

August 24, 2026

Mayor Tracy Martinez and Members of the Del Mar City Council
City of Del Mar
1050 Camino Del Mar
Del Mar, CA 92014

Re: Immediate Action Required to Implement Housing Element Program 1E

Dear Mayor Martinez and Members of the City Council,

As I've stated in previous correspondence with the City regarding my property at 929 Border Avenue, I believe that mixed-income housing on the North Bluff is an important part of helping Del Mar meet its state housing mandates and, for the first time, provide public open space and access to the coast from this location. With the 22nd District Agricultural Association's recent termination of its agreement with the City, Del Mar must move forward with the contingency plan it has already adopted in its certified Housing Element.

This is no longer a question of whether the City should pursue the Fairgrounds strategy (Program 3A). Nor is this simply a question of what Del Mar might want to do in its next Housing Element as suggested with the discussions considering a new "RM-North Zone" for the 7th Cycle. The City has already received clear direction from HCD and state officials on what must happen after termination of the Fairgrounds agreement.

As explained in the August 24, 2026 letter from my attorneys and in past letters from HCD, the City's Housing Element is clear that failure of Program 3A triggers the requirement to rezone identified North Bluff and/or South Stratford properties to accommodate the City's affordable housing obligation (Program 1E).

The consequences of further delay are significant. Failure to maintain compliance with State Housing Element requirements will expose the City to continued litigation and other State enforcement consequences, including financial penalties.

I am asking the City Council to take immediate steps to implement Program 1E and rezone 929 Border Avenue, consistent with the City's certified Housing Element and State requirements. It is time to implement the plan that was adopted for exactly this circumstance.

Now that the fairgrounds are no longer an option for Del Mar, the city should move forward with Seaside Ridge in conformance with its own Housing Element. With Seaside Ridge, the mayor and the city council could bring a meaningful number of affordable housing units online, as well as a new public park. You should seize this opportunity. I look forward to working with the City to move this process forward.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carol', followed by a long, horizontal, slightly wavy line that tapers to a point on the right.

Carol Lazier, Owner
929 Border Avenue
Del Mar, California