

# Appendix A:

## Review of Past Performance

The following chart is a review of the City of Del Mar’s housing project and program performance in the 2014-2019 Planning cycle. It is an evaluation of the 5<sup>th</sup> cycle’s Policy Program and considers all current and existing programs and projects as well as the most current accomplishments and effectiveness and appropriateness.

<b>Table 6-1: Past Performance</b>				
<b>Program</b>	<b>Program Objective</b>	<b>Implementation Timeframe</b>	<b>Effectiveness and Appropriateness</b>	<b>Current Status of Program</b>
<b>1-A.</b>	Continue implementing the City’s Condominium Conversion Ordinance to protect and mitigate against loss of apartment stock.	The program is now in place with ongoing implementation.	Program requires ongoing implementation but no code amendment or other significant action.	2019 Ongoing
<b>1-B.</b>	Municipal Code amendment modifying the affordable unit set-aside rate for condominium conversions from current 67% to a range of 10- to 30% (DMMC 24.21).	To be completed by May 2014 (12 months from date of Council adoption of Housing Element.)	Municipal Code Amendment A-14-02. City Council Ordinance No. 905 adopted on 5/4/2015	Completed
<b>1-C.</b>	Municipal Code amendment amending the Condominium Conversion Ordinance to allow in-lieu fee rather than unit set-aside mitigation for condominium conversions involving 2-5 apartments (DMMC 24.21).	To be completed by May 2014 (12 months from date of Council adoption of Housing Element.)	Municipal Code Amendment A-14-02. City Council Ordinance No. 905 adopted on 5/4/2015. The balance of the Housing Assistance fund as of 3/12/2019 was \$367,500.	Completed
<b>1-D.</b>	Municipal Code amendment amending the Condominium Conversion Ordinance to allow off-site unit set-aside mitigation (DMMC 24.21).	To be completed by May 2014.	A18-001. City Council Adopted the Amendment on October 15, 2018.	Completed
<b>1-E.</b>	Continue to use collected mitigation fees for affordable housing programs.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action. The balance of the Housing	2019 Ongoing

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			Assistance fund as of 3/12/2019 was \$367,500.	
<b>1-F.</b>	Review and possible increase of existing In-lieu Housing Mitigation Fee rate.	To be completed by May 2014 by May 2014	New fee adopted by resolution (#2018-28 on May 21st, 2018) of \$30 per SF for new condo conversions and all In-Lieu fees are tied to the CPI for annual increases. The balance of the Housing Assistance fund as of 3/12/2019 was \$367,500.	2018 Updated and Completed
<b>1-G.</b>	Municipal Code amendment to require the payment of an In-lieu Housing Mitigation Fee in cases where development proposal would result in an adverse impact on housing opportunities.	By May 2014	Code Amendment ZA-13-03. City Council Ordinance No. 889 adopted on 1/6/2014, City Council Resolution No. 2014-03 setting rate of Housing Reduction Mitigation Fee at \$23, 508	Completed
<b>1-H.</b>	Continue allowance for retention of structural and residential density non-conformities for multi-family structures (three or more units).	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing
<b>1-I.</b>	Municipal Code amendment allowing multi-family apartment building with nonconforming density to convert to condominiums with mitigation requirements applied.	Within 36 months of adoption of Housing Element Update, by May 2017	Municipal Code Amendment A-14-02. City Council Ordinance No. 905 adopted on 5/4/2015	Completed
<b>1-J.</b>	Municipal Code amendment to require mitigation measures on condominium conversions to assist renters of apartments to be converted (DMMC 24.21).	Within 36 months of adoption of Housing Element Update, by May 2017.	Municipal Code Amendment A-14-02. City Council Ordinance No. 905 adopted on 5/4/2015. Rate of Tenant Relocation Payment required under DMMC Section 24.21.125 set by City Council on 12/7/15 as Resolution No. 2015-84	Completed

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			- includes annual adjustment based on CPI	
<b>1-K.</b>	Continue to guard against degradation and loss of affordable housing stock	The program is now in place with ongoing implementation.	Program requires on-going implementation, including enforcement responding to code complaints submitted. No Code Amendment or other significant action required	2019 Ongoing
<b>2-A.</b>	Continue to implement Community Plan and Zoning Ordinance to provide opportunities and incentives for the construction of 42 new residential units during 2013-2021 cycle for: extremely low, very low, low- and moderate-income levels	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing
<b>2-B.</b>	Zone Code amendment to remove the requirement for receipt of Conditional Use Permit to develop at 17.6 du/ac density in the RM-East, RM-West, RM-Central and RM-South Zones (DMMC 30.16, 17, 18 and 19).	To be completed by May 2014.	Code Amendment ZA-14-04. City Council Ordinance No. 898 adopted on 6/16/2014. Associated General Plan Amendment GPA-14-01 adopted by City Council Resolution 2014-37 on 6/2/14	Completed
<b>2-C.</b>	Continue to maintain record of sites suitable for residential development and provide such information to the public.	Ongoing.	City has provided a public GIS service on our website which documents vacant sites. Parcels can then be searched through our permit tracking database to verify that they are suitable for residential development	Completed
<b>2-D.</b>	Conduct workshops to apprise the public of the opportunities for residential and mixed-use development in the City.	To be completed by May 2014.	The City has completed the “22 in 5” and as a part of this program, the City held a publicly noticed meeting to apprise the public and	Completed

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			developers of development potential in the City.	
<b>2-E.</b>	Zoning Code amendment to increase allowed density on properties in the North Commercial (NC) zone from one unit per site to 20 du/ac for projects that include an affordable housing component (DMMC 30.24).	Within 24 months of adoption of Housing Element Update, by May 2016.	Approved work program and budget to commence staff efforts environmental review of the required code amendment.	Underway, PEIR currently in process, the draft PEIR was available for public review at the end of 2019.
<b>2-F.</b>	Zoning Code amendment to increase allowed density on properties in the Professional Commercial (PC) zone from one unit per site to 20 du/ac for projects that include an affordable housing component (DMMC 30.25).	To be completed by May 2016.	Approved work program and budget to commence staff efforts and environmental review of the required code amendment.	Underway, PEIR currently in process, the draft PEIR was available for public review at the end of 2019.
<b>2-G.</b>	Zoning Code/Community Plan amendments and Local Coastal Program Amendment (LCPA) to assign a new land use designation and accompanying development parameters to two adjacent vacant parcels in the NC Zone allowing residential development at 20-25 du/ac with affordable housing component.	To be completed by May 2014.	Application for land use modification submitted 10/28/2013 (Watermark Project). Application deemed incomplete (12/18/13). On 7/21/14, City Council determines Specific Plan is appropriate mechanism for processing request for land use modification and for review of plans for accompanying multi-family housing project. Specific Plan revised and deemed complete on 12/23/2015. Environmental Impact report is under preparation	Underway, Environmental Impact report is under preparation. These properties are located within the NC Zone which is currently being evaluated under the PEIR described in program 2-E.
<b>2-H</b>	Conduct an analysis of governmental owned properties and consider	No specified time frame	Inventory and analysis of suitable properties completed under the	Completed. Inventory and

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	modifying the provisions of the Public Facility (PF) zone to allow residential uses at appropriate locations with affordable housing component.		“22 in 5” program. The City is also conducting an Environmental Impact Report to analyze the potential impacts of allowing affordable housing development in portions of the Public Facilities (PF) zone.	analysis of suitable properties completed under the “22 in 5” program. The City is also conducting an Environmental Impact Report to analyze the potential impacts of allowing affordable housing development in portions of the Public Facilities (PF) zone.
<b>2-I.</b>	Complete a property record and conduct public workshops to identify any other properties that would be appropriate for a land use re-designation to accommodate density of 20 du/ac.	To be completed by May 2014	Inventory and analysis of suitable properties completed under the “22 in 5” program.	Completed, Inventory and analysis of suitable properties completed under the “22 in 5” program.
<b>2-J.</b>	Assign Community Plan and LCP land use designations for 22 <sup>nd</sup> DAA Fairgrounds property to accommodate construction of dwelling units at 20 du/ac for replacement of backstretch housing, as identified in the 22 <sup>nd</sup> DAA’s Master Plan.	To be completed by May 2015	Program requires outreach to a state entity. Separate resolutions adopted by City Council (resolution No. 2013-09) and by 22 <sup>nd</sup> DAA (Council Resolution (March 13, 2013), each declaring intent to work cooperatively on ensuring that replacement of “backstretch” dorms at DAA site	Modified, The City of Del Mar has been working cooperatively with the 22 <sup>nd</sup> District Agricultural Association (DAA or Del Mar Fairgrounds) under the signed

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			will be done in a manner to help achieve City's housing goals.	MOU to develop housing on the fairgrounds site. A plan for the development of new residential units, as mentioned in our Housing Element, is being developed and is planned to be presented to both the City Council and the 22nd DAA Board of Directors.
<b>2-K.</b>	Zone Code amendment to permit emergency shelters in the North Commercial Zone through ministerial review process (DMMC 30.24).	To be completed by May 2014	Code Amendment ZA-13-02. City Council Ordinance No. 888 adopted on 11/18/ 2013	Completed
<b>2-L.</b>	Zone Code amendment to allow development of Single-Room Occupancy (SRO) units.	To be completed by May 2014	Code Amendment ZA-14-06, SRO portion of Code Amendment deferred for further review and policy discussion. Separate section of Code Amendment on Manufactured Homes adopted in City Council Ordinance No. 902 on 10/20/2014	Completed
<b>2-M.</b>	Continue to encourage St. Peter's Episcopal Church to continue its Interfaith Shelter Network Rotating Shelter and its Helping Hands program.	Ongoing, no action required.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing

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<b>2-N.</b>	Work with 22nd DAA and Thoroughbred Club to utilize Fairgrounds site for emergency housing during the winter months.	No specified time frame	Separate resolutions adopted by City Council (resolution No. 2013-09) and by 22 <sup>nd</sup> DAA (Council Resolution (March 13, 2013), each declaring intent to work cooperatively on ensuring that replacement of “backstretch” dorms at DAA site will be done in a manner to help achieve City’s housing goals.	Completed
<b>2-O.</b>	Zone Code amendment to allow transitional/supportive housing in all zones where housing is otherwise permitted and subject to the same development standards (Multiple DMMC Chapters).	To be completed by May 2014	Code Amendment ZA-13-04. City Council Ordinance No. 893 adopted on 3/17/ 2014	Completed
<b>2-P.</b>	Continue to permit community care facilities through the same zoning provisions applicable to residential units.	Ongoing	Program requires on-going implementation but no Code Amendment or other significant action. To date, no applications have been received.	2019 Ongoing
<b>2-Q.</b>	Zone Code Amendment to reduce the 1,000-linear foot minimum spacing requirement between community care facilities to 300-linear foot minimum spacing (multiple DMMC Chapters).	To be completed by May 2014	Code Amendment ZA-13-03. City Council Ordinance No. 896 adopted on 4/21/ 2014 as specified in Municipal Code Section 30.19.045 (B)(3) change minimum requirement to 300 feet.	Completed
<b>2-R.</b>	Zone Code amendment to permit manufactured homes meeting state and federal standards to be treated in same way as other single-family homes (multiple DMMC Chapters).	To be completed by May 2014	Code Amendment ZA-14-06. City Council Ordinance No. 902 adopted on 10/20/2014	Completed

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<b>2-S.</b>	Zone Code amendment to create new definition of “family” (DMMC 30.04).	To be completed by May 2014	Code Amendment ZA-13-04. City Council Ordinance No. 893 adopted on 3/17/ 2014	Completed
<b>3-A.</b>	Continue to use Housing Assistance Reserve for Rental Subsidy program, consider increasing number of individuals/families served from 8 to 16 per year.	The program is now in place with ongoing implementation.	Program requires on-going implementation with record keeping, accounts-payable forms and coordination with Del Mar Community Connections staff but no Code Amendment or other significant action	2019 Ongoing
<b>3-B.</b>	Consider increase in rate of In-lieu Housing Mitigation Fee.	No specified time frame	New fee adopted by resolution (#2018-28 on May 21st, 2018) of \$30 per SF for new condo conversions and all In-Lieu fees are tied to the CPI for annual increases. Since the fee increase, no applications have been received.	Completed
<b>3-C.</b>	Municipal Code amendment requiring payment of a Housing Mitigation Fee for projects that result in a net reduction in housing units on a property (DMMC 30.78).	To be completed by May 2014	Code Amendment ZA-13-03. City Council Ordinance No. 889 adopted on 1/6/2014. City Council Resolution No. 2014-03 setting rate of Housing Reduction Mitigation Fee at \$23,508	Completed
<b>3-D.</b>	Continue to accommodate and promote the construction of affordable Second-Dwelling Units.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing
<b>3-E.</b>	Zone Code amendment to provide additional incentives for Second-Dwelling-Units including, but not limited to: a 550 sq. ft. Floor Area	To be completed by May 2014	The city created a pilot program designed to provide incentives to those who wish to construct and Accessory Dwelling Unit and	Completed

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	Ratio (FAR) exemption and allowing encroachments into rear-yard setbacks, with caveats. (multiple DMMC sections).		dedicate it as affordable. The City has received one application for the construction of a deed restricted affordable ADU under the Pilot Program.	
<b>3-F.</b>	Municipal Code amendment for an amnesty program authorizing second units built without permits, with requirement for affordable rental rate deed restriction (multiple DMMC sections).	To be completed by May 2015	Research initiated, anticipated to City Council late mid 2020	2019 Underway
<b>4-A.</b>	Continue Shared Housing Program.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing
<b>4-B.</b>	Continue to work with Community Connections to keep records on the duration of each Shared Housing matches.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing
<b>4-C.</b>	Continue to contract with the San Diego County Housing Authority to administer the Housing Voucher Program.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing
<b>4-D.</b>	Continue to support the County Housing Authority's applications.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing
<b>4-E.</b>	Continue to promote the Housing Choice Voucher Program to owners and residents of City-approved Second-Dwelling-Units.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing

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<b>4-F.</b>	Zone Code amendment to make City's subdivision ordinance compliant with State Density Bonus Ordinance (DMMC 30.90).	To be completed by May 2014	Code Amendment ZA-13-01. City Council Ordinance No. 887 adopted on 10/7/2013	Completed
<b>4-G.</b>	Continue to educate citizens and prospective applicants of the opportunities available under the City's density bonus ordinance.	The program is now in place with ongoing implementation.	The City has posted educational material with regard to Density Bonus on the City's website at <a href="http://www.delmar.ca.us">www.delmar.ca.us</a>	Completed and 2019 ongoing
<b>4-H.</b>	Municipal Code amendment to apply set-aside/in-lieu fee requirement not only to subdivisions of 10 or more lots but also to subdivisions of six or more lots (DMMC 24.61).	To be completed by May 2014	Municipal Code Amendment A-14-02. City Council Ordinance No. 905 adopted on 5/4/2015	Completed
<b>4-I.</b>	Continue to monitor and maintain records regarding the affordability of new construction, conversion, and demolition of residential units.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing
<b>4-K.</b>	Continue to monitor and evaluate available State funding programs for use in the provision of affordable housing programs.	The program is now in place with ongoing implementation.	All available funding options for affordable housing projects were identified in the "22 in 5" report which was presented to City Council on June 4, 2018. A work program was also approved for the implementation of identified programs.	Completed
<b>4-L.</b>	Work with local non-profit housing organizations to apply for available State funding to implement additional affordable housing programs.	New Program, no timeframe specified.	This program was identified as a part of the "22in 5" project which was approved at City Council on June 4, 2018. A work program was also approved for the implementation of identified programs.	Completed

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<b>4-M.</b>	Support qualified affordable housing developers in their applications for State and federal City's Housing Assistance Reserve Funds.	New Program, no timeframe specified.	This program was identified as a part of the "22in 5" project which was approved at City Council on June 4, 2018. A work program was also approved for the implementation of identified programs.	Completed
<b>4-N.</b>	Monitor the affordability covenants and restrictions of all future affordable housing components of new development	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing
<b>4-O.</b>	Take necessary steps to enroll City in the County's Mortgage Credit Certificate Program.	To be completed by May 2014	The County's Mortgage Credit Certificate Program is at maximum capacity and no longer enrolling additional municipalities; the City will continue to monitor potential opportunities and vacancies in available programs.	2019 Ongoing
<b>5-A.</b>	Continue the application processing fee reduction/waiver program for projects with an affordable housing component.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing
<b>5-B.</b>	Continue to implement the development processing streamlining program for affordable housing development proposals.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2018 Ongoing
<b>5-C.</b>	Adoption of streamlined procedures for flexibility in the implementation of land use and zoning regulations for persons with disabilities.	To be completed by May 2014.	City Council Ordinance No. 908 adopted on 9/19/2016	Completed
<b>5-D.</b>	Continue to provide information to the public in general and architects in particular about the benefits for	The program is now in place with	The City has posted educational material with regard to Universal	Completed

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	adoption of universal design elements of the Uniform Building Code.	ongoing implementation.	Design Elements on the City's website at <a href="http://www.delmar.ca.us">www.delmar.ca.us</a>	
<b>5-E.</b>	Zone Code amendment to provide a Floor Area Ratio (FAR) exemption and setback allowances for portions of building retrofit needed solely for providing increased accessibility (Multiple DMMC sections).	Within eight-year cycle of the Housing Element Update.	City Council Ordinance No. 908 adopted on 9/19/2016	Completed
<b>5-F.</b>	Development of a set of design guidelines for education and guidance.	To be completed by May 2016	Design Guidelines adopted by City Council on 11/6/2017	Completed
<b>6-A.</b>	Continue to contract with Del Mar Community Connections or similar agencies to assure unrestricted access to housing in the community.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing
<b>6-B.</b>	Support of Del Mar Community Connections to disperse information regarding the shared housing and fair housing services they provide.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing
<b>6-C.</b>	Continue to work with Del Mar Community Connections to provide services for the elderly and those with special needs.	The program is now in place with ongoing implementation.	Program requires on-going implementation but no Code Amendment or other significant action	2019 Ongoing