatun St.	Very Low Density	R1-40	19,226	1	 <p>The topography of the lot is uneven terrain with slopes tending eastward. The lot is vegetated and contains trees including a Torrey Pine. The site is located in the City's Bluff, Slope and Canyon Overlay Zone.</p> <p>Required Permits include: a Conditional Use Permit (CUP), Coastal Development Permit (CDP) each issued by the City's Planning Commission and a Design Review Permit (DRP) issued by the City's Design Review Board. A ministerial Building Permit is also required. A Tree Removal Permit would also be required to remove the Torrey Pine.</p> <p>The site is located in an area fully and adequately served by public utilities and infrastructure. It is surrounded by developed homes.</p> <p>The purpose of the CUP and CDP reviews is to minimize impacts on sensitive resources. The purpose of the DRP is to ensure compatibility with the aesthetics of surrounding development. The City's Design Review Ordinance (DRO) states that an application <u>will</u> be approved unless it violates one or more of the DRO standards.</p> <p>The City's conditional approval rate for CUPs, CDPs and DRPs is above 99%. The site does not contain any sensitive habitat and contains sufficient area to accommodate construction of the residential use allowed by the underlying zoning.</p> <p>Considering these factors, the zoning and review process do not represent an undue constraint to development of the property.</p>

Table for Appendix B-1: Vacant Residential Sites Note: Some vacant sites have no street address and are noted by adjacent street only


APN	Address	General Plan	Zoning	Lot Size (sq. ft.)	Potential Units	Comments
301-010-01	Stratford Ct.	Very Low Density	R1-40	43,652	1	 <p>The site is bordered by Stratford Court to the east and the NCTD right-of-way to the west. There are empty vacant lots to the north and south of this parcel. The lot slopes slightly from east to west, with a narrow steep bluff formation on the far western side the property. The eastern part of the parcel contains a Torrey Pine tree. The site is located in the City's Bluff, Slope and Canyon Overlay Zone. Required Permits include: a Conditional Use Permit (CUP), Coastal Development Permit (CDP) each issued by the City's Planning Commission and a Design Review Permit (DRP) issued by the City's Design Review Board. A ministerial Building Permit is also required. A Tree Removal Permit would also be required to remove the Torrey Pine.</p> <p>The site is located in an area fully and adequately served by public utilities and infrastructure.</p> <p>The purpose of the CUP and CDP reviews is to minimize impacts on sensitive resources. The purpose of the DRP is to ensure compatibility with the aesthetics of surrounding development. The City's Design Review Ordinance (DRO) states that an application <u>will</u> be approved unless it violates one or more of the DRO standards.</p> <p>The City's conditional approval rate for CUPs, CDPs and DRPs is above 99%. The site does not contain any sensitive habitat. Despite the existence of the escarpment at its far western side, the site contains sufficient area to accommodate construction of the residential use allowed by the underlying zoning.</p> <p>The site contains no sensitive resources and is large enough to provide a suitable building area with a setback form the westerly escarpment. Considering these factors, the zoning and review process do not represent an undue constraint to development of the property.</p>

Table for Appendix B-1: Vacant Residential Sites

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APN	Address	General Plan	Zoning	Lot Size (sq. ft.)	Potential Units	Comments
298-241-06	Border Ave.	Very Low Density	R1-40	82,764	1	 <p>The site is situated between Camino del Mar to the east and a coastal bluff is located at the far western end of the site. The site is located in the City's Coastal Bluff and Bluff, Slope and Canyon Overlay Zones.</p> <p>Required Permits include: a Conditional Use Permit (CUP), Coastal Development Permit (CDP) each issued by the City's Planning Commission and a Design Review Permit (DRP) issued by the City's Design Review Board. A ministerial Building Permit is also required.</p> <p>The site is located in an area fully and adequately served by public utilities and infrastructure.</p> <p>The purpose of the CUP and CDP reviews is to minimize impacts on sensitive resources. The purpose of the DRP is to ensure compatibility with the aesthetics of surrounding development. The City's Design Review Ordinance (DRO) states that an application <u>will</u> be approved unless it violates one or more of the DRO standards.</p> <p>The City's conditional approval rate for CUPs, CDPs and DRPs is above 99%. A 40-foot setback from the coastal bluff would be required for a new structure. The site does not contain any sensitive habitat and even with the 40-foot coastal bluff setback requirement of the Coastal Bluff Overlay Zone, contains sufficient area to accommodate construction of the residential use allowed by the underlying zoning.</p> <p>Considering these factors, the zoning and review process do not represent an undue constraint to development of the property.</p>

Table for Appendix B-1: Vacant Residential Sites Note: Some vacant sites have no street address and are noted by adjacent street only


APN	Address	General Plan	Zoning	Lot Size (sq. ft.)	Potential Units	Comments
299-261-43	Zapo St.	Very Low Density	R1-40	38,332	1	 <p>The site is heavily vegetated, primarily with non-native vegetation and a Torrey Pine Tree. The site slopes from west to east. The parcel is surrounded by single-family residences. This parcel is located within the Bluff, Slope and Canyon Overlay Zone.</p> <p>Required Permits include: a Conditional Use Permit (CUP), Coastal Development Permit (CDP) each issued by the City's Planning Commission and a Design Review Permit (DRP) issued by the City's Design Review Board. A ministerial Building Permit is also required. A Tree Removal Permit would also be required to remove the Torrey Pine. The site is located in an area fully and adequately served by public utilities and infrastructure.</p> <p>The purpose of the CUP and CDP reviews is to minimize impacts on sensitive resources. The purpose of the DRP is to ensure compatibility with the aesthetics of surrounding development. The City's Design Review Ordinance (DRO) states that an application will be approved unless it violates one or more of the DRO standards.</p> <p>The City's conditional approval rate for CUPs, CDPs and DRPs is above 99%. The site does not contain any sensitive habitat and contains sufficient area to accommodate construction of the residential use allowed by the underlying zoning. Although the site has an unusual shape, there is sufficient area to site a home. Considering these factors, the zoning and review process do not represent an undue constraint to development of the property.</p> <p>*An affordable Second Dwelling Unit is also allowed on the property. See note below.</p>
						<p>*An affordable Second Dwelling Unit is allowed on the property by right, provided that it complies with specified criteria of the City's Second Dwelling Units, namely that 1) does not exceed 550 square feet; 2) if in a detached structure, that it be located minimum of six feet away from any other structure and be subordinate to but similar in appearance the principal residence on this site.</p>

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APN	Address	General Plan	Zoning	Lot Size (sq. ft.)	Potential Units	Comments
299-200-09	1810 San Dieguito Dr.	Very Low Density	R1-40	59,745	1	 <p>The site is located at the base of a steep hillside across from the San Dieguito Lagoon. It is separated from the Lagoon by San Dieguito Drive. The site is located in the Floodplain Overlay Zone and in the Bluff, Slope and Canyon and Lagoon Overlay Zones. The site is located in an area fully and adequately served by public utilities and infrastructure.</p> <p>Required Permits include: a Conditional Use Permit (CUP), Coastal Development Permit (CDP) each issued by the City's Planning Commission and a Design Review Permit (DRP) issued by the City's Design Review Board. A ministerial Building Permit is also required. A Floodplain Development Permit is also required and, pursuant to Federal Emergency Management Agency (FEMA) and City regulations, the finished floor of the a new residence must be elevated to a level above the established Base Flood Elevation (BFE) for the property as shown on FEMA maps.</p> <p>The purpose of the CUP and CDP reviews is to minimize impacts on sensitive resources. A new structure would have to be located a minimum of 100 feet from the wetlands of the San Dieguito Lagoon, although a reduced buffer may be authorized by the Planning Commission.</p> <p>The purpose of the DRP is to ensure compatibility with the aesthetics of surrounding development. The City's Design Review Ordinance (DRO) states that an application will be approved unless it violates one or more of the DRO standards.</p> <p>The City's conditional approval rate for CUPs, CDPs and DRPs is above 99%. The site does not contain any sensitive habitat and contains sufficient area to accommodate construction of the residential use allowed by the underlying zoning.</p> <p>Although the site requires a number of siting and design considerations to address proximity to sensitive habitat and potential flood hazards, it is large enough to provide an area for siting of a home. Considering these factors, the zoning and review process do not represent an undue constraint to development of the property.</p>

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APN	Address	General Plan	Zoning	Lot Size (sq. ft.)	Potential Units	Comments
299-200-46	Oribia Rd.	Very Low Density	R1-40	37,026	1	 <p>The property is located in an area developed with single family homes. The site lacks street frontage. Access is by right across a commonly owned property. The site contains a mixture of non-native and native vegetation, including a Torrey Pine Tree.</p> <p>The site is located within the Bluff, Slope and Canyon Overlay Zone and contains some steeply sloping terrain.</p> <p>Required Permits include: a Conditional Use Permit (CUP), Coastal Development Permit (CDP) each issued by the City's Planning Commission and a Design Review Permit (DRP) issued by the City's Design Review Board. A ministerial Building Permit is also required. A Tree Removal Permit would also be required to remove the Torrey Pine.</p> <p>The site is located in an area fully and adequately served by public utilities and infrastructure, although development would require extension of a sewer line and road paving.</p> <p>The purpose of the CUP and CDP reviews is to minimize impacts on sensitive resources. The purpose of the DRP is to ensure compatibility with the aesthetics of surrounding development. The City's Design Review Ordinance (DRO) states that an application will be approved unless it violates one or more of the DRO standards.</p> <p>The City's conditional approval rate for CUPs, CDPs and DRPs is above 99%. The site contains sufficient area to accommodate construction of the residential use allowed by the underlying zoning.</p> <p>The site is sufficiently large to cite a new residence and avoid degradation of steep slopes. Considering these factors, the zoning and review process do not represent an undue constraint to development of the property.</p>

Table for Appendix B-1: Vacant Residential Sites

Note: Some vacant sites have no street address and are noted by adjacent street only


APN	Address	General Plan	Zoning	Lot Size (sq. ft.)	Potential Units	Comments
299-200-31	Oribia Rd.	Very Low Density	R1-40	52,272	1	 <p>The property is located in an area developed with single family homes. The site lacks street frontage. Access is by right across a commonly owned property. The site contains a mixture of non-native and native vegetation, including a Torrey Pine Tree.</p> <p>The site is located within the Bluff, Slope and Canyon Overlay Zone. Required Permits include: a Conditional Use Permit (CUP), Coastal Development Permit (CDP) each issued by the City's Planning Commission and a Design Review Permit (DRP) issued by the City's Design Review Board. A ministerial Building Permit is also required. A Tree Removal Permit would also be required to remove the Torrey Pine.</p> <p>The site is located in an area fully and adequately served by public utilities and infrastructure, although development would require extension of a sewer line and road paving.</p> <p>The purpose of the CUP and CDP reviews is to minimize impacts on sensitive resources. The purpose of the DRP is to ensure compatibility with the aesthetics of surrounding development. The City's Design Review Ordinance (DRO) states that an application will be approved unless it violates one or more of the DRO standards.</p> <p>The City's conditional approval rate for CUPs, CDPs and DRPs is above 99%. The site contains sufficient area to accommodate construction of the residential use allowed by the underlying zoning.</p> <p>Considering these factors, the zoning and review process do not represent an undue constraint to development of the property.</p> <p>Currently, there is no road access to the site. The site is surrounded by single-family residences with a vacant lot to the north. The site is sufficiently large to cite a new residence and avoid degradation of steep slopes. Considering these factors, the zoning and review process do not represent an undue constraint to development of the property.</p>

Table for Appendix B-1: Vacant Residential Sites Note: Some vacant sites have no street address and are noted by adjacent street only


APN	Address	General Plan	Zoning	Lot Size (sq. ft.)	Potential Units	Comments
301-010-02	Stratford Ct.	Very Low Density	R1-40	77,699	1	 <p>The site is bordered by Stratford Court to the east and the NCTD right-of-way to the west. There are empty vacant lots to the north and south of this parcel. The lot slopes slightly from east to west, with a narrow, steep bluff formation on far western side the property. The site is in the City's Bluff, Slope and Canyon Overlay Zone.</p> <p>Required Permits include: a Conditional Use Permit (CUP), Coastal Development Permit (CDP) each issued by the City's Planning Commission and a Design Review Permit (DRP) issued by the City's Design Review Board. A ministerial Building Permit is also required.</p> <p>The site is located in an area fully and adequately served by public utilities and infrastructure.</p> <p>The purpose of the CUP and CDP reviews is to minimize impacts on sensitive resources. The purpose of the DRP is to ensure compatibility with the aesthetics of surrounding development. The City's Design Review Ordinance (DRO) states that an application <u>will</u> be approved unless it violates one or more of the DRO standards.</p> <p>The City's conditional approval rate for CUPs, CDPs and DRPs is above 99%. The site does not contain any sensitive habitat. Despite the existence of the escarpment at its far western side, the site contains sufficient area to accommodate construction of the residential use allowed by the underlying zoning.</p> <p>The site is large and relatively flat with no sensitive resources. Considering these factors, the zoning and review process do not represent an undue constraint to development of the property.</p>

Table for Appendix B-1: Vacant Residential Sites

Note: Some vacant sites have no street address and are noted by adjacent street only


APN	Address	General Plan	Zoning	Lot Size (sq. ft.)	Potential Units	Comments
298-241-25	Border Avenue	Very Low Density	R1-40	72,813	1	 <p>The site is situated between Camino del Mar to the east and a coastal bluff is located at the far western end of the site. The site is located in the City's Coastal Bluff and Bluff, Slope and Canyon Overlay Zones.</p> <p>Required Permits include: a Conditional Use Permit (CUP), Coastal Development Permit (CDP) each issued by the City's Planning Commission and a Design Review Permit (DRP) issued by the City's Design Review Board. A ministerial Building Permit is also required.</p> <p>The site is located in an area fully and adequately served by public utilities and infrastructure.</p> <p>The purpose of the CUP and CDP reviews is to minimize impacts on sensitive resources. The purpose of the DRP is to ensure compatibility with the aesthetics of surrounding development. The City's Design Review Ordinance (DRO) states that an application <u>will</u> be approved unless it violates one or more of the DRO standards.</p> <p>The City's conditional approval rate for CUPs, CDPs and DRPs is above 99%. A 40-foot setback from the coastal bluff would be required for a new structure. The site does not contain any sensitive habitat and even with the 40-foot coastal bluff setback requirement of the Coastal Bluff Overlay Zone, contains sufficient area to accommodate construction of the residential use allowed by the underlying zoning.</p> <p>Considering these factors, the zoning and review process do not represent an undue constraint to development of the property.</p>

Table for Appendix B-1: Vacant Residential Sites Note: Some vacant sites have no street address and are noted by adjacent street only


APN	Address	General Plan	Zoning	Lot Size (sq. ft.)	Potential Units	Comments
298-241-32	Border Avenue	Very Low Density	R1-40	27,892	1	 <p>The site is bordered by Border Avenue to the north and Camino Del Mar to the east. Vacant lots are located to the south and west. This site is relatively flat with light vegetation of native plants.</p> <p>Required Permits include: a Conditional Use Permit (CUP), Coastal Development Permit (CDP) each issued by the City's Planning Commission and a Design Review Permit (DRP) issued by the City's Design Review Board. A ministerial Building Permit is also required.</p> <p>The site is located in an area fully and adequately served by public utilities and infrastructure.</p> <p>The purpose of the CUP and CDP reviews is to minimize impacts on sensitive resources. The purpose of the DRP is to ensure compatibility with the aesthetics of surrounding development. The City's Design Review Ordinance (DRO) states that an application will be approved unless it violates one or more of the DRO standards.</p> <p>The City's conditional approval rate for CUPs, CDPs and DRPs is above 99%. The site does not contain any sensitive habitat and contains sufficient area to accommodate construction of the residential use allowed by the underlying zoning.</p> <p>Considering these factors, the zoning and review process do not represent an undue constraint to development of the property.</p>

Table for Appendix B-1: Vacant Residential Sites Note: Some vacant sites have no street address and are noted by adjacent street only


APN	Address	General Plan	Zoning	Lot Size (sq. ft.)	Potential Units	Comments
300-321-14	Stratford Ct.	Very Low Density	R1-40	90,865	1	 <p>The site is bordered by Stratford Court to the east and the NCTD right-of-way to the west. There are empty vacant lots to the north and south of this parcel. The lot slopes slightly from east to west, with a steep bluff formation on far western side the property.</p> <p>Required Permits include: a Conditional Use Permit (CUP), Coastal Development Permit (CDP) each issued by the City's Planning Commission and a Design Review Permit (DRP) issued by the City's Design Review Board. A ministerial Building Permit is also required.</p> <p>The site is located in an area fully and adequately served by public utilities and infrastructure.</p> <p>The purpose of the CUP and CDP reviews is to minimize impacts on sensitive resources. The purpose of the DRP is to ensure compatibility with the aesthetics of surrounding development. The City's Design Review Ordinance (DRO) states that an application <u>will</u> be approved unless it violates one or more of the DRO standards.</p> <p>The City's conditional approval rate for CUPs, CDPs and DRPs is above 99%. The site does not contain any sensitive habitat. Despite the existence of the escarpment at its far western side, the site contains sufficient area to accommodate construction of the residential use allowed by the underlying zoning.</p> <p>The site is sufficiently large to accommodate siting of a residence even while maintaining a significant setback from the westerly escarpment. Considering these factors, the zoning and review process do not represent an undue constraint to development of the property.</p>

Table for Appendix B-1: Vacant Residential Sites Note: Some vacant sites have no street address and are noted by adjacent street only


APN	Address	General Plan	Zoning	Lot Size (sq. ft.)	Potential Units	Comments
299-021-20	Camino del Mar	Medium Density	R1-5B	13,512	1	 <p>This parcel is fronted by busy Camino del Mar on the east side and single and multiple family developments to the north, south and west. A stand-alone tennis court now occupies the site. The site is located in an area fully and adequately served by public utilities and infrastructure.</p> <p>This parcel is located within the Floodplain Overlay Zone. A Floodplain Development Permit is also required and, pursuant to Federal Emergency Management Agency (FEMA) and City regulations, the finished floor of the a new residence must be elevated to a level above the established Base Flood Elevation (BFE) for the property as shown on FEMA maps.</p> <p>The purpose of the CDP review is to minimize impacts on sensitive resources, however, there are no sensitive resources located on the property. The purpose of the DRP is to ensure compatibility with the aesthetics of surrounding development. The City's Design Review Ordinance (DRO) states that an application <u>will</u> be approved unless it violates one or more of the DRO standards.</p> <p>The City's conditional approval rate for CDPs and DRPs is above 99%. The site contains sufficient area to accommodate construction of the residential use allowed by the underlying zoning.</p> <p>Considering these factors, the zoning and review process do not represent an undue constraint to development of the property.</p>

Table for Appendix B-1: Vacant Residential Sites

Note: Some vacant sites have no street address and are noted by adjacent street only


APN	Address	General Plan	Zoning	Lot Size (sq. ft.)	Potential Units	Comments
299-065-14	26th St.	Medium Density	R1-5B	5,521	1	 <p>The site is a very flat, sandy lot, fronted on the east side by busy Coast Blvd., on the south by 26th Street and on the north side by another vacant residential lot.</p> <p>The site is located in an area fully and adequately served by public utilities and infrastructure.</p> <p>This parcel is located within the Floodplain Overlay Zone. A Floodplain Development Permit is also required and, pursuant to Federal Emergency Management Agency (FEMA) and City regulations, the finished floor of the a new residence must be elevated to a level above the established Base Flood Elevation (BFE) for the property as shown on FEMA maps.</p> <p>The purpose of the CDP review is to minimize impacts on sensitive resources, however, here are no sensitive resources located on the property. The purpose of the DRP is to ensure compatibility with the aesthetics of surrounding development. The City's Design Review Ordinance (DRO) states that an application <u>will</u> be approved unless it violates one or more of the DRO standards.</p> <p>The City's conditional approval rate for CDPs and DRPs is above 99%. The site contains sufficient area to accommodate construction of the residential use allowed by the underlying zoning.</p> <p>Considering these factors, the zoning and review process do not represent an undue constraint to development of the property.</p>

Table for Appendix B-1: Vacant Residential Sites Note: Some vacant sites have no street address and are noted by adjacent street only


APN	Address	General Plan	Zoning	Lot Size (sq. ft.)	Potential Units	Comments
300-091-04	129 12th St.	High Density	R2	7,998	2	 <p>This R2-Zoned parcel is currently used as a yard for the separately owned house to the east. The topography of the lot is flat and sparsely vegetated. The lot is surrounded by single and two-family residences</p> <p>The site is located in an area fully and adequately served by public utilities and infrastructure.</p> <p>The purpose of the CDP review is to minimize impacts on sensitive resources, however, here are no sensitive resources located on the property. The purpose of the DRP is to ensure compatibility with the aesthetics of surrounding development. The City's Design Review Ordinance (DRO) states that an application <u>will</u> be approved unless it violates one or more of the DRO standards.</p> <p>The City's conditional approval rate for CDPs and DRPs is above 99%. The site contains sufficient area to accommodate construction of the residential uses allowed by the underlying zoning.</p> <p>Considering these factors, the zoning and review process do not represent an undue constraint to development of the property which, by right, may contain a single family residence or duplex.</p>

Table for Appendix B-1: Vacant Residential Sites

Note: Some vacant sites have no street address and are noted by adjacent street only


APN	Address	General Plan	Zoning	Lot Size (sq. ft.)	Potential Units	Comments
29-220-54	1963-5 Grand Ave.	High Density	R2	7,559	2	 <p>This parcel is a narrow lot located between an apartment complex and two single-family residences. The lot is thin, flat and vegetated with trees including multiple Torrey Pine trees. A Tree Removal Permit would be required for any proposed Torrey Pine tree removal(s). Required Permits include: a Conditional Use Permit (CUP), Coastal Development Permit (CDP) each issued by the City's Planning Commission and a Design Review Permit (DRP) issued by the City's Design Review Board.</p> <p>A ministerial Building Permit is also required.</p> <p>The site is located in an area fully and adequately served by public utilities and infrastructure.</p> <p>The purpose of the CUP and CDP reviews is to minimize impacts on sensitive resources. The purpose of the DRP is to ensure compatibility with the aesthetics of surrounding development. The City's Design Review Ordinance (DRO) states that an application <u>will</u> be approved unless it violates one or more of the DRO standards.</p> <p>The City's conditional approval rate for CUPs, CDPs and DRPs is above 99%. The site does not contain any sensitive habitat. Despite its narrow shape, the site contains sufficient area to accommodate construction of the residential use allowed by the underlying zoning.</p> <p>Considering these factors, the zoning and review process do not represent an undue constraint to development of the property, which, by right may contain a single family residence or duplex.</p>

Table for Appendix B-1: Vacant Residential Sites Note: Some vacant sites have no street address and are noted by adjacent street only



APN	Address	General Plan	Zoning	Lot Size (sq. ft.)	Potential Units	Comments
300-060-16	1420 Oribia Road	Very Low Density Residential	R1-40	10,011	1	 <p>This property is characterized (entirely) by a steeply sloping (> 25%) hillside with existing native and non-native vegetation. Surrounding uses are single-family dwellings.</p> <p>This site is located within the Bluff, Slope and Canyon (BSC) Overlay Zone and, therefore, requires a Conditional Use Permit to assure consistency with the policies of the Community Plan including, but not limited to, the applicable element of the Del Mar Community Plan's Bluff, Slope and Canyon Precise Plan. The BSC Overlay Zone is designed to protect the health, safety, and general welfare, and to control the development of properties within the designated zone in order to preserve the scenic sandstone bluffs and related canyons and steep slopes which characterize the area within the zone. The overlay zone is also intended to protect downstream resources.</p> <p>Required Permits include: the referenced Conditional Use Permit (CUP) and Coastal Development Permit (CDP) each issued by the City's Planning Commission and a Design Review Permit (DRP) issued by the City's Design Review Board. A Land Conservation Permit (LCP), issued by the Design Review Board may also be required for excessive grading outside the footprint of the structure. A ministerial Building Permit is also required.</p> <p>The site is located in an area accessed by a privately maintained road and is served by public water and electric utilities. This site is not currently served by sanitary sewer.</p> <p>The purpose of the CUP and CDP reviews is to minimize impacts on sensitive resources. The purpose of the DRP is to ensure compatibility with the aesthetics of surrounding development. The City's Design Review Ordinance (DRO) states that an application <u>will</u> be approved unless it violates one or more of the DRO standards. The City's conditional approval rate for CUPs, CDPs and DRPs is above 99%. This site has received the above-mentioned discretionary permits to construct a single-family residence on the site, but those entitlements expired.</p> <p>Considering these factors, the zoning and review process do not represent an undue constraint to development of the property, which, by right, may contain a single family residence.</p>

Table for Appendix B-1: Vacant Residential Sites

Note: Some vacant sites have no street address and are noted by adjacent street only

APN	Address	General Plan	Zoning	Lot Size (sq. ft.)	Potential Units	Comments
300-094-19	10 th Street and Melanie Ln.	High Density	R2	8,608	1	 <p>This R2-Zoned parcel is a panhandle shaped lot. The site is flat with little vegetation. Surrounding uses are single and multi-family dwellings.</p> <p>This site is located within the Open Space Overlay Zone and, therefore, requires a Conditional Use Permit assure conformity with the development criteria applicable to the property as described in the Open Space Element of the adopted Community Plan. Although located within the broader boundaries of the Open Space Overlay Zone, the site contains no sensitive resources and no open space sensitivities.</p> <p>Required Permits include: the referenced Conditional Use Permit (CUP) and Coastal Development Permit (CDP) each issued by the City's Planning Commission and a Design Review Permit (DRP) issued by the City's Design Review Board. A ministerial Building Permit is also required.</p> <p>The site is located in an area fully and adequately served by public utilities and infrastructure.</p> <p>The purpose of the CUP and CDP reviews is to minimize impacts on sensitive resources. Again, no sensitive resources are located on the site. The purpose of the DRP is to ensure compatibility with the aesthetics of surrounding development. The City's Design Review Ordinance (DRO) states that an application <u>will</u> be approved unless it violates one or more of the DRO standards.</p> <p>The City's conditional approval rate for CUPs, CDPs and DRPs is above 99%. The site does not contain any sensitive habitat. Despite its narrow shape, the site contains sufficient area to accommodate construction of the residential use allowed by the underlying zoning.</p> <p>Considering these factors, the zoning and review process do not represent an undue constraint to development of the property, which, by right, may contain a single family residence or duplex.</p>

Map for Appendix B-1: Location of Vacant Sites

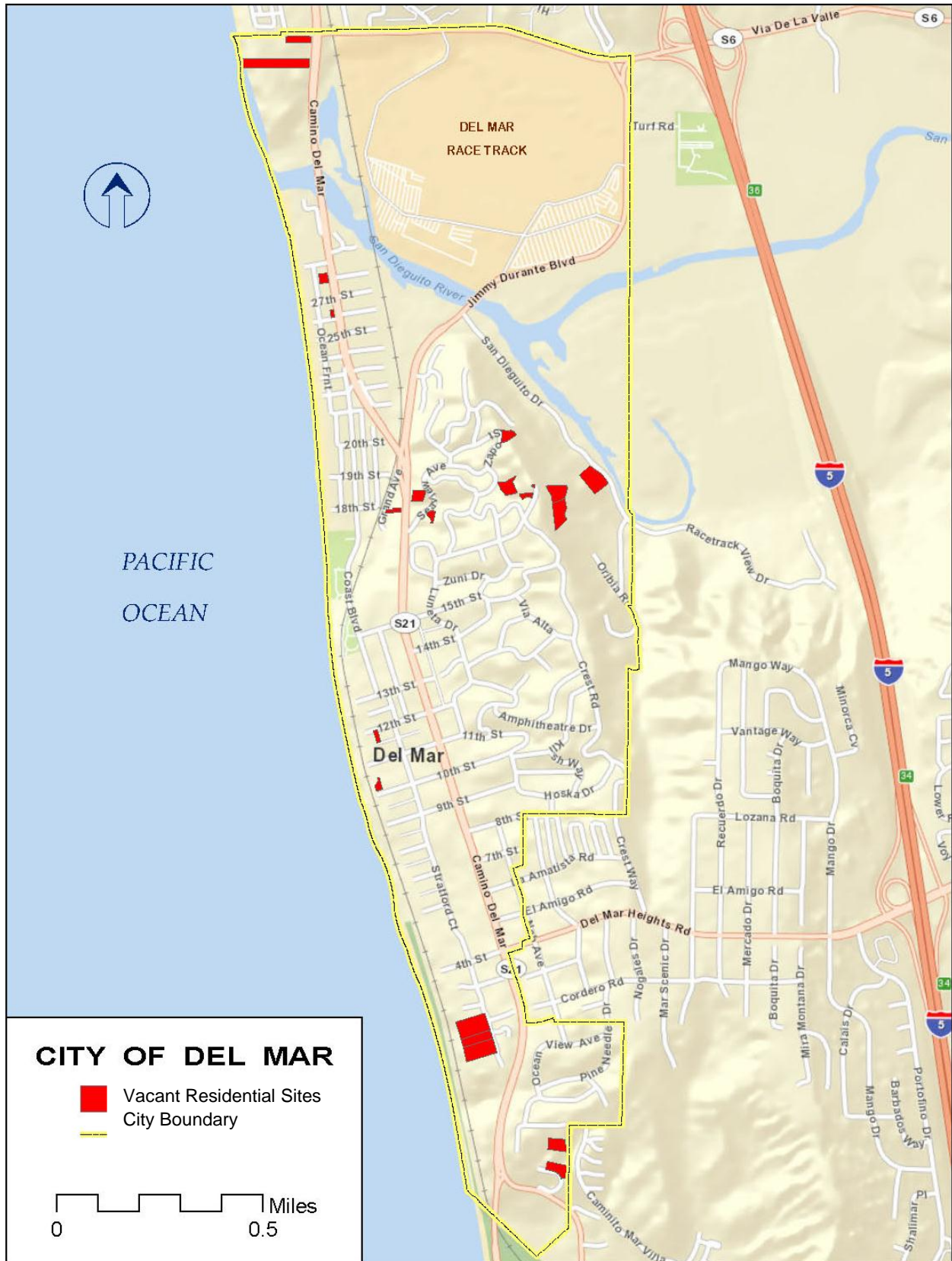


Table for Appendix B-2: R-2 Zone Properties with Potential to Accommodate Additional Units

APN	Area of Lot (Sq. Ft.)	Site Address	Existing Density (du)	Potential Added Units
300-174-02	7997	140 11TH ST	1	1
300-091-09	7997	1105 STRATFORD CT	1	1
300-092-20	9306	150 11TH ST	1	1
300-091-08	7996	1104 STRATFORD CT	1	1
300-091-16	7995	1105 STRATFORD CT	1	1
300-092-19	7053	220 11TH ST	1	1
300-092-22	7181	101 12TH ST	1	1
300-091-01	14921	111 12TH ST	1	4
300-091-02	8499	230 11TH ST	1	1
300-092-10	11046	113 8TH ST	1	1
300-181-01	8000	119 8TH ST	1	1
300-181-02	8000	123 8TH ST	1	1
300-181-03	8000	129 8TH ST	1	1
300-181-04	8000	143 8TH ST	1	1
300-181-05	8000	117 7TH ST	1	1
300-182-13	8000	920 STRATFORD CT	1	1
300-171-19	8002	931 OCEAN AVE	1	1
300-171-01	7997	919 STRATFORD CT	1	1
300-172-20	8785	111 10TH ST	1	1
300-171-02	7997	222 9TH ST	1	1
300-172-12	8497	119 10TH ST	1	1
300-171-03	7997	232 9TH ST	1	1
300-172-11	8502	1420 STRATFORD CT	1	1
300-011-16	7114	1425 OCEAN AVE	1	1
300-011-04	14215	149 7TH ST	1	4
300-182-17	8000	155 7TH ST	1	1
300-182-18	8000	7TH ST	1	1
300-181-21-01	8000	140 7TH ST	1	1
300-181-16	8000	152 7TH ST	1	1
300-181-15	8000	156 7TH ST	1	1
300-181-14	8000	117 6TH ST	1	1
300-321-55	8000	127 6TH ST	1	1
300-321-54	8000	135 6TH ST	1	1
300-321-53	8000	141 6TH ST	1	1
300-321-52	8000	157 6TH ST	1	1
300-321-50	8000	118 6TH ST	1	1
300-182-12	8000	126 6TH ST	1	1
300-182-11	8000	106 9TH ST	1	1
300-171-14	7913	116 MELANIE ST	1	1
300-171-13-01	7993	120 9TH ST	1	1

Table for Appendix B-2: R-2 Zone Properties with Potential to Accommodate Additional Units

APN	Area of Lot (Sq. Ft.)	Site Address	Existing Density (du)	Potential Added Units
300-171-12	7990	908 STRATFORD CT	1	1
300-171-20	8004	113 9TH ST	1	1
300-174-01	7999	147 9TH ST	1	1
300-174-16	6874	157 8TH ST	1	1
300-181-07	8000	110 8TH ST	1	1
300-174-13	7932	120 8TH ST	1	1
300-174-12	7932	128 8TH ST	1	1
300-174-11	7932	142 8TH ST	1	1
300-174-09	7932	152 8TH ST	1	1
300-174-08	7932	818 STRATFORD CT	1	1
300-174-07	7932	158 10TH ST	1	1
300-094-16	8005	1010 STRATFORD CT	1	1
300-094-18	7979	220 10TH ST	1	1
300-093-14	8000	950 STRATFORD CT	1	1
300-171-17	7998	215 10TH ST	1	1
300-172-18	9891	227 10TH ST	1	1
300-172-02	8504	100 10TH ST	1	1
300-094-20	9942	100 10th ST	1	1
300-094-19	8608	120 10TH ST	1	1
300-094-12	8008	128 10TH ST	1	1
300-094-11	8010	150 10TH ST	1	1
300-094-15-01	8006	1005 STRATFORD CT	1	1
300-093-09	10275	128 9TH ST	1	1
300-171-11	7998	134 9TH ST	1	1
300-171-10	7999	142 9TH ST	1	1
300-171-09	8000	903 STRATFORD CT	1	1
300-172-21	9890	129 10TH ST	1	1
300-171-04	15988	141 10TH ST	1	4
300-171-05	8000	931 STRATFORD CT	1	1
300-172-19	8796	135 12TH ST	1	1
300-091-05	7998	143 12TH ST	1	1
300-091-06	7998	1135 STRATFORD CT	1	1
300-092-18	8800	100 11TH ST	1	1
300-091-18	8770	106 11TH ST	1	1
300-091-17	8499	110 11TH ST	1	1
300-091-13	8651	116 11TH ST	1	1
300-091-12	7987	123 SEA ORBIT LN	1	1
300-091-11	7999	119 12TH ST	1	1
300-091-04	7998	1023 STRATFORD CT	1	1
300-093-08	7993	101 11TH ST	1	1
300-094-01	10180	107 11TH ST	1	1

Table for Appendix B-2: R-2 Zone Properties with Potential to Accommodate Additional Units

APN	Area of Lot (Sq. Ft.)	Site Address	Existing Density (du)	Potential Added Units
300-094-02	8001	234 10TH ST	1	1
300-093-13	8001	111 11TH ST	1	1
300-094-03	8001	1035 STRATFORD CT	1	1
300-093-07	7707	137 11TH ST	1	1
300-094-06	8003	149 11TH ST	1	1
300-094-07	12000	1030 STRATFORD CT	1	1
300-094-17	8000	1047 STRATFORD CT	1	1
300-093-10	9903	1246 STRATFORD CT	1	1
300-072-20	8713	207 13TH ST	1	1
300-074-11	7790	150 12TH ST	1	1
300-072-14	7858	1205 STRATFORD CT	1	1
300-074-05	8221	115 13TH ST	1	1
300-072-21	16379	1219 STRATFORD CT	1	4
300-074-04	6150	119 13TH ST	1	1
300-072-22	8246	125 13TH ST	1	1
300-072-03	8235	1227 STRATFORD CT	1	1
300-074-03	5909	139 13TH ST	1	1
300-072-04	8244	1236 STRATFORD CT	1	1
300-072-19	8978	145 13TH ST	1	1
300-072-05	8259	155 13TH ST	1	1
300-072-12	8210	1241 STRATFORD CT	1	1
300-074-12	7073	1145 STRATFORD CT	1	1
300-092-17	8800	203 12TH ST	1	1
300-092-01	8499	205 12TH ST	1	1
300-092-02	9246	211 12TH ST	1	1
300-092-03	9451	100 12TH ST	1	1
300-072-25	10684	104 12TH ST	1	1
300-072-26	7886	112 12TH ST	1	1
300-072-10	7882	128 12TH ST	1	1
300-072-08	7822	1206 STRATFORD CT	1	1
300-072-16	8221	130 12TH ST	1	1
300-072-07	7866	148 12TH ST	1	1
300-072-06	7859	1408 STRATFORD CT	1	1
300-011-15	7114	1332 STRATFORD CT	1	1
300-011-12	14227	1344 STRATFORD CT	1	4
300-011-13	7114	1345 OCEAN AVE	1	1
300-011-06	7114	1350 STRATFORD CT	1	1
300-011-14	7113	150 13TH ST	1	1
300-011-10	7114	1310 STRATFORD CT	1	1
300-011-11	7113	1315 OCEAN AVE	1	1

Table for Appendix B-2: R-2 Zone Properties with Potential to Accommodate Additional Units

APN	Area of Lot (Sq. Ft.)	Site Address	Existing Density (du)	Potential Added Units
300-011-09	7114	STRATFORD CT	1	1
300-072-18	3086	1216 STRATFORD CT	1	1
300-072-17	6139	1616 CAMINO DEL MAR	1	1
299-310-38	17074	1731 GRAND AVE	1	4
299-220-66	8801	1737 GRAND AVE	1	1
299-220-58	7592	1741 GRAND AVE	1	1
299-220-65	9061	1745 GRAND AVE	1	1
299-220-57	7375	1600 GRAND AVE	1	1
299-220-03	3829	1600 GRAND AVE	1	1
300-174-03	7995	135 9TH ST	1	1
300-174-04	7994	143 9TH ST	1	1
300-174-05	7992	141 9TH ST	1	1
300-092-09	11048	238 11TH ST	1	1
300-011-17	7101	1428 STRATFORD CT	1	1
299-187-05	32714	1844 GRAND AVE	1	8
299-220-50	14208	1741 GRAND AVE	1	4
299-220-54	12426	1757 GRAND AVE	1	1

Map for Appendix B-2: (R-2 Zone) Properties with Potential to Accommodate Additional Units



Table for Appendix B-3: Sites in the Professional Commercial Zone

<u>APN</u>	<u>Site Address</u>	<u>Acreage</u>	<u>Existing Use</u>	<u>Existing Community Plan Designation</u>	<u>Existing Zoning</u>	<u>Potential Added Units*</u>
300-200-24	832 CDM	0.18	office	Professional Commercial	PC	3
300-222-31	853 CDM	0.55	office	Professional Commercial	PC	9
300-222-33	807-823 CDM	0.29	office, retail	Professional Commercial	PC	4
300-222-32	322 8th Street	0.26	office	Professional Commercial	PC	4

*Potential number of units is based on an average density of 15 units per acre.

Map for Appendix B-3 Properties in the Professional Commercial Zone

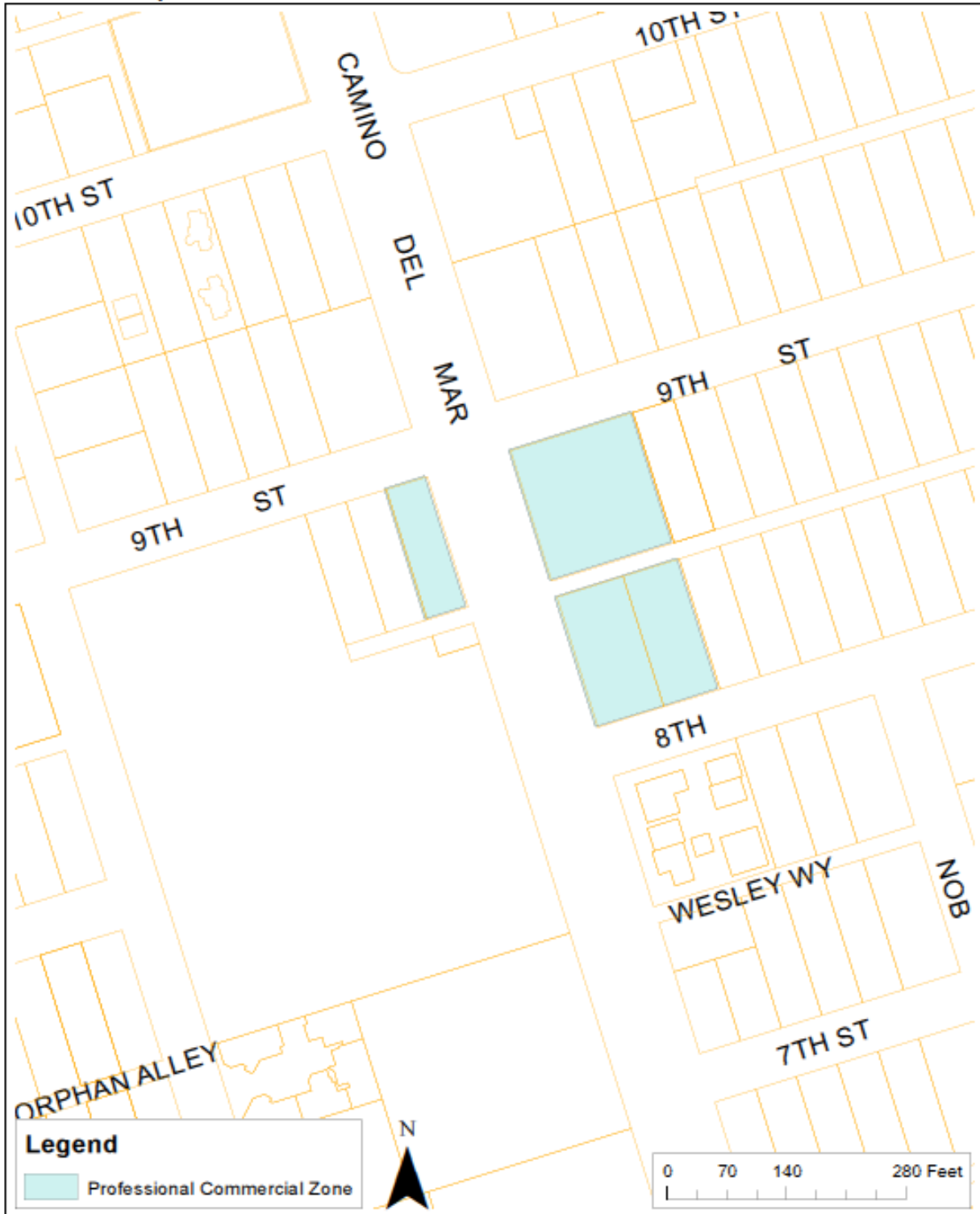
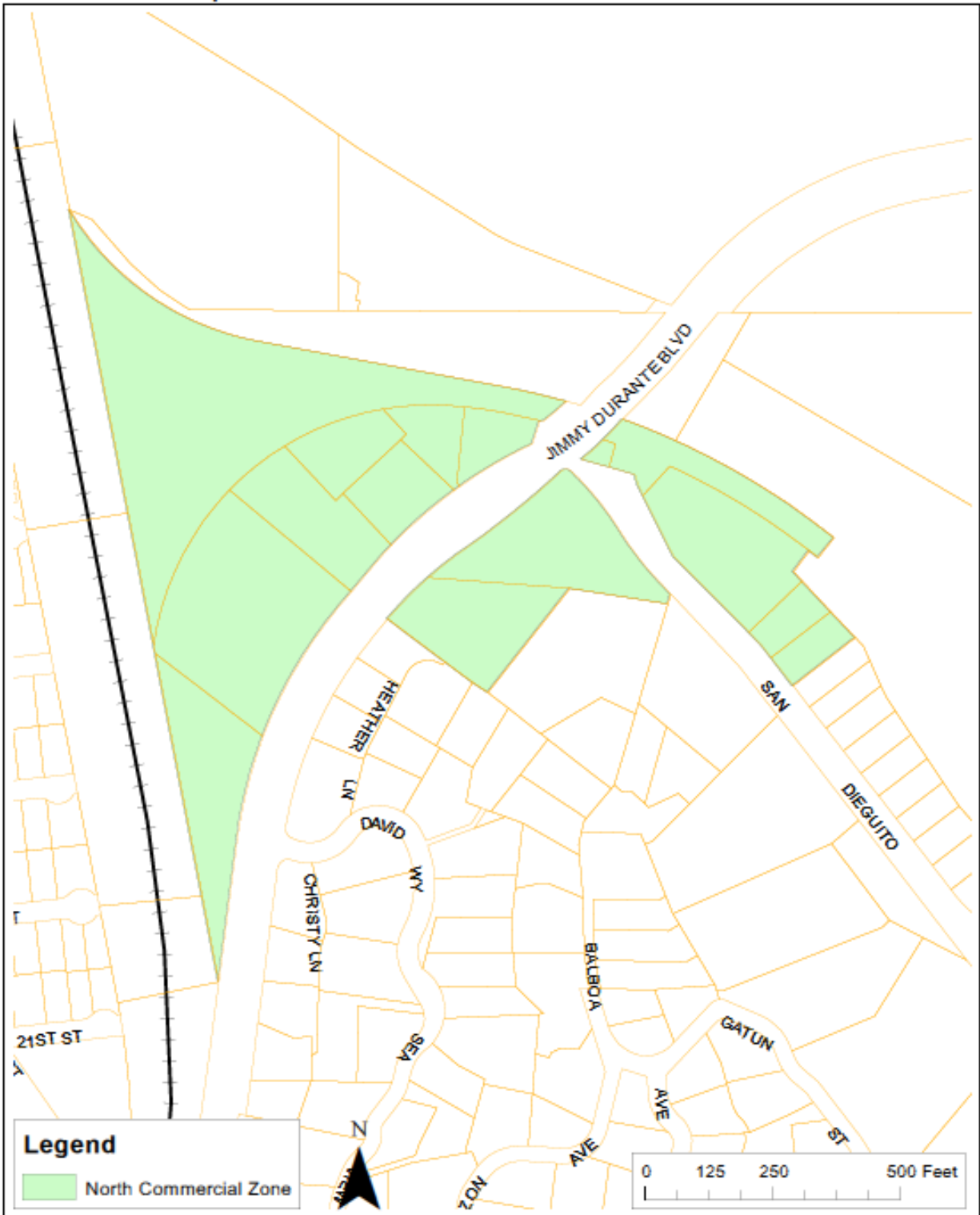


Table for Appendix B-4: Sites in the North Commercial Zone

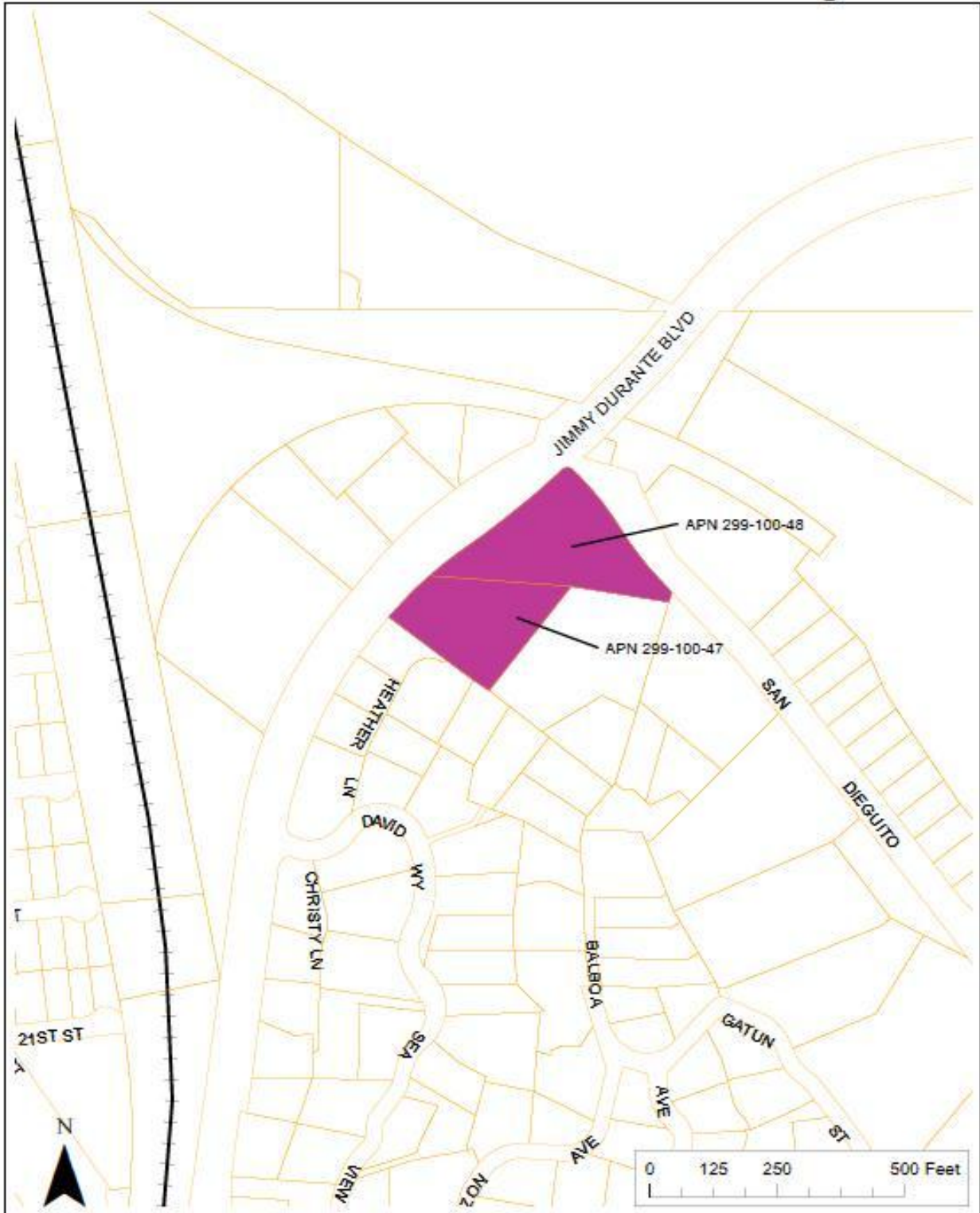
<u>APN</u>	<u>Site Address</u>	<u>Acreage</u>	<u>Existing Use</u>	<u>Existing Community Plan Designation</u>	<u>Existing Zoning</u>	<u>Potential Units*</u>
299-100-48	Vacant Jimmy Durante/ San Dieguito	1.3	Vacant	North Commercial	NC	23
299-100-47	Vacant Jimmy Durante/ San Dieguito	1.02	Vacant	North Commercial	NC	18
299-100-36	Vacant Southern California Edison lot	0.24	Vacant	North Commercial	NC	4
299-100-35	2195 San Dieguito Dr.	0.24	office	North Commercial	NC	4
299-100-34	2201 San Dieguito Dr.	1.2	auto, towing, blue print	North Commercial	NC	18
299-100-33	buyback lot	0.67	parking	North Commercial	NC	10
299-100-32	City lot	0.04	ROW	North Commercial	NC	1
299-100-31	2236 Jimmy Durante (Terry Martin's lot)	0.34	vacant	North Commercial	NC	5
299-100-30	2148 Jimmy Durante	0.34	office, retail	North Commercial	NC	5
299-100-29	2132 Jimmy Durante	0.5	animal/bird hospital	North Commercial	NC	8
299-100-28	2126 Jimmy Durante	0.5	office	North Commercial	NC	8
299-100-27	2120 Jimmy Durante	0.89	office, retail	North Commercial	NC	13
299-071-06	2010 Jimmy Durante	2.33	office	North Commercial	NC	35
299-071-07	2002 Jimmy Durante	1.22	office	North Commercial	NC	18
299-071-02	NCTD lot	4.4	vacant	North Commercial	NC	66

*Number of potential units is based on an average density of 15 units per acre.

Map for Appendix B4 Properties in the North Commercial Zone



Map for Appendix B-5 Sites for Consideration of New Residential Designation



Current Zoning and Community Plan designations: North Commercial

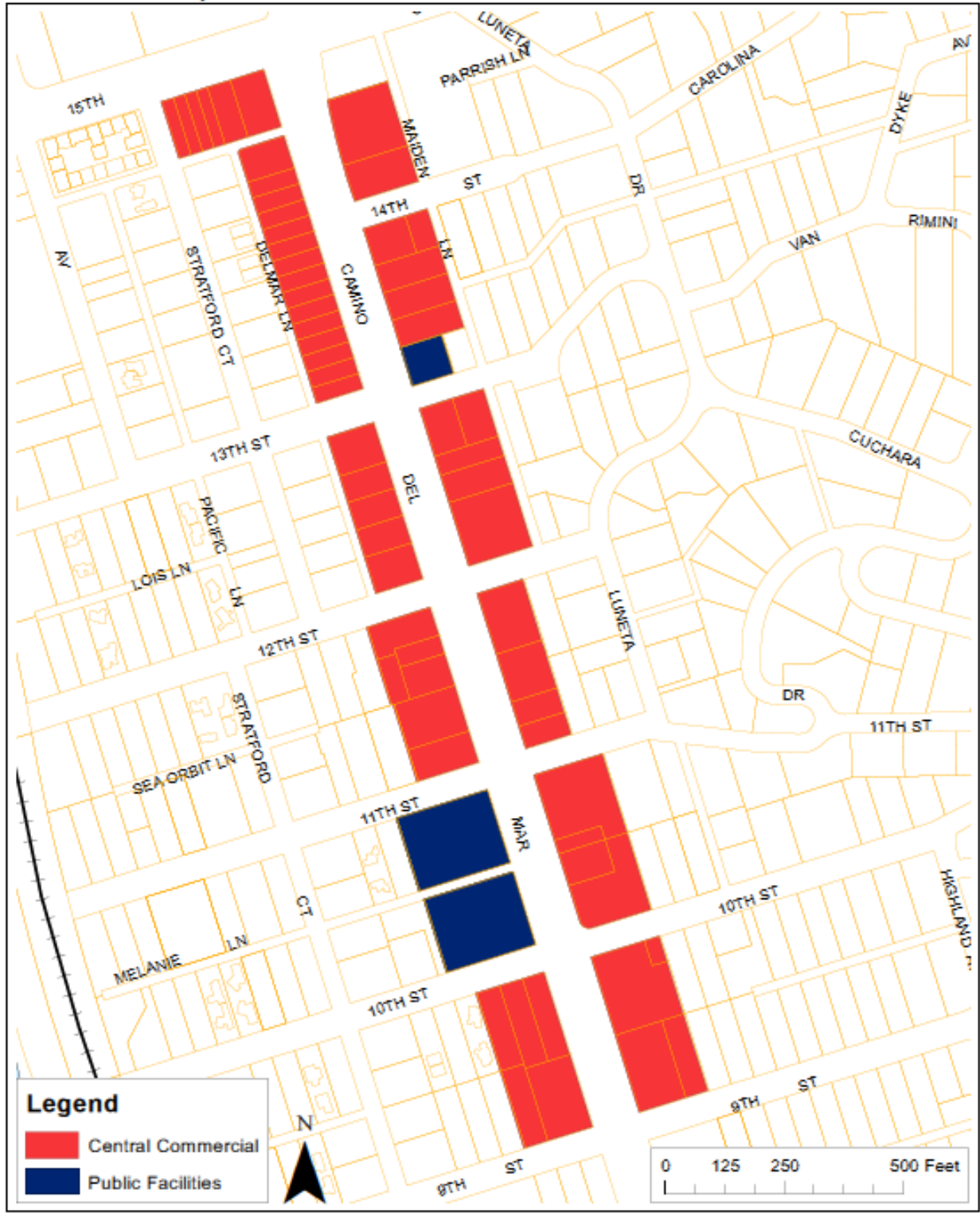
Table for Appendix B-6 Properties in the Central Commercial Zone. (All properties have Community Plan designation of: Central Commercial)

APN	Address	Area of Lot (SF)	Potential Units (1 per parcel)	Existing Use (see key)
<u>Key:</u> R=Retail PS=Personal Services RS=Restaurant O=Office C/C=Cultural Civic H=Housing Unit L=Lodging Facilities				
300-012-28	201 15th Street	3,125	1	R
300-012-29	207 15th Street	3,125	1	R, O
300-012-30	211 15th Street	3,125	1	RS
300-012-02	215-217 15th Street	3,125	1	RS
300-012-03	221 15th Street	6,250	1	O
300-012-31	1424 Camino del Mar	7,100	1	O
	1436 Camino del Mar			R
300-012-26	1414 Camino del Mar	3,557	1	R
	1416 Camino del Mar			O
	1418 Camino del Mar			R
300-012-25	1412 Camino del Mar	3,557	1	R
300-012-24	1404 Camino del Mar	3,557	1	RS
300-012-23		3,557	1	RS
300-012-22		3,557	1	RS
300-012-21		3,557	1	RS
300-012-17		1328 Camino del Mar	3,557	1
300-012-33	1312 Camino del Mar	3,557	1	O
300-012-34		3,557	1	O
300-012-14	1310 Camino del Mar	3,557	1	O, R
300-074-10	1234 Camino del Mar	8,713	1	O
300-074-09		6,150	1	O
300-074-08	1226 Camino del Mar	6,150	1	O
	1228 Camino del Mar			O
	1228 1/2 Camino del Mar			O
	1230 Camino del Mar			PS
300-074-07	1224 Camino del Mar	6,150	1	R
	1212 Camino del Mar			R
300-074-06	1210 Camino del Mar	8,220	1	PS
	1202 Camino del Mar			PS
	230 12th Street			PS
	228 12th Street			PS
	222 12th Street			PS
	218 12th Street			PS
300-092-16	1150 Camino del Mar	8,800	1	R, O,
300-092-06	1140 Camino del Mar	4,000	1	R, L, H
300-092-07	1130 Camino del Mar	7,000	1	PS

Table for Appendix B-6 Properties in the Central Commercial Zone. (All properties have Community Plan designation of: Central Commercial)

APN	Address	Area of Lot (SF)	Potential Units (1 per parcel)	Existing Use (see key)
<u>Key:</u> R=Retail PS=Personal Services RS=Restaurant O=Office C/C=Cultural Civic H=Housing Unit L=Lodging Facilities				
300-092-13	1110 Camino del Mar	13,500	1	O
300-092-14	1104 Camino del Mar	9,450	1	O
300-092-15		4,200	1	O
300-172-04	944 Camino del Mar	8,500	1	R
300-172-13,14	10th Street	9,500	1	Vacant Site
300-172-17	910 Camino del Mar	15,000	1	O, PS
300-172-09	240-244 9th Street	8,500	1	O
300-221-23	318 9th Street	8,500	1	O
300-410-26	1049 Camino del Mar	22,500	1	O, PS
300-410-27	1011 Camino del Mar	28,500	1	O, R
300-410-28			1	R, PS, RS, O
300-410-29			1	O
300-401-15	1135 Camino del Mar	13,250	1	O
	1139 Camino del Mar			O
	1143 Camino del Mar			R
	1145 Camino del Mar			R
	1149 Camino del Mar			R
	1155 Camino del Mar			R
300-401-03	1125 Camino del Mar	10,500	1	O
300-401-09	1105 Camino del Mar	5,260	1	PS, H
300-401-10	1101 Camino del Mar	5,000	1	R,PS
300-075-09	1237 Camino del Mar	8,470	1	R
300-075-01	1247 Camino del Mar	5,950	1	RS
300-075-04	1229 Camino del Mar	5,880	1	R
	1231 Camino del Mar			R
300-075-05	1217 Camino del Mar	8,400	1	PS
	1219 Camino del Mar			O
300-075-06	1201 Camino del Mar	19,628	1	RS, O, R
300-020-02	317 14th Street	4,000	1	O
300-020-01	1349 Camino del Mar	7,200	1	O
300-020-03	1335 Camino del Mar	8,400	1	O
300-020-04	1327-1331 Camino del Mar	8,400	1	R
300-020-05		8,400	1	R
300-030-83	1431 Camino del Mar	19,132	1	PS, O, R
300-030--4	1401 Camino del Mar	11,264	1	O

Map for Appendix B-6 Properties in the Central Commercial Zone



Appendix C: Glossary

Acre: A unit of land measure equal to 43,560 square feet.

Acreage, Net: The developable portion of a site exclusive of existing or planned public rights-of-way. [Note see Del Mar Municipal Code for regulations and definitions relating to Land Area net for purposes of calculating a property's allowable floor area.]

Affordable Housing: Under State and Federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.

Assisted Housing: Housing, the cost for which has been subsidized by Federal, State, or local housing programs.

At-Risk Housing: Multi-family rental housing that is at risk of losing its status as housing affordable for low and moderate income tenants due to the expiration of Federal, State or local agreements.

Census: The official United States decennial enumeration of the population conducted by the Federal Government.

Community Care Facility, Small: Any facility, place, or building that is maintained and operated to provide non-medical residential care, day treatment, adult day care or foster family agency services for children, adults, or children and adults, including but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children consistent with State law (CA Health and Safety Code Sections 1500 *et seqitur*).

Community Care Facility, Large: Any facility, place or building, serving seven or more persons, that is maintained and operated to provide non-medical residential care, day treatment, adult day care or foster family agency services for children, adults, or children and adults, including but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children consistent with State law (CA Health and Safety Code Sections 1500 *et seqitur*).

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

Community Plan or General Plan: The Community Plan is a legal document, adopted by a local legislative body that sets forth policies regarding the long-term development of a jurisdiction. California law requires the preparation of seven elements as part of the General Plan: land use, housing, circulation, conservation, open space, noise, and safety. Additional elements

addressing the unique needs of a jurisdiction are permitted. Del Mar's General Plan is termed the Del Mar Community Plan

Condominium: A building or group of buildings in which but the structure, common areas and facilities are commonly owned on a proportional, undivided basis but the right to occupy a particular unit is individually owned.

Density: The number of dwelling units per unit of land. Density usually is expressed "per acre." A development with 100 units located on 20 acres has a density of 5.0 units per acre.

Density Bonus: The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in exchange for the provision or preservation of affordable housing units or other amenities at the same site or at another location.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new or existing development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Disability: Based on Census definition, a person is considered to have a disability if he or she has a mobility limitation, self-care limitation, or work disability. According to the Census, persons with a **mobility limitation** are defined as persons with health condition that has lasted for six or more months and which make it difficult to go outside the home alone. Persons with a **self-care limitation** have a health condition that has lasted for six months or more and which makes it difficult to take care of their own personal needs, such as dressing, bathing, or getting around inside the home. Persons are identified with a **work disability** if they have a health conditions that has lasted for six or more months and which limited to the kind or amount to work they could do at a job or business. A health condition refers to both physical and mental conditions.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type. In the Del Mar Zoning Code, a Multi-family dwelling unit is structure containing three or more dwelling units.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall; row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached: a dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Dwelling Unit: One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of single household.

Elderly Household: As defined by HUD, elderly households are one- or two- member (family or non-family) households in which the head or spouse is age 62 or older.

Element: A Division or Chapter of the Community (General) Plan.

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited, short-term basis.

Emergency Solutions Grants (ESG): A grant program administered by HUD provided on a formula basis to large entitlement jurisdictions.

Fair Market Rent (FMR): Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Housing Voucher (formerly Section 8) Program along with many other HUD programs.

Family: A family is defined by the U.S. Census as A group of two or more people who reside together and who are related by birth, marriage, or adoption.

First-Time Home-buyers: Pursuant to HUD, an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. *Note: Jurisdictions may adopt local definitions for first-time home-buyer programs which differ from non-federally funded programs.*

Floor Area Ratio (FAR): The gross floor area of all buildings on a parcel divided by the net lot area of the parcel. FAR is usually expressed as a numerical value (e.g., a building having 2,500 square feet of floor area located on a lot of 10,000 square feet in area has a floor area ratio (FAR) of 25%. [Note see Del Mar Municipal Code for regulations and definitions relating to: "Land Area Net" for purposes of calculating a property's allowable floor area.]

Group Quarters: A facility that houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

Growth Management: Techniques used by a government to regulate the rate, amount, location and type of development.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels and motels used to house the homeless).

Household: The U.S. Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as family living in a house is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

Household Income: The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and upper income based upon household size, and income, relative to the regional median income.

Housing Problems: The HUD definition of a household with a housing problem is one which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); 2) meets the definition of being overcrowded; or (3) spends more than 30% of its income on housing costs.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is "project" or "unit" based. In Housing Choice Voucher (formerly Section 8) rental assistance programs, the subsidy is linked to the recipient, who is free to use the voucher where there is a landlord willing to accept the assistance. This type of subsidy is said to be "tenant based."

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities. Same as: Dwelling Unit.

Housing Choice Voucher Program: A tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with incomes of 50 percent or below the area median income are eligible to participate in the program. This program was previously known as: Section 8 Rental Housing or Section 8 Voucher/Certificate Program.

HUD: See "U.S. Department of Housing and Urban Development (HUD)."

Income Categories: Five categories are used to classify a household according to income based on the median income for the County. Under State housing statutes, these categories are defined as follows: Extremely Low (0-30 % of County median); Very Low (31-50% of County median); Low (51-80% of County median); Moderate (81-120% of County median); and Upper (over 120% of County median).

Large Household: A household with five or more members.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site as rather than being constructed entirely at the site. Also referred to as: modular housing.

Market Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location, type, and condition.

Median Income: The annual income for each household size within a region that is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mobile Home: A structure, transportable in one or more sections, which is at least eight feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit, either with or without a permanent foundation, when connected to the required utilities.

Mortgage Revenue Bond (MRB): A State, County, or City program providing financing for the development of housing through the sale of tax-exempt bonds.

Overcrowding: As defined by the State Department of Housing and Community Development, a household with greater than 1.0 person per room, excluding bathrooms, kitchens, hallways, and porches, is considered overcrowded. Severe overcrowding is defined as households with greater than 1.50 persons per room.

Overpayment (aka Cost Burden): The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment, or cost burden, is where gross housing costs exceed 50 percent of gross income.

Parcel: The basic unit of land. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Physical Defects: A housing unit lacking complete kitchen or bathroom facilities (U.S. Census definition). Jurisdictions may expand upon the Census definition in defining units with physical defects.

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. Low-income families apply to the local public housing authority in the area in which they want to live.

Regional Housing Needs Statement (RHNS): The Regional Housing Needs Statement represents the regional housing plan for the San Diego Association of Governments (SANDAG) region. The RHNS is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the region. These housing need numbers serve as the basis for the update of the local jurisdiction's Housing Element. Same as: Regional Housing Needs Assessment.

Rehabilitation: The upgrading of building previously in a dilapidated or substandard condition for human habitation or use.

San Diego Association of Governments (SANDAG): The San Diego Association of Governments is the regional planning agency designated by the Federal government representing the San Diego County region. SANDAG is responsible for preparing the Regional Housing Needs Statement (RHNS).

Service Needs: The particular services identified for special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Single Room Occupancy Unit (SRO): Housing consisting of single room dwelling units that is the primary residence of its occupant or occupants and which contains either food preparation or sanitary facilities, or both. For acquisition or rehabilitation of an existing residential structure or hotel, neither food preparation nor sanitary facilities are required to be in the unit to qualify as an SRO, provided the building contains sanitary facilities that are shared by tenants.

Small Household: Pursuant to HUD definition, a small household is a household of two to four non-elderly persons.

Special Needs Groups: Those segments of the population which have more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, disabled, large households, female-headed households, farm workers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Elements, such as students, military households, other groups present in their community.

State Department of Housing and Community Development (HCD): The State Department responsible for housing policy and programs in California. HCD establishes the guidelines for

preparation of local housing elements, prepares the statewide housing element, and offers technical assistance to local jurisdictions.

Subdivision: The division of a lot, tract or parcel of land in accordance with the Subdivision Map act (California Government Code Section 66410 et seq.).

Substandard Housing: Housing which does not meet the minimum standards contained in the State Housing Code (i.e. does not provide shelter, endangers the health, safety of well-being of occupants). Jurisdictions may adopt more stringent local definitions of substandard housing.

Substandard, Suitable for Rehabilitation: Substandard units that are structurally sound and for which the cost of rehabilitation is considered economically warranted.

Substandard, Needs Replacement: Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible, such as instances where the majority of a unit has been damaged by fire.

Supportive Housing: State law defines "supportive housing" as housing with no limit on length of stay, that is occupied by low income adults with disabilities, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (California Health and Safety Code Section 50675.14).

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from one dwelling unit to another with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transitional Housing: Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. California law defines "transitional housing" and "transitional housing development" as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months (Health and Safety Code Section 50675.2).

U.S. Department of Housing and Urban Development (HUD): The Department of the Federal Government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

Zoning: A police power measure, enacted primarily by local government, in which the community is divided into zones that permit certain uses. Regulations governing lot size, building

bulk, placement, and other development standards vary from district to district, but they must be uniform within the same district. Each community adopts its own zoning ordinance specifying the development regulations and standards.

Appendix D: Public Noticing List

San Diego Audubon Society
4010 Morena Blvd, Suite #100
San Diego, CA 92117
(858) 273-7800

Walter Asher
Boca Del Mar Hometown
Association
121 Via de la Valle
Del Mar, CA 92014

Sherri Lightner, District 1
Councilmember
City of San Diego
202 "C" Street
San Diego, CA 92101

Director
City of San Diego Development
Services Dept.
1222 First Avenue, MS 501
San Diego, CA

Wnde Prtozman, Community
Development
City of Solana Beach
635 S. Highway 101
Solana Beach, CA 92075

Co. of SD/Dept. of Planning and
Land Uses
5201 Ruffin Rd., Suite 3
San Diego, CA 92123

Jacqueline Winterer
Friends of San Dieguito River
Valley
289 Ocean View
Del Mar, CA 92014

Chiara Clemente, Sr.
Environmental Scientist
Regional Water Quality Control-
San Diego
Region (Region 9)
9174 Sky Park Court #100
Robert J. Kard Director
San Diego Air Pollution Control
District
10124 Old Grove Road
San Diego, CA 92131

California Coastal Commission
7575 Metropolitan Drive #103
San Diego, CA 92108

Fish & Wildlife Ad. Comm.
County of San Diego
5201 Ruffin Rd., Ste.B
San Diego, CA 92123

Bill Michalsky
San Dieguito Lagoon Committee
201 Oceanview Avenue
Del Mar, CA 92014

David Abrams
Fairbanks Ranch Association
P.O. Box 8166
Rancho Santa Fe, CA 92067

Joe Harper, President/General
Manager
Del Mar Thoroughbred Club
P.O. Box 700
Del Mar, CA 92014

Rebecca Desmond, Director
Division of Fairs & Expositions
1010 Hurley Way, Suite 200
Sacramento, CA 95825

Bud Emerson, Del Mar Housign
Commission
1070 Klish Way
Del Mar, CA 92014

Shawna Anderson/Principal
Env. Planner
San Dieguito River Park JPA
18372 Sycamore Creek Road
Escondido, CA 92025

City of San Diego Police
Department
1401 Broadway
San Diego, CA 92101-5729

Ruben Barrales
SD Regional Chamber of
Commerce
402 W. Broadway, Suite 1000
San Diego, CA 92101

Gabriel Solmer
San Diego Coastkeeper
2825 Dewey Road, Suite 200
San Diego, CA 92106

Karen Ross, Secretary
State of California Dept. of Food
& Agriculture
1220 "N" Street, Room 409
Sacramento, CA 95814

Christine Kehoe
State of California Senate-
District 39
2445 5th Ave., Suite 200
San Diego, CA 92101

County of San Diego-Office of
Sheriff
P.O. Box 939062
San Diego, CA

Del Mar Union School District
225 Ninth Street
Del Mar, CA 92014

State of California Dept. of Fish
and Game
Tim Dillingham/Bill Tippetts
4949 View Ridge Ave
San Diego, CA 92123

Ana J. Matosantos, Director
State of California Dept. of
Finance
915 "L" Street, Suite 1145
Sacramento, CA 95814

Assemblyman Martin Garrick
Carlsbad District Office
1910 Palomar Point Way, Suite
106
Carlsbad, CA 92008

Diana Scheffler
Torrey Pines Community
Planning Group
13914 Boquita Drive
Del Mar, CA 92014

San Diego Association of Realtors
4845 Ronson Ct.
San Diego, CA 92111

Legal Aid Society of San Diego
110 S. Euclid Ave.
San Diego, CA 92114

Sean Wherley, Policy Director
San Diego Housing Federation
110 W. C St., Ste 1811
San Diego, CA 92101

Catherine A. Rodman
Affordable Housing Advocates
4305 University Ave., Ste. 110
San Diego, CA 92105

Jennifer Litwalk, J.D.
Regional Task Force on the
Homeless
4699 Murphy Canyon Rd.
San Diego, CA 92123

San Diego County Apartments
Association
8788 Balboa Ave., Ste. B
San Diego, CA 92123

Lutheran Social Services -- San
Diego
3101 Fourth Ave.
San Diego, CA 92103

South County Center
2727 Hoover Ave., Ste. 100
National City, CA 91950

San Diego County Housing and
Community Development
3989 Ruffin Rd.
San Diego, CA 92123

San Diego Interfaith Housing
Federation
7956 Lester Ave.
Lemon Grove, CA 91945

Coronado Chamber of Commerce
875 Orange Ave., Ste. 102
Coronado, CA 92118

Susan Baldwin
San Diego Association of
Governments
401 B Ave., Ste. 800
San Diego, CA 0

Coronado Senior Assn.
1019 Seventh St.
Coronado, CA 92118

Arlyn Escalante
Affordable Housing Advocates
4305 University Ave., Ste. 110
San Diego, CA 92105

Coronado Mainstreet
1013 Park Place
Coronado, CA 92118

Catholic Charities
349 Cedar St.
San Diego, CA 92101

Office of Government and Public
Affairs
County of San Diego
1700 Pacific Hwy.
San Diego, CA 92101

Edie Duarte
South Bay Community Services
1124 Bay Blvd., #D
Chula Vista, CA 91911

Greg Wade
City of Imperial Beach
825 Imperial Beach Blvd.
Imperial Beach, CA 92032

San Diego Regional Center
North County Center
1370 W. San Marcos Blvd, Suite
100
San Marcos, CA 92078

South County Service Center
884 Eastlake Parkway, Ste. 1629
Chula Vista, CA 91914

Maria Cavarlez
San Diego County Housing and
Community Development
3989 Ruffin Road
San Diego, CA 92123

Nat McCay
Del Mar Community Connections
P.O. Box 2947, Del Mar, CA 92014

Catherine A. Rodman
Affordable Housing Advocates
4305 University Avenue Ste 110
San Diego, CA 92105

Caroline Smith
Office of Government and Public
Affairs
Health and Human Services
Agency
1700 Pacific Highway
San Diego, CA 92101

Susan Baldwin
San Diego Association of
Governments
401 B Avenue Suite 800
San Diego CA 92101-4321

Maria Cavarlez
San Diego County Housing and
Community Development
3989 Ruffin Road
San Diego, CA 92123

Dianne McMillan
North San Diego County
Association of Realtors, Coastal
Service Center
6183 Paseo Del Norte, Suite 150
Carlsbad, CA 92011

Del Mar Village Association
PO Box 592, Del Mar CA 92014

North County Lifeline
Coastal Office
707 Oceanside Boulevard
Oceanside, CA 92054

Sue Reynolds, President/CEO
Community Housing Works
4305 University Avenue Suite 550
San Diego, CA 92105

CA Dept. of Fish & Game
Envir. Services Branch
Attn: Bob Radovich
1416 Ninth Street
Sacramento, CA 95814

Ellen Immergut, Manager of
Development and Communications
San Diego Habitat for Humanity
10222 San Diego Mission Road
San Diego, CA 92108

St. Peter's Episcopal Church
PO Box 336
Del Mar CA 92014

CA Dept. of Fish & Game
Envir. Services Branch
Attn: Bob Radovich
1416 Ninth Street
Sacramento, CA 95814