

January 14, 2026
Del Mar Design Review Board
C/o Jennifer Gavin, City Planner
City of Del Mar
1050 Camino Del Mar
Del Mar, California 92014

Re: Crafton Residence
2435 Camino Del Mar
Billy and Katie Crafton, Applicant/Owners

Dear Design Review Board,

The Crafton Family purchased 2435 Camino Del Mar last year with the hopes of creating a “Beach Cottage” styled home that will be a legacy property for generations to come.

Though the floodplain requirements are challenging, this design tries to mitigate the impacts created in having an elevated floor for the main living areas. The site has been slightly raised in the front and side yards with a small wall at the sidewalk. The home itself incorporates a raised front porch to transition the remainder of the elevation change. The porches also are key to embellishing the cottage style. Pitched roofs are critical to the style which necessitates that rooms do not have tall plate heights and not be of great width as to not generate high roof ridges.

We have been fortunate to not have any negative input from the CPP process but only positive support. If you would like to schedule a time to visit the property and see the story poles, please reach out and I will make myself available.

Jim Sneed

Bokal & Sneed Architects

o - 858-481-8244

c – 858-775-4757

Jennifer Gavin

From: Jim Sneed <jsneed@bokalandsneed.com>
Sent: Monday, January 26, 2026 4:35 PM
To: Jennifer Gavin
Cc: Billy Crafton; Katie Crafton; BOB SCOTT; khaled naser; EWHahn2@gmail.com
Subject: 2435 Camino Del Mar, Crafton Residence, DRB 25-008

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Jennifer,

After visiting with our neighbor Ernie Hahn, we would like to omit the Western Redbud (mature height 15') located in the south part of the front yard. We are not sure but it has the potential to unnecessarily block some views from the Hahn property.

The Craftons are happy to make this accommodation and look forward to an approval Wednesday evening.

Jim Sneed
Bokal & Sneed Architects
o 858-481-8244, c 858-775-4757

From: Carter Meiselman <cmeiselman@easternfederal.com>
Sent: Monday, January 26, 2026 6:37 PM
To: Jean Crutchfield
Cc: Planning Mail Box; Stuart Young; Carter Meiselman
Subject: 545 Avenida Primavera construction parking
Attachments: [545 Avenida primavera_2026-01-21_075821.pdf](#)

Follow Up Flag: Follow up
Flag Status: Completed

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Hi Jean,

Thanks for meeting with me regarding 545 Avenida Primavera. As we discussed, our families own homes on the dead-end portion of Zuni Drive (see diagram below.) 545AP has access both onto Avenida Primavera and onto our section of Zuni Drive. Our homes have no access other than Zuni Drive.

Our concern is that if construction parking is allowed on our portion of Zuni Drive, fire and life safety vehicles will be unable to access our homes. We witnessed this first hand with the construction of 625 Avenida Primavera, which also touches both Avenida Primavera and Zuni. We were constantly running off subcontractors blocking the street and making it impossible to safely get our cars in and out. And had there been a fire or medical emergency, our homes and/or loved ones would have been at great risk.

As I understand it, the minimum road width for fire and life safety is 20 feet. Zuni is less than 20 feet in places even without cars parked on one side or the other. Therefore, I hope the DRB will consider requiring a construction traffic management plan, to include a prohibition of construction parking on upper Zuni, as a conditional part of any approval granted to the applicant.

Relying on traffic enforcement to police this issue in the future after the fact, as opposed to proactively preventing problems now, makes no sense in the context of fire and life safety matters where seconds can be the difference between homes burning down and lives saved.

Thanks for your consideration and please let us know what the city chooses to do about this issue.



Thanks,

Meiselman Family
660 Zuni Drive

Young Family
655 Zuni Drive



**CITY OF DEL MAR
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on Wednesday, the 28th day of January, 2026, at 6 p.m., (or as soon thereafter as practicable) in the City of Del Mar Town Hall, 1050 Camino del Mar, Del Mar, California, the Design Review Board will conduct a public hearing on the following:

Application: DRB24-010, LC25-001, TRP25-012

APN: 299-260-39-00

Location: 545 Avenida Primavera

Owner/Applicant: Ula Tuszewicka

Owner's Representative: Brian Will, Will & Fotsch Architects

Zone: R1-10

Environmental Status: Exempt

Staff Contact: Jean Crutchfield, Associate Planner, 858-704-3647 or jcrutchfield@delmar.ca.us

Description: A request for Design Review, Land Conservation, and Tree Removal Permits to remodel the exterior of an existing 2,279 square-foot, two-story residence with a 428 square-foot attached garage. Proposed improvements include: construction of a 919 square-foot addition; conversion of the existing 428 square-foot existing garage and 783 square-foot of crawlspace to habitable space; construction of a new 497 square-foot attached garage; construction of 288 square-foot of additional covered patios and 440 square-foot of additional open balcony/deck on the main level; modifications to windows and doors; construction of a new pool, spa and associated mechanical equipment; site grading and new retaining walls; installation of new exterior lighting, landscape, hardscape, fencing and site improvements; and the removal of one Torrey Pine tree.

Public Testimony: Those desiring to be heard in favor of or in opposition to this item will be given an opportunity to do so by participating in Design Review Board meetings by addressing the Design Review Board for up to three minutes or by submitting a written comment. Please submit a completed "Speaker Slip", including the item number you wish to speak on, to the Planning Staff prior to the announcement of the agenda item. The forms are located near the door at the rear of the Meeting Room. When called to speak, please approach the podium and state your name for the record.

Written Comments: Members of the public can participate in the meeting by submitting a written red dot comment via email to planning@delmar.ca.us. The deadline to submit written comments is 12 p.m. on the day of the meeting and the subject line of your email should clearly state the agenda item you are commenting on.

Under California Government Code 65009, if you challenge the nature of the proposed action in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the City at, or prior to, the public hearing.

Notice Posted and Mailed on January 15, 2026