

SANDPIPER

AN AFFORDABLE FIRST for the Right Reasons

Bertha Leone | Crest Road

Del Mar has its first deed-restricted affordable housing accessory dwelling unit! Finally!

The ADU (also known as a “granny flat”) at 423 Luzon Avenue is the first to be counted toward Del Mar’s affordable housing quota assigned by the State of California in its effort to mitigate the housing shortage. The ADU will be a replacement of an existing detached garage with the ADU in a project that involves the demolition of the single-family residence and the construction of a new residence with an attached garage. The project is also the first to qualify for Del Mar’s FAR incentive program, where the city is offering a bonus of 500 square feet (added to the allowed FAR for the property) in return for a 30-year deed-restricted ADU.

Until now, Del Mar has had two permitted ADUs but no deed-restricted ones. The new Luzon ADU will be counted as affordable housing that accommodates renters whose income must not exceed 80% of the San Diego County AMI (Area Median Income). The homeowner(s) must agree to a 30-year deed restriction on the income limit.

Lisa Tam and Everett Love, the owners of the approved project and future residents of the property, live a faith-based life, espousing the words of St. Paul to the Corinthians that Lisa paraphrases: God is the Father of all compassion, who comforts us when we are troubled, so that we can comfort others who are troubled. They support missionary partners in Peru, Kenya and India; Everett leads Bible study groups; and Lisa provides independent living and peer support services for the homeless and at-risk-of-homelessness population.

Both Lisa and Everett see their project as an opportunity to share their property and provide affordable housing to someone who will be an asset to Del Mar, but who could not otherwise afford to live here. Lisa envisions that potential renters might be an EMT, lifeguard, graduate student, junior city planner, clergy, a senior citizen on a fixed income, or a caregiver, perhaps allowing a Del Mar resident to age in place at home. She and Everett recognize the need to comply with the City’s process for income verification of

applicants before deciding to whom they will rent.

The project has been through the full Design Review Board process. The ADU portion was exempted from design review per state law. The only Del Mar design requirements for approval are that the ADU must respect the architectural design of the primary residence and not exceed 550 square feet.

Two additional affordable units at the former gas station property on Camino Del Mar have been approved by the City and are on the May 9 agenda for Coastal Commission approval. Stay tuned for more information about 941 Camino Del Mar (formerly the Garden Project).

These three affordable units are a small portion of the 76 that Del Mar needs across all income levels, but they do contribute to the city’s critical need for 22 affordable units. If Del Mar does not meet its State quota by the end of the current housing Cycle (2021), it is expected that the city will face more penalty units in addition to its assignment of new units for the next eight-year cycle.

Councilmembers Dwight Worden and Sherryl Parks are Del Mar’s Housing Corporation liaisons. Dwight notes: “Achieving our affordable housing goals to meet aggressive state-imposed mandates and avoid severe penalties remains one of the biggest challenges facing the city. Del Mar also needs to ensure the vibrant diversity we want for our city’s future where our seniors have housing options to age in place, and our lifeguards, school teachers, firefighters, and others who contribute so much to our community, have a shot to live in town.”

Sherryl Parks adds: “This project is a win-win for Lisa and Everett as well as the City. I am hoping others will be inspired by the compatibility with the neighborhood thanks to the collaboration of the owners, the Planning Department and the Design Review Board.” □

More about ADUs

Editorial ~ page 2

Factoids about ADUs ~ page 3

San Diego Housing Commission Income and Rent Calculations ~ page 3

Amazon books/Kindle: Backdoor Revolution: The Definitive Guide to ADU Development by Kol Peterson

AFFORDABLE HOUSING THAT FITS

Meeting Del Mar's state-mandated 22 unit affordable housing goal is proving to be a difficult challenge. And just around the corner in less than 2 years we will be tasked with creating even more affordable units in the next eight year cycle.

We believe there is a relatively easy path that could make significant progress toward achieving these goals. We should focus on granny flats. Many of these small living spaces already exist in our community and new ones could be developed. The cost is modest and the impact on the character of our town is modest.

Granny flats (accessory dwelling units or ADUs) are additional housing units on an existing property. Typically, they are usually less than 600 square feet but some cities allow up to 1200 square feet on larger parcels. In many jurisdictions they can be deed restricted for rent at officially-established affordable rates for a thirty year period. They are ideal for new college graduates, young people with lower paying jobs, or seniors on fixed incomes. They could also accommodate child care workers, home helpers, or even real grandparents (grannies). In addition

to building our housing supply, they produce additional income for homeowner mortgage payments.

The key to success using this strategy is to develop a package of incentives that make granny flat production attractive. Other cities are reducing fees, eliminating parking requirements, and allowing modest density bonuses. Del Mar is now conducting a modest pilot FAR density bonus program for two granny flats. Some cities are moving more aggressively providing easy mortgage loan arrangements and paying design professionals for permit-ready design templates to reduce architectural costs.

Recent estimates suggest that we may already have quite a few existing granny flats built over the years without permits. Many of these units are probably already rented at affordable rates. If the city were to open a two- or three-year amnesty period to encourage owners to legalize these units into the affordable unit program, they could be counted as part of our state requirement. Recent state laws mandate removing barriers to granny flat production, including exempting them from local review ordinances.

We recognize that funds are required for many of these incentives, as well as other housing efforts under our Housing Element and our "22 in 5" affordable housing program. Del Mar will begin its budget review process this month. We expect to be seeing an emphasis on cutting costs, so expecting the Council to fund these affordable housing efforts is a big ask. We urge the Council to decisively embrace affordable housing as a top priority. And to fund them, we urge the Council to give strong consideration to implementing the last one-half percent, voter-approved hotel tax (TOT) and dedicate those revenues to make affordable housing a reality for the first time in decades.

Affordable housing efforts are not welfare programs. They are a practical way to solve real state and local housing shortages for middle income citizens. And in Del Mar they give us an opportunity to welcome new, interesting neighbors to join us in building community. ■

the Sandpiper Board

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 400 words.
- Material selected to be published may be edited or shortened.

Contact us via e-mail or post at:

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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.

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AFFORDABILITY FACTOIDS

1. Our total current state mandate for affordable housing is 76 units; 22 is just the portion that applies to extremely low, very low, and low-income categories; we have an additional mandate for 20 moderate and 34 above moderate, and we haven't fully achieved any of these obligations. [Source: June 4, 2018 staff report]

2. In Del Mar, ADUs may not exceed 550 square feet, while JrADUs may not exceed 500 square feet.

3. Because of the state mandate that gave rise to the new ordinance, we cannot require that ADUs that comply with the ordinance be deed-restricted for affordability. (This is why we have a pilot program with an FAR bonus incentive for deed-restricted ADUs -- because we can't require deed restriction.)

4. Parking requirements are already loosened in Del Mar based on our new ordinance: "Most properties will not be

required to dedicate a parking space for an ADU, unless located more than 1/2 mile from a public transit stop. No parking is required for a JrADU."

5. Review is already restricted: "State law requires a streamlined application process that exempts ADUs and JrADUs from all discretionary permits, including design review permits."

6. Here are the definitions of ADU and JrADU: "ADUs are secondary dwelling units with complete, independent living facilities (kitchen and bathroom) located on the same parcel as an existing single family dwelling. JrADUs are dwelling units developed within the walls of an existing single-family home, which have a bedroom, separate entrance, efficiency kitchen and a bathroom, or access to a bathroom within the main dwelling unit."

[Source for #2 and #3-#6 above: <https://www.delmar.ca.us/642/Accessory-Dwelling-Units-ADUs>] □

SAN DIEGO HOUSING COMMISSION INCOME AND RENT CALCULATIONS

U.S. Department of Housing and Urban Development 2018 SAN DIEGO MEDIAN INCOME:

\$81,800

Note: The table contains income limits for 2018 extremely low, very low and low income, as adjusted for family size and other factors adopted and amended from time to time by the U.S. Department of Housing and Urban Development (HUD). HUD adjusted San Diego Very Low Income limits for a "high housing cost area" factor.

Family Size	Unit Size	Extremely Low Income 30% AMI (Adjusted by HUD)			35% AMI (Adjusted by HUD)			40% AMI (Adjusted by HUD)		
		ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³	ANNUAL INCOME ¹	GROSS RENT ²	TCAC ³
ONE	STUDIO	\$20,450	\$511	\$511	\$23,850	\$596	\$596	\$27,250	\$681	\$682
TWO	1-BR	\$23,400	\$585	\$547	\$27,250	\$681	\$639	\$31,150	\$779	\$730
THREE	2-BR	\$26,300	\$658	\$657	\$30,650	\$766	\$766	\$35,050	\$876	\$876
FOUR	3-BR	\$29,200	\$730	\$759	\$34,050	\$851	\$885	\$38,900	\$973	\$1,012
FIVE	4-BR	\$31,550	\$789	\$846	\$36,800	\$920	\$987	\$42,050	\$1,051	\$1,129
SIX	5-BR	\$33,900	\$848	\$934	\$39,500	\$988	\$1,090	\$45,150	\$1,129	\$1,246
SEVEN	6-BR	\$38,060	\$952		\$42,250	\$1,056		\$48,250	\$1,206	
EIGHT		\$42,380			\$44,950			\$51,350		

* TCAC = Tax Credit Allocation Committee

1. Annual Income = Gross annual income adjusted by family size for Area Median Income (AMI) level. May contain additional adjustments as determined annually by HUD.
2. Gross rent minus utility allowance = maximum cash rent. See the "San Diego Housing Commission Utility Allowance Schedule" to calculate the utility allowance based on the project's actual utility mix.
3. For projects with multiple funding sources, use the lowest rents applicable and/or apply HUDs MTSP "Hold Harmless" policy. "Low HOME" and "High HOME" rents effective June 1, 2018.

Note: Due to the Housing and Economic Recovery Act of 2008 the data presented in this chart may not be applicable to projects financed with Section 42 Low Income Housing Tax Credits (LIHTC) or section 142 tax exempt private equity bonds (MTSP). If you believe your affordable housing project is affected by this change and have questions regarding Rent & Income limits, please contact Irma Betancourt at irmab@sdhc.org.

This general income and rental rate information is derived from the U.S. Department of Housing and Urban Development very low income figures effective April 1, 2018. HOME Rents effective June 1, 2018.

*Note: you can view the full chart on our website. In addition to the stats for Extremely Low Income, the full chart shows the stats for Very Low Income and Low Income.
www.delmarsandpiper.org*



MAY 2019

Sandra Hoyle | President, DMF

May and the color gray appear to go hand-in-hand in Del Mar but we're not going to let some clouds get in the way of all the exciting activities the Del Mar Foundation has planned!

Our sunset movie series, Cinema By The Sea, starts off with a splash viewing the exciting science fiction film "The Meg" on the beach in front of the lifeguard tower on May 18th with a sunset of 7:42PM. For the young and young at heart, the "Incredibles 2" will be shown on May 31 (sunset is 7:50PM) followed by the worldwide cultural phenomenon "Back To The Future" on June 21 (sunset is 7:59PM). Both of these features will be shown at Powerhouse Park. Each feature will have free popcorn available on a first-come-first-served basis and be preceded by a PIXAR short so don't be shy about bringing your little ones (in their pajamas!). It's still a little chilly by the beach in May and June, so plan to dress in layers, and plan to bring chairs and blankets.

A favorite summer tradition in Del Mar is our Summer Twilight Concert series. We will be featuring four concerts, all on Tuesday evenings this summer: June 18, July 9, July 30 and August 20. We're looking forward to a fun and festive lineup.

July will be a lively month for our village! Our Independence Day Decorated Bike Parade on July 4th down Coast Boulevard is always enjoyable. There will be live entertainment, treats for the crowd compliments of some of our generous sponsors and we might have a surprise or two in store! Stay tuned for an announcement soon about our special commemorative concert in honor of the City of Del Mar's 60th Anniversary!

As always, we look forward to providing memory-making programming to enhance your summer!

ROVING TEEN REPORTER

College Confidential

Eve Gross | Torrey Pines High School Senior

April and May are traditionally high-stress months for high schoolers. As classes wrap up, students are often overwhelmed with new material in preparation for final exams or AP tests, followed by projects galore. For seniors, the stress is concentrated in a different area: their immediate futures. That future usually includes attending college for the students of Del Mar and Carmel Valley, but the process of selection can be complicated when well-meaning (or not well-meaning) adults meddle in it.

Farhan Hossain, a senior at Torrey Pines High School, said that there's a limit to the excitement of college acceptances, which is when people realize they have to make decisions, and they start discussing it nonstop with their peers.

"There's a difference between airing your anxieties with people who are in the same boat or with people who can really consult you, and having to share them with people's curious parents or their friends," Hossain said. "I kept my college decision process pretty private from everyone, but when you're ambushed with questions at a dinner or after school, it's somehow offensive to tell that person you would rather not share."

He also said that, while inconvenient, it is understandable that adults would be interested in knowing seniors' future plans, but that they begin asking about the topic long before it is appropriate. Neha Pubbi, a TPHS sophomore, agreed.

"When I go to functions with other families and stuff, I am sometimes asked about where I want to go to college, things like that," Pubbi said. "I don't know that information yet, I'm not even halfway through high school ... I can barely decide what I want for lunch. But it also seems like whatever information people do seem to share ends up being gossiped about."

With respect to gossip, Hossain said that this is the time of year when people start "telling you information you barely even knew about yourself."

"One of my friends was congratulated by a girl she barely knew for getting into a school she hadn't told anyone she had gotten into," he said. "So when adults are prying, they're also getting material from each other. It seems like a kind of exchange that just sort of makes everyone uncomfortable, especially when facts get distorted through the grapevine."

He added that, in such a high-stakes situation, parents need to be the adults and not contribute to the "bloodbath-like" atmosphere.

"The value that should be on everyone's minds right now is respect," Hossain said. "Of course it's possible to respect people's feelings, privacy and decisions while still engaging in meaningful conversation." ■

ZERO WASTE IS UP TO YOU

New York Times Wrapper?

Ann Gardner | Klish Way

Bertha Leone's zero waste challenge in her December Sandpiper sustainability article threw me into a conundrum of figuring out how to get along without plastic when grocery shopping. Previously, I had thought that bringing my reusable shopping bag was all there was to it. Wrong!

The first step was easy: Rather than my automatic move to pull a bag from the plastic roller at the vegetable bins, I would just reuse the bags from my last trip. This may seem obvious, but I must admit that it never occurred to me that I was adding to my pollution footprint. Then I realized there was no bin for dried cranberries, one of the most frequently depleted items in my house. That led me to seek out a grocery store that carried bulk items, not only for dried cranberries, but also for nuts that I had previously purchased pre-packaged in plastic containers. I decided to bring more plastic bags from home to reuse, until I could think of another solution.

My most recent epiphany had to do with purchasing packaged meat. Now I decided to get the meat directly from the butcher's counter wrapped in paper. This minor shift in behavior created an opportunity for a friendly interaction with a human being while helping me to meet Bertha's challenge.

As I was standing at the meat counter, I glanced over to the adjacent sushi section, another one of our favorite pick-ups. How will I manage to purchase a pack of sushi rolls without the plastic container and packet of soy sauce? That question, along with my quandary about the plastic wrap around the New York Times that arrives every day, is still on my list of challenges to resolve. But the journey is kind of fun and I am lessening my footprint a bit.

I called Bertha to share with her my epiphanies and challenges from the original article. This raised the idea that it would be fun and helpful to engage the community in a "zero waste" discussion by soliciting ideas from Sandpiper readers as to how they have lessened their footprint. Many of you have things you've tried and use regularly that you could recommend.

For example, here is a suggestion from Dolores Davies Jamison, SAB member: I always dislike buying large plastic tubs of laundry detergent. The plastic is bad for the environment and usually the detergent is not eco-friendly. A few years ago, I was researching alternatives and found out about these "soapberries" or "soap nuts" that grow on the Sapindus Mukorossi, a tree in Africa. They are organic, economical, zero waste, and there is no negative environmental impact. www.NaturOli.com and www.SoapNuts.pro

We'd like to hear your suggestions and questions on how you are moving toward zero waste. We'll include comments and recommendations from members of our Sustainability Advisory Board.

Email zerowaste@delmarsandpiper.org Stay tuned for a continued conversation in subsequent Sandpiper issues. ■



Del Mar Community Connections
Supporting and Serving Seniors

MAY 2019

Ashley Simpkins | Assistant Program Director

Annual Volunteer Appreciation Celebration

Lights, Camera, Action! DMCC's volunteers drive seniors to medical appointments, create and lead engaging programs, serve meals, and so much more. This year, we're going to celebrate our volunteers with the gloss and floss of Hollywood, because they're the stars of this show! We'll have food, beverages, and giveaways, and it's a great opportunity for DMCC volunteers to rub elbows with one another while sharing their experiences. If you have not yet received your invitation for the celebration on 5/15, please contact the DMCC office.

Call for volunteer drivers

The DMCC volunteer ride service is vital to seniors who are aging independently at home but no longer drive. Our generous volunteers help our riders with grocery shopping, medical appointments, and other essential errands. Our volunteers love the flexible schedule, and they report enormous satisfaction from the difference they make in the lives of their neighbors. We're training new volunteer drivers this summer! If you are a licensed driver with a clean record, access to your own vehicle, and a desire to spend a little time with your senior and disabled neighbors, please give our office a call to find out if this volunteer opportunity is right for you.

Need a Ride?

Do you know about DMCC's free transportation services for seniors? We have several solutions to help Del Mar seniors get around when they no longer drive; the DMCC van takes them grocery shopping on a weekly basis and to other retail stores regularly, and we arrange personalized rides with volunteers to take them to medical appointments in the volunteers' own vehicles. Please contact our office if you are a senior who no longer drives, or encourage your senior neighbor to do so. We'll set you up with the qualifying paperwork, give you all your options, and get you going!

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.

GUN SHOWS GOING GOING

Rose Ann Sharp | Crest Road

The recent successful grassroots effort to end gun shows at the Del Mar Fairgrounds is built upon the decades-long opposition of residents of Del Mar and nearby communities to gun shows held on state-owned property.

Volunteer activists, researchers and strategists combined their efforts under the banner of NeverAgainCA to end gun shows in Del Mar. This Del Mar model was successful at ending gun shows at the Cow Palace Fairgrounds in the San Francisco Bay area on April 16, 2019. A similar effort is underway in Ventura County.

One year and one day after the first public hearing on the gun show contracts at the Del Mar Fairgrounds, the State Assembly passed AB 893 authored by Assemblyman Todd Gloria. The vote was a resounding 48-16 victory. The bill, expected to be passed by the State Senate and sent to the Governor for his signature by Fall 2019, would permanently ban the sale of firearms and ammunition at the Del Mar Fairgrounds.

Todd Gloria has stated that Assembly Bill 893 “is intended at removing the state’s complicity in the sale of guns and ammunition and reducing the proliferation of more guns in our neighborhoods with the sole objective of making our communities safer.”

On March 26, 2019, when AB 893 was introduced to the Public Safety Committee of the State Assembly, Del Mar resident Rose Ann Sharp, founder of NeverAgainCA, followed Todd Gloria’s introductory remarks and spoke about the strong community support for the bill, including the resolutions against gun shows adopted by the City Councils of Del Mar, Solana Beach, and Encinitas.

Dr. Alan Hargens from La Jolla followed her and spoke about the physical impact and trauma of gun violence. Two NRA lobbyists spoke against the legislation.

Eight NeverAgainCA activists briefly addressed the committee in support of the bill: Jennifer Lonbom, Sudepto Roy, and Ira Sharp from Del Mar; from Solana Beach: Kathy Murphy, City Council Member Kelly Harless, and Robbie Glatt Harless, a student at Crest Canyon. Then Ellen Montanari from Encinitas and Simone Maclellan from Carlsbad spoke. The Committee voted 5-2 to pass the legislation.

After the hearing, NeverAgainCA split into task forces which visited the offices of many Assembly members, including some Republicans and Democrats who were considered to be on the fence, to encourage them to vote for the bill when it reached the Assembly floor. Later in the afternoon, the entire NeverAgainCA delegation under the leadership of Robbie Glatts Harless visited the offices of each Public Safety Committee member who voted in favor of AB 893 to thank them for their votes.

This grassroots effort was successful primarily because of the community support. On April 25, Todd Gloria



STREETSCAPE SQUEEZE

Ann Gardner | Via Latina



As we go to press brick accent paving is being installed in front of Stratford Square on Camino del Mar as part of a final push to complete all Streetscape sidewalks before the summer season starts. Source: City of Del Mar website.

Work on the new Downtown Streetscape is happening on both sides of Camino del Mar as crews gear up to make up for time lost due mainly to rain delays and replacement of unforeseen failed storm drain pipes. The goal is to focus now on providing pedestrian accessibility, i.e. finish all the sidewalks, by the start of the summer season and a completed overlay of Camino del Mar by the start of the racing season.

City Council unanimously approved moving ahead as necessary to add more crew, adding Saturdays for light work away from the busiest areas of downtown and extending working hours to 7 p.m. on southbound Camino del Mar. Council applauded that five properties on the west side of the 1100 block have granted easements to the City allowing for a continuous sidewalk in that area.

The Del Mar Village Association and City staff is also working to identify additional parking with extra directional signs for visitors while the remaining work is being completed. This becomes especially critical as work begins at the main downtown 15th Street and Camino del Mar intersection this month. At a recent Streetscape briefing, Jen Grove, Del Mar Village Association, and Randy Gruber, Americana and Elixir restaurants, offered to pay for additional signage if needed.

“We will all be going full grind between July 4th and Opening Day at the races,” the City Manager commented at last month’s City Council meeting. Go to “Downtown Streetscape Project” on the City website and subscribe to excellent weekly progress reports with photos. The next bi-weekly Streetscape briefings are at 9 a.m. Monday, May 13 and 28 at Town Hall.

The Streetscape project is one of three funded by Prop. Q monies. The other two are the Undergrounding and Shores Park projects. □

reminded his colleagues to vote for AB 893 because: “my constituents want this legislation.” □

The Earth Moves

Bluff slides are moving east. We have gotten used to the ever more frequent bluff collapses on the beach. Our latest is on Jimmy Durante Boulevard where the dropped debris blocked the northbound traffic lanes for both cars and bikes Sunday, April 21.

The northbound lane of JDB is expected to be closed until at least June 1. ■

Del Mar’s revitalization has been progressive over the past 50 years. In 1967 Del Mar was known as “Gasoline Alley.” With 11 service stations it was the Pit Stop for gas, food and beverages for travelers between Los Angeles and San Diego. Interstate 5 by-passed Del Mar; the Hotel closed and Del Mar’s economy was devastated.

In 1969 an economic analysis entitled “WHY DEL MAR” was utilized to revitalize the Village. The analysis concluded Del Mar’s greatest potential was simply to build on and enhance Del Mar’s unique history, charm and small village character. The analysis attracted investors to develop the Del Mar Inn, Canterbury Corner, three restaurants, the purchase of Stratford Square, and brought 30 new businesses within 2 1/2 years. Del Mar’s economy was stabilized.

In 1989, the Del Mar Plaza and L’Auberge hotel opened, revitalizing the village and providing the City two new major sources of revenue. L’Auberge has provided over \$30 million in revenue to the City since opening.

During the same time, buildings downtown between 9th and 13th have simply gotten older and most new structures are office buildings. As a result the total downtown mix from 9th to 13th now consists of 20 beauty salons, 32 offices, 14 miscellaneous (such as Dexter’s, yoga shops and UPS), 9 restaurants and only 3 retail shops. Downtown has lost much of its old vibrancy, uniqueness, charm and small village character. When residents were asked “Where do you go downtown?” Most said - “We don’t, except to restaurants” - downtown no longer fully serves its residents.

The 1972 Community Plan goal is “a vibrant, economically productive, pedestrian oriented downtown to better serve residents.” The reality is, things have gotten worse. In the past 5 years Del Mar has lost 27 retail shops, and 9 restaurants have failed.

A downtown cannot be vibrant without a strong retail component. Shopping opportunities are a reason for residents to come back into town and for visitors to get out of their cars and walk.

The good news is more will happen in the next few years than has occurred in the past 50. First credit our City Council, City staff, and community vote for our new expanded Civic Center and Streetscape. The pedestrian traffic generated by the Civic Center as the southern anchor and the L’Auberge with 50,000 visitors annually as the northern anchor will allow the small shops in between to flourish.

New developments include 941’s retail and garden style restaurant, a proposed new restaurant/retail development on the NW corner of 13th and CDM, Hillstone →



*Northbound lane on Jimmy Durante.
Photo Julie Maxey-Allison.*

restaurant, and the Del Mar Plaza’s new restaurant and millions in upgrades. It is the Del Mar Streetscape, however, which will provide a pedestrian friendly environment that pulls all the components together.

Upon completion of Streetscape with the WHY DEL MAR vision, unique, quality individual retailers can visualize Del Mar’s potential. With these efforts, plus the proposed building facade changes, Del Mar can emerge as the vibrant, economically productive, unique, historic, charming small village we all desire by 2020-2021. ■

NEW NUKE TASK FORCE

Don Mosier | Rimini Road

Congressman Mike Levin (D-49th) has selected community members and technical experts to serve on a task force to generate policy recommendations for improving the safety of the decommissioning process currently underway at San Onofre Nuclear Generating Station (SONGS) and to provide guidance for plans to move the spent nuclear waste to a safer location. Levin hosted the first meeting of the SONGS Task Force on April 25th in Oceanside along with the co-chairs, Admiral Len Hering and former Nuclear Regulatory Committee (NRC) Chair Gregory Jaczko.

The task force is large with representation from technical experts, elected officials, emergency planners, and local activists who have long been engaged in the discussion about SONGS and public safety. I am pleased to report that I was selected to serve on the task force. The first

work product will be a white paper reporting the technical issues to be settled before nuclear waste can be moved from SONGS and policy decisions (most at the federal level) that will provide more robust oversight (e.g., a permanent onsite NRC inspector) of movement of spent nuclear fuel assemblies from cooling pools to dry canister storage, a process that remains on hold as the NRC studies issues related to damage to the canisters that has occurred during the transfer procedure. That white paper is expected to be available by the end of October this year following what promise to be robust discussions between technical experts and policy makers.

Mike Levin will attend all full task force meetings (there will be technical and policy subcommittees) and report on legislative action in Washington. There are a host of technical obstacles to moving the nuclear waste to another site, so any time schedule for a move is impossible to predict until these obstacles are better understood, and solutions developed. ■

COMMENTARY

STRBs and Ice Cream

Scott Renner & Family | Via Alta

Sitting on our front porch in the early afternoon this past weekend, my wife and I yell, “No thanks, but thanks for asking!” to our neighbor as she and her daughter paused to greet us on their way to get ice cream, offering to bring us some as well. Unsolicited, a small act of random kindness extended by our neighbor. It’s just one of the reasons we feel so blessed to live in Del Mar, surrounded by such kind and generous people.

We’ve lost track, but it’s been approximately three years since the home next door converted back to a single-family residence from an STRB (short term rental business). During the time this home was an STRB, I wrote editorials critical of STRBs in our community precisely because our experience living next door to an actively-rented STRB was entirely negative. Returning from work, seeing →

another unfamiliar car in the adjacent driveway, a new family or families with kids or without kids enjoying their vacation pool-side, music, elevated speech and laughter as they enjoyed the home and their vacation, which would end in three to seven days, or extend as long as a few weeks, ultimately ending with an empty home, then maid service to clean and ready for the next occupants took its toll. Of course, these new families would have habits varying from the previous occupants, including music tastes, voice levels, pool use intensity, all to begin again with this next round of short term tenants just wanting to enjoy their time in a Del Mar neighborhood.

Writing this does two things: first, there is a small part of me that I have to own, that says, “Wow, look at the grouchy old man you’ve become at the premature age of 56!” These vacationers simply wanted to enjoy their time off, explore Del Mar, and participate in the local commerce. And here I am wanting to get in the way of that by taking that opportunity away. Second, I literally feel my blood pressure rise triggered by the thought of coming home from work, seeing a new car in the driveway, and not knowing what

continued on page 9



The Picnic at Powerhouse Park shows the vibrant residential community that Del Mar enjoys, and that the Council is seeking to protect by making sure our neighborhoods are for residents, and not for mini-hotels. Photos Bill Morris and Julie Maxey-Allison.

THE INTERNET OF THINGS – PART I

Sudepto Roy | Klish Way

You were introduced in a past Tech Series article to 5G as the new generation of cellular technology. 5G service commenced in April with initial launches in the US and Korea, heralding multi-gigabit speeds, faster response times, and the ability to connect a massive number of devices other than phones. Referred to as the Internet of Things or simply, IOT, these devices interact with humans and other machines. By some estimates, today's 15 billion IOT devices (connected via wires, Bluetooth, WiFi and 2G-4G cellular service) will grow by more than fifty-fold, to a trillion by 2035, with 5G playing a central role in that exponential growth. At its heart, an IOT device consists of three big components: sensors that measure the environment, battery-efficient computing to process the sensed data, and a reliable connection to the internet. Other essentials are smart software and services, coupled with the ability to keep device access and data secure. Our lawmakers are taking note: California Senate Bill 327 will require manufacturers of connected devices to support "reasonable security features," including changing default factory installed username/password, before use.

In our three-part series, we will explore three categories of IOT: (a) devices we interact with in our personal lives, (b) devices that reside in the spaces we live, travel and work in (such as smart homes, buildings, and cars), and (c) devices that are part of the public infrastructure we rely on, for productivity and safety (such as smart cities, roadways, agriculture, etc.). We begin with the first category: the role of IOT in our personal space.

Personal space IOT comprises seven further sub-categories, including, devices for 1. communication (e.g. smart watches, mapping devices, and voice-assisted speakers), 2. entertainment (e.g. mobile gaming, and media boxes), 3. care for loved ones, including children, elderly, and pets (e.g. baby monitors, pet trackers, and elderly fall trackers), 4. safety (e.g. panic alarms), 5. identification →

COMMENTARY: STRBS AND ICE CREAM

continued from page 8

we were in for with these tenants - how long they would be there, and the overall fatigue of continuing life next door to an actively-used STRB.

Life without an STRB in our midst has been truly wonderful, like night and day, a breath of fresh air, a Del Mar sunset casting an orange glow in the evening sky, a "Hi" or "Hello," some brief small talk between our neighbors and ourselves—what our kids are doing, the weather, the traffic, just the small patterns of day-to-day life that makes the question of "Do you want some ice cream?" so incredibly cool, comforting, and indicative of just what it means to live free of an STRB in our midst. ■

CITY BUDGET TIME AGAIN

Tom McGreal | Stratford Court

The City of Del Mar operates on a two-year budget cycle, which sets the Revenue targets, the Expenditure levels, identifies the Special Projects to be undertaken, and creates a new ten-year Capital Improvement budget as part of a comprehensive budget review.

The process of evaluating and adopting a new budget for fiscal years ending June 30, 2020 and June 30, 2021 began with a preliminary review of the proposed budget at the Finance Committee meeting on April 30, 2019.

The City has scheduled a Budget Workshop for the mornings of Saturday, May 4th (9AM to 1PM) and Monday, May 6th (9AM to 2:30PM) at Town Hall. The Budget Workshop is organized to provide a department-by-department line item review of staffing, salary & benefit costs and operating costs, as well as a year-to-year cost comparison, which will be presented by the department heads. This is a great opportunity for the Council to discuss the departmental plans in detail.

There will also be a review of Special Projects and Capital Improvement projects that the City proposes to fund over the next two years.

The overall Budget will be summarized in Reserve, Revenue and Expenditures reports and a Long-Range Forecast that will project trends given a set of assumptions covering a long-term outlook. Finally, the Council will have a chance to assess the proposed budget against the City's goals and priorities.

There are a number of areas that the Finance Committee will be watching carefully:

continued on page 11

and finance (e.g. fingerprint authenticators, contactless payments), and two massive categories, 6. fitness (step counters, body-worn personal trainers), and 7. wellbeing (such as Bluetooth tooth brushes, heart-rate monitors, augmented eye-wear, sleep monitors, continuous insulin or pain medication dispensers, etc.).

The significance of IOT cannot be overstated: These devices are co-evolving, keeping us safe, connected, and productive. However, concerns abound about increasing complexity, cost, installation, maintenance, and compatibility headaches, erosion of privacy, increased security risks, rapid obsolescence, environmental impact, disruption to established livelihoods, and ever-increasing social distance. As we adapt to the unfolding wonders of IOT, we need to consciously strengthen the human bonds that tie us together: for instance, pick up the phone to say Thank You, Mom on May 12 (and Dad on June 16); They are not, after all, the Internet of Parents. ■

SUNDAY SALON

Stuart Mendenhall and Julie Park

Julie Maxey-Allison | 10th Street

Del Mar Community Connection's April Sunday Salon featured a lyric piano and violin recital. Local residents G. Stuart Mendenhall was the pianist, Julie Park the violinist. The program included Impromptu D. 899 No.3 by Franz Schubert, Sonata for Piano and Violin No. 2 "Thun" by Johannes Brahms, "An Evening in Granada" from Estampes L 100 by Claude Debussy, and Nocturne Op 33, No. 2 by Gabriel Faure.

Stuart, a cardiologist and researcher at Scripps Memorial Hospital - La Jolla, began his studies of piano at age 5. He kept up his interest in music while at Harvard University where he also studied at the New England Conservatory and continued to perform through medical school and training. Julie Park, a law partner at Morrison & Foerster, began playing violin at age 7. Her musical focus turned to chamber music in college and she continues her playing with chamber music workshops. They were a pleasure to hear. ■



*G. Stuart Mendenhall at practice.
Photo Julie Maxey-Allison.*

TREE TIME

Tree planting in Anderson Canyon

Tyden Chinowsky (13) | Hidden Pines Lane

I previously wrote the Sandpiper to let the community know about the need for us to protect our remaining wildlife spaces and in particular our native plant community. I am happy to report some good news. Since my last writing, I have met with the Parks and Recreation Committee twice to discuss my proposed habitat restoration project. They were very supportive and recommended to the city that I be permitted to adopt a spot near the Del Mar coastline above Anderson Canyon through the city's Adopt-a-Spot program. This spot was damaged during the buildout of the multi-use pathway. In my proposal to the Parks and Recreation Committee, I presented a list of plants which are endemic to the Del Mar area and designated spots for each plant. I am now awaiting permission from the City to begin this project and feedback from Public Works on whether we can connect to the city sprinkler system. I could use more hands to complete the project as well as financial support. I will write again once all approvals are in place so that everyone knows when to come down to help install the plants. For more information on how to support my project email me at NativeDelMar@gmail.com. ■

IN BRIEF

FEMA Flood

The Federal Emergency Management Agency (FEMA) will hold a meeting at Town Hall on May 15 at 5pm to discuss a new Flood Insurance Rate Map that applies to areas subject to flooding. An audio recording of the meeting will be available on the city web page <http://www.delmar.ca.us/618/FEMA---New-Flood-Map>

Undergrounding Issues

Undergrounding plans continue to be reviewed by a citizen committee as well as the City Council. Several issues need to be resolved before the first phase can begin. Estimates of the total cost vary widely so they need to be pinned down. The location of two "pilot" projects is under review after a number of citizens expressed concern that high fire areas, particularly above Crest Canyon, were not given priority. ■

EXOTIC DIVERSITY

Jeff Barnouw | Amphitheatre Drive

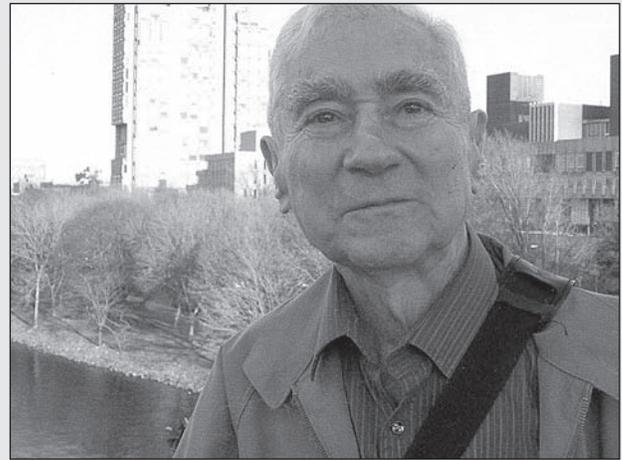


Ray and Clarissa Balcom. Photo Jeff Barnouw.

You will find a wide variety of exotic produce at our Farmers Market every Saturday if you stop by the Ray Subtropical Farm booth. Ray Balcom and his wife Clarissa back up the name “Subtropical” by getting their land to bring forth a wide variety of exotic produce. A “Certified Producer’s Certificate,” posted near the stall lists 125 varieties along with the number of plants, bushes, trees, or square feet under cultivation. The overall variety is a result of Ray’s and Clarissa’s desire to offer something different, many diverse new tastes to wake up one’s palate.

There is, for example, the Surinam (or Eugenia) cherry, which looks more like a wavy pepper. We’re a long way from Surinam, but their trees like the (micro) climate so much they produce 4 or 5 crops a year. There are three kinds of sapote, black (something like a chocolate persimmon, scarcely related to the more familiar Fuyu and Hachiya persimmons), white (like caramel vanilla pudding, says Ray), and chico (which he likens to a pear soaked in maple syrup). The Balcoms have 18 Mulberry trees but no silk worms. They have several unfamiliar kinds of grapefruit on display, hybrids that resulted from cloning at UC Riverside.

Some customers buy plants to propagate their own produce, such as the Dragon fruit or Pitahaya a friend of mine is nursing along. That plant is related to the tropical guava, which comes in white (South African) or red (Malasian). And last but certainly not least the eggs: from chickens, yes, but also turkeys (2 for \$3) and ducks (\$1 ea). Does that seem steep? Clarissa tells me they make no money on their eggs. A sign reads, “You just pay for the cost of the organic non-GMO feed,” which isn’t cheap. They had 9 duck eggs for sale on March 16. Would I know the difference if I were eating a duck egg? Yes, she says. →



Joe Lang, an influential community leader, accomplished scientist, key contributor in developing our Community Plan, and former City Council candidate, passed away recently.

CITY BUDGET TIME AGAIN

continued from page 9

- Will Revenues continue to remain flat or will there be a pickup in the growth rate?
- Will spending on Operating Expenses meet the Finnell Plan (policy requires that the rate of Revenue growth must exceed rate of Expenditure growth by 1.4%)?
- Will there be improved transparency and budget details for Special Projects?
- Will Contingency Reserve levels provide a sufficient cushion (policy is to maintain 10% to 20% of Expenditures as a Contingency Reserve)?
- Will there be sufficient funding for Capital Improvement Projects?

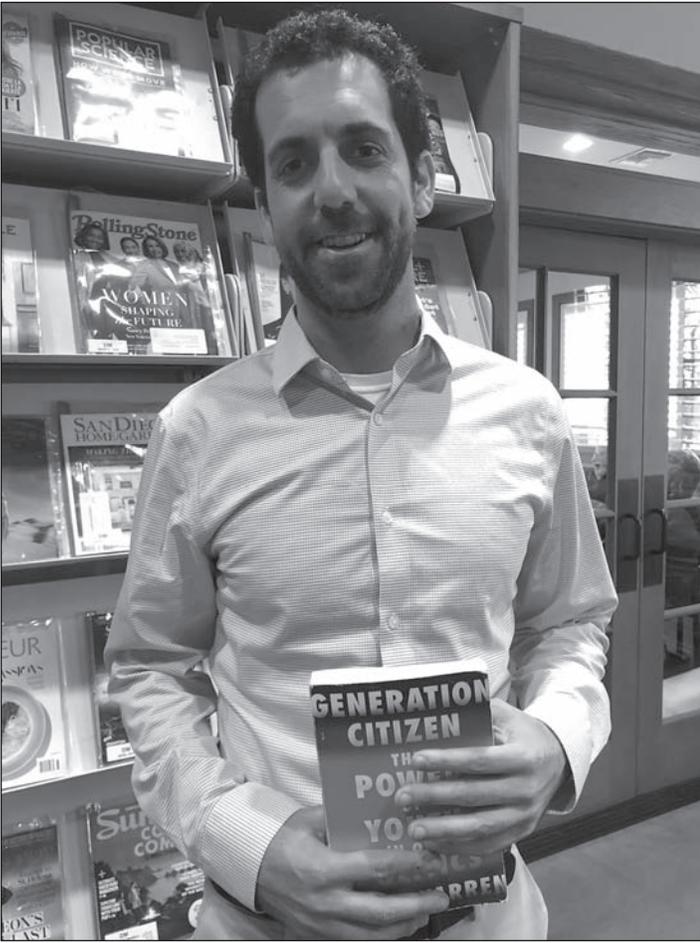
This is a good review process that should lead to a prudent budget that can be adopted by City Council in June. ■

Ray and Clarissa are keen on ecologically responsible farming. They generate their own power; the farm is “off grid” and self-sufficient. They have run the farm for 15 years, after 8 years of searching for the right property. Ray was an environmental scientist who for one stretch was a waste water inspector for San Diego County. A few of the requisite skills carried over to farming.

When they’re not raising fruit, vegetables, and a son who has just been accepted at several UC campuses, they have been experimenting with rammed earth construction. In their version this involves using local soil with a 10% addition of Portland Cement, stronger than adobe or brick and reinforced throughout by rebar. ■

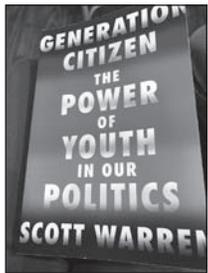
GEN CITIZEN

Julie Maxey-Allison | 10th Street



Author Scott Warren. Photo Julie Maxey-Allison.

Scott Warren, chief executive officer of Generation Citizen, was the featured speaker at the April Library Local Author Talk series. He talked about his book “Generation Citizen: The Power of Youth in our Politics.” Scott, the son of residents Glenn and Randee Warren, spent his early days in Del Mar before traveling to and living in



South America and Kenya with his parents. In Kenya he had the opportunity to observe democracy in action and how important having the vote in an election was to the citizens. With this memory in mind, Scott went on to found Generation Citizen with the help of a gift, a check for the start up, from an encouraging donor just after graduating from Brown University in 2009. The aim of the organization is to

bring back and ensure a basic civics education to American students in low income schools to enable informed young people to participate in our democratic system. →

PIPE UP

Tunnel Vision and Rail Routing

Bob Fried | Stratford Court

I’d like to thank Councilmember Ellie Haviland for her excellent article in the March 2019 issue of the Sandpiper entitled “Tunnel Vision” which gave residents a better understanding of what projects are being planned by the North County Transit District (NCTD) and by the San Diego Association of Government, to ensure our bluffs remain stable until the tracks can be moved off the bluffs, with construction expected to begin this summer. The components of the various projects will definitely have a positive impact for both residents and visitors to Del Mar.

Also, I wanted to thank Greg Beckham for his 2 great articles: the first entitled “1997 Proposals” with his visionary ideas for rerouting the train off of the bluff and for building a tunnel beginning near the Fairgrounds and exiting near Carmel Valley Road; and the second article, “Rail Routing,” reminding us of his artistic vision from twenty years ago and challenging us today to “...not miss our opportunity to do great things to enhance our community’s quality of life” and find inspiration from his original design. Here’s hoping that with great leadership from our City, we will be able to work collaboratively and effectively with the various constituencies to move the tracks off of the bluff long before the date of 2050 that has been mentioned! ■

PIPE UP

Nuke Near Miss

Alice McNally | Stratford Court

A huge thank you to the Sandpiper and Don Mosier for the “Nuke Near Miss” story on the front page of the Sandpiper’s April issue.

It is so import to draw the attention of the public. This hazardous public health emergency affects 8.4 million of us. Before we are forced to cut and run what can each of us, as citizens, do to assure the waste is safely moved and stored off-site, away. ■

Generation Citizen has grown to 6 stations around the country with 50 employees who work with educators, students, and district officers to introduce and implement the program. The organization is funded by foundations, participating schools and monies from private donations through fund raising. He is currently a democracy fellow at Brown University. Learn more at www.generationcitizen.org/ ■

Winston Remodel

Winston School, located at Stratford Court and 9th St., is moving ahead with plans to remodel their buildings within the 1.8 acres they lease from the City. On April 2 neighbors met with architect Jonathon Dominy to provide input. Many complimented the school (“an amazing job”) on its improved landscaping and appearance since the new Director came on board. They wanted the remodel to be consistent with the existing neighborhood and to camouflage as much as possible the bus traffic for the estimated 120-150 students. A second informal meeting to “seek feedback on potential design options before holding the required Project Proposal meeting” is scheduled for 6 p.m., May 23 at the Winston School site. Neighbors within 300 feet received a notice for that meeting. Notice is also posted on the City website at Citizens Participation Program (CPP) link.

Books ‘n Bloom

The Del Mar Rose Society’s 2019 Rose Show was celebrated at the Library on April 25. Flowers grown in local gardens flanked books with petal perfect specimens competing for best in show. There were single rose blooms in vases, many in bouquets, others floating in bowls decorating the library spaces with lovely colors and sweet fragrances. The 17 categories of roses entered in the show included painted and photographed representatives. Master Rosarian Dwyn Robbie was the judge and ribbons were awarded to the winners. ■



*Roses getting readied for judging.
Photo Julie Maxey-Allison.*

AS I PASS

Joanne Sharp | Umatilla Street

Spring flips open, perfuming the streets
with diesel and freesias. Fog’s salty breath
blows rolls of mist up and over from the
surf below, hangs them in the treetops.
Wind ruffles leaves tightly closed too long.
Potholes blink wet eyes. Trucks at lunch,
doors wide, lean against a flowery canvas—
white, yellow, pink, red, purple, orange, blue
(How would you say that in Spanish?)
Power tools and insects whine and buzz,
aluminum ladders scrape a waltz
and crows ack-ack in counterpoint to
phone pole transformers’ soft mutterings.
A lemon gum’s spiced scent blooms in my nose
(Or is that someone’s dryer sheets?)
Against the neon banks of blossoms
a round-eyed Siamese poses, statuesque
in cream and tan, bluely watching—
doesn’t twitch a whisker as I pass.



*Goddess. Oil on canvas 12x16.
Painting Joanne Sharp.*

DEL MAR COMMUNITY CALENDAR

MAY 2019

DEL MAR FARMERS MARKET

Every Saturday from 1-4 pm in the DM Civic Center

DM Community Connections – “How To Get a Better Night’s Sleep” Expert Panel. Wednesday, May 1, 3:30pm – 5pm, Del Mar Town Hall, 1050 Camino Del Mar.

DM Foundation - First Thursdays: Ardor String Trio. Thu, May 2, 7–8:15pm Powerhouse. Doors open at 6:30 for wine and cheese. Open to subscription holders only!

DM Library Kids. Full STEM Ahead. Ages 3-6yrs. Learn about science, technology, engineering and math, with a story followed by an activity. Thursday, May 2. 11am.

DM Community Connections – Adapting to Life Transitions support group. Friday, May 3, 2:30pm – 4pm, Del Mar Community Building, 225 9th St.

DM Library Kids. InspirArt Studio. Art Program for K–8th grade children. Learn techniques and principles that are applicable in the field of fine arts and taught in professional art training schools. Taught by Canyon Crest Academy High School Students. Fridays in May, 3:30pm.

Special City Council Budget Workshop. May 4, 2019, 9:00 AM - 1:00 PM @ Del Mar Town Hall.

DM Library Kids. Matter Minds. Fun science experiments for elementary aged children to explore science. Saturday, May 4 & 18, 11am.

DM Library Teens & Adult. Local Author. Scott MacDonald will discuss his new book Think Like a-Dog: How Dogs Teach Us to Be Happy in Life & Successful at Work. Saturday, May 4, 1:30pm.

City Council Meeting. May 6, 2019, 4:30 PM - 9:00 PM @ Del Mar Town Hall.

Special City Council Budget Workshop. May 6, 2019, 9:00 AM - 2:30 PM @ Del Mar Town Hall.

DM Community Connections – Tuesday Lunch Connections – Reservations Requested. Tuesday, May 7, Noon – 1:30pm, Del Mar Community Building, 225 9th St..

Parks & Recreation Committee. May 8, 2019, 4:45 PM - 5:45 PM @ Del Mar Town Hall.

DM Community Connections – Annual Spring Tea – Reservations Requested. Wednesday, May 8, 2-4pm, St Peter’s Episcopal Church Parish Hall.

DM Foundation - Cultural Arts Committee Meeting. Wed, May 8, 8:30a–9:30a Powerhouse.

Utility Undergrounding Project Advisory Committee. May 9, 2019, 7:30 AM - 9:00 AM @ Del Mar Town Hall.

DM Community Connections – DMCC Explorers tour of the Barnes Exhibit at Oceanside Museum of Art– Reservations required. Thursday, May 9, 10:00am – 2pm, Del Mar Community Building, 225 9th St.

Del Mar Historical Society meeting - Wednesday, May 10, 5:00 pm in the conference room at 225 9th Street. The public is encouraged to attend.

DM Community Connections – Board of Directors meeting. Saturday, May 11, 9am to 10:30am, Del Mar Community Building, 225 9th St.

Sustainability Advisory Board (SAB). May 13, 2019, 5:30 PM - 7:30 PM @ Del Mar Town Hall.

DM Foundation - DMF Talks “Sea World: Offshore Adventures with John Jourdan.” Mon, May 13, 6–8pm Powerhouse. Registration required.

Friends of the San Dieguito River Valley Monday May 13, 4 to 6 p.m. in the Breezeway North Conference Room, Town Hall.

Planning Commission (PC). May 14, 2019, 6:00 PM - 8:00 PM @ Del Mar Town Hall.

DM Community Connections – Dr. Kalina’s Healthy Aging Forum: “Memorial Day Memory: Remembering Everything and Everyone That Made Today Possible.” Tuesday, May 14, 9:30am – 11am, Del Mar Community Building, 225 9th St.

DM Community Connections – Annual Volunteer Appreciation Celebration. Wednesday, May 15, 4-6pm, Del Mar Community Building, 225 9th St.

San Dieguito Lagoon Committee. May 15, 2019, 6:00 PM - 8:00 PM @ Breezeway North Conference Room.

DM Library Kids. Rady’s Baby Time Class Presented by First 5 California and Rady’s Children’s Hospital. Thursday, May 16 11am.

DM Library Teens & Adult. Bluegrass Concert. Presented by the Friends of the Del Mar Library. With Prairie Sky. Thursday, May 16, 6:30pm.

DM Community Connections – Adapting to Life Transitions support group. Friday, May 17, 2:30pm – 4pm, Del Mar Community Building, 225 9th St.

DM Library Teens & Adult. Book Talks and Treats. Staff & readers share reviews and recommendations of recently read books. Copies are available for check out. Coffee and snacks. Friday, May 17, 2pm.(3rd Friday of the month.)

DM Foundation - Special Events: Cinema by the Sea “The Meg.” Sat, May 18, 8–10pm Beach in front of Main Lifeguard Tower. Starting at sundown.

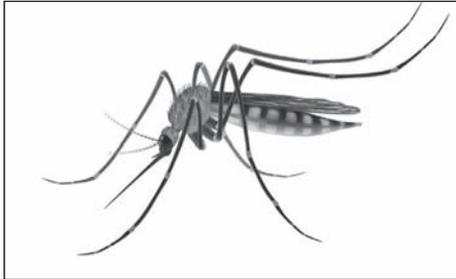
City Council Meeting. May 20, 2019, 4:30 PM - 9:00 PM @ Del Mar Town Hall.

continued on page 15

BLOOD SUCKERS

Julie Maxey-Allison | 10th Street

Ready or not, here they come seeking to suck your blood: mosquitos! These annoying, thirsty predators will soon be buzzing about, adding a certain sound to summer.



Mosquito is Spanish for little fly and that is what a mosquito is, a type of fly that has been around for more than 2 million years. And, they have figured a way to keep on

going. While the male mosquito's life span is on average 10 days, the females live for 42-56 days. This extra time allows them to mother as many as three sets of 300 eggs per time. Most probably will.

Of course, they need protein and nutrients found in blood to nourish their larvae. Their favorite meals are the easiest to find and, one must assume, the most satisfying. It may be you.

Here are the qualifications for candidates most sought after by mosquitos:

- You breathe. Mosquitos can detect your presence from as far as 160 feet through the smell of the carbon dioxide you exhale.
- You have natural bacteria residing on your skin. Everybody does. They like that.
- You have type O blood. They think it the most →

appealing, delicious blood type followed by type B and then type A.

- You are naturally warm. They like heat.
- You exercise. They like the heat and think the lactic acid you produce is an added delicacy.
- You drink beer. They have a hankering for beer drinkers, possibly because it raises body temperature or, simply, they like beer.
- You wear red, dark blue or black clothes. These are their preferred colors.
- You are pregnant. Pregnant women are especially exciting to mosquitos with their double delight of exhaling an extra 20% more carbon dioxide and tending to be generally warmer during those happy months.

You can control your controllables. Still, even if you are blood type O, pregnant, exercise wearing red, and top it off with a beer, well there is always a chance your genetic makeup will disqualify you. Some of you have genes with natural repellents, some of you don't.

Know that our local mosquitos are just annoying, not the malaria carrying Anopheles mosquitos or other disease carrying varieties that are considered to be the deadliest animal in the world killing 1 million people each year—mostly in Africa. Their main natural predators are fish and dragonflies with bats who don't really eat many, way down at the end of the list.

To keep them at bay, try Deet or Picaridin. They don't like them. The less aggressive lemon eucalyptus oil can also be an effective deterrent. Insecticides like permethrin kill on contact but, that is one at a time. If you are thinking of electrocution with those zappers, they don't get rid of many mosquitos and do kill harmless insects. ■

DM Community Connections – DMCC Diners (FKA Monday Lunch Club). Monday, May 20, 11:30am – 1pm, En Fuego, 1342 Camino Del Mar

DM Community Connections – Tuesday Lunch Connections – Reservations Requested. Tuesday, May 21, Noon – 1:30pm, Del Mar Community Building, 225 9th St.

Traffic, Parking Advisory Committee (TPAC). May 21, 2019, 5:00 PM-7:00 PM @ Del Mar Town Hall.

Arts Advisory Committee. May 22, 2019, 2:00 PM-4:00 PM @ Del Mar Town Hall.

Design Review Board (DRB). May 22, 2019, 6:00 PM-8:00 PM @ Del Mar Town Hall.

DM Library Kids. Rady's Bright Future. Bright Future for Kids workshop provide parents and caregivers with education to support their child's early development milestones, ages appropriate behaviors and community resources. Wednesdays, May 22, & 28, 9:30am.

DM Foundation - Del Mar Foundation Board Meeting. Thu, May 23, 8-9am DMCB 225 9th St.

DM Library Teens & Adult. Science at Palomar. Speaker from the Observatory. Thursday, May 23, 6pm.

Business Support Advisory Committee. May 28, 2019, 9:00 AM-11:00 AM @ City of Del Mar Town Hall.

DM Community Connections – ROMEO (Retired Old Men Eating Out) Luncheon. Tuesday, May 28, Noon – 1:30pm, Sbicca Del Mar, 215 15th St

Finance Committee. May 28, 2019, 4:30 PM-6:30 PM @ Del Mar Town Hall.

DM Library Teens & Adult. Science-ing Chat. With Dr. Sunny Fugate, Senior Research Scientist SPAWAR. Come Chat about biologically inspired cyber defense, immunizing computer systems using protective unpredictability, and defense deception. Thursday, May 30, 6pm.

VISIT THE SANDPIPER ONLINE!



www.delmarsandpiper.org

SANDPIPER

DEL MAR'S COMMUNITY JOURNAL

Box 2177, Del Mar, CA 92014

DATED MATERIAL

TUMBLEDOWN BLUFFS

Julie Maxey-Allison | 10th Street

It is tough to keep track of the total number of times that our cliffs have collapsed. Just this year the count is up to 10, including the incident in February that caused an hours long train delay. This high rate of failures, exacerbated by the increased moisture from the winter rains, keeps our first responders, the lifeguard staff at the Del Mar Beach Safety Center, on alert.

Chief Lifeguard and Community Services Director Jon Edelbrock reports that the lifeguards are usually the first to be notified when portions of a cliff come crumbling down. They in turn are the first line of communication to North County Transit District, relaying information about small and large failures. That triggers the rail road authorities' safety engineers who then take over to check and rectify the safety issues. There is no news about when the trains will actually be moved off the bluff tracks. The target date has been put off to 2050.

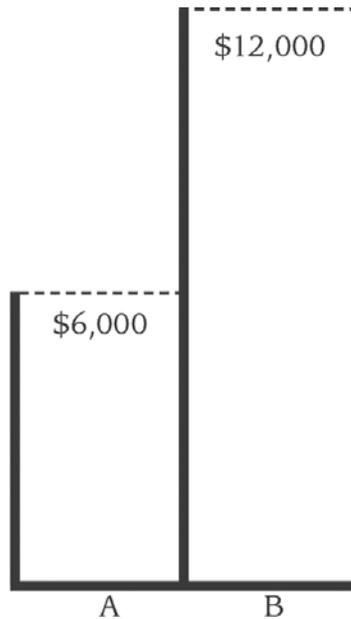
The lifeguards have posted the many warning signs on the cliffs throughout the affected area to keep the public briefed about the potential hazards. They also patrol the area on the look for any new earth erosions and, when appropriate, will remind people of the danger. Given the flurry of past collapses it seems wise to keep your distance from the cliffs. The signage is there. Take care. ■

JEFF BARNOUW'S SANDPIPERS CHALLENGE GRANT GOAL FOR 2019

the Sandpiper Editors

- A. New money donations
- B. Matched grant

In 2017 one of our own Sandpiper editors, Jeff Barnouw, offered us a matching grant for "new" money of up to \$6,000 per year for three years to help pay for the production and distribution of the



Sandpiper. A 16-page issue, for example, costs about \$3,000 – that is, about \$30,000 per year for our ten issues. Since we don't accept advertisements, these costs can put a considerable strain on our purse strings.

Last year, for a second time, Jeff matched "new" money from from new donors in any amount, or from existing donors who contributed more than they did in 2016.

Last year we reached our Challenge Grant Goal in July, and we are aiming to do as well in 2019. We hope you will consider making a generous donation to the Sandpiper.

HOW TO DONATE ~ DOUBLE YOUR IMPACT: Please make checks payable to the Del Mar Community Alliance and mail to Del Mar Sandpiper, P.O. Box 2177, Del Mar, CA 92014. OR, donate online at: www.delmarsandpiper.org ■