

# SANDPIPER

## TASTY TRUCKS TRIAL

Ann Gardner | Via Latina

On a recent early evening young families, some with grandparents, plus soccer players and their moms made up most of the clientele at Del Mar's new Coast Blvd. food trucks. "I can't go into a restaurant with these cleats on," one soccer player grinned when I asked his mom if they would otherwise be going to a nearby restaurant. His mom added, "These kids are coming to eat at their favorite food trucks. They go online to track them, she explained. She was driving three players home from a nearby soccer practice and each one went for a different truck, or I should say given their mom-described "ravenous" appetites, each went to several different trucks. Mom also picked up a meal for herself: "I must admit the quality of the food is really good."



Photo Ann Gardner

The families, some with strollers, one dad with a bubble blowing machine and three with a grandparent walked from nearby neighborhoods to get an "easy and simple" meal. "It is nice to take a break from fixing



dinner at home, bundle up the kids and meet other residents here," Scott from Del Mar commented. "The kids can interact while we get to visit; a kind of mingling you really can't do that at a restaurant."

Gary Skillman brought his two young boys and his mother to "watch the sunset" at Powerhouse Park and then get something to eat as they walked back home. "Let's get them to open earlier" to take advantage of the sunset, he suggested. Bob Burchell, who lives on 18th St., commented, "Look around and see how people meet their neighbors. I think it is great!" Becky Ferdemon who grew up in Del Mar comes back once a week with her toddler son to visit her mother, longtime resident Elise Kerckhoff, and they came. "It's different, a good addition to the town. We like it."

The food trucks are new to Del Mar and some local restaurants have expressed concern that they will take business away from 'an already competitive environment.' Everyone, well not counting the soccer players, said they frequent restaurants in Del Mar but for a different reason. 'We love the restaurants here and the trucks are not going to replace going to a restaurant,' they explained. It is simply a new community venue, another reason for coming into town

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Photo Ann Gardner

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## COMMUNITY UNITY?

Del Mar citizens have spoken clearly. The vote on Prop J, the downtown Village Specific Plan (VSP) was a decisive "NO". Despite the fog of campaign wars, the message from the vote was clear: too big, too fast, too much, too scary.

We hope the City Council got the message that putting a comprehensive plan on the ballot before a community consensus has jelled makes no sense. There is no question that the Council tried valiantly to get citizen involvement (at least 90 meetings). But many citizen leaders warned the Council that going to a vote was premature, especially on a crowded ballot in a Presidential year.

Many citizens tuned in late and were surprised and confused by the complexity of the plan. Others felt there was too much change, period. Some disliked the traffic circulation plan for roundabouts and two lanes. Some disliked the second stories on the west side. Some disliked the increased density. Some feared the negative impact on nearby neighborhoods. Either of these could cause a negative vote but the combination of these concerns and dislikes leads to a safe conclusion to vote NO, which is what happened.

So, what now? Is there a way to get a return on the investment of public money and years of effort?

There is a ray of hope. Sifting through all of the letters, public testimony, and campaign flyers two elements of widespread agreement emerge. One: many believe



downtown needs some level of revitalization. Two: many still believe in the Community Plan's vision of a viable downtown. Perhaps these areas of agreement can become the building blocks for some more modest changes in the future.

Before any new efforts to change our downtown are undertaken, we need to find ways to heal some of the damage that has occurred to our community compact. We need to find a project that can unify our community. In previous periods of division in Del Mar we focused on projects like the library and the Powerhouse community center to pull us back together. Hopefully, we can find such a unifying project now.

After a while, with the experience of working together on something less contentious, we can refocus on what our downtown needs without tearing the community apart. ■

## Guest Editorial

### WHEN LIFE GIVES YOU LEMONS: Where do we go from here?

John Kerridge | El Amigo Road | SP Editor Emeritus

The voters have spoken. Downtown revitalization has lost the battle, but could it still win the war?

Of the numerous letters to the Sandpiper in opposition to Prop. J, one third explicitly made the point that revitalization is desirable: "[D]owntown Del Mar needs revitalizing", and "what Del Mar requires [is] a viable and enforceable village revitalization that projects and protects the essence of Del Mar". Add in those who actually supported Prop. J and revitalization could well enjoy majority approval.\*

So what's the next step?

The most explicit proposal came from Frank Chisari: "The City Council could... create committees of citizen volunteers to establish priorities and identify elements that they, the citizens, want to incorporate into a new [Downtown Specific] Plan." Others agreed: "We can cooperate to make Del Mar the place we all want it to be. [W]e could move in that direction, together, by establishing a set of priorities to deal with the

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### LETTERS TO THE EDITOR

- The Sandpiper welcomes readers' letters and articles.
- Material submitted must include the writer's name, street address and phone number, and should not exceed 500 words.
- Material to be published may be edited or shortened.

Send to: The Sandpiper, Box 2177, Del Mar, CA 92014; or editor@delmarsandpiper.org



**The Sandpiper** is published by the Del Mar Community Alliance, a not-for-profit corporation. Its purpose is to advocate the Del Mar Community Plan, to foster informed public and government decision-making regarding issues affecting the community of the City of Del Mar, and to encourage a social and political climate favorable to the protection of the community character of the City of Del Mar and its environs.

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## TASTY TRUCKS TRIAL

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and meeting up with neighbors.

The food trucks park at the former King Lot, across from the Powerhouse Community Center, every Wednesday from 5 to 8 p.m. They have business licenses from the City; have the same inspections as restaurants and Del Mar collects both sales tax and a share of the operating revenue from



*Bubble blowing machine at Food Trucks. Photo Ann Gardner*

the venture. Tasty offerings range from Barbeque items and Italian food to Crepes and Knish. At any one time 15 to 25 residents are here, either perusing the menus, visiting with neighbors or strolling home, with a meal under their arm.

### Update:

At its November 19 meeting the City Council passed a moratorium on any additional mobile vendors, including food trucks, until new regulations are in place. ■

## WHEN LIFE GIVES YOU LEMONS...

*continued from page 2*

issues the VSP trie[d] to address and then implement those priorities in a staged, measured, and democratic way." And: "We can preserve the best characteristics of Del Mar and move forward with revitalization - adoption of an appropriate plan for our community... with involvement of representative proportions of resident/business communities from its inception."

As Chisari obviously recognizes, the city council is key to any future activity in the revitalization arena. Given the questionable judgment exhibited by the council during the run-up to placing Prop. J on the November ballot, it may be asking too much that it wipe the egg off its face and move

## ROVING TEEN REPORTER

### POLITICAL NEWBIES

Leila Zein-Phillipson | Torrey Pines High School Junior

"Voting for the first time was really exciting--the best part was getting my own 'I Voted' sticker. I've waited for that for 18 years," said Torrey Pines senior Sam Stafford.

For the weeks preceding the elections, Facebook and other social media websites overflowed with teen political debates and opinions. Some enthused teens sported bumper stickers on their cars and wore shirts to show support for their preferred candidate.

18-year-old seniors in the San Dieguito Union High School District (SDUHSD) were able to vote in this year's election. However, those eligible to vote were not the only ones involved and interested in the elections.

Riley, 17, a senior although not able to vote in the elections, followed the debates and voiced her opinion. "I think it's important to know what's going on politically. The elections and the choice of president affects everyone, if not directly certainly indirectly."

Students form their own political opinions based on class discussion, social media and as well from their parents. Parents' political views often influence how their child thinks politically.

"I take after my parents because they subscribe to liberal media, so when I read that my views are tainted; I try and have my own opinion but it's hard when you're raised a certain way," said Nathalie, a junior at Canyon Crest Academy (CCA) who enjoys getting involved in political debate via Facebook.

On the contrary, Tasha, a junior at Torrey Pines High School (TPHS), feels differently, "I'm underage and I can't do much about the government, so I don't like to get involved."

Jake, founder of Conservative Club at TPHS, believes voting is a privilege, and although he was not able to vote, he was still passionate and campaigned for his preferred candidate. Jake feels it is important for teens to be involved in politics and form their own, personal opinions. "I evaluate my opinion from the facts presented to me through media, my personal experiences, my faith, and my business. I disagree

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forward. But for the long-term good of the community, that's exactly what it must do.

The council should set as its top priority the creation of what we can for convenience refer to as the "Chisari Committees". Not only is such active citizen involvement part and parcel of what has become known as "The Del Mar Way", it explicitly recapitulates the process that four decades ago led to our Community Plan.

In summary, "everyone agrees that Del Mar needs refurbishment." Is making this happen something that a majority of us could unite upon, thereby helping to heal the present divisions in our community? ■

*\* Please note: All individuals quoted here were opposed to Prop. J.*

## ASK DR. RICH!

Rich Simons | 11th Street

*Every month, Rich Simons answers readers' most perplexing questions.*

**Q.** Is there a Santa Claus? My live-in boyfriend says that if I read it in the Sandpiper it might have half a chance of being true – V.L.

Dear Virginia (somehow I sense that is your name):

I believe it is you who queried me last year about the existence of the Green Flash and I told you the truest thing I know: that so long as there are adults willing to stare out to sea at sunset grasping long-stemmed glasses bearing a light golden fluid with overtones of walnut and blackberries and a nice buttery finish, there will always be a Green Flash. Now I will tell you the raw truth about Santa Claus.

(But first a cautionary note. If you are under 9 years of age this is not appropriate material for you to be reading. Put it down immediately and go Twitter someone.)



Okay. That's better. Now we can talk. But before I can tell you what IS, I need to tell you what AIN'T, and I am sorry Virginia but there is NO fat, jolly guy with a white beard in a weird red outfit who pretends to slide down chimneys in houses that don't have one, any more than there is a big rabbit who hops around with baskets of colored eggs or a Tinkerbelle-like creature who

flits around at night swiping teeth from under children's pillows. But I am happy to be able to report that Santa Claus and the Easter Bunny and the Tooth Fairy DO all exist and I am pleased to be able to introduce you to →



Photo illustration Art Olson

them. All you need to do is walk to the nearest mirror and stare hard into it. That's right – to paraphrase Pogo: "We have met Santa Claus and he is us."

So, now that we have ferreted out the true identity of Santa, I feel justified in commenting that you have been doing a lousy job, especially in the business of that myth where you supposedly fly all around the world in some 13th-century jalopy dispensing gifts and sweets to ALL the children of the world. Hey, come off it dude. When was the last time you showered Nintendos on the children of Botswana? Or bicycles on the kids in Honduras? Hell, even with GPS you probably couldn't find Togo. Seems to me you've been pretty Euro-North America centric all these years.

How about trying to live up to the myth, Santa? Never mind the bicycles; they're a bitch to fit into a sleigh. And forget any electronics; where you're going they don't have electrons. But there isn't a boy in Ecuador who wouldn't be delighted to receive a soccer ball or a girl in the Congo who wouldn't love a doll. How tough can it be, Santa? I figure you've got about 3 weeks. ■

## SHOPPING LIST

Ann Gardner | Via Latina

New owners of the Del Mar Heights shopping center at the corner of Mango Drive and Del Mar Heights just west of I-5, have completed their online and "on-site customer intercept" survey getting 500 responses to the question: "what (do) you want to see happen?" They are currently reviewing the "tremendous amount of input," and anticipate completing an analysis of the results in the next few months. Donahue-Schriber Realty Group, the →

new owners who also own and are renovating the Del Mar Highlands Town Center across I-5 in Carmel Valley, bought the Heights shopping center last summer with the stated purpose of updating and improving it.

Elizabeth Schreiber, vice president and general manager of Donahue-Schriber, has said that the same renovation team that worked on the Highlands Town Center would be working on the Heights renovation design. She emphasized that the survey feedback would help them develop their plans, that it is their practice to make changes based on what nearby residents want. She expects to share their plans with the community in early 2013. ■



## PARKING PLAN

Tom McGreal | Stratford Court

During the course of the Village Specific Plan discussions, we were again reminded about the importance of having a parking plan for Del Mar that will accommodate the many

visitors, beachgoers, employees and residents. To address the parking issue, the City Council included the creation of a citywide comprehensive parking management plan as an "immediate action" in the Village Specific Plan. On October 22nd the City Council kicked off the Parking Plan discussion and reviewed a new staff report that offered recommendations as to how the City should proceed.

Hopefully, the City will continue this effort despite the fact that Prop J did not win voter approval on November 6th. In fact, the City should take this opportunity to establish a long term citywide parking plan that will guide future efforts to revitalize our village and manage the impact on the residential neighborhoods.

This won't be the first effort to address parking in Del Mar. Past efforts included surveys in 2012 and 1999 – 2000, which determined that on-street public parking is often fully occupied while private parking is underutilized. In addition the Traffic and Parking Advisory Committee (TPAC) presented a draft plan to the city in 2012. This prior work provides some starting facts and certain ideas that should be helpful.

Finding the right solutions for parking in Del Mar will be challenging. Parking requirements peak dramatically when the beaches are busy, while the fair is open and during the race season. Parking challenges in Del Mar differ significantly by area starting with the village, the beach area, the neighborhoods adjacent to the village like Luneta or Stratford, up on the hill or off San Dieguito Rd. Businesses don't generally have sufficient parking for their employees, so parking for employees tends to spill into the nearby residential areas. Finally, the very shoppers and diners we are trying to attract continue to struggle to find convenient parking.

Below are some of the issues that should be addressed in a successful citywide parking plan:

As a first step, the City should outline its goals and objectives for a citywide parking plan including the financial objectives. Let's be clear about the extent to which parking is intended to raise City revenues from visitors and residents.

A citywide parking management plan should be structured as an overriding plan that will then guide the incremental →

## ROVING TEEN REPORTER

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with my parents' political views on some topics," said Jake.

Whether teens' views are swayed by their parents or formed personally there is a certain pride that comes with the privilege to vote and to be involved politically even if one is not eligible to vote. Liberal, Conservative, undecided or not yet involved. The future is in the hands of the youth.

According to Franklin D. Roosevelt, "We cannot always build the future for our youth, but we can build our youth for the future." ■

## THE SANDPIPER WANTS YOU!

Even though the volunteers create the content, there are expenses for printing and mailing the Sandpiper to all Del Mar households. These expenses amount to about \$25,000 per year. Instead of subscriptions, the Sandpiper relies on donations to cover these expenses.

We employ a long range strategy for sustaining the paper's financial underpinning, with supporters joining one of our categories of support for three years at a time. Their generosity provides more than half of our annual expenses.

We invite you to join in this effort before the end of the year by becoming a financial supporter of the Sandpiper. Please join and add your name to the Chuck Newton or Publisher's Circle or join one of the other circles listed below.

- Chuck Newton Circle \$2500 per year for three years
- Publisher's Circle \$1000 per year for three years
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*Photo illustration Art Olson*

implementation of the plan in the village, near the beach and the residential neighborhoods of Del Mar.

The plan should address policy issues such as whether the City intends to create Parking Districts, what the plans are for public or public / private parking garages and whether or not the City believes it is necessary to introduce a residential parking pass concept.

The plan must focus on public safety issues. For example, many streets in Del Mar have no sidewalks, so parking on both sides of the street is quite dangerous for pedestrians and could potentially impede emergency vehicles.

A citywide parking plan must also maintain parity for all Dell Mar residents, so that no particular neighborhoods bear the brunt of costs or regulations.

Finally, the residents should have a prominent role in the conception and development of the parking plan to ensure the needed buy-in and agreement.

This is a longstanding issue in Del Mar that we can now address in a comprehensive way. The City has indicated that it will complete the planning process over the next eight months, so now is the time for residents to begin paying attention to the this important topic. Watch for City announcements of future TPAC meeting dates and agenda items in future City Council Meetings. ■

## FAIR TO ALL

Bud Emerson | Klish Way

Governor Brown has asked for recommendations on how to reorganize the state's 54 agricultural associations in order to achieve more local control and involvement.

In San Diego discussions are under way between the Fair Board and County Supervisors about a potential partnership to manage the local fairgrounds, 300 acres of which are within the boundaries of the city of Del Mar ( 70 acres in the East Lot are within San Diego city limits.).

Del Mar and Solana Beach are attempting to get seats at the table so that local issues can be represented. Del Mar's lobbying firm is representing our interests in Sacramento discussions.

Del Mar owns and maintains the streets and bridges surrounding the area. Del Mar provides municipal services to the fairgrounds. Most of Del Mar's safety and security calls come from the fairgrounds. Solana Beach streets and neighborhoods are directly impacted by fairground activities.



*Thrills on the Pirate Ship. Photo Virginia Lawrence*

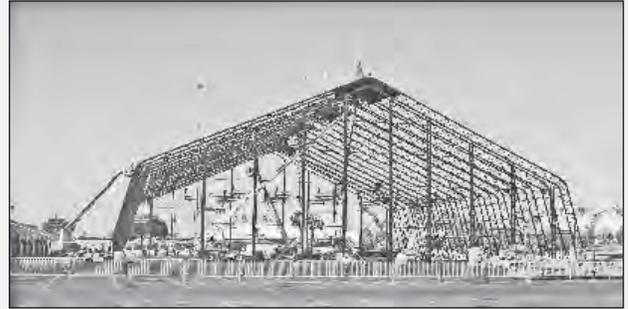
Del Mar's stated position "favors local control over the Fairgrounds and the adoption of a governance model that will be in the public interest and provide for the normal municipal oversight of non-fair enterprises. The City as a primary party of interest should be included as a participant in discussions concerning a change in the DAA structure."

Del Mar cites as a model its planning effort to amend our Local Coastal Plan to include the fairgrounds in which we have " included all the stakeholders in the planning process because we recognize that the fairgrounds is a regional asset."

Del Mar Council members assert that "If we do not collectively come up with a proposal to accomplish this goal Sacramento will...we respectfully submit



## VANISHING VALITAR



*Reported in the November Sandpiper: Temporary structure at Fairgrounds for VALITAR'S "humanity and horses" event running through the end of year. Photo Art Olson*

On November 21 the Sandpiper learned that the Fair Board had posted a notice on their website announcing the cancellation of Valitar due to poor ticket sales. Refunds were to be issued through Ticketmaster for those who had bought tickets.

that this process must include local jurisdictions which are directly affected by the fairgrounds operations and who have a good understanding of the complex issues involved".

In addressing the County Board soon to be Mayor Terry Sinnott listed 7 key measures of success to consider:

1. Will the Partnership provide better focus on the core mission of the Fairgrounds?
2. Will the financial decisions made by the Partnership be sound and result in improved infrastructure investments on the 370 acre facility?
3. Will the Partnership comply with State and local regulations, including environmental laws?
4. Will the Partnership provide better stewardship for the San Dieguito River Park (150 acres, \$90 Million)?
5. Will the Partnership be inclusive, not exclusive, and reach out to all stakeholders?
6. Will the Partnership pay for municipal services used at the Fairgrounds?
7. Will the Partnership help sustain and grow our agriculture and racing industries?

**Breaking News!** On November 21 the Sandpiper learned that the Fairgrounds Master Plan lawsuit had been settled.

According to Del Mar Council member Lee Haydu all four parties to the suit have signed off on a settlement: the Fair Board, Del Mar, Solana Beach, and the San Dieguito River Valley JPA. Terms of the settlement are yet to be disclosed to the public until final signatures are

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## THE VOTES ARE IN

Dave Druker | 10th Street

With only 90,000 votes left to count in the County as a whole and about 200 votes in Del Mar, most of the elections in San Diego County have been decided.

**In the City of Del Mar:** Prop J – The Village Specific Plan lost with 58% voting No and 42% voting Yes. While all of the council candidates were elected (only three ran with three openings), Sherryl Parks came out on top followed closely by Al Corti and Don Mosier. The interesting fact is that none garnered more than 50% of the vote. In prior elections with three candidates, normally the top two candidates get at between 51% and 60% of the vote. Prop H – Medical Marijuana Dispensary initiative lost by 57% to 43%. Similar initiatives in Solana Beach, Lemon Grove and Imperial Beach lost by even larger margins.

**In Solana Beach:** The council slate of Heebner, Zahn and Zito won against Driver, Powell and former Del Marian Paul Frankel.

**In Encinitas:** Jerome Stocks seeking a fourth term lost. So there is no longer a Stocks and Bond on the council as James Bond retired.

**In San Diego:** Tom Shepard was able to propel Bob Filner into the Mayor's seat, although he was assisted by the registration numbers favoring Democrats versus Republicans. Bob Filner has served in Congress for 20 years and prior to that was on the San Diego City Council for two terms and the San Diego School Board for two terms.

Sherry Lightner easily retained her City Council seat from District 1 the district for La Jolla and Carmel Valley.

In the San Dieguito School district the incumbents Joyce Dalessandro and Beth Hergesheimer easily won reelection over Del Marian Steve McDowell and former newscaster Graham Ledger.

For State Senate – Marty Block easily beat George Pleascia and for Assembly Toni Atkins easily beat Ralph Denney.

**In our Congressional District:** the 49th, Darrell Issa handily beat Jerry Tetelman.

**Countywide:** Barack Obama won 52% of the vote versus Mitt Romney's 46% with minor candidates winning the other 2%. Two of the statewide propositions had the opposite results countywide versus statewide. Prop 30 – State taxes for Fund Education, won in the state and lost in the county, Prop 32 – State Political Contribution, lost in the state and won in the county.

On Thursday, November 14, Steve Danon conceded the race for the third supervisorial district (Pam Slater-Price's replacement) to Dave Roberts. As this article is written Dave leads Steve by 3,692 votes.

In the 52nd Congressional District (the district just south and east of Del Mar), Brian Bilbray conceded to Scott Peters

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## WORKIN' ON THE RAILROAD

Verne Yates, Local Switchman

Sherryl L. Parks | Kalamath Drive

**SP** Why did you decide to build a garden railroad at your home?

**VY:** I have a lifelong love of trains. When I retired, I decided to build a garden railroad so I could indulge my childhood interest in model trains on a larger scale. I joined the San Diego Garden Railroad club to learn about the hobby.

**SP:** How did this interest in trains develop?

**VY:** All eight of my father's family who grew up in Montana worked for railroads or married someone who did. After World War I, my father and three of his brothers went to work for the Wabash Railroad as signal maintainers in Illinois, Indiana and Michigan. When I was in high



*Verne Yates at the switches. Photo Art Olson*

school and college, I had summer jobs working on a signal construction gang all across the mid-west.

**SP:** Did you have model trains as a child?

**VY:** I had a simple Lionel model train as a child, then built more complicated train layouts for my sons and now I am the perfect example of the difference between men and boys is the price of their toys.

**SP:** Tell me about your trains?

**VY:** The trains are G scale (1 inch equals 2 feet) and the engines are built by LGB in Germany. I grew up in the steam engine era and watched the railroads shift to diesel engines so I have a steam engine from the early 1900's and a diesel engine from the 60's. I have models of older wooden boxcars, cattle cars and a caboose as well as more modern steel boxcars, coal cars and tank cars. In addition, I have a string of 20's-era passenger cars and a wonderful circus train. The engines use battery power, have sound, and are radio-controlled.

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# VIRGINIA IGONDA

March 10, 1935 - Nov. 7, 2012

Carol Mason | Serpentine Drive



*Virginia sipping mate in the garden of her home in Monte Sueños, Vilcabamba, Ecuador.  
Photo Sergio Lub*

In her garden the morning after her mother died Virginia told me, Marguerite “had moved to another address.” I feel that my dear friend, Virginia Igonde, has done the same. She is just across the freeway perhaps, or vacationing in Spain or visiting family in Sonoma or enjoying the recent life she made for herself in Ecuador at Montesuenos, a cultural conference center in Vilcabamba. Her life force was so powerful that everyone who knew her felt affirmed or comforted or strengthened or encouraged.

In the '70s and '80s she was the cultural magnet and doyenne. Her shop, Ocean Song Gallery-Musica Del Mar drew us all for lectures, music performances, and tango and Spanish lessons. Many times we overflowed onto the sidewalk and had to be mindful of the fire regulations.

Virginia's store was the place to hang out, meet interesting people and listen to world music, balladeers, string trios, guitarists, South American harpists. Artists, musicians, poets and writers were encouraged and helped by Virginia and her partner, Jim Meadows. Together they commissioned work, then sold it or showed it in the gallery to give artists and musicians a foothold. Locals among them were Susan Beere, Robert Mason, Peter Sprague, Sheri Ritchlin, Alfredo Ortiz, Laurel Burch and many others. Virginia's excellent taste in international gifts and jewelry helped all shoppers find just that right item. Poetry readings and talks by writers, philosophers, scientists, scholars and psychologists resulted in yeasty discourse that became Del Mar's brand.

Born in Mendoza, Argentina, Virginia came to New York and eventually settled in Del Mar with her children Alejandra and Gabriel Cisneros. Alejandra, an architect and designer, now lives in Bali and Gabriel, an attorney, lives in Spain. Since leaving Del Mar Virginia, a natural citizen of the world, has lived in Italy, Argentina and Ecuador. In one of her recent emails she said she “continues to transverse the globe up and down and sideways.” At Montesuenos, owned by former Del Marian Meredith Miller, Virginia was hostess, translator, and blithe spirit making everyone welcome and comfortable.

# A LOT HAS CHANGED

Dave Druker | 10th Street

Recently the King Parking Lot across from the Powerhouse, Jakes, Poseidon and the Life Guard tower was sold and renamed Seagrove Parking Lot. Because part of the lot is on city right of way a lease for this right of way needed to be renegotiated. In the past, Del Mar received 5% of the gross receipts. Because of the cash nature of the business, Del Mar probably did not receive its full 5% as the typical revenue was about \$7500.

Under the new lease, Del Mar will be responsible for the enforcement of revenue collection as the parking lot will use park, pay and display. The lease will last for 30 years and Del Mar will receive 14% of the gross revenue from all activities for years 1 through 4 and 15% for all activities thereafter. These revenues will include any sales and rental activities. For the parking, Del Mar will receive during years 1 through 4, \$75,000 or 14% of gross receipts whichever is larger and for years 5 through 30 \$85,000 adjusted for inflation or 15% of gross revenue. In terms of enforcement revenue, Del Mar will receive \$70,000 per year and a 50% split for revenues over \$70,000 or \$270 per day if a least 100 spaces are not available for enforcement.

Ultimately, this lease could be equivalent to about \$145,000 per year. This seems to be a reasonable sum given that Del Mar under the current parking lot configuration is not able to collect revenue on about 10 parking spaces.

In other real estate news, L'Auberge is for sale. There is an unconfirmed rumor that it has been sold for \$26 million. If that were the case Del Mar would receive about \$34,400 of property tax per year. ■

For a few years while living in Orvieto, Italy and Buenos Aires, Virginia would return to Del Mar at tax time each year. She would come to a deck near her beloved Serpentine Drive house, where she had lived for 30 years, to commune with the Torrey Pines and the ocean and visit her friends. Conversation was always searching and stimulating for her mind was philosophical and captivating. She sought answers to the world's large questions through myth, the I Ching, and scientific knowledge and serious pondering.

When news of her passing came, the email tributes and memories and condolences fluttered across the internet in Del Mar and around the states and throughout the world for Virginia had friends everywhere. Alejandra suggested that local friends share her grief and celebrate her mother by dancing a few steps along the edge of the waves, sending a flower out to sea, listening to her favorite music, sharing a cup of tea, and a story or two. We are doing those things, and more, for when a friend dies and leaves a hole in your heart and in the hearts of many, you have known an extraordinary person.

*For another remembrance of Virginia, by author Sheri Ritchlin, go to [www.delmarsandpiper.org](http://www.delmarsandpiper.org)*

## PASEO'S DRAFTY DRAFT Time to ask the RIGHT QUESTIONS!

Bob Fuchs | Newcrest Point, Carmel Valley

The One Paseo project found seemingly common ground across party lines with candidates seeking to represent Carmel Valley and Del Mar Heights in the recent election. Most said that the proposed project was "too big for Carmel Valley" and that critical questions relating to traffic needed to be answered. Others said they would not support any new project requiring a change in the Community Plan that was not endorsed by local community planning boards. (No community planning board in the area has endorsed the proposed project!)

Internal documents from San Diego's Development Services Department show that in 2009, City staff recommended that "required technical studies be provided early in the process as a staff recommendation for a less intense land use concept and alternative land use designation could result if the proposal is found to have undesirable impacts on the community." This recommendation, which was ignored by the developer, suggests that acceptable impact levels should be determined first-- before designing a project to accommodate those limits.

### Important Questions re: Traffic:

- What is the estimated traffic projected for the Community Plan area when the remaining, already-approved projects are constructed?
- How much traffic would be generated when One Paseo's additional proposed entitlements are built?
- In plain language, what would be the experience for the 80% of the workforce commuting outside the community if "Level of Service F" (i.e., exceeding a road's carrying capacity and deemed unacceptable by City policy) are projected to occur due to these additional entitlements?

One would think that answers to these simple questions could be found in the developer's 4,500-page Draft Environmental Impact Report issued in March 2012. Alas, contrary to the requirements of the City's published traffic study manual, the traffic study in the DEIR appears carefully framed to avoid analysis of these scenarios and fogged over traffic issues in general.

Now the developer is again holding public meetings indicating it will remove the hotel and small amounts of commercial space from the proposed project. The reductions appear to reduce traffic generated by the project by about 12%. The original proposal would have generated more than 270% increase in traffic over the current entitlement. The unanswered questions above remain critical in evaluating whether this token reduction is sufficient.

Hopefully, DSD will require accurate answers to straightforward questions in the Final EIR so a reasonable alternative can be evaluated and endorsed by the local community planning boards before the project goes to San Diego City Council vote. ■

## THANKS, DANNY!

Nancy Fisher | 24th Street



Photo Nancy Fisher

After eighteen years of service with Del Mar's Public Works Department, Dan Peters will be retiring on Friday, December 28th.

He will be missed by his co-workers, especially during "Public Works Week," where he was a big hit at the barbeque, and by residents who appreciated his competence, great attitude, and quick smile.

We wish Dan the very best as he shifts his attention from keeping Del Mar running smoothly to fishing, attending Padres games, and spending time with his large and beloved family, and we hope he won't be a stranger!

For more on Dan Peters, please see our March 2012 profile at [www.delmarsandpiper.org/Pages/News2012\\_03/March2012\\_04.html](http://www.delmarsandpiper.org/Pages/News2012_03/March2012_04.html). ■

### THE VOTES ARE IN

*continued from page 7*

on Friday, November 16. As this article is written Scott leads Brian by 5,132 votes as compared to about 1,200 on election night.

In the next issue, I will report the precinct results for elections in Del Mar, how Del Mar voted versus the county as a whole and historical perspective on voting trends in San Diego County. ■

### WORKIN' ON THE RAILROAD

*continued from page 7*

#### SP: Tell me about your train layout?

VY: The layout is installed in a courtyard that is 16 feet by 32 feet and is elevated about 18 inches. There are two complete tracks that cross over and under each other with three bridges and a tunnel. Included are a depot, a farm, wild animals and several dinosaurs. The tracks end around the side of the house at a train barn where I store the trains and recharge the batteries.

#### SP: When do you operate your trains?

VY: All of my grandkids (10) have operated the trains and I have had many visits from friends who bring their grandchildren to see and operate the trains. I spend the most time cleaning Torrey Pine needles from the track and managing all the plants. A friend shot a short YouTube video when he brought his nephew to operate the trains. Search for "Mister Yates Train Yard" on YouTube.

#### SP: How does your wife feel about the trains?

VY: She is the reason my interest in model trains was rekindled. She wanted a train to run around our Christmas tree about 25 years ago. Over the years the Christmas Trains grew bigger and finally we moved outside. She also encouraged me to build the train layout in the courtyard. It's all her fault! ■



## Protect San Dieguito River Valley Coalition demands a public vote on oversized project in the floodplain.

*Photo from the San Diego Reader, October 22, 2012*

### CURTAINS FOR FLOODPLAIN

Ann Gardner | Via Latina

Del Mar Councilman Don Mosier, representing the San Dieguito River Park’s Joint Powers Authority (JPA), joined others at a recent press conference to protest the development of an oversized project on Via de la Valle north of the polo fields. Appearing before the San Diego City Council, the group’s presentation prompted a supportive comment from First District Councilwoman Sherri Lightner: “We are still working on (getting a legal opinion) and will be partnering with you going forward.”

At stake is the development of an over 600,000 square foot continuing care community with a 55 foot tall administration tower on 20 acres in the San Dieguito River floodplain, currently designated as open space and zoned for agricultural use. The three story building would block existing views from Via de la Valle across the polo fields to the River and adjacent hillsides. A member of the

Carmel Valley Planning Board, which provides advisory input on development in the area, commented: “It will draw a curtain over the River Valley.”

Earlier this year the San Diego Planning Commission opined that the project qualifies for a Conditional Use Permit, ignoring San Diego’s 1985 Managed Growth Initiative, Proposition A, which limits urban sprawl in specific non-urban areas and requires voter approval for any change in zoning. The proposed development, Rancho Del Mar, is on “Prop A Lands” and early supporters of Prop. A have “come out of retirement” to legally challenge the Planning Commission’s decision. The Coalition, Protect San Dieguito River Valley, includes the River Park, Sierra Club, League of Women Voters, San Diegans for Managed Growth and Friends of the San Dieguito River Valley and is co-chaired by Cory Ha’o and Jeff Barnouw of Del Mar. They claim the Commission made an uninformed, invalid decision and have asked City Attorney Jan Goldsmith to respond. The City Attorney’s response is pending.

Mosier who represents Del Mar on the San Dieguito River  
*continued on page 12*

### NEIGHBORLY NEGOTIATIONS

Anthony Corso | Stratford Court

The City Council is moving forward to make a two-year trial program that gives residents more opportunity to provide input on new development in their neighborhoods, permanent.

Two years ago then-Design Review Board (DRB) Chair Lee Haydu proposed a change in the review process to get residents involved earlier, before proposals were submitted to the City. At the time she noted that without prior dialogue and discussion DRB meetings were often lengthy and acrimonious. She also noted that applicants who had interacted cooperatively with neighbors prior to DRB review got through the process with minimal objection, but there was no formal requirement to do so.

Her suggestion resulted in a two-year trial program, the “Citizen Participation Program (CPP),” that temporarily established a neighborhood outreach requirement

for applicants of residential projects. Under the program applicants had to schedule and notify neighbors within 300 feet of a proposed development of an opportunity to meet with them, at a convenient location, to review and provide input on the design. Thirteen projects went through the process.

Current Design Review Board members are unanimously positive about program results (more than half of the projects were approved on consent or at the first public hearing) and recommend that it be continued. They suggested a few procedural modifications including a 14-day notice of the required neighborhood meeting, and that a written summary of the meeting go back to the attendees for review.

The Planning staff also supports continuation of the Program and a clarification of the following: which projects require the implementation of a CPP, evidence required to document that the neighborhood outreach occurred, a written report describing what was accomplished, names of attendees, points that were raised and revisions, if any, that were made. □

# DEL MAR COMMUNITY CALENDAR

## Highlights for December 2012

**Del Mar Farmer's Market:** Every Saturday, 1:00-4:00 p.m, DMTV station lot. -Fresh produce, fish, flowers, homemade treats, and more.

**DM Library:** Wonders of the Universe: the Winter Sky, Saturday, December 1st, 3:30 p.m.

**DMVA:** "Holiday Wonderland in Del Mar", Saturday, December 1st, 2:00-5:00 p.m., tree lighting at L'Auberge at 5:00 p.m. -Tickets available online and at event. -Have your photo taken with Santa, enjoy a horse and carriage ride, jump into 3 tons of real snow, tastes from Del Mar restaurants and so much more!  
[www.delmarmainstreet.com](http://www.delmarmainstreet.com)

**DMCC:** Computer training for seniors, Mondays, 9:00-11:30 a.m., Del Mar Community Building, 225 9th st., no reservations required.

**DMF:** DMF Children's Committee Mtg. and Social, Wednesday, December 5th, DM Library, 9:30-10:30 p.m., children are welcome at the meeting.

**DMF:** Eve Selis, Powerhouse, Thursday, December 6th, 7:00 p.m. --We're sorry, but this series is sold out.

**DM Library:** "Mastering your health series"-- understanding your unique mind-body personality (Dosha) and how it relates to your health, Thursday, December 6th, 1:00 p.m.

**DMF:** Del Mar Children's Committee HOLIDAY PARTY! Sunday, December 9th, Powerhouse, 2:00 p.m. -Join

us for a holiday craft, some old-fashioned caroling and a special performance by SD Junior Theater of Junie B. Jones, "Holiday Edition". Reservations required: [www.delmarfoundation.org](http://www.delmarfoundation.org).

**DMCC:** Annual Holiday Day Tea, Cookie Swap and Food Collection, Monday, December 10th, 2:00-4:00 p.m., St. Peter's Parrish Hall, call #858.792.7565 for more info and reserve a seat.

**DMF:** Cultural Arts Committee Meeting, Powerhouse, Wednesday, December 12th, 8:30 a.m.

**DM Library:** Art for kids, Wednesday, December 12th, 4:00 p.m., Ages 5-10, registration required.

**DMVA:** Monthly Board Meeting, Thursday, December 13th, 8:30 a.m., City Hall Annex.

**DMCC:** Travel Club, led by Arlene Lighthall, Thursday, December 13th, 10:00-11:30 a.m., Del Mar Community Building, 225 9th St.

**DMCC:** " Singing Together Holiday Sing", Thursday, December 13th, 3:00-4:30 p.m., Chisari residence, 1010 Crest Rd., no reservations necessary.

**DMF:** Cultural Arts Committee presents "Bluegrass and Beyond" performance by Rob Ickes and Jim Hurst, DM Community Center, Sunday, December 16th, 7:00 p.m., reservations required: [www.delmarfoundation.org](http://www.delmarfoundation.org)

**DMF:** Board of Directors Meeting, Thursday, December 20th, DM Community Building, 8:00 a.m.

Please visit: [www.delmar.ca.us](http://www.delmar.ca.us) for City of Del Mar Meetings calendar.

Have a very Happy Holiday!

Extra copies of the Sandpiper are available at: City Hall, the Library, the Powerhouse, and the Carmel Valley Library; at The Gym at Del Mar and the Vet's Clinic on Jimmy Durante Blvd; at the Solana Beach Library and the Solana Beach Community Center.



Florence Stevens (right) with her daughter-in-law Lynn.  
Photo courtesy Carolyn Stevens

## FLORENCE STEVENS 1915-2012

Florence Stevens, fifty-two year resident of Del Mar, died in her home on November 17, 2012, at the age of 97. When her husband, Bob, got a job at Nonlinear Systems in 1960, Florence and her family moved to Del Mar where they rented a home for a year on Stratford Court before moving up the hill to Sea View.

A lifelong peace activist, Florence began the Del Mar chapter of Turn Towards Peace which hosted two Hiroshima bombing survivors at a well attended public meeting held on the grounds of the old Del Mar Hotel, led local anti-Vietnam war movements, and served as a McGovern delegate to the Democratic National Convention in 1972. In more recent years she served as a board member and volunteer for Del Mar Community Connections.

See the full obituary at [www.delmarsandpiper.org](http://www.delmarsandpiper.org)

## DESIGNS ON DOWNTOWN

Art Olson | Avenida Primavera

With the defeat of Proposition J at the ballot box, one might think that any changes concerning Del Mar's Downtown Commercial zone would be on hold – at least for now. This is not the case. In the process of preparing the Village Specific Plan, the City Planners, City Council, Planning Commission and Design Review Board took a hard look at the existing Design Review Ordinances (DROs), and found that they were geared more toward residential projects than to new commercial development.

On October 22nd the City Council affirmed that the current ordinances did not provide the Design Review Board with the appropriate tools to review any major changes in the Commercial and Public Facility zones, which stretch north on Camino Del Mar from 9th St. to 15th St. They discussed suggestions for new and modified Design Review Ordinances for the downtown area. In particular the Council felt that the current standards did not sufficiently address the issues of aesthetics and design particular to commercial properties, including the relationship of new developments to one another and their impact on an appropriate pedestrian experience along the City's main commercial corridors. In addition, they found that the current DROs did not address the appropriate levels of protection of view and privacy rights of any new residential units located within the downtown.

Thus, one of the first issues that the newly constituted City Council will face are the specifics of the new DROs for Del Mar's commercial district. Among the currently proposed draft ordinances are those that regulate a project's site design and its impact on visual appearance, pedestrian circulation, and on adjacent residential areas; they include elements such as on-site parking, refuse/recycling areas, bicycle racks, storage areas and outdoor uses. Other proposed ordinances are specific to the structural designs themselves, in terms of architectural articulation and building materials. Another set of suggested regulations pertain to the nature of street-level facades; their scale and their relationship to pedestrian flow and interest. Yet others would regulate building facade projections, signage and exterior lighting. The proposed ordinances would also limit protection against view or privacy impacts for properties in the downtown area but would retain such for adjacent residential areas. Not mentioned explicitly in the proposed ordinances are any new DROs for sidewalk cafes, which instead would continue to be reviewed directly by the City Council under an existing set of separate city

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### FAIR TO ALL

*continued from page 6*

obtained from the four entities, but Haydu says "the Del Mar Council members are quite pleased with the outcome."

Because the original suit filed against the fairgrounds cited issues concerning traffic, noise, pollution, and lagoon protection the Sandpiper presumes that the settlement will require the Fair Board to re-open the Master Plan and EIR to address these concerns. ■

## GRANNYS FOR GRANTS

Bud Emerson | Klish Way

One element of our Community Plan addresses housing. This element is required by state law to be updated for the period 2013-2020. Del Mar's "fair share" of "affordable" housing has been determined to be 12 new units. The "low income" ranges go as high as \$69,400 for a five person household. So "affordability" could mean units suitable for teachers, public employees, local business employees, seniors, students, and even relatives.

Failure to achieve this and other goals results in "penalties" that significantly reduce Del Mar's prospects for gaining grant monies and regional allocation of funds.

The City Council is now reviewing drafts of this housing element drawn up by staff with advice from a citizen ad hoc advisory committee. Proposed programs include the following:

- rezoning the commercial districts to permit mixed use development (small housing units attached to commercial entities)
- permitting granny flat units to be added to houses under 2500 square feet with additional floor area allowances up to 550 square feet.
- establishing a one year amnesty period for illegal units to be permitted, with a requirement that they be rented as affordable units
- initiating a pilot program to convert one apartment house to condos if a percentage of the units (one third) are placed under city control as affordable rentals
- doubling the number of rental subsidies to cover a total of 16 families
- negotiating with the Fair Board to construct qualified units on that property

The Council will be asking for public input in time for the plan update to be submitted for State review in January 2013. ■

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ordinances.

Clearly, one of the positive outcomes of the proposed Village Specific Plan was an extensive evaluation of the type of impacts that new development in Del Mar's Commercial District might have, and a re-examination of the Design Review Ordinances to protect the character of our City in anticipation such development. According to City Senior Planner Adam Birnbaum, the new ordinances should come before the newly constituted City Council for approval in December or January. ■

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### CURTAINS FOR FLOODPLAIN

*continued from page 10*

Park's Board of Directors says: "I was pleased to present the unanimous view of the River Park JPA that this project violates Prop. A and impacts the sensitive river habitat and a public view corridor in the San Dieguito River Valley." ■



# Del Mar Community Connections

www.dmcc.cc | (858) 792-7565 | heather@dmcc.cc | P.O. Box 2947, Del Mar, CA 92014

## DECEMBER 2012

### Dr. Kalina's Senior Health Forum Holiday Celebration

2nd Tuesday only this month due to the holidays  
- 9:30 to 11:30 am – Time to celebrate the close of another healthy year with your Health Forum buddies. Refreshments provided. DMCB conference room, 225 9th St.

### Singing Together Holiday Sing

Thursday, December 13 – 3 to 4:30 pm

We're looking for the robust turnout that we usually have in December....so many good songs to sing!! Song sheets and piano accompaniment provided. Chisari residence, 1010 Crest Rd. No reservations necessary.

### Bus Excursion to Coastal Communities Concert Band Annual Holiday Concert

Sunday, December 2 – Concert begins at 2

Annual CCC Band concert benefitting Meals on Wheels. Van departs DMCB parking lot at 12:30; returns approximately 5 pm. Call to reserve your seat 858-792-7565. \$20 includes ticket and van donation. Tickets can also be purchased online at <http://www.meals-on-wheels.org>. Escondido Center for Performing Arts, 340 N. Escondido Blvd., Escondido.

### Computer Tutoring for Seniors

Mondays, 9 – 11:30 am

Free! Whether you are new to computing or just want to brush up on your skills, please drop by! Taught by Lucy Zizka. DMCB, 225 9th St. No reservations needed.

### iPad Training

Wednesdays – Beginners – 10 to 11 am

Intermediate – 3 to 4 pm

Bring your iPad! Taught by Friedo Friedlander in the DMCB Conference Room, 225 9th St.

### Oriental Brush Painting

Wednesdays, 1 to 3 pm – Houston Burnside, facilitator. Del Mar Community Building, 225 9th St.

### DMCC Travel Club

Thurs, December 13, 10 to 11:30 am – Led by Arlene Lighthall. Del Mar Community Building, 225 9th St.

### "Book Babes" Book Club

Thurs, December 29, 2 to 3 pm - Joanne Sharp and Candace Sage facilitate. Del Mar Community Building, 225 9th St.

### DMCC Annual Holiday Day Tea, Cookie Swap and Food Collection

Monday, December 10 – 2 to 4 pm

It's time to gather together and celebrate friendships and the holidays at our annual Holiday Tea. If you wish to participate in the cookie exchange, please bring 2 dozen of your favorite treats to share and swap. We're also collecting non-perishable food items or new, unwrapped toys for Holiday Baskets 2012. Light refreshments and carols....come join the fun! This event replaces our monthly TLC and ROMEO luncheons. St. Peter's Parish Hall, 334 14th Street. Call 858-792-7565 to reserve your seat!

Happy Holidays from your friends at Del Mar Community Connections!



## VISIT THE SANDPIPER ONLINE!

This month's complete issue **plus** web exclusives, colored pix, photo essays, useful links, alerts, and much more!



[www.delmarsandpiper.org](http://www.delmarsandpiper.org)

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## SEEKING HOSTS

Nancy Fisher | 24th Street

Del Mar Community Connections (DMCC) envisions our comfortable new Community Building as a gathering spot where Del Mar residents can drop by to have a cup of coffee, play a board game, read the paper, or work on their laptops – and they're looking for some special volunteers to make that happen.

To ensure that the building, which they share with the Del Mar Foundation, can remain open and accessible during their office hours, DMCC is looking for residents to act as "Community Building Hosts" who will greet and visit with guests, prepare refreshments, set out board games, restock supplies, and do some light cleanup. Hosts volunteer for a minimum of one and a half hours, once per week, in shifts beginning at 8:30am and ending at 4:00pm. And if things are quiet, they can also help with some of the daily DMCC tasks such as decorating the bulletin board, stuffing envelopes, or stapling newsletters.



Houston Burnside, Asian Brush Painting. Photo Heather Glenn

DMCC Board Member, Karolen Linderman, after informally filling the "host" role several times, has enjoyed meeting new residents and letting them know about the services that are available. "It's always fulfilling to assist DMCC in continuing to grow as the wonderful organization it is," she says.

Heather Glenn, DMCC's Program Director, is still adjusting to the move from their former closet-sized office to what she describes as a "palace," and wants to share it with the community. "I'm grateful to the Del Mar Foundation for

taking the lead and making it such a beautiful destination," she says, and adds that she finds it "rewarding" that community members are taking advantage of the additional space to offer new activities, including iPad lessons and Asian Brush Painting, and that residents are embracing them.

No specific skills are required for the hosts, but DMCC staff is looking for volunteers who enjoy working with seniors, have a cheerful, helpful demeanor, and can see what needs to be done and take action. If this sounds like you, please contact Heather Glenn at (858) 792-7565 or email her at [heather@dmcc.cc](mailto:heather@dmcc.cc). □



Friedo Friedlander, iPad Lessons. Photo Heather Glenn



Community Building lobby. Photo Virginia Lawrence