

# SANDPIPER

## Water Everywhere: But Not a Drop to Drink

Herschel Price, Grand Avenue

Water rationing in Del Mar? How could that be? It could happen by July 1st if not sooner due to the worsening dry-weather conditions throughout the Sierras and the entire state of California. Combined with the court-imposed restrictions on the flow of much needed water from the Bay Delta to southern California and the depleted levels of water in most state reservoirs, there may not be enough water to serve the needs of our businesses, farms and residents everywhere across the state. We are in the ninth year of drought but most of us pay very little attention to it because the water has always been there when we turn on the tap or water our gardens. That way of thinking is about to change because of predictions by the Department of Water Resources that rationing will commence in the very near future unless the Sierra snowpack increases dramatically over the next two months.

We need to start doing a better job of conserving water right now. This has to be a community effort and we must take it seriously. What can we do? Do you know that sixty percent of water used in our homes is to water our landscapes and gardens? Just reducing your outdoor watering to two days a week, watering during the nighttime hours and reducing the number of minutes for each station

*continued on page 3*

## Where the Salt Meets the Sweet

Dawn Rawls, Klish Way

Saltwater meets sweet water in our San Dieguito Lagoon and forms a very rich brew for all kinds of plant and animal life. Fresh water flowing down the San Dieguito River watershed mixes with tidal flows from the ocean to form a salt marsh in the lagoon. Those wetland grasses and salt-loving plants may not look much like "waving fields of grain," but scientists estimate that a healthy salt marsh produces five to ten times as much oxygen and plant material per acre as does that wheat field!

The soil in the lagoon is a fertile mix of decayed plant and animal matter that, in turn, feeds the plants and the creatures that live in the mud. These invertebrates such as worms, snails, clams and mussels then become food for birds, small fish and land mammals. The water itself is full of suspended microscopic life that also drives these complex interrelationships aptly termed a food web. Naturally, the little fish become lunch for bigger fish that eventually travel out to the ocean!

In January, 2008, the massive excavation west of I-5 was connected to the San Dieguito River so that tidal water from the ocean could flow in and out and mix with river water. Would fish travel into the new pond and use these safe waters as a hatchery?

*continued on page 2*

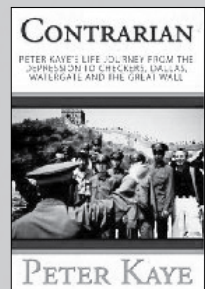
## Also in This Issue:



*And when the Santa Ana passes through? See page 8.*



*Bringing new energy to Del Mar See pages 4-7.*



*New Book on the Block. See page 10.*

## Real Change by Real Visionaries!

Del Mar has earned a reputation for extraordinary levels of citizen participation in government and community activism. Our Lagoon Committee set a very high standard some time ago for both participation and activism.

Way back in the 70s, a small band of determined warriors convinced the City Council to formally establish this committee to find ways to reclaim for the San Dieguito Lagoon the natural environment of this rich ecological estuary (often referred to by detractors as an "insect infested swamp").

Their record of accomplishment over the years is almost beyond belief. These were not shrill voices lamely lamenting various assaults on nature. They went to work researching, informing, educating, persuading, and organizing. They devised practical solutions and strategies for protection, revitalization, and long term development processes. They built a broad base of community support to influence political decision makers. They overcame resistance from the Fair Board as well as other detractors. They became a powerful political force for good. A stroke of genius was to get millions of Southern California Edison funds dedicated to the present lagoon restoration project.

Not only has our lagoon revived (see article on fish revival, and a bird revival article due in next issue) but their vision has mushroomed into a 55 mile river park that has been enthusiastically embraced by the region and is well along the path to fruition.

The Lagoon Committee wisely anticipated the need for an organizational infrastructure that would provide long term legitimacy for their vision. So, today we have the San Dieguito River Valley joint Powers Agency (with elected county and multi-city representation), The Friends of San Dieguito River Valley, and the San Dieguito River Valley Conservancy.

If the measure of a life well-lived is leaving the earth a better place than it was when you arrived, these citizen activists have set the bar very high for all of us.

Although their baton has been passed to many more members over the years, let's express our gratitude to these early visionaries (not all still with us): Nancy Weare, Don Coordt, John Bradshaw, Margaret Porter, Dave Keeling, Joe Lang, Jeannie O'Toole, Jerry Winterer, Herb Turner, Alan Carson and Ed Coughran. ■

### Where the Salt Meets the Sweet

*continued from page 1*

Yes! In only eight months, the pond had a burgeoning of small fishes including gobies, flatfish, pipe fish, mullet and grunion. Scientists who took a census in the pond by video camera and special nets estimated a population of nine million fish! Plants and invertebrates are also making a vibrant comeback. With all this abundance on the menu, birds are arriving to chow down at the wetlands buffet.



*Lagoon provides information on the food web as well as a chance to watch fish leaping in the river. Picture by Alicia D. Rawls.*

With natural life bursting forth once again in the San Dieguito Lagoon, memories of the past dim quickly. Lest we forget, we should note that only three years ago the tidal pond contained tons of fill dirt, remains of a World War II airfield and sewage settling ponds that were dumping raw sewage into the wetlands as late as the 1970s. The restoration of the lagoon is being completed by Southern California Edison and SDG&E as mitigation for the destruction of larval and juvenile fish in the cooling water intake of the power plant at San Onofre. The California Coastal Commission has required that part of this mitigation be several decades of monitoring and testing of the lagoon's complex food web to insure long-term success and provide scientists and marine estuary planners with valuable knowledge for later restoration projects. ■

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

Editors: Sam Borgese, Tony Corso, Liz Dernetz, Bud Emerson, Ann Gardner, John Graybill, Lee Haydu, Shirley King, Bertha Leone, Art Olson, Piper Underwood, Betty Wheeler, Mark Whitehead.  
Webmaster: Virginia Lawrence.

All staff members and writers are unpaid volunteers. This publication depends upon the contributions of readers like you.

Make checks payable to **Sandpiper**, Box 2177, Del Mar, CA92014

# Lose Your Lawn!

Mary Friestedt invites you to visit her Bellaire Street garden.

A water crisis is looming, friends, with rationing likely. One important thing to do right now: lose your lawn.

## Top ten reasons to lose your lawn:

1. You won't waste hundreds of gallons of precious water keeping the lawn green.
2. You'll save money on your water bill!
3. Water you save can go to our farmers.
4. No fertilizing your lawn anymore with nasty petroleum-based fertilizers that wash into the ground and down to the ocean, causing more havoc.
5. You won't have to mow, saving you more money.
6. The lawn mower will no longer cause air and noise pollution.
7. Gone are ugly brown spots on your grass left by the urine of dogs.
8. Kids or grandkids that want a place to play can walk to our beautiful Powerhouse Park.
9. Money to buy new walking shoes with water bill savings.
10. Most of all, you'll have peace of mind knowing that you are saving a precious resource!

"But my lush green lawn is so beautiful!" my mother used to say. There are alternatives, however. Lynne Blackman, talented Del Mar gardener, replaced her large expanse of lawn with a bed of brown Torrey Pine needles that are crunchy underfoot, soft, and beautiful. To add a zest of color, she painted large dead tree parts in bright colors and now they dance through the pine needles adding charm, whimsy, and color that the lawn never had. She has a delightful labyrinth with sand and stones that requires no water.

Another lawn replacement is pebble or mulch paths that wind around California natives or Mediterranean plants which need little water. Some of my favorite Mediterranean plants are:

-Euphorbia wulfenii with bright chartreuse flowers and blue-green foliage.

-Pride of Madeira (Echium candidans) with striking blue, purple, pink, or white flower clusters that bloom in the spring.

-Geranium maderense with fernlike foliage and tall, brilliant pink flowers that bloom for two months in the spring.

Easy to find succulents store water in their stems or leaves and ask for little. Not cactus here, whose spines can hurt,

but succulents that look like rosettes, little pickles, Chinese lanterns, or even a cow's tongue!

For California natives, visit the website of Las Pilitas Nursery in Escondido: [www.laspilitas.com](http://www.laspilitas.com), or Cedros Gardens: [www.cedrosgardens.com](http://www.cedrosgardens.com) in Solana Beach for many colorful Mediterranean plants.

Walk around our town, see residents replacing their lawns with the plants that belong here: California natives and Mediterranean plants. ■



## Water Everywhere : But Not a Drop to Drink

*continued from page 1*

by one or two minutes can make a real difference in your monthly cost of water.

Speaking of cost, due to the increased cost of finding and transporting water during this drought, the cost of water from the Metropolitan Water District of Southern California (MWD) to the San Diego County Water Authority (the source of Del Mar's raw water supply) is expected to rise by thirty-five percent starting January 1, 2010. The City of Del Mar is currently undertaking the development of a five-year schedule of water and sewer rates, including both a normal and drought rate structure in the event mandatory cutbacks are required.

We all need to do our part to help conserve water. Take a moment to visit [www.bewaterwise.com](http://www.bewaterwise.com) and [www.sdcwa.org](http://www.sdcwa.org) to learn more about what you can do to reduce your water use. With just a little effort and attention to how we use water, we can help make the difference that will perhaps prevent the rationing of water in Del Mar. ■

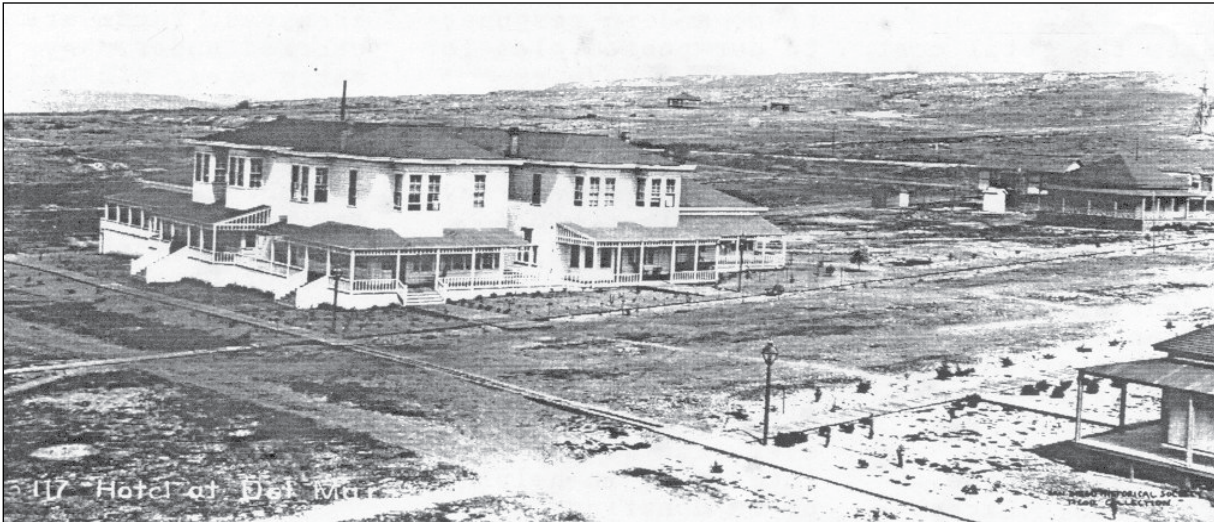
## Save the Date!

On Thursday, March 26th the **Del Mar Rose Society** will present Jim Horacek speaking about "Companion Planting & Carnivorous Plants." The meeting kicks off at 7:00pm at the Powerhouse. The public and guests are welcome.

# REVITALIZATION: More Community Conversation

## Promises Made - Promises Delayed: Our Community Plan

Bud Emerson, Klish



*Hotel Casa Del Mar on 10th Street. Note the absence of trees on the hillside.  
Courtesy of the Del Mar Historical Society.*

Del Mar's constitution, our Community Plan, has guided our development quite well for more than 30 years. One element, however, is a long way from implementation: our downtown center. Once again we are initiating a new approach to revitalizing our downtown. It should be instructive to examine what these Community Plan visionaries saw in the 70's, focusing "major retail and office activity into one economically viable, pedestrian oriented and attractive area that serves the needs of both Del Mar residents and visitors, and is well integrated into the residential fabric of the community." A companion goal is to "preserve the economic integrity of the community."

These goals are fortified in the Plan by a number of objectives and policies--consider these excerpts from the Community Plan:

- discourage high speed traffic along city streets
- redesign Camino Del Mar to improve its appearance as a scenic coastal route and accommodate low-speed vehicular traffic
- improve... pedestrian crossings
- change Camino Del Mar back to a residential street
- add such amenities as landscaping and benches
- adopt controls to prevent future commercial development which is incompatible with the desired residential character of the community
- discourage...commercial activity...detrimental to the livability of adjacent residential streets
  - convert Del Mar Lane between 13th & 15th streets into a pedestrian mall
  - promote those uses of the commercial area which will be of greatest economic benefit to the community

- create a mixture of residential and commercial uses
- encourage small individually-owned shops
- discourage unusually large single purpose businesses, franchise operations
- commercial activity compatible with the intellectual, social, and material needs of the community
- discourage office use
- although appropriate business expansion can help to offset rising city costs and provide needed goods and services to the community, development beyond a certain point would materially damage Del Mar's natural environment and small town residential character
- architectural solutions should strive for an informal feeling, utilizing non-massive shapes, pitched roofs and preserving ocean views and an atmosphere of open space
- reduce Camino Del Mar to one travel lane in each direction...utilize a portion of the existing paving width to provide additional landscaping and parking...walkways on each side of the street
- five foot walkways for pedestrian traffic, textured walking surfaces with low level lighting
- create visual barriers through landscaping and the reduction to two lanes

This is the exciting vision we promised ourselves 3 decades ago! A community that has a real village center that works and that complements our residential character. Our 30 year report card would not be one to take home to Mom. Can we get it right this time? ■

# REVITALIZATION: More Community Conversation

## For Thinking and Acting Anew

Bettina Experton, Chair, Del Mar Finance Committee

Faced with a failing economy, obsolete financial policies and a crumbling infrastructure, the nation's future rests on the vision and resolve of our elected new leader in Washington, DC.

In Del Mar, the resurrection of our Village -or not- demands nothing less than strong and visionary leadership. Beyond old politics, there is no time to waste and no need for further debate. It is time instead to rally a majority to the common goal of a revitalized downtown - at the right price and in the right time frame.

Based on nothing more than sound economic principles, and with the quality of life of our village at heart, the Del Mar Finance Committee proposes the following revitalization approach:

a.) Immediately engage, in a public review process, the development and finalization within six months of:

1. A streetscape plan to be "shovel ready" before the end of the year. This will provide a concrete foundation for downtown revitalization and the pedestrian friendly environment residents and visitors alike badly need.

2. A Request for Proposal to develop the City Hall site into a new mixed retail-residential anchor at the southern of town, with a large underground parking structure to provide for additional in lieu parking for the central commercial zone.

b.) Encourage willing downtown property owners to redevelop, by creating a new building envelope defined with simple zoning changes: existing set backs, a 3-story height limit, and parking requirement mitigation with financial contribution to the proposed City Hall site underground community parking.

Modeled on the cities of Carmel and Santa Barbara (neither use FBC), we advocate the use of design guidelines (defined by existing Del Mar style buildings: Stratford Square, the Plaza, Del Mar Library; and construction material quality criteria defined by the Plaza Specific Plan manual) and the use of our existing DRB review process.

This approach will achieve the following:

- Let property owners submit redevelopment plans when and if economically feasible for their individual parcels. The

*continued on page 7*

## Personal Reflections on Revitalization

Tony Corso, Stratford Ct

Most of us are aware that the Del Mar City Council recently took another step towards revitalizing the commercial center with the adoption of what is referred to as a "Form-Based Code." As reported in the previous edition of The Sandpiper, Form-Based Code is a physical design process for determining the ultimate form and mass of structures in a specific district, the function and relationship of buildings one to another, ideal architectural standards, the character of public spaces, including streets and streetscape and overall landscape design.



*15th Street in the '60s.  
Courtesy of the Del Mar Historical Society*

This approach, applied to controlling development and achieving a more pleasant and viable commercial district has been used successfully in Austin, Texas, Albuquerque, New Mexico, Denver, Colorado, and in such diverse Californian cities as: Ventura, Santa Anna, Benicia, Grass Valley and Oakland.

There are impressive examples of revitalization to be found in such places. Moreover, they often manage to achieve a recognizable "sense of place" - one with a robust identity, unique character and the ability to attract those searching for a pleasant gathering place.

It seems that a form-based code approach to revitalization has much to recommend it. However, there is one aspect of such revitalization that is seldom examined and reported upon—the quality of businesses and other activities sheltered and accommodated in the new and rehabilitated structures.

One might ask, "Is the investment of time and resources worth the effort if it generates an unimaginative collection of businesses or enterprises oriented to little more than casual shopping and dining? If so, can it continue to attract visitors and residents in the long run? "

Perhaps, as a part of efforts to revitalize the Del Mar Village Center, representatives of the private and public sectors, including local residents, might discuss: "Beyond land use, what types of activities and businesses ought to be accommodated in a revitalized commercial center?" What contribution might a revitalized center make to the development of "community" or to the implementation of the Community Plan? To what degree are proposed uses imaginative, inspired, inventive or innovative?

Knowing Del Mar, I suspect some of this dialogue has already begun.

I recently visited Fallbrook and discovered an exciting plan to rejuvenate the commercial district with the development of a large art center, which will serve as the focal point of commercial revitalization. ■



# REVITALIZATION: More Community Conversation

## Newton Lands On Mooney Brian Mooney Brings “Form Based Code” to Town

Chuck Newton, Forest Way

**B**rian F. Mooney, as Interim Director of Planning and Community Development, has brought to Del Mar a new concept, Form Based Code, for downtown Revitalization.

Mooney, 58, has had extensive planning experience after majoring in Anthropology at SDSU and earning an MA in Urban History from USD. He was in the county’s planning department for several years. In 1979 he formed Mooney Associates for regional and city planning. He sold it in 2002 in favor of individual consulting engagements, such as his present work here on a contract ending in December 2010. (Thus his job title as “interim”.)

### Code Expected to Reduce Zoning Hassles

Mooney says a Form Based Code’s advantage is that the town decides on an over-all “look” by prescribing, for each property, specific criteria such as height, bulk, lot coverage, and use. This enables property owners to design proposals that avoid past struggles to conform to “one size fits all” type of zoning.

The Form Based Code will structure a Specific Plan to submit to voters in November, 2010. The process includes outreach programs to obtain opinions of property owners and businesses.

If history is any precedent, homeowners’ views are likely to be many and vociferous. Likewise, some downtown property owners may have contrary views. Mooney has already had favorable comment from some of them. Another, however, has refused to even talk to him.

When asked what esthetic qualities the new plan should evoke, Mooney is less sure-footed. Should its atmosphere attract people of certain income, age, occupation, education? Why does Santa Barbara’s downtown attract me, while Santa Cruz’s does not?

### No Present Estimate of Income/Outgo

Mooney says there is, as yet, no estimate of total costs vs. revenues for Revitalization, which is expected to be completed in about five years. In his January 12 report to the Council, he estimated city costs for just this fiscal year and next at \$400,000. He hopes to get \$200,000 from SANDAG’s Smart Growth program, which requires matching funds and is focused around transit. Mooney suggests the city’s Bikeway/Pedestrian/Trails concept responds to that.

Payback on the city’s investment is expected mainly from TOT from hotels and motels, and 1% from the sales tax. There can also be levies on developments that don’t

provide parking, and increased property tax on any properties that change hands.

Mooney points out that there is already new income by encouraging dining on city sidewalks, which yields rent and sales tax. ■

## For Thinking and Acting Anew

*continued from page 5*

Form Based Code (FBC) approach may produce allowable building envelopes economically unfit for redevelopment. Many downtown parcels in need of redevelopment already have 100% lot coverage. A FBC approach may produce esthetically improved building envelopes, but if no significant additional square footage is achieved (to generate the minimum increased revenue required), the redevelopment of these parcels will not occur. The specific economic conditions of each single parcel



101st Street & 4th in 1911. Courtesy of the Del Mar Historical Society

(land cost, existing property revenues...) are the basis for redevelopment. Compliance with specified esthetic guidelines, an integral part of the public review process, should come next.

The parcel by parcel approach we advocate will also avoid the unnecessary costs and time lost in a master plan downtown approach with FBC (which might still evolve into a Specific Plan for the entire downtown).

More than ever the time is right to think and act anew, capitalizing in this dire period of our history to redevelop and rebuild at a lower cost, and move forward as a whole community with the value of time, money and ultimate results in mind.

(For more detail on the Finance Committee revitalization proposal visit the SandPiper website for their full report and presentation to the January 12, 2009 City Council meeting).

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

# What Exactly Is The DMVA?

Jennifer Grove, DMVA Executive Director

DMVA is not a Chamber of Commerce and it is not a Merchant Association. DMVA is a non-profit organization implementing the Main Street Approach™ for downtown revitalization and supporting the Del Mar Community Plan vision for a vital downtown Del Mar.

The Main Street Approach™ is a grassroots program designed to unite local residents with downtown merchants and commercial property owners to develop and implement projects to strengthen historic commercial districts and make them a great place to live, work and visit. Following this Main Street Approach™, DMVA Board members include an equal number of active residents and downtown interests committed to enhancing the quality of life in the Village of Del Mar while preserving its history and unique character. DMVA residents include Sissy Alsbrook, Mary Lou Amen, Larry Brooks, Sara Harnly, Greg Allen, Bettina Experton, Sharon Hilliard and Nancy Johnson Sanquist. DMVA business owner representatives include Rebecca Bartling, 22nd Agricultural District; Walt Beerle, Union Bank; Mathew Bergman, Folio Design; Melanie Bivens, Soul Shine; Craig Fravel, Del Mar Thoroughbred Club; Andrea Hirashiki, Pacifica Del Mar; Reyna Powers, Del Mar Plaza; Don Johnson, 15th Street commercial property owner; and Mike Slosser, L'Auberge Del Mar.

The Del Mar Community Plan envisioned an economically viable, pedestrian oriented and attractive downtown serving the needs of both residents and visitors. DMVA Board Members are working hard to implement this vision with many new and continuing revitalization projects in 2009. ■

## Dining Al Fresco

*continued from page 6*

of the restaurant.

Alcohol service is allowed if the establishment has a liquor license. Smoking in the outdoor cafes is not permitted, nor is live or amplified music, food preparation or open fires. Operators must maintain the areas including periodic steam cleaning of the sidewalk. Tables, chairs, lighting, umbrellas, and heaters are allowed but must first be approved by the city.

Outdoor cafes are recognized as generating more pedestrian activity and bringing vitality to commercial areas. The new improvements along the south side of 15th Street should be in place by this summer and will provide a handsome new look to match the improvements now in place on the north side of this lovely corridor.

Bon appétit! ■

## Are We More Ready?

Carol Kerridge, El Amigo

Remember the time when most of us had never heard of Witch Creek? Almost a year and a half ago, a small fire ignited in that dry creek. Fanned by voracious Santa Ana winds, it grew into a major firestorm and within 24 hours spread almost 50 miles west. Its flying embers, caught by dry vegetation, combustible roofs, fences and anything else in its path, ignited and destroyed hundreds of homes and was finally contained as the winds subsided nearly 5 miles from Del Mar's border. Del Mar activated our Emergency Operations Center and many of our residents were asked to evacuate. Those who remained in town mostly remained inside because of the smoke, soot and flying ash that permeated our air for a couple of days. The Del Mar Fairgrounds became a major evacuation center temporarily housing thousands of evacuees. Remember Witch Creek now?

*continued on page 10*



### Wondering What is Happening?

this Thursday Night in Del Mar? Looking for the Phone Number for Del Mar Pizza? Trying to Find the New Three Dog Bakery?

Search No More!

The Del Mar Village Association (DMVA) website ([www.delmarmainstreet.com](http://www.delmarmainstreet.com)) contains a wealth of up-to-date information on downtown Del Mar. The website includes an interactive downtown village map with business listings and locations, Del Mar special events and community calendars, downtown listings of happy hours and special promotions, Del Mar nonprofit organization and other local resource listings etc. If it is in downtown Del Mar you will find it at

[www.delmarmainstreet.com](http://www.delmarmainstreet.com)



# March Community Calendar

**Del Mar Farmer's Market:** Saturdays, 1-4 pm, City Hall Parking Lot. Purchase fresh, locally grown produce, flowers, eggs, and many other products.

**Craft and Music at the Powerhouse:** Sunday, March 1, noon to 2pm at Powerhouse Community Center. This is a joint program; the library provides a craft at noon, then at 1pm, the Del Mar Foundation provides music by Bucket Ruckus, a Del Mar institution. The event is free and parental supervision is required.

**City Council Meetings:** Monday, March 2 and March 16, 6:00 pm, Del Mar TV Studio.

**AARP Free Income Tax Assistance:** Tuesdays, 9:30am-1:30pm, St. Peters Episcopal Church. The service is provided by fully trained volunteers to low and middle income residents (priority to 60+ years) and includes assistance with form preparation.

**"Dare to Be 100" Senior Health Forum:** Tuesdays, 9:30 - 11am, Del Mar TV Studio (please note new location). Offered by DMCC, the meetings are free; wear comfortable clothes and be ready to interact and learn. RSVP to 858-792-7565.

**Knit and Stitch (Adults):** Thursday, March 5, 3-4:30pm, Del Mar Library. Bring needles, yarn, and a project. Sponsored by DMCC and coordinated by Regina Horner (858-755-1931).

**First Thursdays:** March 5, 6:30 pm Wine and Cheese, 7pm program, Powerhouse Community Center, featuring Peter Sprague String Consort, a new mix of jazz and classical. Subscribers only, the event is sold out.

**Meet The Authors - John and Jean Silverwood:** Thursday, March 5, 7pm, Del Mar Library. The co-authors of Black Wave will relive their adventures aboard the 55-foot catamaran Emerald Jane.

**Daylight Savings Time Begins:** Sunday, March 8.

Kiwanis Ugly Dog Contest: Sunday, March 8, 11am-3pm, DM Fairgrounds. Fourteen categories provide fun for the whole family! For details, visit [www.uglydogcontest.org](http://www.uglydogcontest.org)

**DMCC's Coffee and Conversation:** Monday, March 9, 10-11:30am, City Hall Annex. Guest lecturer Dr. Anne Hanneken, Scripps Research Institute, will speak on Preserving Vision in Glaucoma and Macular Degeneration.

**DMTV Foundation Board Meeting:** Monday, March 9, 4pm, Del Mar TV Studio. Monthly meeting to review/approve grants and other business.

**Preschool Spanish/English Bilingual Storytime:** Tuesday, March 10, 10:30-11am, Del Mar Library.

**Planning Commission:** Tuesday, March 10, 6 pm, Del Mar TV Studio.

**Cultural Arts Committee:** Wednesday, March 11, 8:30 am, Powerhouse Community Center. Monthly meeting is open to the public.

**DMVA Promotion Committee:** Wednesday, March 11, 9-10:15am, DMTV Studio, monthly meeting.

**Teen Advisory Group:** Wednesday, March 11, 5-5:30pm, Del Mar Library. Meet other teens to plan fun library activities. Refreshments served.

**Teen Book Club (Grades 6-12):** Wednesday, March 11, 5:30-6:00pm., Del Mar Library.

**Del Mar Foundation Board Meeting:** Thursday, March 12, 8:30am, City Hall Annex. Monthly meeting, all interested persons are welcome.

**Financial & Legal Wellbeing Workshops:** Thursday, March 12, 2009, from 1 - 2:30 p.m. at the City Hall Annex (please note date change). The second of four workshops sponsored by Parkinson's Disease Association of San Diego and hosted by DMCC, the topic this month is, "Maximizing Savings & Investments" and will include income and expense budgeting, tax advantaged savings and other investment strategies. RSVP to: 858-792-7565 or [heather@dmcc.cc](mailto:heather@dmcc.cc)

**DM Community Connections Board Meeting:** Saturday, March 14, 9am, City Hall Annex. The monthly meeting is open to the public.

**DM Arts Center Board Meeting:** Monday, March 16, 6:30pm, Del Mar Arts Center.

**St. Patrick's Day:** Tuesday, March 17.

DM Historical Society Meeting: Tuesday, March 17, 7pm, City Hall Annex.

**Friends of the Powerhouse Board Meeting:** Wednesday, March 18, 9am, Jakes. Open monthly meeting.

**Claire Lynch Band Bluegrass and Beyond Concert:** Thursday, March 19, 7pm, Powerhouse Community Center. Presented by DMF Cultural Arts Committee, concert tickets are \$20 through [www.delmarfoundation.org](http://www.delmarfoundation.org)

**Children's Committee Monthly Meeting:** Wednesday, March 25, 9-10am, second floor, Powerhouse Community Center. Join us to help plan and support children's events and activities.

**Del Mar Design Review Board:** Wednesday, March 25, 6 pm, Del Mar TV Studio.

**Pajama Storytime for Ages 5-8:** Wednesday, March 25, 6:30-7pm, Del Mar Library. Come in pajamas and enjoy entertaining stories and special treats.

**DMVA Board Meeting:** Thursday, March 26, 8:00am, City Hall Annex.

**Rose Society Monthly Meeting:** Thursday, March 26, 6:30-8:30pm, Powerhouse Community Center.

**Meet the Authors - Peter Kaye:** Thursday, March 26, 7-7:45pm, Del Mar Library. Mr. Kaye will speak about his life journey from the depression to Checkers, Dallas, Watergate and The Great Wall.

**DMCC Senior Legal Services:** Friday, March 27, 9am-1pm, DMCC office in City Hall Annex. Many free legal services are available to seniors 60 years or older in 92014 Zip Code area. Private consultations held with attorney from Elder Law & Advocacy; call for appointment: 858-792-7565.

**DMVA Vintner Dinner:** Sunday, March 29, Pacifica Del Mar's Private Reserve Dining Room. Pacifica Del Mar's Executive Chef Christopher Idso teams with Markham Vineyards' Craig Henriksen to present this four-course dinner with wine pairings. Tickets \$100 per person available through DMVA, [www.delmarmainstreet.com](http://www.delmarmainstreet.com)

**Cesar Chavez Day:** Tuesday, March 31.

## New Book on the Block

Penny Abell, *Serpentine*

Peter Kaye's new book, *Contrarian*, has something for everyone. Of course.

The man has lived 80 years with a skeptical outlook, intellectual independence, uninhibited curiosity, risky jobs, and a deeply satisfying family.

His stories are told and his opinions expressed with great style and good humor.

They range from memories of childhood freedom in prewar Laguna Beach to his post-retirement activities. Kaye's career was primarily as a journalist, interrupted by press relations stints for the likes of Richard Nixon, Pete Wilson and Jerry Ford.

Kaye is justly proud of his reputation and awards in the newspaper and television business. He was responsible for successful programming in the early days of public television in San Diego and nationally. Among his legions of mentors, friends, colleagues and cronies were Herb Klein, Tom Pettit, Robert MacNeil, Jacob Bronowski, Marti Kaye, Margaret Warner and Bill Moyers. But he is not your tiresome name-dropper. Kaye provides both delightful direct observations and pithy assessments of the many characters and institutions that he has encountered.

The "Four Giants" [of California politics] chapter includes some especially tasty depictions. Of long-time California Democratic boss, Jesse Unruh, Kaye reports:

Accompanied by a retinue of legislators, lobbyists, and reporters, the Rabelaisian Unruh cut an imposing swath through downtown Sacramento, leaving a trail of empty glasses, animal bones, and reeling companions.

Contrast that with the Ronald Reagan personality up close: "... he was always the same. It was like eating an artichoke – pleasant and bland."

One of the most fascinating chapters covers Kaye's stint as an Senior Editor of the San Diego Union, starting in 1976 and ending with his retirement from the then merged Union-Tribune in 1993. His observations of the newspapers' internal ideological stresses and varying editorial standards are particularly intriguing. Kaye was especially supportive of two enterprising reporters, Alex Drehsler and Jon Standefer, who in covering the border and beyond would sometimes disappear. As their editor, he had to fend off management complaints and questions. He was once asked by the efficiency auditors: "Why is it that obit writers can turn out several articles a day while investigative reporters take weeks just to produce one story?"

This book can easily be read straight through, but there are so many lively anecdotes and Kayesian zingers that it's even more fun just to pick it up and revel in a chapter or two. I laughed out loud while reading this delightful book and imagined Peter chuckling as he wrote it.

Peter Kaye will talk about his book and sign copies at the Del Mar Library at 7 p.m. on Thursday, March 26. Books are available now at the Earth Song Bookstore on Camino del Mar and at [www.amazon.com](http://www.amazon.com) ■

## Are We More Ready?

*continued from page 8*

Following this major event, we all made promises to clean our gutters, trim our trees, clear out the brush in our canyons and be much more vigilant in reducing the risks of fire in our homes, yards and neighborhoods. Our City government has also been hard at work fulfilling promises and requests that were decided upon soon after that firestorm. Last July, our City Council adopted the updated Wildland-Urban Interface Code. This updated code gives many more specific recommendations for reducing risk in neighborhoods and nearby contours and canyons. The City Council has modified the Fire Code to require all existing shake-shingle roofs be replaced by July 2013, and all new homes be protected by an automatic fire sprinkler system.

Soon after the devastating fires in Oct '07, Cal-Fire (the new title for California Department of Forestry) evaluated all cities in California for degree of fire risk, accessibility, topography, vegetation, etc. They mandated that each City enforce the "100 ft. defensible space" guideline for homes that border canyons and are in the Wildland-Urban Interface area. In Del Mar, they identified 349 homes that are at greatest risk within 400 ft. of the west side of Crest Canyon and have asked each of these home owners to undergo an exterior fire inspection. This past September, Del Mar re-hired newly retired Capt. Tom Wolf as a part-time fire inspector to oversee the project. A perfect choice for the job, Tom was a member of the Del Mar Fire Dept for 35 yrs. prior to retiring and is very familiar with Del Mar. He reports that the inspections have been very successful -- only 33 more homes to complete -- and that most residents have been helpful and cooperative. He is leading the effort to reduce the fuels on the western edge of Crest Canyon through volunteer efforts; however no work can be done after March 1, 2009 as it is the beginning of the breeding season for the California Gnatcatchers. The Gnatcatchers are a federally listed, threatened species of songbirds who make their home in the CA southern coastal areas.

Isn't it commendable that so much has been accomplished? Our town seems quite a bit more safe and the Gnatcatchers can come home to their familiar Crest Canyon. ■



### Save the Date!

Thursday, March 19, 7:00pm,  
The **Claire Lynch Band** at the  
Powerhouse

Come out and see why Dolly Parton credits Claire with "one of the sweetest, purest and best lead voices in the music today."

Tickets \$20 ~ available online at  
[www.delmarfoundation.org](http://www.delmarfoundation.org)



## Del Mar Community Connections

## a 501(c)(3) Nonprofit Corporation

Neighbors Helping Neighbors to Create a Web of Safety, Service and Support

### DMCC Special Events & Activities

Visit [www.dmcc.cc](http://www.dmcc.cc) for our Calendar of Events

Unless specified otherwise, please call 858-792-7565 or email [heather@dmcc.cc](mailto:heather@dmcc.cc) for more info.

Submit an Old Photo for our 1950's Photo Wall on display in the City Hall Annex!

Del Mar residents are invited to submit a photo from the 1950s for our "Where Were You in 1959?" photo wall in the Annex. Submit digitally via email or stop in and we can scan while you wait.

### Upcoming Events

Mingle with Friends and Neighbors at our Coffee Talks

Monday, March 9, 10 – 11:30 a.m. at City Hall Annex, 235 11th Street – Preserving Vision in Glaucoma and Macular Degeneration with Anne Hanneken, M.D., Ophthalmologist and Professor of Molecular and Experimental Medicine, Scripps Research Institute. Food drive for Community Resource Center in Encinitas.

Monday, April 13, 10 – 11:30 a.m. at City Hall Annex, 235 11th Street – A Conversation about Palliative Medicine with Charles von Gunten, M.D., PhD, San Diego Hospice Foundation.

Monday, May 11, 10 – 11:30 a.m. at Del Mar TV, 240 10th Street - Readings from Our Lives Life Story Writing Class.

Financial & Legal Wellbeing Workshop Series 2009 –Note Date Changes!

This series offered by Parkinson's Disease Association of San Diego provides education and information about key financial planning and legal matters. All workshops have changed from Wednesday to Thursdays from 1 – 2:30 p.m. in the City Hall Annex, 235 11th St. RESERVATIONS ARE REQUIRED

March 12, 2009 – Maximizing Savings & Investments – income and expense budgeting, tax advantaged savings and other investment strategies.

May 7, 2009 – Limiting Financial Risks – Medicare integration, health, property, disability, life and long term care insurance.

June 11, 2009 - Important Legal Decisions – Durable powers of attorney, living wills, estate planning and charitable giving.

Body Worlds 2 & The Brain – Our Three Pound Gem – Tuesday, March 31, 10 a.m. – 2 p.m., San Diego Natural History Museum. Cost: \$13 per person; ride the bus or drive yourself; reservations required.

### Ongoing Activities

#### Mondays

Computer Tutoring for Seniors 9 -11:30 a.m. Free! In Partnership with Casa di Amistad and the Solana Beach Senior Center, DMCC offers FREE computer tutoring plus use of Web Adapt technology for those with vision challenges. 120 Stevens Ave., SB, Computer Lab, Room 108.

Tai Chi by the Sea 10:30 - 11:30 a.m. February 2 - March 30 at Powerhouse Community Center. Register at 760-753-7073 or [www.sdadulthood.com](http://www.sdadulthood.com). Fee: \$48.

Warm Water Aerobics Class for Del Mar Seniors 12 Noon to 1 p.m. Noonan Family Swim School, Jimmy Durante Blvd. Fee: \$6/class or \$30 for 6 classes. Register in class.

### Tuesdays

Senior Fitness Classes; Choice of three one-hour classes: 8, 9 and 10 a.m. T/Th (10 a.m. class is with chair) New session starts February 3 - March 31. All classes at Del Mar Powerhouse. Register at 760-753-7073 or [www.sdadulthood.com](http://www.sdadulthood.com). Fee: \$15.

Senior Health Forum – Free! 9 – 11:30 am, Del Mar TV Studio, 240 Tenth St. Join Dr. Kalina for his very popular interactive discussions on healthy aging and well-being; topics change each week.

Singing Together – Tuesday, March 10 – Free! Lift your voice in song to piano accompaniment and make some new friends. Song books provided. No need to RSVP; just show up. 1010 Crest Road.

### Wednesdays

Grocery Shuttle Bus 9 a.m. - 1 p.m. DMCC bus provides pick-up at City of Del Mar residents' homes and takes them alternately to either Henry's in Solana Beach or Trader Joe's in Encinitas. A bus host assists riders carrying their purchases. Suggested donation: \$5. Call 24 hours in advance for pick up.

Mah Jongg Games 10 a.m. - 2 p.m. Free! No partner necessary. Upstairs in the Powerhouse Community Center. For more information, call June Strasberg 858-755-4680.

Bridge 11 a.m. - 2 p.m. Free! No partner necessary. Downstairs in the Powerhouse Community Center. For more information, call DMCC office.

### Thursdays

Senior Fitness Classes; Three one-hour classes: 8, 9 and 10 a.m. T/Th See Tuesday description for details

Grocery Shuttle Bus 9 a.m. - 1 p.m. DMCC bus provides pick-up at City of Del Mar residents' homes and takes them to Vons on Mango and Ralph's Shopping Center in DM Highlands. A bus host assists riders carrying their purchases. Suggested donation: \$5. Call 24 hours in advance for pick up.

Life Story Writing 9 - 11:30 a.m. February 5 - March 26 at St. Peter's Library with Mai Lon Gittelsohn. Register at 760-753-7073 or [www.sdadulthood.com](http://www.sdadulthood.com). Fee: \$15.

Knit and Stitch – Thursday, March 5, (First Thursday of each month) 3 - 4:30 p.m. Free! Del Mar City Library. Bring your own project and share an idea. More info: Regina Horner 858-755-1931.

### Fridays

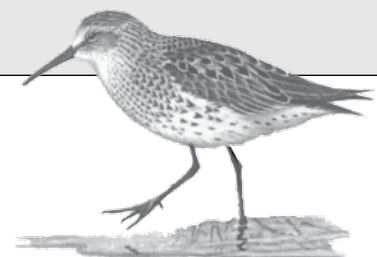
Life Story Writing 9:30 a.m. - 12:00 p.m. February 6 - March 27 at St. Peter's Library with Mai Lon Gittelsohn. Register by phone 760-753-7073 or online at [www.sdadulthood.com](http://www.sdadulthood.com). Fee: \$15.

Silver Age Yoga for Seniors 10 - 11 a.m. Free! St. Peter's Parish Hall. Chairs provided; bring your own yoga mat for floor work. Teacher trained and certified by Silver Age Yoga. .

Senior Legal Services – Friday, March 27, 11 a.m. - 3 p.m. Free! For seniors 60+ in the 92014 zip code area. Attorney provides advanced healthcare directive, power of attorney, wills, referrals and more. Appointment required; call to confirm date.

## Visit the Sandpiper online!

This month's complete issue **plus** web exclusives, colored pix, useful links, alerts, and much more! [www.delmarsandpiper.org](http://www.delmarsandpiper.org)



# Horizontal Zoning Ordinance

John Kerridge, El Amigo

How can the city, its taxpayers, and its business district derive most benefit from the storefronts along Camino Del Mar? Read on.

The Horizontal Zoning ordinance, recently approved by the City Council, seeks to encourage retail uses, rather than offices, in ground-floor spaces fronting on CDM in the commercial district. This will benefit the city by increasing tax revenue from those properties, and will benefit downtown businesses by creating a more inviting, pedestrian-friendly environment. Existing non-retail usages will be grandfathered in and need not be converted to retail as long as the existing use continues with no increase in scale.

The new ordinance, which replaces an Emergency Ordinance due to expire on 3 March, will allow exceptions for cases in which the ground-floor space cannot reasonably be converted to retail use.

"The council's approach is brilliant because it encourages the commercial people who know how to get things done to work with the City in developing possibilities" comments commercial-property owner Tricia Smith. Referring to the city's additional interest in revising the zoning of the business district, she agrees: "A carrot will produce much better results than a stick."

"We need a healthy mix of office, retail, restaurant, service, and other uses" says Jen Grove, Executive Director of the Del Mar Village Association, echoing the 2007 Revitalization Report by Kennedy Smith. "Horizontal zoning is just one piece of the revitalization puzzle. We need to encourage reinvestment in the downtown and provide incentives for viable businesses in the Village."

The Kennedy Smith report also emphasizes the crucial role of "retail contiguity – the placement of retail businesses next to one another. Commercial storefronts are intended to blur the public space of the sidewalk and street with the

private space of the store within, visually inviting shoppers inside. When shoppers come upon a storefront that does not conform to this pattern, they perceive that the retail district has ended and that they should turn around, rather than continuing down the street." As Kennedy Smith points out: "Communities that have successfully enacted 'horizontal zoning' ordinances almost always have as much or more upper-floor space available for office and residential uses as they have ground-floor space available for retail uses."

Discussion of horizontal zoning generally focuses on the perceived desire of the city for enhanced tax revenue, but for many the role of such an ordinance in nurturing the retail environment is of at least equivalent importance. ■

## Twelve Months Online: the Sandpiper website celebrates its first anniversary.

It was in 1997 that the Sandpiper came into existence in print form. Ten years later, the Editors decided they would like to go online. Accordingly, the Sandpiper website was launched on February 27, 2008.

On the occasion of the first anniversary of the website, all the online issues have been gathered together as a collection. Go to [www.delmarsandpiper.org](http://www.delmarsandpiper.org) and click on the "archives" button at the top right. Then follow the links to find the online home pages for the first year.

At the same time, if you feel nostalgic about the print issue, you will be able to see the earliest print issue in our print collection: September 1997. Go to [www.delmarsandpiper.org](http://www.delmarsandpiper.org), click again on the "archives" button at the top right. Then follow the links to the pdf files.

### Four Pages with Continuing Conversations about REVITALIZATION

Promises Made--Promises Delayed p 4  
For Thinking and Acting Anew p 5  
Personal Reflections on Revitalization p 5  
The 2.5 Million Dollar Myth p 6  
Dining Al Fresco p 6  
Newton Lands on Mooney p 7

Take a look at the old photos and think about how far we have come!

## SANDPIPER

DEL MAR'S COMMUNITY NEWSPAPER

Box 2177, Del Mar, CA 92014

DATED MATERIAL

Presorted  
Standard  
U.S. Postage  
PAID  
Encinitas, CA  
Permit No. 5