



Sandpiper

DEL MAR'S COMMUNITY JOURNAL

Volume 26 Number 8 October 2022

SANDPIPER ENDORSEMENT FOR DEL MAR CITY COUNCIL: DWIGHT WORDEN

The importance of Dwight Worden's role on our City Council cannot be overstated. His leadership style involves respectful listening, resourceful problem-solving, and facilitation of community consensus. Even in the face of contentious discussions, he treats everyone with respect and helps guide all toward civil discourse and intelligent decisions. He can be counted on to understand the nuances of complex issues and to craft strategies that best serve Del Mar's interests.

Few have done as much as Dwight Worden to bring to fruition the small-town vision laid out in our Community Plan. Recognized throughout the state as an expert in environmental and municipal law, Worden has been using his know-how for Del Mar's benefit for more than four decades, serving our citizens and our community as our City Attorney, as legal counsel for regional organizations and environmental and grassroots citizen groups, as a community advocate, as a contributing volunteer on numerous city advisory committees, and as a Del Mar City Council Member and our current Mayor.

As author of the Beach Preservation Initiative (BPI) and special counsel defending the BPI, Worden's work returned over 66,740 sq ft of beach to public use and ensures the right of property owners to protect their homes with BPI-compliant seawalls. As author of Measure B, his work gave citizens the right to vote on major downtown developments and made sure that two signature properties (the Del Mar Plaza and L'Auberge) were scaled to the vision of our Community Plan.

In Worden's eight years on Council, he helped guide the development of our new Civic Center on time and on budget, and supported conservative financial management through the pandemic, Streetscape implementation, and infrastructure improvements to our sewer, water, and streets. He was instrumental in shaping our Adaptation Plan for sea level rise, drafting the specific Plan language that details why managed retreat is not feasible for Del Mar. There is no small irony in the fact that Worden has been viciously and falsely attacked for years for "supporting" managed retreat, when he authored the language against managed retreat in our Plan, and he authored the BPI that protects private beachfront property. He fashioned a compromise plan for short-term rentals that protects our residential core. He supported Measure Q as a source of revenue to support undergrounding, downtown Streetscape,

and Shores Park. He has fought to achieve compliance with state housing law in ways that fit with our community character.

He supports reproductive freedom, women's right to choose, and the right of privacy that protects contraceptive and abortion rights, marriage rights, and other fundamental individual rights. He is in favor of Proposition 1 on our statewide ballot this November to codify reproductive rights into the State Constitution. As a long-time general counsel for the local Planned Parenthood affiliate, he worked for reproductive and privacy rights his entire legal career, and he has actively and consistently supported these rights politically.

Del Mar residents will be well-represented with Dwight Worden's credibility at regional and state levels, where critical strategic decisions will be made to relocate the rail tracks, fight sea level rise, remove nuclear waste from San Onofre, achieve state housing goals, and modernize regional transportation systems.

In our efforts to protect our small-town character, Del Mar always has a full agenda. Mayor Worden has an unmatched combination of qualifications and values to lead us through these internal and external challenges. We ask our readers to support Dwight Worden's candidacy, and we endorse him without reservation.

Other candidates

There are two other candidates for the second vacancy on the Council. **Terry Gaasterland** has served on the Council for the last four years after serving on the Finance Committee and Design Review Board, and she chaired the Sea Level Rise Technical Advisory Committee. Although we have often disagreed with her positions, we recognize that she is supported by many in the community who share our values. Her endorsements from officials within the region suggest that she has the potential to become a stronger representative for Del Mar's interests at the regional level than she has been in her first term. Although her uneven record (documented in past Sandpiper issues) prevents us from endorsing her, if you choose to cast your second vote in a responsible way, we concede that she is a better choice than the third candidate, **Stephen Quirk**, who is the twin brother of incumbent Council Member Dan Quirk. We could find no evidence of any civic activity on the part of the second Quirk twin (see commentary about the likely twin problem on Page 3). His answers to the six questions posed by the Sandpiper are generalized and uninformed, and indicate that he is far from ready to assume the responsibilities of a Council Member.

Read the commentary on Page 3 entitled "Second Vote: Crazy Math" to understand how a your second vote can inadvertently contribute to your priority candidate's loss. ▣

The Sandpiper endorses the following candidates for federal, state, and local offices on the basis of their contributions to the welfare of Del Mar citizens, their leadership on important regional issues, and their shared values.

There is one unique feature of the District 38 State Senate race worth pointing out, a result of recent redistricting. If Catherine Blakespear is elected, she will join Toni Atkins as our second State Senator since Toni has 2 more years left in her term. Having two strong women representing our district should be interesting and beneficial.

US House of Representatives, District 49
Mike Levin

California State Senate, District 38
Catherine Blakespear

California State Assembly, District 77
Tasha Boerner Horvath

Del Mar City Council
Dwight Worden

San Dieguito Union High School Board, Area 3
Jane Lea Smith □

DEL MAR TAKING FIRST STEPS ON BUILDING ELECTRIFICATION

by Ann Feeney | Rimini Road

On October 17 the Sustainability Advisory Committee (SAC) will present to City Council their proposal for a Del Mar building code change to have new homes be built without any gas hookups. The SAC has been advocating this for years, and recently has been talking with Encinitas and Solana Beach staff and Environmental Commission members, finding out what worked for their cities and what suggestions they have for Del Mar moving forward. Encinitas and Solana Beach each passed building electrification (BE) codes in 2021, and our proposal for Del Mar is most closely aligned with the Encinitas ordinance. In our proposal, we request that the Building Code in Del Mar be modified to require all new construction to be all-electric. As with our neighboring cities, we also recommend that all major remodels and major revisions be all electric. This means that the highly efficient heat pump water heaters will be used instead of gas heaters. Instead of gas furnaces, heat pump space conditioners will be recommended, which have the added benefit of providing cooling as well as heating with the one appliance. With the recent heat wave, it became clear that home cooling is a necessity even for coastal Del Mar. Induction cooktops are the highly recommended alternative to gas cooktops, primarily for eliminating the indoor air pollution and health risks of cooking with a gas cooktop. They are also much better for fine cooking with their precise temperature control.

SAC did an informational outreach workshop by Zoom on September 12. If you missed it, you can see it anytime at <https://vimeo.com/749282579>. This webinar explains why BE is important in fighting climate change, reducing our GHG emissions, and achieving our climate action plan goals. The webinar explains what heat pump water heaters and space conditioners are, and why they are much more efficient than the gas alternatives. We also explain what induction cooking is, and why it is better than gas cooking.

At the October 17 Council meeting, Council members will decide whether they want to move forward on a BE ordinance, and if so, if they approve the outline of the SAC proposal. If you are in favor of cleaner homes, please write a red dot letter in support of Del Mar moving forward on drafting a BE ordinance. □



Sandpiper

DEL MAR'S COMMUNITY JOURNAL

The Sandpiper is published by the Del Mar Community Alliance, a 501(C)(4) non-profit. 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.

Editorial Board: Jeff Barnouw, Bud Emerson, Virginia Lawrence, Hylton Lonstein, Julie Maxey-Allison, Don Mosier, Betty Wheeler. All editors, writers, and photographers are unpaid volunteers.

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In Brief

Safe crossing Del Mar Heights Road

Design work for the traffic light to be installed at Del Mar Heights Road and Mercado Drive is expected to be completed by the end of this calendar year. Construction activities are projected to begin after Labor Day 2023. This project also includes the installation of solar-powered flashing beacons with signal-ahead warning signs at the crest peak between Mercado Drive and Mango Drive (near the intersection at Boquita Drive) to better warn drivers of the upcoming traffic signals at the bottom of crest. □

TWO QUIRKS??

by Don Mosier | Rimini Road

Dan Quirk’s identical twin brother Stephen is running for City Council. Whatever the merits of Stephen’s positions on important issues for Del Mar, we are deeply concerned about the practical impacts of having twin brothers who reside in adjoining duplex units on one parcel holding two seats on our city council.

First, both would be legally deemed to have a conflict of interest requiring recusal for any development project within 500 ft. of their property. This means that any project (like Watermark) in the North Commercial (NC) zone would have 3 council members (Tracy Martinez also lives nearby) in conflict. Since any council decision requires 3 (or more) votes to pass, one or more of the conflicted members would be selected by chance to vote even though they live close to the proposed project. This is unlikely to result in the best outcome for Del Mar. Because the recent NC upzoning provides for a potential 200+ housing units, having three Council members conflicted out would pose serious problems, including having at least one conflicted Councilmember allowed to vote on projects where they would otherwise, by law, have a conflict of interest that precludes them from voting.

Second, Dan Quirk has tried and failed to get his opinions on the council agenda because he could not get a second council member to agree (one exception; Tracy Martinez agreed to put the “no trains” discussion on the council agenda). If Stephen Quirk supports his brother, we envision many more instances of Quirk diatribes derailing council discussions.

Third, the appearance of nepotism when making council decisions invites legal challenges, particularly with regard to their shared real property interests. Of course, it is now impossible for Stephen Quirk to be appointed to either the DRB or Planning Commission, so long as his brother is on the City Council. That is because the current Council, by a vote of 4-1 (Worden voting no) amended the City’s policy on Boards and Commissions, effective April 4, 2022, to prohibit an immediate family member of a City Council member, including a “sibling living,” from serving on the DRB or Planning Commission, “because of conflicts of interest which might exist...and in order to...avoid questions of fairness and bias, prejudice or influence...” For two twin brothers who decide it is fine for both of them to serve on the Council at the same time, despite nepotism concerns, shows bad judgement on the part of both of them.

Why is Councilmember Dan Quirk pushing hard for his twin brother to be elected to serve with him on the City Council, when by a policy that Dan Quirk voted for earlier this year, his brother could not serve on the DRB or Planning Commission? Nepotism should be of greater concern, →

SECOND VOTE: CRAZY MATH

by Bud Emerson | Klish Way

It is possible that a candidate with fewer supporters can be elected if voters are not careful with their second vote. Because of the math, there is a risk that how a voter casts that second vote will actually contribute to their priority candidate’s loss.

We have three candidates for two open council positions. Ardent Worden supporters will vote for Dwight, ardent Gaasterland supporters will vote for Terry, and ardent Quirk voters will vote for Stephen, but where will the second votes land?

Consider this simple hypothetical: Assume that there are 1000 voters who are ardent supporters of Worden or Gaasterland and they cast their first vote for their favorite. Many pay less attention to their second vote, resulting in Worden and Gaasterland each getting 500 second place votes but Stephen Quirk getting 1000 second place votes from Worden and Gaasterland supporters. Because of his lead in second priority votes, Quirk wins the seat even though he gets the fewest first priority votes. These numbers are rounded off, but they illustrate the point that your second vote can have unintended consequences. ■

CANDIDATE	1 st PRIORITY VOTES	2 nd PRIORITY VOTES	TOTAL
Worden	1000	500	1500
Gaasterland	1000	500	1500
S. Quirk	600	1000	1600

In Brief

Shred it

EDCO’s free October 15, 2022 Del Mar Recycles event will ke place from 9am-noon at Shores Park’s lower parking lot with on-site shredding (limit 3 banker boxes per household), drop-off of universal waste lamps, household batteries, unwanted pharmaceuticals, and sharps. Free mulch will be available for Del Mar residents while supplies last (self-serve; bring your own cans/bags, gloves and shovel). ■

the more powerful the position.

Finally, Stephen has no prior experience at any level of city government. We believe that serving on the Design Review Board or the Planning Commission is valuable training for understanding the Community Plan and the proper role of the City Council, even though current council rules would preclude his appointment to either body. ■

by Jerry Wu | Torrey Pines High School Senior

by Hylton Lonstein and Julie Maxey-Allison, DMF Board

Did you know that 42 million years ago a saber-toothed cat roamed west of the Rocky Mountains, and its fossils were found in the San Diego region? Are you aware of all the Torrey Pines Conservancy does to preserve natural habitat and increase enjoyment of the Torrey Pines Reserve?

The next season of DMFTalks, which draws speakers from locally-based creative, intellectual and scientific leaders, begins this month with the locally discovered *Diegoaelurus* cat fossil and the Torrey Pines Conservancy as the first two scheduled Talks.

On October 13, Ashley Poust, Ph.D., of the San Diego Natural History Museum (the Nat), will present “Hello Kitty!” during which he’ll share insight into his recent study of the 42-million year old *Diegoaelurus* fossil, the San Diego Cat, unearthed in Oceanside and since housed at the Nat. Dr. Poust’s work includes studying vertebrates and evolutionary biology - examining ancient life through anatomy, bone and egg microstructure, and biogeography. His work has been featured in *Scientific American*, *Smithsonian Magazine*, *Newsweek*, *National Public Radio*, and more.

On November 17, Rick Gulley, President of the Torrey Pines Conservancy will discuss the various efforts of the 72-year old organization to encourage public interest in, and support for, the preservation of the rare Torrey pine trees and their scenic refuge; and to increase enjoyment and stewardship of the Torrey Pines Reserve.

These first two Talks are sure to kick off yet another fantastic DMFTalks season. The Talks are free and open to the public, but do require registration ahead of time. Visit our website for more information and to register for these and future DMFTalks. ■



A 2021 DMFTalk featuring Paul Baribault of the San Diego Wildlife Alliance. Photo courtesy of the Del Mar Foundation.

President Joe Biden announced on August 24th a student loan forgiveness plan that could help reduce the federal loans of over 43 million nationwide. The plan will cancel up to \$10,000 in student loan debt for those with annual incomes lower than \$125,000 and households that earn less than \$250,000.

With the national student debt ballooning to over 4.3 billion dollars in recent years, many view the legislation with a positive outlook, including Nathan Chang, a 2021 graduate of the University of San Diego.

“I just qualified for up to \$20,000 ... this helps me out, and it helps clear out my entire personal debt,” Chang said.

College students unaffected by the plan, like Sky Yang, a junior at the University of California San Diego, acknowledge the long-term potential for the rest of the community. Considering the burdens of increasing college tuition and other expenses students face, Yang is confident that legislation will help many students focus and pursue higher education.

“I know it has granted a lot of people amazing reliefs from just their financial duties, and they are able to pursue their dreams. Just equal opportunities for all people, so college is more affordable to Americans in both middle class and low-income folks,” Yang said.

While the student loan forgiveness plan helps answer the cries from federal debt, for many, their year-long student debt far exceeds any realistic amount for the relief promised to have any significant effect. According to *Forbes*, more than three million student loan borrowers have accumulated student debt over \$100,000. So, in hindsight, the legislation offers slight consolation and only a temporary fix. The continuous rise in college tuition also dissuades many that the plan will provide tangible benefits to students. Austin Wade, a U.S. History teacher at Torrey Pines who will have his remaining student loan paid off from the forgiveness plan, expresses his uncertainty.

“I feel like tuition continues to go up at somewhat astronomical rates. So, I think it’s a temporary fix because what are those people going to do when they’re finishing college this year, next year?” Wade said.

Today, President Joe Biden’s hopes of a universal solution to the burdens of student debt to thousands in the country are still an ideal far away. There remains a large portion of individuals suffering from student loan debt, having to deliberate heavily on many of their life decisions. But the passing of the loan forgiveness plan pioneers the country in the right direction toward long-term economic stability for all. ■

UPDATED BOOSTERS ARE HERE!

by Don Mosier | Rimini Road

The FDA authorized distribution of new formulations of the COVID-19 mRNA vaccines from Moderna and Pfizer/BioNTech on August 31st based on safety data in humans and efficacy data from animal studies. Both vaccines have two mRNA components, one encoding the spike protein from the original SARS-CoV-2 strain and a second encoding the different spike protein from the current variants (BA.4 and BA.5). Bivalent simply means that the vaccines have two components. The Moderna vaccine contains 25 micrograms of each mRNA and is authorized for individuals 18 years and older. The Pfizer/BioNTech vaccine contains 15 micrograms of each mRNA and is authorized for children 12 year or older as well as adults. Some doctors recommend staying with the same vaccine manufacturer that you received previously, although there is no obvious harm in switching that has emerged to date.

The bivalent booster shots are recommended if 6 months have elapsed since your last booster shot with original Moderna or Pfizer/BioNTech vaccine formulation or primary immunization with the Johnson and Johnson vaccine. If you have recently had a COVID-19 infection (probably from the more prevalent BA.5 variant), you are advised by the CDC to wait 3 months before getting the bivalent booster shot.

The immune response in older individuals is less robust and wanes earlier than that seen in younger adults. The CDC recommendation of waiting 6 months since your last booster is really focused on the general population, and those over 65 may benefit from getting the bivalent booster as soon as 3-4 months after their previous booster.

We don't know how effective the bivalent boosters will be in preventing infection, hospitalization, or death due to COVID infection. These data are being gathered as the new vaccines are being administered, so results will become clear over the next few months. One major concern is that a new variant may emerge this winter that is sufficiently different from the BA.5 variant that it evades the immune response triggered by the new vaccines. While 68% of the U.S. population is fully vaccinated (as of mid-September), that still leaves a large fraction of unvaccinated individuals who are highly susceptible to infection and who will not get the bivalent vaccines.

Deaths from COVID infection in the U.S. have plateaued at around 400 per day for the last two months. Deaths are more common in older individuals with underlying conditions, but this death rate underscores how dangerous this disease is for vulnerable individuals. Moreover, it makes it clear that we have not controlled this pandemic and the virus is here to stay. □



Del Mar Community Connections
Supporting and Serving Seniors

by Ashley Simpkins, Program Director

Fight the Flu – It Starts With You!

Did you know that approximately 80% of flu deaths occur in older adults? The single most important measure you can take to protect yourself and loved ones from influenza is to get your flu vaccine shot every Fall.

DMCC will host a flu vaccine clinic on Friday, October 7, 10am – 1pm, on the patio of the Del Mar Community Building, 225 9th St. A CVS pharmacist will be there to dispense high-dose shots specialized for the 65+ population, and shots are free with Medicare and most private insurance plans. Have a snack on us while you enjoy a beautiful view of the ocean and say hello to friends and neighbors. Registration is required; for more information (or to receive assistance in finding a flu shot or Covid booster elsewhere), call the DMCC office at (858) 792-7565.

Page Turners Welcomes William Kent Krueger

DMCC Page Turners Book Club, in partnership with the Del Mar Branch library, will return from a summer hiatus and welcome bestselling author William Kent Krueger to remotely discuss his latest novel Fox Creek on Thursday, October 27 at 2pm. Best known for crime novels, Krueger has won multiple awards including the Edgar award, and we look forward to discussing his craft with him. To learn how to register for this or any other DMCC programs, go to dmcc.cc/calendar.

Volunteers of the Month

DMCC's Volunteer of the Month for September 2022 was **Beverly Boggs**, an upbeat volunteer who often helps with mailing and administrative tasks, nominated by Development Chair Mary Walshok.

DMCC's Volunteers of the Month for October 2022 are **Melissa Russell** and **Lauren Wright**, who both serve on the Outreach committee. Melissa and Lauren led a project to create a new brochure to help orient people to DMCC's programs, services, and volunteer opportunities. They were nominated by Outreach co-chair Tema Halpern.

DMCC programs and services depend on our incredible volunteers! To learn more about Beverly, Melissa, and Lauren, or serving DMCC with administrative tasks or committee work, visit dmcc.cc/volunteerofthemonth.

For more information... or to join our email list:

Please visit our website at dmcc.cc or contact the DMCC office at (858) 792-7565 or dmcc@dmcc.cc. □

Question 2

SANDAG has identified two preferred options for a train tunnel under Del Mar, one the westerly route that crosses under Camino Del Mar, and the second easterly route that crosses under Crest Canyon. Both will have impacts to Del Mar, primarily at the northern and southern entrances to the tunnel. Do you prefer one or the other tunnel alignment, and what strategy do you think best serves Del Mar's interests as the City participates in SANDAG's process to select the alignment, mitigate impacts, and get the tracks off the bluffs?

Terry Gaasterland

Q.2 - As it stands, SANDAG staff has narrowed their five alignments down to the two that they prefer according to their priorities. Their westerly route along Camino Del Mar could seriously affect many homes on both sides of CDM and would not solve the long-term goal of avoiding flooding from sea level rise since the route would still go through the lagoon to our south. Therefore, I cannot support this route.

The second route SANDAG prefers would be deep underground and enter near Jimmy Durante and Camino Del Mar, and then run diagonally until it reaches Portofino Road in the City of San Diego. We cannot fully understand the impacts of this route without further geotechnical and environmental study and preliminary design.

SANDAG has eliminated a third route that may be less impactful to the City of Del Mar. It would relocate the tracks to near the I-5 Right Of Way with a smaller tunnel under Del Mar Heights Road. In my opinion, this route should be included in the environmental and geotechnical studies that will begin in early 2023. I will continue to bring these concerns to SANDAG at future Board meetings.

Stephen Quirk

Q.2 - SANDAG has narrowed five alignments down to two based on their priorities. With almost zero feedback from the public, they have eliminated a third alignment along the I-5 that would be less impactful to Del Mar. This should be included in their 2023 environmental study. Additionally, let us all remember that in 2021 SANDAG initially called for "bluff decapitation" as one of their primary solutions for helping to stabilize Del Mar's bluffs where the tracks currently run. It was only because of significant community input and opposition that they backed away from this truly terrible and environmentally destructive proposal.

Dwight Worden

Q.2 – I will insist that SANDAG address our concerns and do a tunnel that is right for Del Mar. Our community deserves thorough vetting and environmental review of all feasible alignments, and robust opportunities to be heard on key issues: Where will the portals be? How will the tunnel be vented? Will there be vibration or noise? The alignment crossing Crest Canyon may be best –less disruptive, more protective of the lagoons, less costly, faster service—but my mind is open. Tunnels run under L.A. neighborhoods without problems; it can be done, and getting the tracks off our bluffs is critical.

Question 3

In January 2022, Councilmember Dan Quirk and Deputy Mayor Tracy Martinez filed a City Council Agenda Report in support of a proposed Resolution supporting efforts to analyze long-term train viability. The train tracks running through Del Mar are used by freight trains, Amtrak passenger trains, and NCTD's Coaster. Do you agree with their statement that "'no train' is one of the options we believe the community needs to be thoroughly vetting?" If so, briefly explain why you think it is realistic and advantageous for Del Mar to seek an end to all train service through Del Mar, and how this could be accomplished.

Terry Gaasterland

Q.3 - No, I do not agree. The LOSSAN rail corridor for freight and passengers is here for the foreseeable future, and any council candidate who would state they can stop it would be misleading voters. Council members must focus on ensuring that the re-routing of the tracks is done in Del Mar's best interest. The Council's job is to protect the interests of our residents.

Stephen Quirk

Q.3 - There are serious problems and challenges for the train, but the tracks that run through Del Mar have been in place for many years and will remain so for the foreseeable future. On this issue and others, it is my sincere desire to listen to what the many different residents of Del Mar have to say. We all benefit from hearing diverse opinions and perspectives.

Dwight Worden

Q.3 - The "No train" option is an ill-informed, unrealistic concept that undermines our climate goals and our credibility. It's magical thinking that Del Mar can broker an end to train service with stakeholders like AMTRAK, BNSF, SANDAG, NCTD, and STRACNET (Defense). It's time to stop tilting at windmills! Every freight car can take 4-6 semis off the freeway. Passenger trains take millions of cars off roadways. Trains reduce congestion and GHG emissions. With innovators like the former SpaceX engineers [bit.ly/train-zero] developing autonomous, zero-emissions rail cars, trains will be an even more important part of our transportation matrix in our carbon-neutral future.

Question 4

Do you believe that one councilmember should publicly advance a position that is counter to the adopted Council position; e.g. attacking the SANDAG Regional Transportation Plan that was supported by our representative on the SANDAG Board of Directors and a majority of the Council?

Terry Gaasterland

Q.4 - When a Council member is representing Del Mar – for example, on the CEA, NCTD or SANDAG Boards – they are obligated to vote based on the decision the City Council has made. However, Council members have the same free speech

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rights as any other individual. When a Council member expresses a position contrary to a Council majority position, they have an obligation to present it as their own personal opinion.

Stephen Quirk

Q.4 - I believe in free speech. I believe that Council Members have the same rights as any other individual and that they have the right to express their opinions as their own. We all benefit from hearing different opinions and perspectives.

Dwight Worden

Q.4 - Robust Council and public debate is critically important; I encourage it, and as Mayor, I foster it. Each councilmember (and member of the public) has the right and opportunity to express their viewpoints, and advocate for them vigorously. However, once the debate is over and the Council makes a decision that becomes the City's policy or official position, it is part of every Councilmember's job to support the adopted City positions, and to clearly indicate when he or she is speaking as a private citizen and expressing an opinion that is contrary to the City's position. Teamwork is vital!

Question 5

Will you support the Council compromise on short term rentals, allowing 24 days a year with minimum 7-day stay in residential zones, and unlimited short-term rentals in commercial zones? If not, what limits will you support to protect and preserve residential neighborhoods and housing stock for residential use?

Terry Gaasterland

Q.5 - This issue will be coming before the City Council for discussion in the near future. I am committed to creating a policy that will be beneficial to the residents of our City.

Stephen Quirk

Q.5 - Short term rentals are an issue that every city in the county is trying to thoughtfully address. San Diego, the largest city in the County, is currently vetting regulations revolving around quotas, limits on licenses per individual, grandfathering, official registration and related TOT taxes, strict standards on noise and disruptive behavior, robust compliance and enforcement, and license revocation for bad operators. Del Mar should closely monitor San Diego's process and results, as well as other nearby cities. I strongly support protecting our peaceful residential neighborhoods from being turned into disruptive party zones.

Dwight Worden

Q.5 - Yes. We need to protect our residential neighborhoods from what otherwise can be a plague of "mini-hotels." I helped draft the 28-7 plan (it's 28-7, not 24-7) - a good compromise that prevents "mini-hotels" or multiple turnovers in a week disrupting residential neighborhoods. 28 days a year, plus traditional 30+-day summer/race rentals allows rentals for the full summer. 28-7 accommodates our residents who short-term rent, but intentionally excludes commercial operators. With unlimited STRs in Commercial zones, the 941 project, Wave Crest and L'Auberge

timeshares, there is plenty of opportunity for STRs in Del Mar under 28-7. Let's protect our neighborhoods!

Question 6

The city adopted its Climate Action Plan (CAP) in 2016 with target goals that are not legally binding. The CAP was due for an update in 2021, but that has been postponed while the climate crisis continues to worsen. Do you support a CAP update in 2023, and do you agree that the updated document should be legally binding to ensure that implementation actually happens?

Terry Gaasterland

Q.6 - I fully support a CAP update in 2023. In fact, I believe it is necessary to update the Climate Action Plan on an ongoing basis to ensure we are keeping up with the latest technologies.

Stephen Quirk

Q.6 - Response: I support updating our CAP update for 2023 as well as future updates to keep up with the many significant and rapidly occurring advances in science and technology. I am a technology entrepreneur with a keen interest in protecting the environment, and my current company, Sustain6, is part of the technology wave that is going to help us creatively and constructively address climate change with forward looking thinking, not backwards. Too often, the discussion on climate change is framed as a win-lose instead of the win-win that it can and will be.

Dwight Worden

Q.6 - Yes. As Council liaison to the Sustainability committee, I helped develop our Climate Action Plan, and fully support updating it and making it legally binding. Climate change is now a "Code Red for Humanity." Del Mar is small, but we can and must do our part, and can set an example for other cities. The Council has already achieved key parts of the CAP, including founding and joining the Clean Energy Alliance. Updated and legally binding elements will make it more effective. I support a robust community discussion as we work together to update our CAP and lead on climate. ■

SHATTERED SANDSTONE COMING DOWN IN CHUNKS AND FLAKES



Newest bluff collapse. Photo by Julie Maxey-Allison.

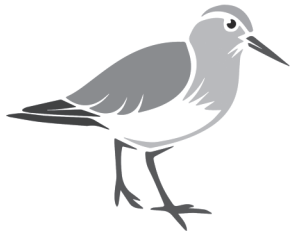
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SANDPIPER

DEL MAR'S COMMUNITY JOURNAL

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DATED MATERIAL



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2022 DEL MAR CITY COUNCIL CANDIDATE ANSWERS

The Sandpiper wants to help readers be very clear about where they stand on key issues. Our goal is specifics, not generalities. Voters need to know exactly where you stand and what they can expect you to do if you are elected to office. Please answer each question as succinctly as possible (fewer than 100 words).

Question 1

The current plan to implement the 6th cycle Housing Element focuses on adding 54 low-income units on fairgrounds property, despite concerns voiced by the state Housing and Community Development Department (HCD) that this would isolate low-income residents from the rest of Del Mar. If the Fairgrounds site is not approved by HCD or the City is unable to secure an agreement for Fairgrounds housing within the specified timeframe (by Dec. 2024), the City is obligated to rezone eligible sites of Program 1E at 20-25 dwelling units per acre for development by right, within six months. Which of these options would you support for the required rezoning by right? 1) rezone the vacant North Bluff sites, 2) rezone the vacant South Stratford properties, 3) split the rezoning between the North Bluff and South Stratford sites; or 4) vote against implementing Program 1E? Briefly explain why you prefer the option you identified.

Terry Gaasterland

Q.1 Housing on the fairgrounds is underway, and I am fully committed to making it happen on time. The North and South Bluffs were designated in the Community Plan as the lowest density in Del Mar to protect the integrity of the bluffs. In my opinion, we cannot allow high-density zoning on these protected bluffs. As a member of the City Council, I will do everything



possible to prevent high-density zoning from happening there.

Stephen Quirk



Q.1 Housing concepts and designs on the fairgrounds are moving forward. A significant portion of Del Mar's RHNA jobs numbers (determined by SANDAG) and related housing requirements include many events and related jobs that occur on the fairgrounds. As such, the fairgrounds should be required to make a deal with Del Mar to follow through on our thoughtful plan. The bluff areas of Del Mar are fragile. In September, there was a report of another stress fault on our bluffs. I am strongly opposed to high density development for Del Mar, particularly in our residential neighborhoods and vulnerable environmental zones.

Dwight Worden



Q.1 – Getting a fairgrounds deal for affordable housing is high-priority. HCD's isolation concerns can be addressed with good design, quality on-site services, transportation, and engagement in community-wide programs. Putting 250+ units on the North Bluff—where the community rejected Marisol—should be our last choice. If we don't get a fairgrounds deal and are legally required to rezone other sites, splitting the units between North Bluff and south Stratford is more equitable. In an earlier Council vote, I suggested such a split, but a majority supported North Bluff only. Putting the City in violation of State law is not an option.

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