

**Candidate:** Dwight Worden

**Background:** Former Del Mar City Attorney, former general counsel for North County Transit District (NCTD) and San Dieguito River Park JPA, current Del Mar mayor, councilmember since 2014.

**Website:** <http://worden2018.com/>

**Top three priorities:**

- Prioritizing residents and local control. Guided by the goals and visions set out in our Community Plan, from preservation of neighborhood character, to public safety, street maintenance, and beach preservation, we can keep Del Mar a great place to live.
- Making downtown vibrant through streetscape, Del Mar Plaza revitalization, and encouraging resident serving businesses that meet our goals.
- Undergrounding powerlines using Measure Q funds to increase fire safety risk, improve views, and elevate property values.

**On the issues:**

**The Sea-Level Rise Adaptation Plan:**

The Sea Level Rise Adaptation Plan is good for Del Mar. Adopted by the City Council on May 21, 2018 by a 4-1 vote following three years of study, scientific analysis, public input and discussion, it is crafted by Del Marians to meet Del Mar needs. Its key provisions are:

- Sand replenishment—to keep a wide public beach and to hold the rising sea back from homes
- River dredging—to increase the river’s flood-carrying capacity
- If needed, a living levee along the south side of the river to prevent flooding
- The Plan specifically, and unequivocally, rejects managed retreat

This Plan is a “win-win.” Its sand-based strategies will maintain our sandy beach for public enjoyment while protecting both public and private property from flood risks, and our sea bluffs from erosion. It’s time to focus on implementing this Plan through grant funding and securing the needed permits from federal and state agencies.

**941 Camino Del Mar:**

This is a good project for Del Mar and I voted for it. It meets all applicable requirements, its height and mass are comparable to existing neighboring projects, it provides significant exceptional benefits, and will clean up an eyesore empty lot in our downtown. I voted to put the 941 Specific Plan on the ballot giving voters the final say. I encourage a “yes” vote on Measure T on your November ballot.

**Short-term Rentals:**

I support and helped craft Del Mar's 7-28 program and I supported filing the writ of mandate against the Coastal Commission. Our Community Plan and Zoning do not allow commercial uses like STRs in the residential zones. They are allowed in our Visitor and Commercial zones and in one mixed Residential-Commercial zone. The 7-28 program would change these rules to allow limited STRs in all the residential zones—with a minimum 7 day stay (so neighbors experience the disruption of turnover no more than once a week), and for a maximum of 28 days per year. 7-28 allows local residents to short-term rent their home while on vacation if they want, but will not allow the full-time business of mini-hotels operating in our residential neighborhoods. Monthly (30 day) rentals are allowed year round with no restrictions.

The 7-28 program will work for Del Mar. The Coastal Commission, however, proposed a modification to 100 days per year in 3 day increments. Their proposal was rejected overwhelming by all Del Marians—those for and those against STRs. At heart is the question: who controls Del Mar zoning? Del Mar or the Coastal Commission? Our writ asks the court to clarify that Del Mar controls local zoning.

### **Affordable Housing:**

I'm in support of our Housing Element and its affordability programs. Affordable housing will allow seniors to age in place in Del Mar (with, for example, a home health care worker living in an affordable "granny flat"), will allow local teachers, lifeguards, paramedics, and other key personnel to live in Del Mar who cannot afford our high prices. Accommodating these needs will keep our community diverse and healthy, and make it a better place for all of us.

I support a robust community dialogue on how best to meet Del Mar's affordable housing goals. We have creative options that I support and am working on, including opportunities with the Fairgrounds, accessory dwelling units, amnesty for guest houses, use of surplus city property, and more. On the downside, if we do not make progress in meeting our affordable housing requirements we are exposed to state penalties and potential court rulings forcing projects upon us.

### **Measure R:**

I am against Measure R and signed the ballot opposition. It is unnecessary, is likely to have adverse unintended consequences, and is opposed by those most affected. If there are issues that need to be addressed that is best done cooperatively through dialogue and not by forcing one person's solution onto the ballot.

### **Gun shows at the Fairgrounds:**

I sponsored Del Mar's Resolution opposing the Gun Shows. I organized Mayors and elected representatives from neighboring cities to speak with me to the Fair Board in support of ending the gun shows. I am pleased that the Fair Board voted to stop the gun shows for 2019, and I intend to be involved in any further consideration of gun shows after 2019. Gun shows may be "legal," but not everything that is legal is a good idea. I would equally oppose a pornography or cigarette show at the fairgrounds—all are legal but all conflict with our community values.

### **Bluff stabilization and the railroad tracks:**

My short term goal is for at least one safe, legal, pedestrian crossing on the Del Mar bluffs. We simply cannot lose our traditional beach access. With my support, Del Mar is working with NCTD to secure crossings. My longer-term goal is relocation of the RR line inland to a tunnel. Science tells us that the RR line cannot be maintained long-term on the bluffs in the face of increasing erosion and predicted sea level rise. Current NCTD and SANDAG plans spend millions to put temporary “band aids” on the bluffs to address the ever increasing collapses. It’s time to get serious about relocating the RR inland. SANDAG’s 2050 Regional Transportation Plan calls for relocation of the RR line to an inland tunnel. Del Mar’s Sea Level Rise Adaptation Plan calls for relocation of the RR line as well. What we need is the political will to make this happen and the funding for implementation. I am committed to work on both.

**The Del Mar Resort:**

I’m fine with the current “low” and “very low” single family Planning and Zoning designations for this 16.6 acre property on the North Bluff. These designations would allow 16-18 single family dwellings. The ball is in the developer’s court: if they want us to change those designations they need to show us a project that is better for Del Mar.

A complete application is not yet even filed. The EIR is not out. The formal review process at DRB, Planning Commission, City Council and Coastal Commission has not yet started. Del Mar’s process is rigorous, as is the Coastal Commission’s. History tells us projects never come out looking like they did at the start. The Del Mar Plaza was reduced 30%. Watermark has gone from 50+ units to 48 units, then 37 units, and is still in the process. The Resort developers have advised they are revising their project in response to public input received so far. So it is too early to form a fixed opinion on this project. I will keep an open mind until the final project is before me on council.

If the project remains controversial when it comes to council I will support a public vote. But, it is too early to make that commitment now. A commitment to a public vote now will undermine Del Mar’s rigorous review process by discouraging the kind of public participation it depends on if people think they can hang back and just vote at the end. Moreover, developers are good at hiring political consultants, outspending locals, and running political campaigns to get what they want. The final and best proposal for this site, which we have yet to see, needs to be evaluated on its merits through our process and at the Coastal Commission and not turned into a political campaign where well-heeled developers have the advantage.