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Del Mar Design Review Board Agenda

City of Del Mar, Town Hall
1050 Camino del Mar, Del Mar, California

Civility Works: The Del Mar Code of Civil Discourse: Together we will promote inclusion; listen to understand; show respect; be clear and fair; and focus on the issue.

Arlene Prater
Chair

Tina Thomas
Vice Chair

John Goodkind
Board Member

Linda Judd
Board Member

Henrik Jensen
Board Member

Adam Wallace
Board Member

Vacant
Board Member

Karen Brindley
Planning and Community
Development Director

Matt Bator
Principal Planner

Regular Meeting

Wednesday, February 25, 2026, at 6:00 PM

It is the intention of your Design Review Board to be receptive to your concerns about your community. Your participation in local government will assure a responsible and efficient City of Del Mar.

Public Participation/Comment: Members of the public can participate in Design Review Board meetings in-person or via written comment (Red Dot). Anyone may address the Design Review Board for up to three minutes, at the Chair's discretion, on items on the agenda. Members of the public wishing to speak on items not on the agenda may do so under Oral Communications. Agenda items may be addressed in any order at the discretion of the Chair. When addressing the Design Review Board, please state your name for the record. Any electronic presentations must be received before 12 p.m. on the date of the Design Review Board meeting. No PowerPoint presentations can be loaded during the meeting.

In-Person Participation: Please submit a completed "Speaker Slip", including the item number you wish to speak on, to City staff prior to the Chair announcing 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.

Viewing the Meeting and Access to Agenda Materials: Members of the public can watch the meeting live on the City's website at: <http://delmar.12milesout.com/Video/Live> and on Cable TV Spectrum Ch. 24, AT&T Ch. 99 starting at 6:00 PM. Agenda materials and communications from the public on agenda items, "Red Dots", are available on the City's website: <http://www.delmar.ca.us/AgendaCenter> and a hard copy of the agenda materials are available at Del Mar City Hall and the Del Mar Library during their business hours.

Assistance for persons with Disabilities: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Administrative Services Department at 1050 Camino del Mar or by calling (858) 755-9313. Notification of at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

As a courtesy to all meeting attendees, **please set cellular phones to silent mode** and engage in conversations outside the Town Hall.

Regular Meetings of the Design Review Board are generally held on the fourth Wednesday of the month, beginning at 6:00 p.m. For further information regarding the scheduling of meetings or meeting agendas, check the City's website at www.delmar.ca.us, or call the Planning Department's office at 858-755-9313. A full Design Review Board agenda packet with all backup information is available at City Hall, the Del Mar Library, and on the City's website the Wednesday before each Design Review Board meeting.

Meeting will end no later than 11:00 p.m., unless extended by a majority vote of the Board Members. If all the items on the agenda are not heard, the remaining items will be heard the following Wednesday (if facilities are available) at 1050 Camino Del Mar.

Consent Calendar: The Consent Calendar is considered by the Design Review Board near the beginning of the agenda. Items placed on the Consent Calendar will be approved in accordance with the staff recommendations for the item unless removed from the Consent Calendar by the Board Members, staff, or a member of the public. If you wish to keep an item from being placed on the Consent Calendar, please submit an email to planning@delmar.ca.us or to the staff member prior to the meeting by 3:30 p.m. the day of the meeting.

Final action. The decision of the Design Review Board is final unless a written appeal is filed with the City Clerk, accompanied with a processing fee, within ten (10) working days from the date of notice of the action taken on the application. An approved permit shall not be valid until the 10-day appeal period has expired. The appeal is then forwarded to the City Council, which determines at the Initial Consideration whether to reject the appeal, thereby upholding the Design Review Board's decision, or to set the matter for a subsequent date for a new (de novo) public hearing review. If a de novo public hearing is set by the City Council, an additional fee will be required.

Meeting Decorum: All persons attending the Design Review Board meeting shall conduct themselves in a courteous and respectful manner. Comments shall be directed to the members of the Design Review Board rather than to others in attendance at the meeting. The Chairperson (or Vice Chair or Chair pro-tem in their absence), is designated as the parliamentarian for the meeting. As deemed appropriate, they may interrupt a speaker with instruction to redirect their remarks to relevant points on the agenda item before the Board Members. They may also terminate a speaker's oral presentation if comments continue to be non-relevant or become disrespectful.

Note: The entirety of the City of Del Mar is located within the Coastal Zone. Some of the development projects listed on this agenda, as noted, require the receipt of a Coastal Development Permit. Some of these projects may also lie in what is known as the “Coastal Development Appeals Area”. For the projects located in the appeals area, the City’s action on the requested Coastal Development Permit may be appealed to the California Coastal Commission. An appeal may be filed with the Coastal Commission within the ten calendar days following the Coastal Commission’s receipt of a notice from the City of its final action on the Coastal Development Permit application. However, before an appeal may be filed with the Coastal Commission, the City’s action on the CDP application must be final, meaning that all of the City’s [separate and internal] appeals processes must first be exhausted.

ROLL CALL

APPROVAL OF MINUTES

Design Review Board Hearing Minutes of December 17, 2025 and January 28, 2026.

UPDATE

HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA (Oral Communications)

DESIGN REVIEW BOARD/STAFF DISCUSSION (Non-Application Items)

DISCUSSION AND BRIEFING (Application Items)

CONSENT CALENDAR:

The Design Review Board at the beginning of the meeting can place any item on the agenda upon the Consent Calendar. Consent Calendar items are not subject to public testimony. If you have a concern and wish to present information to the DRB, you must be present at the beginning of the meeting to ensure the item will not be placed on consent or write a letter to the DRB prior to the meeting expressing why the application should be taken off the Consent Calendar.

CONTINUED APPLICATION:

<u>ITEM 1</u>	<u>APN:</u> 300-094-01-00
<u>DRB24-011</u>	<u>Location:</u> 101 11 th Street
<u>LC24-008</u>	<u>Owner/Applicant:</u> Del Mar 107 LLC, Thomas Harrington
<u>CDP24-028</u>	<u>Owner’s Representative:</u> Bokal and Sneed Architects
	<u>Zone:</u> R-2
	<u>Environmental Status:</u> Exempt
	<u>Staff Contact:</u> Elizabeth Yee, Associate Planner
	<u>Project Description:</u> A request for a Design Review, Coastal Development and Land Conservation Permits for the demolition of a

two-story residence and construction of a new two-story, single dwelling unit over basement, a pool, and the performance of associated site improvements.

This project is located in the Coastal Commission's Appeals Jurisdiction.

NEW APPLICATIONS:

**ITEM 2
MOD25-003**

APN: 300-074-11-00

Location: 207 13th Street

Owner/Applicant: Radz Properties, LLC

Applicant Representative: Bokal and Sneed Architects

Zone: R-2

Environmental Status: Exempt pursuant to Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Staff Contact: Jennifer Gavin, Associate Planner

Description: A request for a modification (MOD) to a previously approved Design Review Permit (DRB21-002) to include: modifications to windows; additional fencing/ walls; modifications to the previously approved patio cover on the west side of the residence; a new entryway cover; the addition of a vault for pool equipment; and the relocation of AC units to the roof on the south side of the residence.

**ITEM 3
DRB25-015**

*Continued Time
Certain to the
March 25, 2026
DRB Meeting*

APN: 300-060-20-00

Location: 1335 Crest Road

Owner/Applicant: Nicole and Ari Gesher Revocable Trust

Owner's Representative: Marcos Vanorden De Assis, Matrix Design Studio

Zone: R1-40

Overlay Zone: Bluff Slope Canyon, WUI

Environmental Status: Exempt pursuant to Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures)

Staff Contact: Monique Gil, Associate Planner

Project Description: A request for a Design Review Permit to construct a 273 square foot detached single-car garage with an attached 78 square foot covered porch, and associated six-foot-tall fencing on the north side yard.

**ITEM 4
DRB25-020
LC25-005
CDP25-017**

APN: 299-181-10-00

Location: 422 Culebra Street

Owner/Applicant: Naveen Rao

Owner's Representative: Matthew Burr, Wallace E. Cunningham, Inc.

Zone: R1-10

Environmental Status: Exempt

Staff Contact: Jean Crutchfield, Associate Planner

Project Description: A request for Design Review, Coastal Development and Land Conservation Permits for the demolition of a one-story residence and detached garage and construction of a new one-story, single dwelling unit over a partially subterranean garage/basement, and to perform associated grading and site improvements which include a new pool/spa.

ADJOURNMENT

I, Brisa Smith, Assistant Planner for the City of Del Mar, certify that a copy of the foregoing was posted at the Del Mar City Hall on Wednesday, February 18, 2026.



Brisa Smith
Assistant Planner



**CITY OF DEL MAR
DESIGN REVIEW BOARD REGULAR MEETING
ACTION MINUTES
December 17, 2025
Del Mar Town Hall
1050 Camino Del Mar, Del Mar, California**

The minutes set forth the actions taken by the Design Review Board on the matters stated. Audio/video recordings of the Design Review Board proceedings are retained for a period of ten years, in accordance with the City's Records Retention Schedule. Audio/video recordings, as well as written materials presented to the Design Review Board, including Red Dots (materials provided to the Design Review Board after the agenda has published), are available on the City's website at www.delmar.ca.us/AgendaCenter or by contacting the Planning Department at (858) 755-9313.

CALL TO ORDER

Chair Glenn Warren called the Regular Meeting to order at 6:00 p.m.

ROLL CALL

Present: Chair Glenn Warren, Vice Chair Arlene Prater, and Board Members John Goodkind and Linda Judd.

Absent: Board Members Henrick Jensen, Adam Wallace, and Tina Thomas.

Staff Members Present: Principal Planner Matt Bator, Associate Planner Jennifer Gavin, and Assistant Planner Brisa Smith.

APPROVAL OF MINUTES

Design Review Board Hearing Minutes of November 19, 2025.

IT WAS MOVED BY VICE CHAIR PRATER, SECONDED BY BOARD MEMBER JUDD TO APPROVE DRB HEARING MINUTES OF NOVEMBER 19, 2025. (4-0-0-3-0 WITH BOARD MEMBERS JENSEN, WALLACE, AND THOMAS ABSENT)

Principal Planner Matt Bator called the role for the vote for this item.

Ayes: Chair Warren, Vice Chair Prater, and Board Members Goodkind and Judd; Noes: 0; Recuse: 0; Absent: Board Members Jensen, Wallace, and Thomas; Abstain: 0.

UPDATES

Principal Planner Matt Bator announced that one (1) Design Review Board voting member position is being advertised due to the Chair's upcoming term expiration. The application period is now open and accepting applications through the end of the year.

DESIGN REVIEW BOARD/STAFF DISCUSSION (Non-application Items)

The selection of the Chair, Vice Chair, and DSC Officer for 2026 will take place during the January 28, 2026 meeting.

HEARING FROM AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA (ORAL COMMUNICATIONS)

None.

DISCUSSION AND BRIEFING (Application Items)

Principal Planner Matt Bator stated that Item #1 and Item #2 were eligible for the Consent Calendar, and Item #3 was continued to the January 28, 2026 meeting due to lack of quorum.

CONSENT CALENDAR:

ITEM 1 **APN:** 300-075-06-00
DRBS25-003 **Location:** 1201 Camino Del Mar
 Owner/Applicant: Ellsworth Family Trust
 Owner's Representative: Icy Indulgence LLC
 Zone: CC
 Overlay Zone: None
 Environmental Status: Exempt
 Staff Contact: Brisa Smith, Assistant Planner
 Project Description: A request for a *Design Review Sign Permit* to install a new 21.25 square-foot commercial business wall sign in the Central Commercial Zone.

IT WAS MOVED BY VICE CHAIR PRATER, SECONDED BY BOARD MEMBER JUDD, TO APPROVE ITEM 1 TO THE CONSENT CALENDAR. (4-0-0-3-0 WITH BOARD MEMBERS JENSEN, WALLACE, AND THOMAS ABSENT)

Principal Planner Matt Bator called the roll for the vote for this item.

Ayes: Chair Warren, Vice Chair Prater, and Board Members Goodkind and Judd; Noes: 0; Recuse: 0; Absent: Board Members Jensen, Wallace, and Thomas; Abstain: 0.

NEW APPLICATIONS:

ITEM 2
DRB25-006

APN: 300-410-10-00

Location: 555 Amphitheatre Drive

Owner/Applicant: Corbosiero Family Trust

Owner's Representative: DeMaria Landtech

Zone: R1-10

Overlay Zone: None

Environmental Status: Exempt

Staff Contact: Jennifer Gavin, Associate Planner

Project Description: A request for a *Design Review Permit* for various exterior improvements including: new fencing, retaining walls, built-in barbeque, firepit and built-in seat wall, and related landscape and minor grading improvements.

Chair Warren opened the item for public hearing.

Amber Urena (Applicant's Agent) gave a brief overview of the proposed project.

The Board asked questions regarding the proposed retaining walls and inquired whether alternative solutions were considered and whether the Applicant would be open to changing the retaining wall color per Staff's recommendation. Ms. Urena explained that the retaining walls represent the most suitable solution to support the site conditions and that they were open to modifying the color scheme.

The Board provided disclosures.

The Board asked for clarification regarding staff's suggestion to modify the color of the retaining walls. Staff clarified that the Design Guidelines encourage colors that blend with the natural topography and materials that complement the surrounding environment. The Board agreed with Staff's recommendation to modify the color scheme of the retaining walls and expressed support for the project, with the exception of Board Member Goodkind.

IT WAS MOVED BY CHAIR WARREN, SECONDED BY VICE CHAIR PRATER, TO APPROVE DRB25-006 WITH STAFF'S RECOMMENDED CONDITIONS OF APPROVAL. (VOTE 3-1-0-3-0 WITH BOARD MEMBER GOODKIND VOTING NO AND BOARD MEMBERS JENSEN, WALLACE, AND THOMAS ABSENT)

Principal Planner Matt Bator called the roll for the vote for this item.

Ayes: Chair Warren, Vice Chair Prater, and Board Member Judd; Noes: Board Member Goodkind; Recuse: 0; Absent: Board Members Jensen, Wallace, and Thomas; Abstain: 0.

ADJOURNMENT

Meeting adjourned at 6:23 p.m.

A handwritten signature in black ink, appearing to read "Brisa Smith". The signature is written in a cursive, flowing style.

Brisa Smith
Assistant Planner



**CITY OF DEL MAR
DESIGN REVIEW BOARD REGULAR MEETING
ACTION MINUTES
January 28, 2026
Del Mar Town Hall
1050 Camino Del Mar, Del Mar, California**

The minutes set forth the actions taken by the Design Review Board on the matters stated. Audio/video recordings of the Design Review Board proceedings are retained for a period of ten years, in accordance with the City's Records Retention Schedule. Audio/video recordings, as well as written materials presented to the Design Review Board, including Red Dots (materials provided to the Design Review Board after the agenda has published), are available on the City's website at www.delmar.ca.us/AgendaCenter or by contacting the Planning Department at (858) 755-9313.

CALL TO ORDER

Chair Glenn Warren called the Regular Meeting to order at 6:02 p.m.

ROLL CALL

Present: Chair Glenn Warren, Vice Chair Arlene Prater, and Board Members Linda Judd, Tina Thomas, Henrik Jensen, and Adam Wallace.

Absent: Board Member John Goodkind.

Staff Members Present: Principal Planner Matt Bator, Associate Planners Jennifer Gavin and Jean Crutchfield

APPROVAL OF MINUTES

The Design Review Board Hearing Minutes of December 17, 2025 were continued to the February hearing for a lack of quorum to be able to take a vote on them.

UPDATES

Principal Planner Matt Bator announced that one (1) Design Review Board voting member position is being advertised due to the Chair's upcoming term expiration. The application period is now open and accepting applications through the end of the year.

DESIGN REVIEW BOARD/STAFF DISCUSSION (Non-application Items)

The Board voted to appoint Arlene Prater as the new Chair, Tina Thomas as the new Vice Chair, and Adam Wallace as the new Determination of Substantial Conformance (DSC) Officer.

HEARING FROM AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA (ORAL COMMUNICATIONS)

None.

DISCUSSION AND BRIEFING (Application Items)

Principal Planner Matt Bator stated that Item #2 and Item #3 were eligible for the Consent Calendar. The Board chose not to put any of the items on the consent calendar.

NEW APPLICATIONS:

<u>ITEM 1</u>	<u>APN:</u> 299-260-39-00
<u>DRB24-010</u>	<u>Location:</u> 545 Avenida Primavera
<u>LC25-001</u>	<u>Owner/Applicant:</u> Ula Tuszewicka
<u>TRP25-012</u>	<u>Owner's Representative:</u> Brian Will, Will & Fotsch Architects
	<u>Zone:</u> R1-10
	<u>Overlay Zone:</u> WUI
	<u>Environmental Status:</u> Exempt
	<u>Staff Contact:</u> Jean Crutchfield, Associate Planner
	<u>Project Description:</u> 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-feet of crawlspace to habitable space; construction of a new 497 square-foot attached garage; construction of 287 square-feet of additional covered patios and 497 square-feet 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.

Board Member Jensen recused himself from this item due to living within 500' of the project.

Associate Planner Crutchfield provided a staff presentation.

Board members provided disclosures.

The Applicant's Representative, Brian Will, briefly introduced their project and made himself and the design team available for questions.

Additional Public Speakers:

Laura Demarco, 544 Avenida Primavera

The Applicant's Landscape Architect, Adrian Angi, responding to a Board member question provided an explanation of the changes made to the landscape plan to address neighbor's concern.

Vice Chair Thomas expressed concern regarding a lack of design articulation for a specific portion of the proposed remodel.

The Board generally agreed that they were in support of the project and prepared to approve with the exception of Vice Chair Thomas.

IT WAS MOVED BY CHAIR PRATER, SECONDED BY BOARD MEMBER WALLACE, TO APPROVE ITEM 1 WITH STAFFS RECOMMENDED CONDITIONS AND WITH THE ADDED CONDITION THAT THE LANDSCAPE PLAN BE MODIFIED PER THE APPLICANT'S RED DOT LETTER. (4-1-1-1-0 WITH VICE CHAIR THOMAS VOTING NO, BOARD MEMBER JENSEN RECUSED, AND BOARD MEMBER GOODKIND ABSENT)

Principal Planner Matt Bator called the role for the vote for this item.

Ayes: Chair Prater, and Board Members Warren, Wallace and Judd; Noes: Vice Chair Thomas; Recuse: Board Member Jensen; Absent: Board Member Goodkind; Abstain: 0.

ITEM 2
DRB25-008
LC25-002
CDP25-006

APN: 299-091-01-00

Location: 2435 Camino del Mar

Owner/Applicant: The James Money Penny Revocable Trust

Owner's Representative: Bokal and Sneed Architects

Zone: RM-East

Overlay Zone: Floodplain

Environmental Status: Exempt

Staff Contact: Jennifer Gavin, Associate Planner

Project Description: A request for Design Review, Land Conservation, and Coastal Development Permits to demolish an existing single dwelling unit, construct a new two-story single unit residence and detached garage, and perform associated landscape and site improvements on a lot in the RM-East Zone and Floodplain

Overlay Zone. *Note: This project is located in the Coastal Commission's Appeals Jurisdiction.*

Board Member Warren recused himself from this item due to living within 500' of the project.

The Board opted to not receive a Staff Presentation.

Board members provided disclosures.

The Applicant's Representative, Bob Scott, provided a presentation.

The Board asked questions regarding the removal of the tree from the southwest corner of the property from the scope of the landscape plan. The Board decided to include an additional condition of approval to require a revised landscape plan to include a replacement tree option to be reviewed by a landscape subcommittee of Vice Chair Thomas and Board Member Judd, with input from the neighbor directly adjacent at 2427 Camino del Mar.

IT WAS MOVED BY BOARD MEMBER JUDD, SECONDED BY VICE CHAIR THOMAS, TO APPROVE DRB25-008, LC25-002, AND CDP25-006 WITH STAFF'S RECOMMENDED CONDITIONS OF APPROVAL AND AN ADDITIONAL CONDITION OF APPROVAL FOR THE APPLICANT TO SUBMIT A REVISED LANDSCAPE PLAN TO BE REVIEWED AND APPROVED BY A LANDSCAPE SUBCOMMITTEE PRIOR TO BUILDING PERMIT ISSUANCE. (VOTE 5-0-1-1-0 WITH BOARD MEMBER WARREN RECUSED AND BOARD MEMBER GOODKIND ABSENT)

Principal Planner Matt Bator called the role for the vote for this item.

Ayes: Chair Prater, Vice Chair Thomas, and Board Members Wallace, Judd, and Jensen;
Noes: 0; Recuse: Board Member Warren; Absent: Board Member Goodkind; Abstain: 0.

ITEM 3

DRB25-010

CDP25-011

LC25-007

APN: 299-066-13-00 and 299-066-12-00

Location: 157 26th Street

Owner/Applicant: Daniel and Audrey Dornier

Owner's Representative: Tony Sanshey, Island Architects

Zone: R1-5B

Overlay Zone: Floodplain and Coastal Appeals

Environmental Status: Exempt

Staff Contact: Jean Crutchfield, Associate Planner

Project Description: A request for Design Review, Coastal Development, and Land Conservation Permits to demolish an existing

two-story single dwelling unit and construct a new two-story single dwelling unit residence with attached garages and perform associated grading, landscape and site improvements on property located in the Floodplain Overlay Zone. *Note: This project is located in the Coastal Commission's Appeals Jurisdiction.*

Board Member Warren recused himself from this item due to living within 500' of the project.

Associate Planner Crutchfield provided a staff presentation.

Board members provided disclosures.

The Applicant's Representative, Tony Sanshey, provided a presentation.

The Board asked Mr. Sanshey questions related to dimensions of proposed features on the home.

The Board agreed they were not prepared to approve the project as proposed because the bulk and massing, were inconsistent with the character of the neighborhood and the design lacked vertical articulation. The Board and Staff advised that it may be beneficial for the Applicant to accept a continuance and return with revisions addressing the Boards concerns.

IT WAS MOVED BY VICE CHAIR THOMAS, SECONDED BY BOARD MEMBER WALLACE, TO CONTINUE DRB25-010, LC25-007, AND CDP25-011 DUE TO INCONSISTENCY WITH THE DESIGN REVIEW ORDINANCE. (VOTE 5-0-1-1-0 WITH BOARD MEMBER WARREN RECUSED AND BOARD MEMBER GOODKIND ABSENT)

Principal Planner Matt Bator called the roll for the vote for this item.

Ayes: Chair Prater, Vice Chair Thomas, and Board Members Wallace, Judd, and Jensen;
Noes: 0; Recuse: Board Member Warren; Absent: Board Member Goodkind; Abstain: 0.

ADJOURNMENT

Meeting adjourned at 7:46 p.m.



Brisa Smith
Assistant Planner



City of Del Mar Staff Report

DESIGN REVIEW BOARD
STAFF REPORT
February 25, 2026

APPLICATION: DRB24-011/LC24-008/CDP24-028

REQUEST: A request for Design Review, Coastal Development, and Land Conservation Permits for the demolition of an existing two-story single dwelling and the construction of a new, two-story, single dwelling unit over a basement, a new pool, and the implementation of site improvements and grading on a property in the R2 Zone.

APPLICANT/OWNER: Del Mar 107 LLC, Thomas Harrington

AGENT: Bokal and Sneed Architects

SITE LOCATION: 101 11th Street

ASSESSOR'S PARCEL NUMBER: 300-094-01-00

COMMUNITY PLAN DESIGNATION: High Density Mixed Residential

ZONE: R2

ENVIRONMENTAL STATUS:

The project is listed among the classes of projects determined to have less than significant adverse effect on the environment because the project would not otherwise cause any significant environmental impacts. And, therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 Class 3 (e) - New Construction and has further been determined that none of the six exceptions to the use of a categorical exemption would apply to this project (CEQA Guidelines Section 15300.2).

A Historical Survey (Exhibit B) was prepared and submitted by the applicant to ensure that the property does not qualify for Historical Preservation due to the age and original architecture of the structure. The Survey determined that the “property lacks historical integrity, particularly in design, materials, workmanship, feeling, and setting due to past alterations approved by the City.” Therefore, the property is not considered eligible as a historical resource under CEQA.

HOUSING IMPACT:

The approval of the requested discretionary development applications would have no impact on the City of Del Mar’s housing supply or housing affordability because the new primary unit would replace the existing unit and therefore the net number of units on the lot would not be reduced.

BACKGROUND:

The project site is located at 101 11th Street, is 10,375 square feet in size, and is situated at the end of 11th street (Exhibit A). The property is bound by the North County Transit District (NCTD) railroad right-of-way to the west, 11th street to the north, and Penny Lane (alley) to the south. The property is currently developed with two, detached, primary single-dwelling residences. Each primary residence currently has an attached accessory dwelling unit (ADU) under construction. The property is zoned R2 (High Density Mixed Residential) and is being developed as such. The property contains mature Monterey Cypress trees along the west property line and access is provided from both 11th Street and Penny Lane. Surrounding uses are single-unit and duplex residential in nature.

The property was developed in 1930 with a single dwelling unit and a detached garage with a second-floor studio attached. In 1988, the site was approved for a modification and expansion of the existing structures through DRB-88-64. The modification included the remodel of the house, enclosure of the existing west patio, and the porch area is considered as livable space, with the addition of a new deck space.

In 1942, the County of San Diego vacated Ocean Avenue, which existed to the west of the project site from 10th Street to 11th Street. From that street closing, the Applicant's lot and the property to the south across the alley acquired approximately 16 feet of what was previously Ocean Avenue. A City easement transferred from the County of San Diego contains a sewer main, which is made of a clay pipe, and is located in this area of the project site. The historical easement runs north to south. The westernmost 16 feet of the paved Penny Lane is part of the Applicant's property to the middle of the alley.

In 2023, the applicant received Building Permits for construction of the two ADUs. One of the entitlements permitted a second story, 794 square-foot ADU located above the original detached garage and studio unit adjacent to Penny Lane. The other permitted the one-story, 800 square-foot ADU located directly to the south of the existing home proposed to be demolished and replaced with this application request.

Previous Design Review:

On May 28, 2025, Design Review Board conducted a public hearing for a proposal to demolish the existing residence at the northern portion of the subject property and to construct a new, two-story home in roughly the same location on the lot. The Board received a staff presentation, applicant presentations, and public testimony regarding the proposed development. Upon close of the public hearing, the DRB discussed the proposal and expressed concerns about the proposed project's excessive bulk and mass that wouldn't contribute to floor area ratio, it's scale, potential impact on public views, and the project's apparent incompatibility with the neighborhood. Collectively, the Board was not prepared to approve the project as presented and recommended a continuance of the item with direction given to address these issues discussed in order to return with a project design that would be consistent with the provisions of the DRO. The DRB staff report for the May 28, 2025 public hearing on this project can be found and reviewed at:

https://www.delmar.ca.us/agendacenter/viewfile/agenda/_05282025-3686

ANALYSIS:

Project Description:

The Applicant is proposing to demolish the existing two-story single-dwelling unit fronting 11th street and construct a new 2,609 square-foot, two-story, single-dwelling unit over a floor-area-exempt basement. The remaining associated site improvements would include:

- Painted wooden fencing around the house on the south and east property lines ranging from four feet to six feet in height.
- Masonry Stone walls along the west side of the property line at 48 inches in height
- New vehicle driveway on 11th St. to the one uncovered parking spot located in the northeast corner of the site’s buildable area. The new home’s required garage parking spot would be located in the existing garage accessed via Penny Lane (alley).
- Infill stone planter wall along the front of property along 11th Street in the location of the existing driveway from 11th Street.
- Two air conditioning units with “motor blankets” would be located at the southeast corner of the proposed dwelling unit.
- New swimming pool with pool equipment covered with “motor blankets” located adjacent to the air conditioning units in the southeast corner of the proposed dwelling unit.

These accessory features are depicted on Sheet A-1 of the plans.

In response to the public testimony and Board discussion at the May 2025 DRB meeting, the Applicant has redesigned the proposed new dwelling unit , which resulted in the following:

- Removal of the 2nd floor element that bridged over the pool and onto the roof of the ADU associated with that primary dwelling unit.
- Removal of the fencing and landscaping in the rear of the lot adjacent to Penney Lane.
- An overall reduction of the 2nd floor to reduce bulk and mass.
- Removal of the previously unpermitted automotive turntable over the City sewer main.

Summary of the Applicant’s proposal:

Proposed First Floor	1,266 sq. ft.
Proposed Second Floor	1,343 sq. ft.
Existing 2-Car Garage	400 sq. ft.
Existing 2 nd unit	622 sq. ft.
Total Proposed FAR	3,631 sq. ft.
Total Allowed FAR (35%)	3,631.25 sq. ft.

FAR Exempt Covered Outdoor Areas:

First Floor Covered Patio	133 sq. ft.
Second Floor Covered Balcony	210 sq. ft.
Total FAR Exempt Areas	383 sq. ft.

Applicable Development Standards:

STANDARDS	R2	Project
Min. Lot Size	7,000 sq. ft.	10,375 sq. ft.
Front yard Setback	20 ft.	20.75 ft.
Rear yard Alley Setback	20 ft.	20+ ft. for the proposed dwelling
Interior Side yard Setback (West)	5 ft.	17 ft. 9 in.
Interior Side yard Setback (East)	5 ft.	5 ft.
Max. FAR	35%	35%
Max. Lot Coverage	50%	31%
Max. Height	26 ft.	23 ft.
Parking	2 garage, 1 on-site*	2 garage, 1 on-site

* DMMC Section 30.80.030 requires duplex development for which this project qualifies (two detached dwellings on one lot) to supply one garage parking space for each dwelling unit and one additional one-site parking space the proposed replacement unit.

For the details of the Plate Heights, Roof Design, lighting, landscape/ hardscape, and materials are the remain unchanged from the previously proposed development, see details in Staff Report for DRB24-011 from the DRB meeting noticed and held on May 28, 2025.

The modified design includes similar materials and features as the previous proposed home but the structure height proposed has been reduced from 25 feet tall to 23 feet tall overall. This would be a total of 1-foot taller than the existing home on site. The modified design, while retaining the same roof design in color, materials and style as previously proposed, reduces the appearance of bulk and mass by reducing the overall length of the proposed structure. Previously the structure was proposed to be 80 feet long (north/south), with the southernmost portion of the second-story elevated over the pool. The length of the proposed design revision without the “bridged” portion of the second-story would be 58 feet, including eaves. which would be 5 feet longer overall than the existing home on the site, which is approximately 53 feet long.

Story Poles:

Story-poles illustrating the revised design were placed at the subject property on February 9, 2025, with certification provided of their placement in accordance with the approved story-pole plan.

CITIZENS PARTICIPATION PROGRAM- CPP23-006

The subject project proposes the construction of a new two-story residential dwelling unit, therefore a Citizens Participation Program (CPP) was required and completed by the Applicant. All the CPP materials can be found as an exhibit to the May 28, 2025, DRB staff report for this project. .

DESIGN REVIEW PERMIT DRB24-011

Along with any findings required for other requested/required entitlements, DMMC Sections 23.08.072 through 23.08.080 (Design Review) include seven sets of “Regulatory Conclusions” the Design Review Board may address when reviewing an application for a Design Review Permit. Pursuant to Section 23.08.010 (B), “the Design Review Board shall fully consider the beneficial design impacts of a proposed project before analyzing the project for impacts that may violate the regulations” of the Design Review Ordinance. Section 23.08.070 stipulates that “an application project shall be approved unless the Design Review Board makes findings of fact based upon information presented during a public hearing can be made that the project as proposed will result in a conflict with one or more of the regulatory conclusions contained within the Design Review Ordinance.”

Staff has analyzed the revised project relative to the applicable standards of the Design Review Ordinance (DMMC Chapter 23.08) and applicable Design Guidelines. Based on the staff’s analysis of the project information and materials, the Planning Department recommends that Board members review the applications relative to the standards of review contained in the Design Review Ordinance (DRO), with continued consideration of the project relative to the following specific regulatory conclusions:

DMMC 23.08.078, Subsection E. The proposed development fails to limit the amount of design components which unnecessarily add bulk and mass to the building but which are not calculated as floor area ratio (FAR) pursuant to DMMC Title 30, the Zone Code. [Ord. 647, Sec. 2]

DMMC 23.08.077, Subsection C. The design is out of scale with other structures in the neighborhood.

The currently proposed design significantly reduces the structure’s apparent size, massing, and scale, making it more similar and compatible with the existing structures of the neighborhood. The proposed structure, as redesigned, would be 1 ft taller than the existing structure and approximately 5 ft longer than the existing structure overall. This reduces the overall proposed structure height by 2 feet and the length by over 22 feet compared to the previously proposed design.

Private View Obstruction

During the CPP process, neighbors had listed the possible blockage of their views from a variety of vantage points on their property and under the DRO, the views must be taken from their Primary

Living Areas. According to the Applicant, they followed up with a visit to each home and reduced the roof, and balcony areas, and chimney size to reduce the impact to views. Community response during the May 2025 DRB meeting included the discussion on view blockage, limited to the properties located directly east of the project site. After the May 2025 DRB meeting, the applicant revised and removed 22 ft of the rear of the house on the 2nd floor, reducing it to 58 ft. long, and adding 5 ft to the existing structure overall.

At the time of this report, no neighbors have provided additional letters of concern.

Required Public Coastal Access

Finally, as described in the background section of this report, the southwest corner of the property is a section of the prior Ocean Avenue that is currently improved to appear as a continuation of the alley but is actually private property. The Applicant proposes to construct permanent wood fencing along the alley leaving the private property of 10' by 16' without obstruction. Due to the location of this fence being in proximity to the area depicted on Figure IV-A of the City's Certified Local Coastal Program's Land Use Plan (LUP) as a public coastal access trail, and its common use by the public to access the coastal bluff, a condition for a public access easement across private property has been conditioned to ensure that the pedestrian access to the public trail remains similar in access as other trail accesses in the neighborhood and City.

DMMC Section 30.61.030 (A)(1) requires the dedication of a public access easement in a situation when new development is proposed on any parcel or location identified in the City of Del Mar Local Coastal Program Land Use Plan as containing an historically used or suitable informal public access pathway.

Therefore, staff has included a condition requiring that a pedestrian access easement be provided to the City over the approximately 10' x 16' area of the Applicant's property west of the Penny Lane for continued pedestrian coastal access use.

LAND CONSERVATION PERMIT LC24-008

Pursuant to DMMC Chapter 23.33, proposed grading exceeding 25 cubic yards (CY) (cut or fill) outside of the footprint of any structure and/or grading that results in a permanent property elevation change exceeding 18 inches, shall require approve of a Land Conservation Permit (LC). The grading plan proposes 33 CY of cut (12 ft.6 in. maximum) and 87 CY of fill (1ft. 4in. maximum) to lower and raise portions of the grade adjacent to the new structure.

DMMC Section 23.33.040 stipulates that a request for a LC Permit shall be approved unless the Design Review Board finds that the request conflicts with one or more of the following seven findings:

1. The proposed excavation or grading project is not in conformance with the Del Mar Municipal Code requirements.

2. The proposed excavation or grading project will force the topography to be subservient to the development of the site
3. The proposed excavation or grading project will endanger steep slopes through undue increases in weight or retained water thereby creating conditions which encourage slippage.
4. The excavation or grading project will alter the natural formations unnecessarily.
5. The excavation or grading project does not provide for the restoration of the natural state of the site, to the degree feasible.
6. The excavation or grading project does not minimize the loss of major vegetation, to the degree feasible.
7. The excavation or grading project will create major interruptions of the natural drainage patterns.

The subject property is a relatively flat fully improved lot containing a landscaped area to the at the street frontage of the property. The proposed grading would be remedial in nature and, therefore, would not be in conflict with the LC permit findings.

REQUIRED COASTAL DEVELOPMENT PERMIT/PROJECT'S CONSISTENCY WITH THE LOCAL COASTAL PROGRAM (CDP 24-028)

The project includes a new single dwelling unit within the Coastal Zone. Therefore, the project requires the receipt of a Coastal Development Permit (CDP). The applicant has submitted the necessary materials to evaluate the project's conformance with the City's certified Local Coastal Program (LCP) and the CDP application has been grouped together with the required DRB permit for review by the Board. The standards of review for the CDP application are the regulatory standards found in the LCP's Implementing Ordinances.

In accordance with DMMC Chapter 30.73, any determination granting a Coastal Development Permit shall be supported by the following findings:

1. That the use for which the Coastal Development Permit is applied is permitted within the zone in which the property is located.
2. That the proposal meets the criteria of the applicable chapters of this Title.
3. That the granting of such Coastal Development Permit will be in conformity with the certified City of Del Mar Local Coastal Program.
4. That for all development proposals located seaward of the first public roadway, the proposed development is consistent with and implements the applicable requirements for provision of public access contained in this Title and in the public access and public recreation policies of Chapter 3 of the California Coastal Act.

5. That for all development proposals involving the construction or placement of a shoreline protection device, that the proposed development is consistent with and implements the applicable requirements of the Beach Overlay Zone and Setback Seawall Zone provisions contained in this Title and is consistent with and implements the provisions of the Chapter Three Policies of California Coastal Act.
6. That the proposal is consistent with and implements the provisions of public view protection policies IV-22 through IV-27 of the City of Del Mar LCP Land Use Plan.
7. That for all development proposals on sites with identified wetland resources, that the proposed development is consistent with and implements the provisions of the Lagoon Overlay Zone as contained within the City of Del Mar Local Coastal Program Implementing Ordinances and Land Use Plan.

Staff has reviewed the application for consistency with the applicable provisions of the LCP, specifically the resource protection, avoidance of hazards and public access standards. As proposed, and with the previously discussed condition requiring that a pedestrian access easement be provided to the City over the approximately 10' x 16' area of the Applicant's property west of the Penny Lane, staff finds that the project would be consistent with the above-cited standards. The condition ensures that physical public access is provided to coastal recreation areas as required by the provisions of DMMC and LCP Implementing Ordinance Chapter 30.61, as well as the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The property at 101 11th Street is within the Coastal Commission Appeals Area and the CDP is appealable to the Coastal Commission.

PROJECT CONSISTENCY WITH R2 DESIGN REVIEW STANDARDS

Pursuant to DMMC Section 30.20.060, all development proposed in the R2 Zone is subject to the following criteria, in addition to that contained elsewhere in the DMMC:

- The design of all development and the landscaping, scale, height, length, width, bulk, coverage, and exterior appearance of all structures shall be in harmony with neighborhood character and with development on nearby lots. Between Eighth and Fourteenth Streets, any development shall not result in the diminution of the historic values of the older, existing residences of the area.
- That the shape and size of any development, especially any portion of any development which exceeds one-story in height, shall minimize the blockage of views and direct sunlight from nearby lots and public rights-of-way.
- That similar or identical building facades on the same or adjacent parcels shall be avoided.
- The Design Review Board shall consider siting alternatives, building size and bulk constraints, landscaping requirements, and other design improvements as may be

reasonably required to preserve and enhance the integrity, public use, enjoyment, and public visibility to and from public open spaces, the beach, and the beach bluffs.

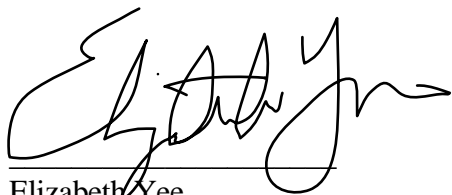
The Applicant proposes to demolish an existing residential unit, and to construct a new two-story residential unit with a basement. The proposed design, as revised, would be approximately 1 foot taller and 5 feet longer than the home that has existed on the lot for approximately 95 years. The proposed design is low in height overall (23 ft) and does not appear to present any impacts to Scenic Views or direct sunlight from nearby lots. As discussed in the report section related to Design Review Ordinance consistency, it is staff's position that the design of the proposed home, now reduced in size, would be in harmony with neighborhood character and development on nearby lots in terms of scale. And the proposed new home design does not appear to significantly diminish public visibility to and from public open spaces, the beach, and the beach bluffs with the conditions to maintain access and the reduction of the previously proposed bulk and mass of the structure.

CORRESPONDENCE:

New correspondence received by the City since the previous DRB hearing for this project includes three emails in support of the project and an email from the Applicant (Exhibit C).

RECOMMENDATIONS:

The Design Review Board should review the project for consistency with the applicable provisions of the Design Review Ordinance (DMMC Chapter 23.08), the Land Conservation Permit (DMMC Chapter 23.33), and the implementing ordinances of the Local Coastal Program. Based upon facts in the record, staff finds that the project complies with applicable standards, and accordingly recommends that the Design Review Board adopt the attached resolution (Exhibit D), approving Design Review Permit DRB23-022 and Coastal Development Permit CDP24-018, subject to the conditions of approval included therein.



Elizabeth Yee
Contract Planner

EXHIBITS:

- Exhibit A - Location Map
- Exhibit B - Historical Resources Report
- Exhibit C – Correspondence
- Exhibit D - Draft DRB Resolution

Exhibit A: Site Map



1" = 81 ft

05/14/2025

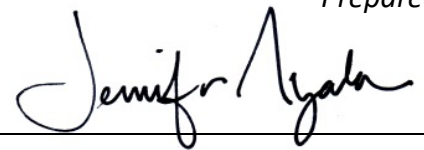


This map may represent a visual display of related geographic information. Data provided here is not a guarantee of actual field conditions. To ensure complete accuracy, please contact the responsible staff for the most up-to-date information.

March 19, 2025

101 11th Street, Del Mar, CA 92014

Prepared by:



Jennifer Ayala, RA, LEED AP
Principal Architect

Submitted to:

The City of San Diego
Heritage Preservation Planning
1222 First Avenue
San Diego, California 92101

Prepared for:

Del Mar 107 LLC.
105 Fremont Ave #A
Los Angeles, CA 94022



2801 B Street, Suite 100
San Diego, CA 92102
Tel. (619) 985-9280
Item 1

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2 Executive Summary

This Historical Resource Evaluation Report (Report) evaluates whether a c. 1930 single-family house located at 101 11th Street in Del Mar, California 92014 (Property) qualifies for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). Prepared by Nexus Planning & Research for Del Mar 107 LLC,- this report follows California Environmental Quality Act (CEQA) guidelines to determine historical significance. These findings will inform future planning and redevelopment considerations.

Nexus conducted an evaluation of the c. 1930 Property, including an intensive-level survey and archival research. A site visit was performed to document existing buildings and architectural elements, archival research was prepared, and the Del Mar Historical Society's archives were searched to establish the historical context of the site.

Findings:

- The Property does not satisfy the eligibility criteria for listing in the NRHP or CRHR
- The Property is not considered a historical resource under CEQA.
- The Property lacks historical integrity, particularly in Design, Materials, Workmanship, Feeling, and Setting, due to alterations.

Therefore, no further historical evaluation or mitigation is necessary per CEQA guidelines.

3 Introduction

3.1 Report Organization

This Report evaluates the historical and architectural significance of 101 11th Street, Del Mar, CA.

Per CEQA Section 21084.1, a historic resource is defined as any property listed in or deemed eligible for the CRHR. However, this property is not listed in the NRHP, CRHR, nor is it designated as a California Point of Historical Interest (CPHI) or a California State Historical Landmark (CSHL).

This Report includes the following:

1. Table of Contents;
2. Executive Summary;
3. Introduction (Report Organization, Project Area and Project Personnel);
4. Project Setting (Physical Project Setting, Project Area and Vicinity and Historical Overview of the Del Mar community);
5. Methods and Results (Archival and Historical Research, Field Survey and Description of the Resource with contemporary color photographs of all elevations in the 4" x 6" size);
6. Significance Criteria (NRHP, CRHR, CEQA, and Integrity Criteria)
7. Significance Evaluations (Significance Evaluations under NRHP, CRHR, Integrity, and CEQA Criteria);

8. Conclusions (Identification of Historical Resources in the PSA, Historical Resources Technical Report Evaluation Findings, Proposed Project Description, Impacts Discussion, Mitigation Measures, and Conclusions);
9. Bibliography; and
10. Appendices (Building Development Information, Ownership and Occupant Information, Maps, Department of Parks and Recreation (DPR) Forms, and Preparer's Qualifications).

This report evaluates the Property against the criteria set forth by the California Register of Historical Resources (CRHR) and the National Register of Historic Places (NRHP).

3.2 Project Study Area

The Project Study Area (PSA) is defined as Assessor's Parcel Number 300-094-01-00 and,

- Lot 8 In Block 10 Of Del Mar, in the City Of Del Mar, County of San Diego, State of California, According to Map Thereof No. 368 Filed in The Office of The County Recorder of San Diego County, October 7, 1885.
- Also, The Southerly 20 Of Eleventh Street Adjoining Said Lot 8 on the North, as Closed to Public Use on April 12, 1926 by Order of The Board of Supervisors of San Diego County.
- Also, That Portion of Ocean Avenue Adjoining Said Lot 8 on the West, Closed to Public Use By Order Of The Board Of Supervisors on March 10, 1942 And July 7, 1909 Which Would By Operation Of Law Revert To Said Lot.

The PSA measures 10,347 square-feet and is located at 101 11th Street.

The PSA is relatively flat and located about 50 feet from the bluff edge. The Property is bound by 11th Street to the north, Penny Lane to the south, Stratford Court to the east, and the Los Angeles-San Diego-San Luis Obispo (LOSSAN) Rail Corridor and Del Mar Beach to the west. Regional access to the site is provided by Interstate 5, one and one-half miles east of the Property from Del Mar Heights Road or Via de la Valle. Local access to the site is from Camino Del Mar. The Property's front entry is located on 11th Street with vehicular access from 11th Street as it dead-ends at the bluff edge

The PSA is surrounded by residential development. The local area's buildings contain a variety of architectural styles.

The PSA contains (1) two-story single-family house constructed in c. 1930 and facing 11th Street; (1) two-story Accessory Dwelling Unit (ADU), facing Penny Lane (constructed in 2023) and (1) ADU (currently under construction) located south of the Property and north of the existing ADU.

See Figures 1 and 2 on the following pages for PSA location.

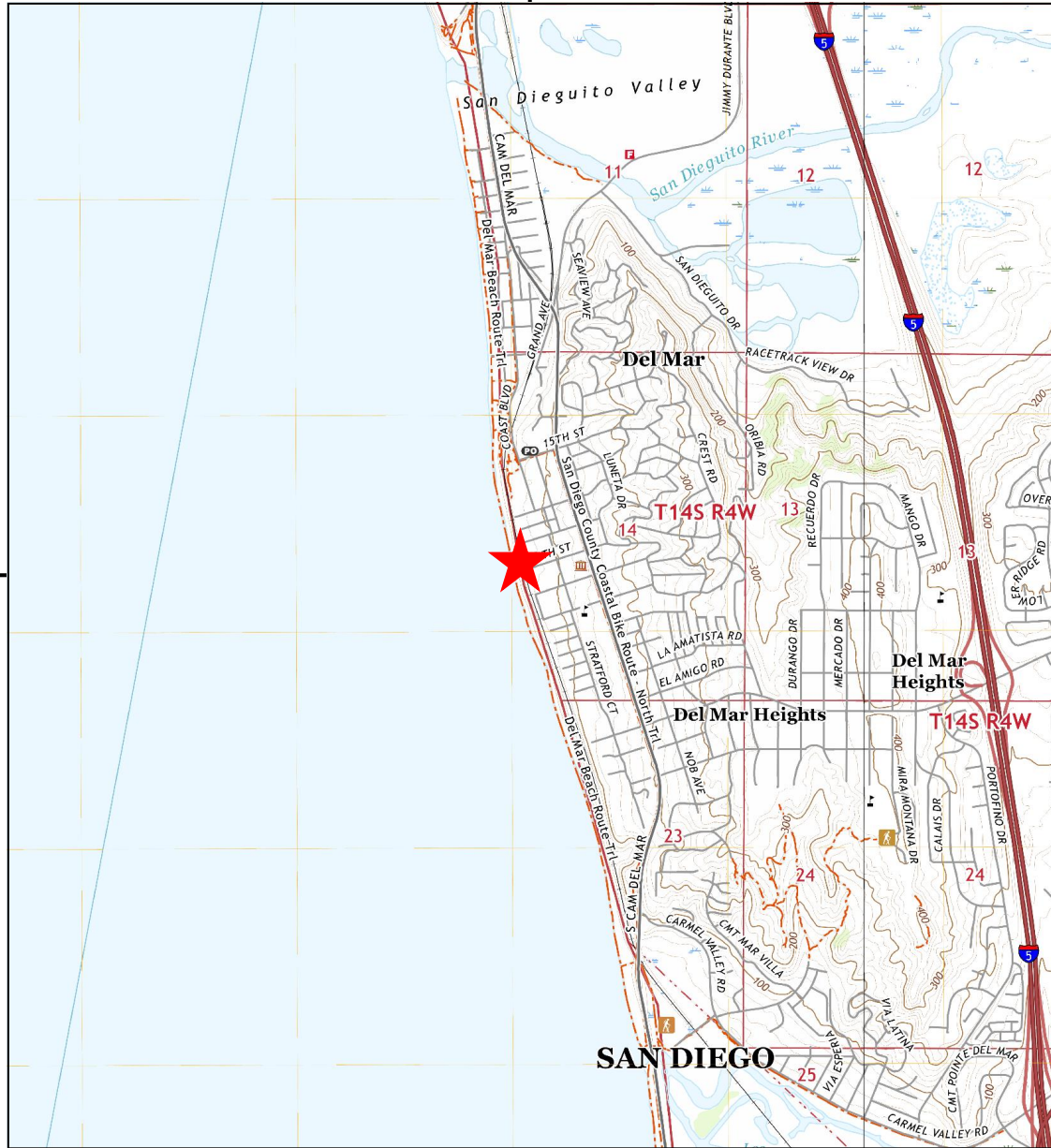


Figure 1 Regional Location Map, Map data c.2020 Google INEGI

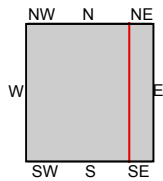
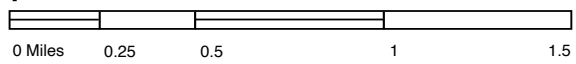


Historical Topo Map

2021



This report includes information from the following map sheet(s).



TP, Del Mar OE W, 2021, 7.5-minute
E, Del Mar, 2021, 7.5-minute

SITE NAME: 101 11th Street
ADDRESS: 101 11th Street
Del Mar, CA 92014
CLIENT: Nexus Planning & Research



Figure 2 Project Location Map, Historical Topography Map, 2021

3.3 Project Personnel

Project personnel included Architect and Historical Property Consultant, Jennifer Ayala, RA LEED AP, who conducted the field survey, photographed the Property, and prepared the Report with its findings and conclusions.

Ms. Ayala obtained archive documents, historical photographs and other files from the City of Del Mar, County of San Diego, Environmental Data Resources, Inc. (EDR), the San Diego History Center, and the Del Mar Historical Society. All chain of title research was conducted by California Lot Book, Inc., and supplemental directory research was obtained online from EDR, the San Diego Library, and the Union Tribune archives.

Ms. Ayala visited the property on March 17, 2025 to assess its condition and survey the surrounding area. Photographs were taken of the Property. Subsequently, an architectural description of the Property was prepared. Based upon the site survey and the other cited information, the Property was compared to established architectural norms that are currently in use in the United States. Several architectural reference guides were consulted by Ms. Ayala to fully substantiate the architectural details of the Property.

4 Project Setting

4.1 Physical Project Setting

The Project Study Area is located 101 11th Street in Del Mar, California 92014 and defined as one single County of San Diego / City of Del Mar legal parcel.

The PSA is located within Del Mar’s R2 “High Density” residential zone.¹

According to the City of Del Mar’s Municipal Code, the R2 Zone is designed to allow for one- and two-family dwellings on individual lots greater than 7,000 square feet that are within easy walking distance of the village center. The provisions of the R2 Zone are further intended to carry out the objectives of the community plan consistent with the high-density residential land use category set forth in that plan.²

The Project Study Area has vehicular access from 11th Street and alley access from Penny Lane. The vehicular driveway is located along the Property’s westernmost and accessed from the northern property line.

The Project Study Area is accessed by pedestrians from 11th Street.

The PSA contains (1) two-story single-family house constructed in c. 1930; (1) two-story ADU; (1) one-story ADU; concrete flatwork; brick walkways; and mature landscaping.

¹ https://gvhotlinks.storage.googleapis.com/ImageFiles_DELMAR/r2.pdf Web accessed February 2025.

² Ibid.

4.2 Project Area and Vicinity

Brief History of the city of Del Mar³

The coastal community of Del Mar began its development in the 1880s, during a period of rapid growth in San Diego County. Prior to this, the area was largely undeveloped, consisting of rolling coastal bluffs and wetlands. In 1885, Colonel Jacob Taylor purchased 338 acres from Enoch Talbert to develop a seaside resort—the first significant subdivision in Del Mar. Taylor laid out a townsite and built the first hotel, the Casa Del Mar, along with a railway station to connect the area with the growing city of San Diego.

By the late 1880s, Del Mar had begun to attract residents and visitors drawn to its temperate climate, coastal scenery, and proximity to San Diego's expanding transportation network. The arrival of the Atchison, Topeka & Santa Fe Railway in 1887 further established Del Mar as a desirable location for both tourism and residential development. While much of the early construction focused on hotels and resort amenities, small clusters of homes began to emerge along the bluffs overlooking the Pacific Ocean.

Following a period of stagnation after the initial land boom collapsed in the early 1890s, Del Mar's development resumed in the early 20th century. The community was still sparsely populated, but improvements in infrastructure, including the paving of roads and the extension of water and power lines, supported gradual residential growth. The establishment of the Del Mar Race Track in 1937, championed by Bing Crosby and other Hollywood investors, brought national attention to the area and spurred additional housing development to accommodate visitors and seasonal residents.

During the 1940s and 1950s, Del Mar saw a significant increase in its permanent population. World War II-era defense spending and the post-war economic boom contributed to a growing demand for housing along the Southern California coast. Subdivisions such as Del Mar Heights and the Beach Colony emerged, offering a mix of modest cottages and more substantial homes designed to capture ocean views. Architectural styles from this period reflected both Spanish Revival influences, reminiscent of early California designs, and the emerging Mid-Century Modern aesthetic that emphasized open spaces and integration with the coastal landscape.

By the 1960s and 1970s, Del Mar had firmly established itself as an affluent residential community. The construction of Interstate 5 in the early 1960s provided greater access to the area while also helping to preserve the quiet, small-town atmosphere by diverting through traffic away from the coastal route of Highway 101. Zoning regulations and community-led preservation efforts played a key role in maintaining Del Mar's low-density, high-quality residential character. Notable architects contributed to the area's architectural legacy, designing custom homes that blended harmoniously with the natural environment.

As Del Mar moved into the late 20th and early 21st centuries, development slowed due to limited available land and a strong local emphasis on maintaining the community's character. While new construction continued, particularly in the form of remodels and replacements of older structures, strict zoning laws and environmental regulations ensured that growth remained measured. The preservation of open spaces, such as the Torrey Pines State Reserve and the San Dieguito Lagoon, further reinforced Del Mar's identity as a coastal enclave with a deep appreciation for its natural surroundings.

³ History of Del Mar from the archives of Attorney, Marie Burke Lia, Historical Property Consultant.

Today, Del Mar remains one of Southern California's most desirable coastal communities, known for its historic charm, scenic beauty, and carefully curated development. Its evolution from a small resort town to a prestigious residential area reflects broader trends in coastal land use, balancing growth with environmental stewardship and historic preservation.

4.3 Historical Overview

History of the Resource's Development

According to historical research, Rev. Wm. W. Bustard and his wife, Helen Newcomb Bustard purchased the PSA's site from The South Coast Land Company on November 7, 1929. Historical research did not reveal who was responsible for the Property's construction (The South Coast Land Company or the Bustards), who designed the Property, or who built it.

The Bustards owned the Property from 1929 to 1943 (just under 14 years). Rev. William W. Bustard (1872–1935) was a Baptist minister who served as the pastor of Euclid Avenue Baptist Church in Cleveland, Ohio, for 16 years. Born in Paterson, New Jersey, he graduated from Brown University, where he participated in football and baseball, and later attended Newton Theological Seminary. During his tenure in Cleveland, Rev. Bustard was a vocal opponent of liquor, gambling, and political corruption, frequently engaging in public discourse on city policies. Rev. Bustard resigned from his Cleveland pastorship in 1925 due to health reasons. He later served at Temple Baptist Church in Los Angeles and worked as a traveling evangelical speaker. He was married twice, first to Edith Mary Channell, whom he later divorced, and then to Helen Newcomb Bustard. In 1935, Rev. Bustard died from a heart attack while recovering from a period of illness while living at the Property (described as his summer home).⁴

Rev. Bustard's wife Helen Newcomb Bustard was born in 1886 in Vermont and died in 1975.⁵ According to historical research, Mrs. Bustard was a classically trained opera singer and she assisted her husband's various ministries, performing opera for church audiences. Mrs. Bustard took sole ownership of the Property after Rev. Bustard died in 1935. According to research, Mrs. Bustard used the Property as a second home with permanent residences in Oakland, Hollywood, and San Diego before moving from the state for Missouri.⁶ In 1942, Mrs. Bustard vacated a portion of Ocean Avenue in Del Mar, adding it to the Property.⁷

Mrs. Bustard transferred the Property to Thomas B. and Mary Jane Oakley in May of 1943 and the Oakleys transferred the Property to Col Galen M. Sturgis, ret. and his wife, Blanche G. Sturgis, in November of 1943. This Report does not contain any research on the Oakleys due to their short tenure.

Col. Galen M. Sturgis (1896–1963) owned the Property from 1943 to 1963 (just under 20 years). Col. Sturgis served as an officer in the United States Marine Corps from 1917 to 1947. A native of South Carolina, he called the Property his home for the last twenty years of his life.⁸ His service history included deployments in Santo Domingo and Haiti during World War I, as well as foreign duty stations in Guantanamo Bay, Shanghai, and Peking, and the Battle of Guadalcanal in World War II. Col. Sturgis' final assignment was at Camp Pendleton. Beyond his military career, Col. Sturgis joined the Del Mar Chamber

⁴ Plain Dealer. "Dr. Bustard, Once Pastor here, Dies". 6/27/1935. Pages 1 and 3.

⁵ <https://www.findagrave.com/memorial/114324053/helen-n-bustard#source> Web Accessed March 2025.

⁶ San Diego Union. 3/17/1935. Page 50.

⁷ San Diego Union. "Notice of Hearing". 1/24/1942. Page 22.

⁸ U.S. Census. 1940.

of Commerce, serving as a director beginning in 1951.⁹ Col. Sturgis died at the age of 67 and was buried with full military honors at Fort Rosecrans National Cemetery.¹⁰

Blanche I. Sturgis (1900–1950) was born in Florida and married to Col. Sturgis. She lived at the Property for seven years. Mrs. Sturgis passed away at the age of 50 and is buried at Fort Rosecrans National Cemetery.¹¹

Col. Sturgis married Helen Katherine Julia Sturgis (née Helen Stewart Edwards) in 1951. Helen Stewart Edwards was born in Kansas City, Missouri in 1902. The second Mrs. Sturgis lived at the Property for ten years. She died in 1961 and was buried at Fort Rosecrans National Cemetery in San Diego.¹²

According to permit history, the Property was modified under the Col and Mrs. Sturgis' ownership, including plumbing and electrical modifications. The full extent of these modifications is unknown due to a lack of evidence.

CPL William Galen Sturgis took ownership of the Property upon his father's (Col. Galen Sturgis) death in 1963. He lived in the Property for 36 years. The younger Sturgis was born in Florida in 1926; he married Merna Bernritter Sturgis and served in US Marine Corp as a Corporal during WWII. According to his death certificate, the younger Sturgis worked for Hughes Aircraft after retiring from the US Marine Corp. CPL Sturgis died 1999 at age 73. He was buried in Fort Rosecrans National Cemetery in San Diego, California.¹³

Merna B. Sturgis lived in the Property for 55 years. According to her death certificate, she was born in 1933 in Kansas and worked as an Interior Designer for over 40 years. She died in 2018 at age 84. Mrs. Sturgis was buried with her husband in Fort Rosecrans National Cemetery.¹⁴

The Property was significantly modified under the younger Sturgises' ownership, including several additions and modifications under variance approval DRB-88-64. According to historical records, the variance's approved modifications were completed between 1995 and 1997.

Upon Mrs. Sturgis death in 2018 the Property was transferred to Del Mar 107 LLC. The Property was significantly modified under Del Mar 107 LLC's ownership, including, demolition of the Property's original detached garage and dwelling and construction of two ADUs between 2023 and 2025.

5 Methods and Results

The Resource's development and alterations was documented through examination of historical records and a physical site inspection.

5.1 Archival and Historical Research

⁹ Evening Tribune. "Nominees Announced by Del Mar Chamber". 12/12/1950. Page 4.

¹⁰ Evening Tribune. "Galen Sturgis, Ex-Colonel, Services Due". 11/18/1963. Page 44.

¹¹ Evening Tribune. "Mrs. Blanche Sturgis". 6/24/1950. Page 15.

¹² Evening Tribune. "Helen Sturgis Services Due". 6/26/1963. Page 50.

¹³ <https://www.findagrave.com/memorial/1231417/william-galloway-sturgis>

¹⁴ https://www.findagrave.com/memorial/193307579/merna_b_sturgis

Determinations of historical and architectural significance require various factors of significance to be considered including: the Resource's history; both construction and use; the history of the surrounding community; the potential for important persons or events to be associated with the Resource over its life span; the number of resources associated with the Resource; the potential for the Resource to be the work of a master craftsman, architect, landscape gardener or artist; what historical, architectural or landscape influences have shaped the design of the Resource and its pattern of use; what alterations have taken place over the years and how have any changes affected the historical Integrity of the Resource; and the Resource's current condition.

The archival research for this Report included, but was not necessarily limited to, obtaining and/ or reviewing the following,

- *The Assessor's Building Record from the San Diego County Assessor's/Recorder's Office;*
- *Chain of Title information prepared by California Lot Book, Inc.;*
- *Historical and aerial photograph research;*
- *City of Del Mar building permit records;*
- *Del Mar City Directories on file at the San Diego Public Library, California Room;*
- *City of Del Mar City Directories prepared by EDR;*
- *Sanborn Fire Insurance Maps assembled and archived by www.edrnet.com;*
- *San Diego Union index and newspaper articles found on <https://www.genealogybank.com/>;*
- *The San Diego Historical Society archives and photographic collection;*
- *Local, state, and federal inventories, surveys, and database material;*
- *Private research archival material in the office of Nexus Planning & Research, including the Marie Burke Lia archive library;*
- *Standard and authoritative sources related to local history, architecture, and building development information.*

Assessor's Building Record (ABR) – Appendix A.1

1930

APN 300-094-01-00

The ABR lists the dwelling at 1,798 square-feet with a 1930 date of construction, a garage of 324 square-feet, a concrete covered porch of 32 square-feet, and 600 square-foot studio built over the existing garage.¹⁵

The ABR describes the Property as a single use, 1 ½ stories, standard construction, concrete foundation, wood structural frame with wood siding and a mix of wood-framed double-hung and casement windows. The Property's roof is a gable roof with cut-up shapes, dormers, and composition shingles.

Physically assessed in 1958, 1964, 1968, and 1991

Notes:

- 1) NOH (No One Home) 2nd Flr measurements
- 2) Reviewed Appr (illegible) as in 2 story dwg. 8/22/1958
- 3) [19]92 Studio 600SF above existing garage for '92 unfinished value for 91 roll on PCL 'o2" as permit was issued on wrong PCL. As per owner w. g. Sturgis. 8/21/1991. Studio is not a rental as per owner & City of Del Mar. Construction is for guests.

¹⁵ The ABR is not current with existing development. The Property no longer contains the detached garage or studio.

- 4) '97 ADD drawn per plans 5/23/1995.
- 5) Kitchen & 1st floor bathroom relocated. 2d floor redrawn per plans – original dimensions were estimated. 6/10/1997. Per conversation with owner, the kitchen & bathroom were remodeled. No interior inspection.
- 6) '04 PERMIT 10050202320: minor remodel walls removed/added, bath relocation. NAVTP Cleared 5/27/2004.

Permit History – Appendix A.2

Year	Permit No.	Type	Scope of Work
1930	<i>As noted on ABR</i>	Dwelling	<i>"Dwelling."</i>
1931	<i>Per Evening Tribune</i>	Plumbing	<i>"Dr. Bustard, per L. P. McChesney, Del Mar (4)"</i>
1936	<i>Per Evening Tribune</i>	Plumbing	<i>"Dr. Bustard. Per Diederichsen. Eleventh st. Del Mar 92fix."</i>
1988	DRB-88-64	Design Review	<i>"A resolution of the design review board of the City of Del Mar approving a design review permit, DRB-88-64, for a request to remodel and construct additional floor area to two existing (buildings 1 and 3 only) in the R2 zone, located at 101 eleventh street, del mar."</i>
5/21/1990	<i>As noted on ABR</i> C003467	Building	<i>"Addition" \$48,960</i> Per DRB-88-64
1992	<i>As noted on ABR</i> no permit # noted	Building	<i>"Add Studio"</i> No longer extant Per DRB-88-64
8/6/1993	<i>As noted on ABR</i> C002821	Building	<i>"Addition" \$31,509</i> Per DRB-88-64
1997	<i>As noted on ABR</i> no permit # noted	Building	<i>"Add Studio"</i> No longer extant Per DRB-88-64
1997	<i>As noted on ABR</i> no approved in 1995	Building	Per DRB-88-64 <ul style="list-style-type: none"> • Enclosure of east facing porch for new sun room and master bath. • Enclosure of west facing porch • Addition of deck Designed by Wayne Holden, Designer
2004	10050202320	Building	Per ABR: <i>"minor remodel walls removed/added, bath relocation. NAVTP Cleared 5/27/2004"</i>
08/09/2023	B2023-0150	Building	<i>(1) 2 story ADUS fronting Penny Lane</i>
08/28/2023	B2023-0155	Building	<i>(1) 1 story ADU located immediately south of the Property.</i>

Site Plan with Building Footprint - Appendix A.5.
Survey with building plan and additions annotated.

Chain of Title - Appendix B.1.

Resource's Chain of Title attached.

San Diego City Directory - Appendix B.2.

San Diego City Directory listings from 1930 through 2020 are attached.

Deed from Date of Construction - Appendix B.3

According to historical research, Rev. William Bustard and Helen N. Bustard took ownership of the Property in November 1929.

Maps - Appendix C.1, C.2, and C.3.

Copies of the USGS, original Subdivision, and APN Maps are included within the Attachments.

DPR Survey Forms - Appendix D.1.

DPR Survey Form prepared for the Property.

Preparer's Qualifications - Appendix E.1.

Resume for Jennifer Ayala, RA, LEED AP.

Architect/Designer – Not identified

Historical research did not reveal the identity of the Property's c. 1930 architect or designer.

Builder – Not identified

Historical research did not reveal the identity of the Property's c. 1930 builder.

Historical and Transitional Photographs – Pages 15-22

- San Diego History Center archives do not contain any photographs of the Resource.
- Del Mar Historical Society archives do not contain any photographs of the Resource.
- Historical photograph from 1932 included.
- Transitional photographs from 1985 and 1988 included.

Current Photographs - Pages 22-31

Current photographs were taken on March 17, 2025.

5.2 Field Survey

An existing conditions survey was conducted by Ms. Ayala on March 17, 2025. Photographs were taken by Ms. Ayala. The survey was conducted to understand the existing condition of the site, identify character-defining features, and assess the Property's structural and historical integrity. The field survey followed standardized assessment methodologies to evaluate historical Integrity. Analysis focused on the Property's exterior but did not include detailed measurements or assessments of the archaeological, structural, electrical, mechanical systems, or interiors. Following the field survey, the property was documented through digital photography, and representative images are included in this report. are included in this Report.

5.3 Description of Surveyed Resource

The subject of this report, the c. 1930 single-family residence located within the PSA, consists of one two-story building measuring 1,798 square feet.

The Property is a two-story, rectangular, symmetrical building with a gambrel roof and a one-story rear portion with a gable roof that transitions into a hip at the main-form's south elevation. The exterior is clad in horizontal wood siding. Window styles vary, with a combination of c. 1930 wood-framed windows and contemporary vinyl-framed replacements. Originally, the house featured wood-framed, double-hung, and casement windows with divided lites. However, later modifications replaced several original windows with vinyl-framed versions, altering the Property's overall fenestration pattern. At least ten original window and doors were removed all together and their openings reconfigured for new larger vinyl-framed windows, doors, and projections.

North Elevation – (Front elevation)

The main body of the Property, facing 11th Street, is two stories tall with a gambrel roof, which features two symmetrically placed dormers on the front-facing slope. The front entry portico is enclosed within a one-story projection, featuring glass side elevations, a solid six-paneled door with sidelights, and a pedimented open-faced gable roof with a half-circle window. Windows flanking the entry are wood-framed, double-hung, divided-lite windows, while the dormers contain double-hung vinyl-framed window inserts.

East and West elevations – (Main Building Form)

The gambrel roof has open faces on the east and west elevations, with enclosed eaves that wrap the elevation corners. A brick chimney is located on the east elevation of the main building, off-center, flanked by four wood-framed casement windows. The west elevation of the main building contains a five-part vinyl-framed bay window at the ground floor. Above this, the second floor features a projection with a four-part vinyl-framed window.

East and West elevations – (One-story Rear Form)

A one-story portion extends behind the main building, featuring a gable roof that transitions into a hip where it meets the gambrel roof. A second shed roof hips into the west facing gable slope.

West-facing elements:

- Three-part vinyl-framed French doors
- Three-part vinyl-framed casement window with divided lites
- Recessed porch

East-facing elements:

- Single door with divided lites and sidelight
- Three-part French doors with divided lites
- Two skylights

Alterations

According to 1932 and 1988 photographs contained within the DRB-88-64 application, the Property underwent significant alterations under a City of Del Mar-approved variance and subsequent City of Del Mar approved building permits. Work per the approved building permits was completed between 1995 and 1997.

All elevations contain modifications, with the most significant changes affecting the:

- Original north-facing front entry portico
- West-facing one-story hipped-roof porch supported by three slender columns
- East-facing one-story corner recessed porch
- South elevation exterior wall

Alterations

North Elevation (Main Building Form)

1. Enclosure of the entrance portico, including:
 - New front door, sidelights, and a fan-windowed pediment
 - Integration of c. 1930 Colonial Revival column supports into enclosed portico
2. Replacement of roof dormer windows with vinyl window inserts
3. Removal of window shutters

West Elevation

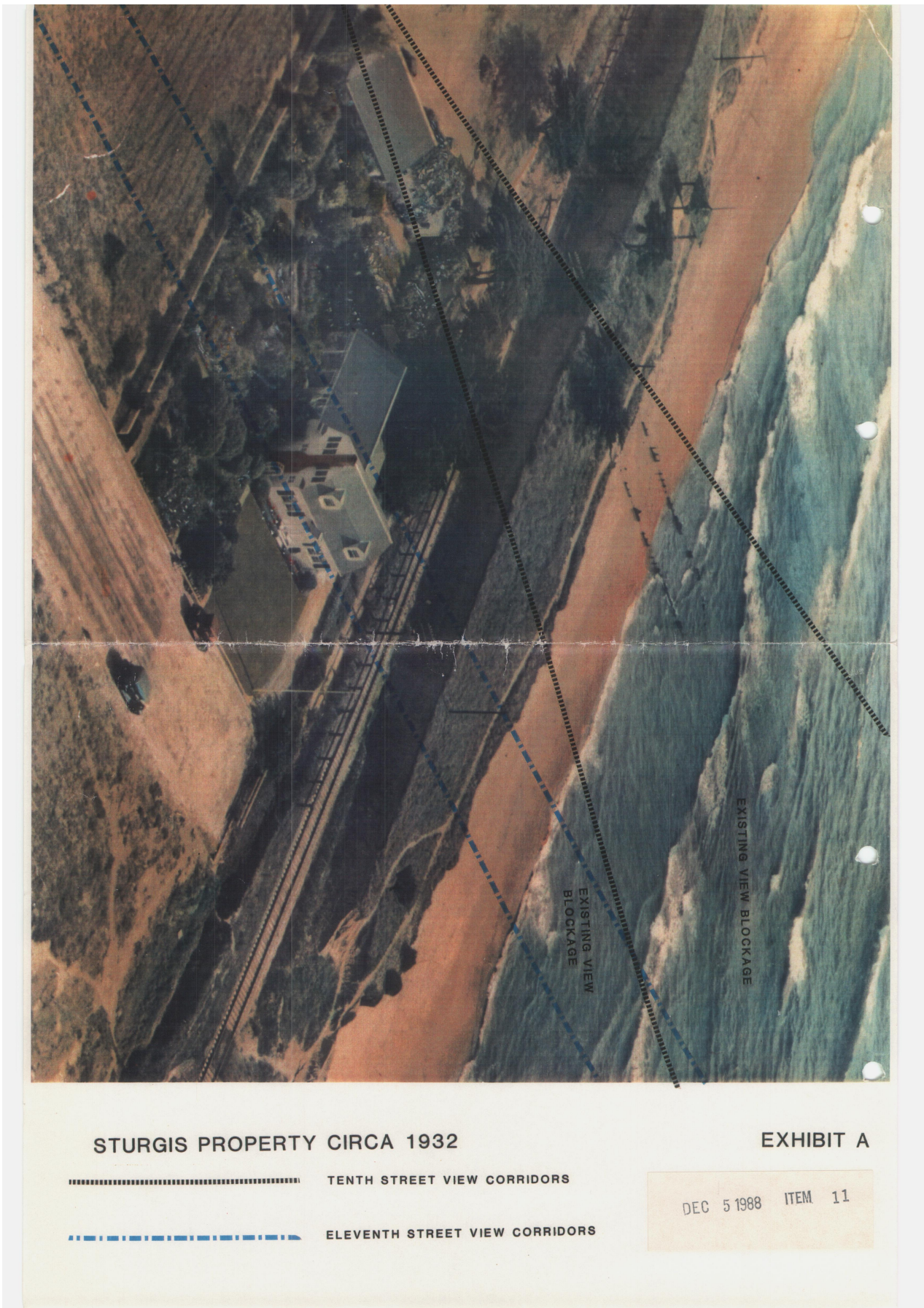
4. Removal of window shutters
5. Main Building Form: Removal of grouped three-part double-hung wood-framed windows and shutters, replaced with a five-part vinyl-framed bay window at the ground floor
6. Main Building Form: Removal of two double-hung wood-framed windows with shutters, replaced with a projection containing four-part vinyl-framed windows at the second floor
7. Rear Building Form: Removal of original exterior walls and windows, and enclosure of the original porch
8. Rear Building Form: Addition of a new deck with new footings

East Elevation

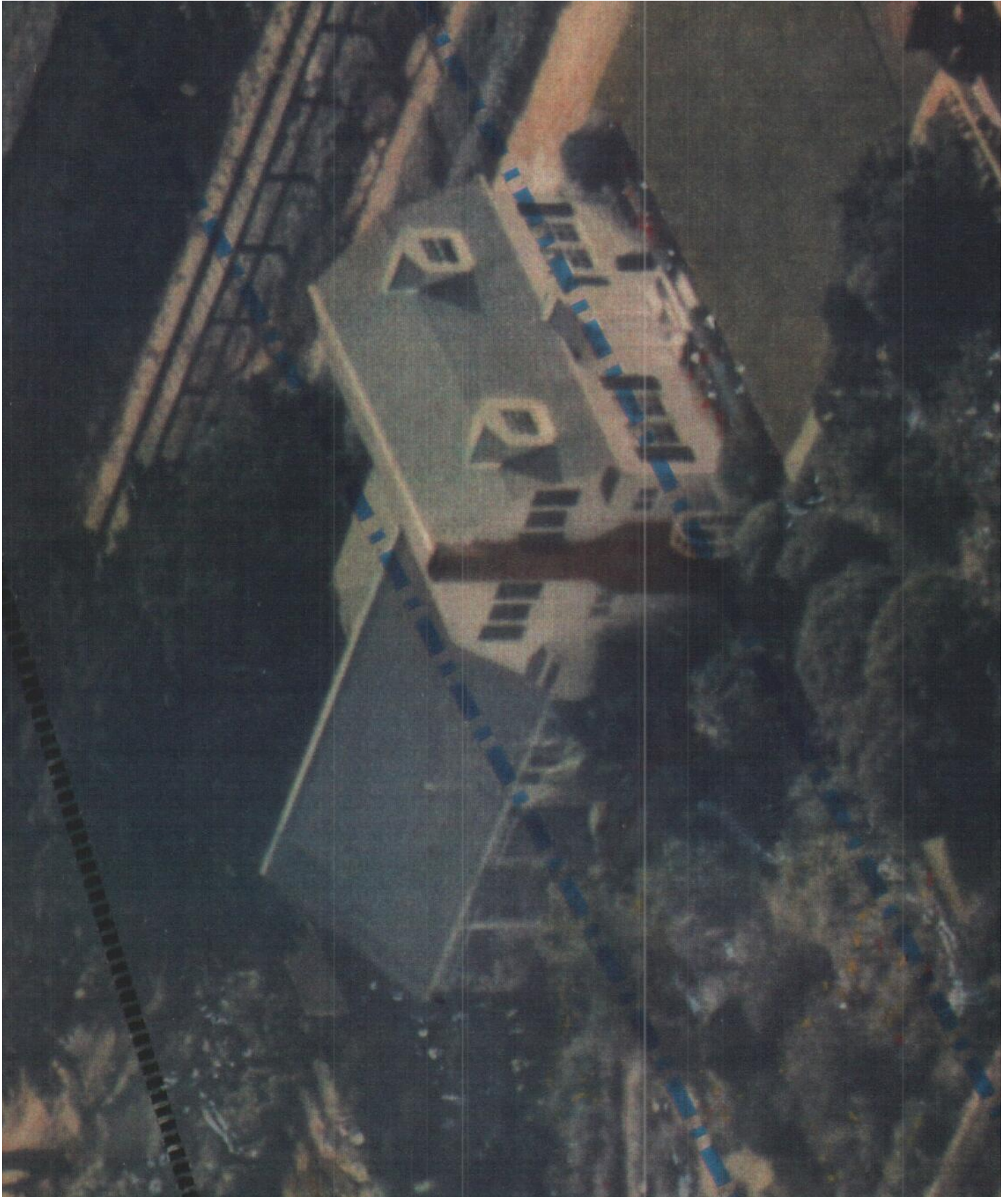
9. Removal of window shutters
10. Rear Building Form: Removal of original exterior walls and windows (three-part grouped window on the south elevation and two columns on the east elevation), and enclosure of the original recessed porch
11. Rear Building Form: Addition of two new skylights

East Elevation

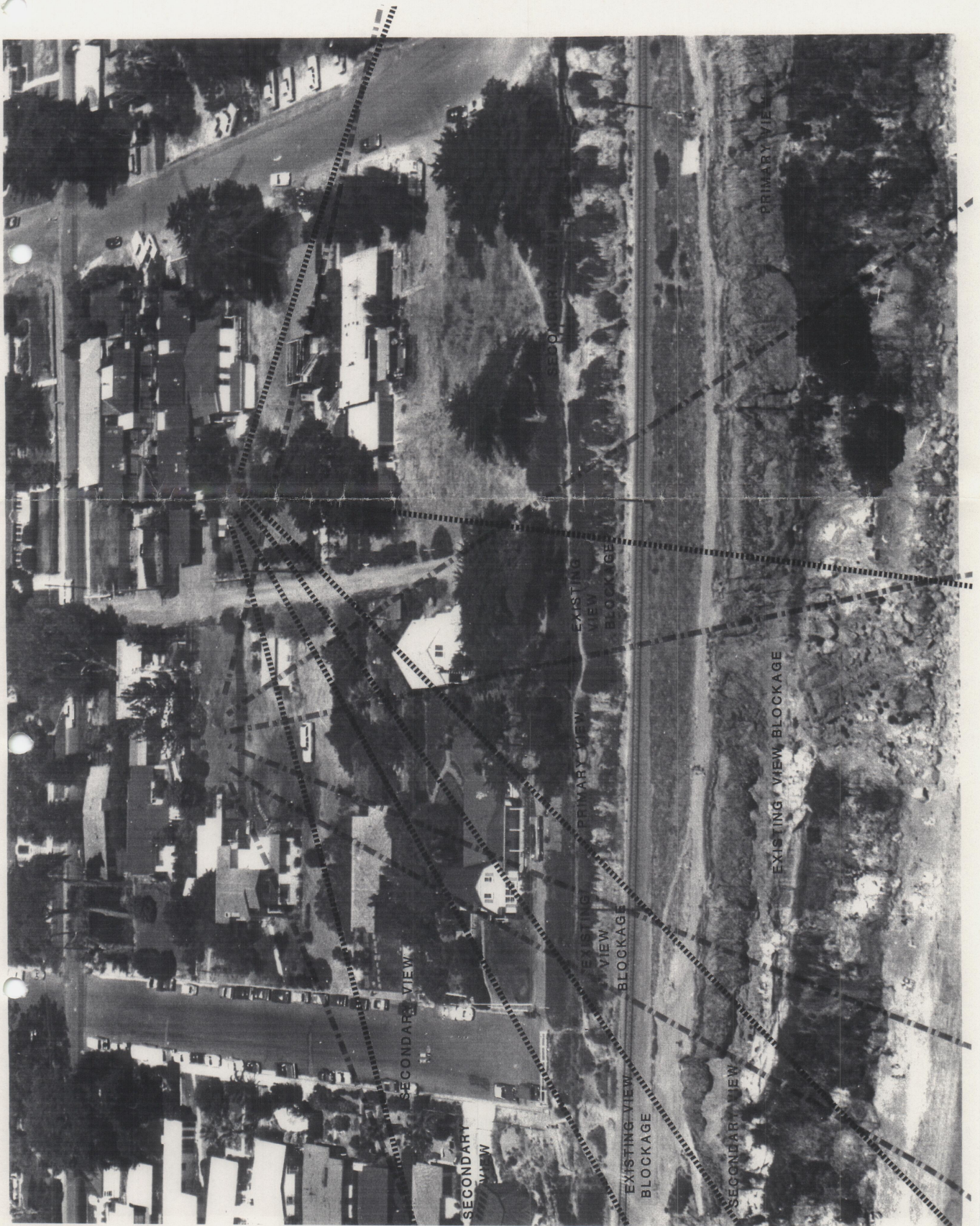
12. Removal of windows and shutters
13. Addition



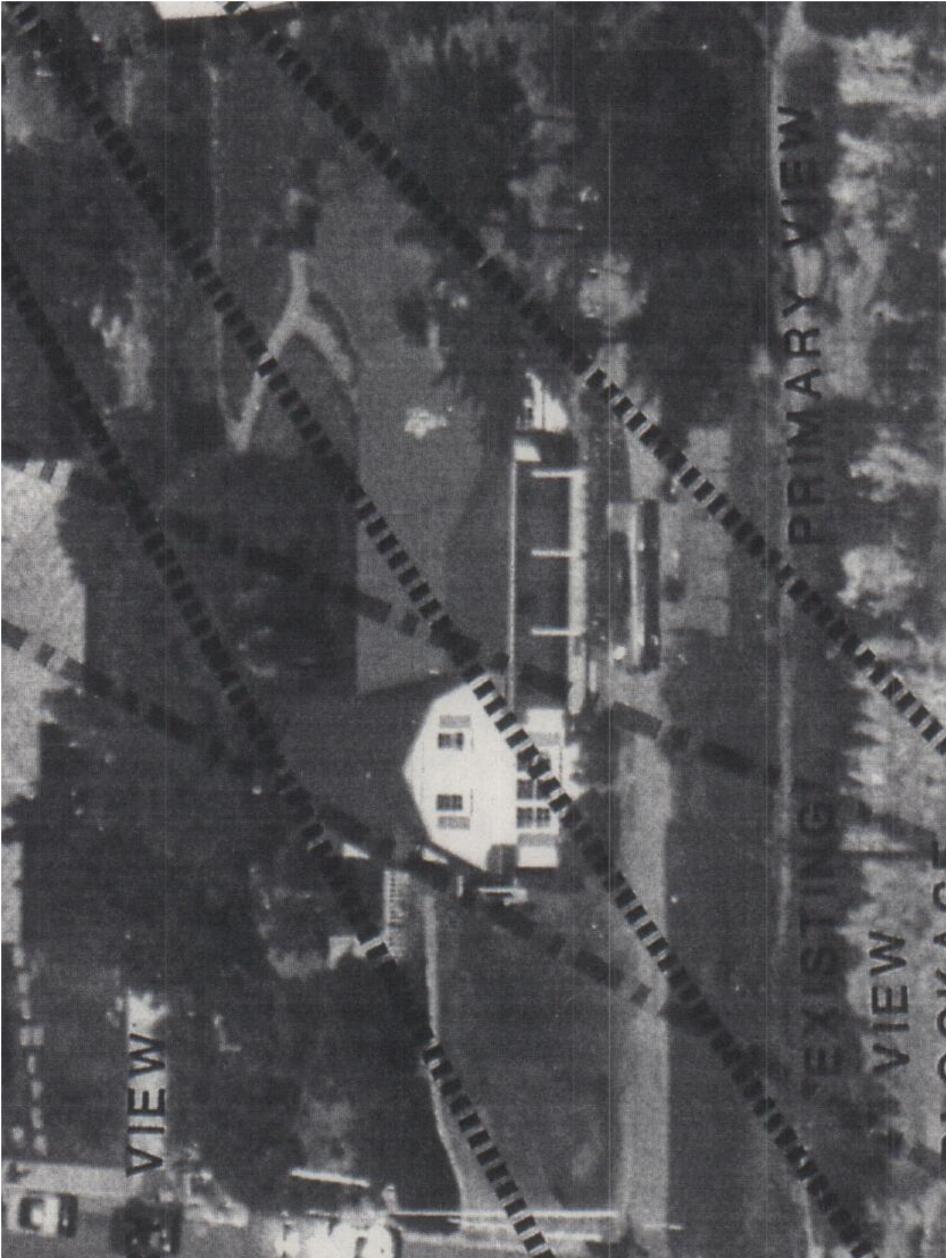
Photograph #1: Aerial view, 1932, courtesy City of Del Mar Records



Photograph #1: Aerial view, 1932, courtesy City of Del Mar Records [ENLARGED]



Photograph #2: Aerial view, 1985, courtesy City of Del Mar Records



Photograph #2: Aerial view, 1985, courtesy City of Del Mar Records [ENLARGED]



Photograph #3: Front North Elevation, 1988, courtesy City of Del Mar Records



Photograph #4: Partial South Side Elevation, 1988, courtesy City of Del Mar Records



Photograph #5: Partial West Side Elevation, 1988, courtesy City of Del Mar Records



Photograph #6: North Elevation, from 11th Street



Photograph #7: North Elevation, from 11th Street



Photograph #8: North Elevation, modified entry vestibule per City of Del Mar Design Review Board Approval 88-64, 2/22/1995



Photograph #9: North Elevation, modified roof dormer window per City of Del Mar Design Review Board Approval 88-64, 2/22/1995



Photograph #10: Northwest Elevation



Photograph #11: West Elevation, all windows modified per City of Del Mar Design Review Board Approval 88-64, 2/22/1995



Photograph #12: West Elevation, second floor projection with windows added per City of Del Mar Design Review Board Approval 88-64, 2/22/1995



Photograph #13: West Elevation, ground floor bay projection added per City of Del Mar Design Review Board Approval 88-64, 2/22/1995



Photograph #14: West Elevation, ground floor porch enclosure added per City of Del Mar Design Review Board Approval 88-64, 2/22/1995



Photograph #15: West Elevation, ground floor porch enclosure added per City of Del Mar Design Review Board Approval 88-64, 2/22/1995 and ADU addition added per City of Del Mar approved building permits 8/15/2023



Photograph #16: East Elevation, ground floor porch enclosure with new doors and windows added per City of Del Mar Design Review Board Approval 88-64, 2/22/1995



Photograph #17: East Elevation, ground floor porch enclosure added per City of Del Mar Design Review Board Approval 88-64, 2/22/1995 and ADU addition added per City of Del Mar approved building permits 8/15/2023



Photograph #18: East elevation



Photograph #19: East Elevation, ground floor porch enclosure (all new doors and windows) added per City of Del Mar Design Review Board Approval 88-64, 2/22/1995



Photograph #20: East elevation ADU addition added per City of Del Mar approved building permits 8/15/2023



Photograph #21: East elevation ADU addition added per City of Del Mar approved building permits 8/15/2023



Photograph #22: South elevation at ADU addition added per City of Del Mar approved building permits 8/15/2023



Photograph #23: West Elevation, ground floor porch enclosure added per City of Del Mar Design Review Board Approval 88-64, 2/22/1995 and ADU addition added per City of Del Mar approved building permits 8/15/2023



Photograph #24: West Elevation, ground floor porch enclosure added per City of Del Mar Design Review Board Approval 88-64, 2/22/1995 and ADU addition added per City of Del Mar approved building permits 8/15/2023

6 Significance Criteria

This Report’s historic evaluation was carried out according to CEQA guidelines.

This Report evaluated the Property for CRHR and NRHP eligibility. Compliance with CEQA requires consideration of impacts to historical resources or those resources potentially eligible for listing on the CRHR. The procedures for assessing historical resources are addressed in CEQA Guidelines Section 15064.5(a) and 15064.5(c).

The following sections include evaluations of the Resource for:

- Historical significance under NRHP criteria;
- Historical significance under CRHR criteria
- Historical significance under CEQA criteria; and
- Integrity evaluation.

6.1 NRHP and CRHR Criteria

National Register Criteria

The National Historic Preservation Act of 1966 (NHPA) established the National Register as the official federal list of cultural resources that have been nominated by state offices for their historical significance at the local, state, or national level. Listing in the National Register provides recognition that a resource is significant to the nation, the state, or the community and assumes that federal agencies consider historic values in the planning for federal and federally assisted projects. Properties listed in the National Register, or “determined eligible” for listing, must meet certain criteria for historical significance and possess integrity of form, location, and setting. Structures and features must usually be at least 50 years old to be considered for listing in the National Register, barring exceptional circumstances. Criteria for listing in the National Register, which are set forth in Title 26, Part 63 of the Code of Federal Regulations (CFR), are significance in American history, architecture, archaeology, engineering, and culture as present in districts, sites, buildings, and structures; and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association.

California Register Criteria

The criteria for listing historical resources in the California Register are consistent with those developed by the National Park Service for listing historical resources in the National Register and have been modified for state use in order to include a range of historical resources which better reflect the history of California. Only resources which meet the criteria as set forth below may be listed in or formally determined eligible for listing in the California Register pursuant to California Code of Regulations Section 4852.

Individual resource significance criteria under NRHP and CRHR Guidelines

<u>Criteria</u>	<u>NRHP</u>	<u>CRHR</u>
Event Association (NRHP A / CRHR 1)	<i>Associated with events that have made a significant contribution to the broad patterns of our history.</i>	<i>Associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.</i>

Person Association (NRHP B / CRHR 2)	<i>Associated with the lives of persons significant in our past.</i>	<i>Associated with the lives of persons important to local, California, or national history.</i>
Architectural Significance (NRHP C / CRHR 3)	<i>Embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master; possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.</i>	<i>Embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of a master; or possesses high artistic values.</i>
Archaeological Potential (NRHP D / CRHR 4)	<i>Has yielded or is likely to yield information important in prehistory or history.</i>	<i>Has yielded or has the potential to yield information important to the prehistory or history of the local area, California, or the nation.</i>

In addition to meeting one or more of the above criteria, a property must retain integrity to be considered eligible for NRHP or CRHR listing. Integrity is “evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association” and it “must be judged with reference to the particular criteria under which a resource is proposed for eligibility.”

6.2 CEQA Criteria

CEQA requires that all private and public activities not specifically exempted be evaluated against the potential for environmental damage, including effects to historical resources. Historical resources are recognized as part of the environment under CEQA. It defines historical resources as “any object, building, structure, site, area, or place which is historically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California,” as cited in Division I, Public Resources Code, Section 5021.1[b].

Lead agencies must evaluate historical resources under CRHR criteria before determining a project's impact. If a project substantially alters, relocates, or demolishes a historical resource, mitigation is required. CEQA defines substantial adverse change as impairing a resource’s historical significance by altering its character-defining features. The CRHR includes properties listed or eligible for the NRHP, California State Landmarks, and Points of Historical Interest. Locally designated landmarks or those identified in historical surveys are presumed significant under CEQA unless proven otherwise.

Generally, a resource shall be considered by the lead agency to be a “historical resource” if it:

- 1) *Is listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4850 et seq.).*
- 2) *Is included in a local register of historical resources, or is identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code.*

- 3) *Is a building or structure determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.*

6.3 Integrity Criteria

Integrity is the ability of a resource to convey and maintain its significance. To retain historic integrity, a resource must possess several, and usually a majority, of the seven key aspects of integrity: Location, Design, Setting, Materials, Workmanship, Feeling and Association.

There are two important principles for understanding Integrity:

- Integrity is the authenticity of a historical resource's physical integrity clearly indicated by the retention of characteristics that *existed during the resource's period of significance*.
- Integrity relates to the presence or absence of historic materials and character defining features.

Historical resources eligible for designation, under NRHP and CRHP criteria, must meet one or more of the designation criteria and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.¹⁶

Seven aspects of Integrity:

- 1) *Location: Location is the place where a resource was constructed or where an event occurred.*
- 2) *Design: Design results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.*
- 3) *Setting: Setting applies to the physical environment, the character of a resource's location, and a resource's relationship to the surrounding area.*
- 4) *Materials: Materials comprise the physical elements combined or deposited in a particular manner or configuration to form a property.*
- 5) *Workmanship: Workmanship consists of the physical evidence of the crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular and high styles.*
- 6) *Feeling: Feeling relies on present physical features to a property to convey and evoke an aesthetic or historic sense of past time and place.*
- 7) *Association: Association is the direct link between an important historic event or person and a historic property.*

¹⁶ *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. U.S. Department of the Interior, National Park Service, 1990 (revised 1997).

7 Evaluations

7.1 Evaluation of the Resource under the National Register Criteria

Criterion A (National Register) Event:

Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.

To be considered for listing on the National Register under Criterion A, a resource must be associated with one or more events important in the defined historic context. Criterion A recognizes properties associated with single events, such as the founding of a town, or a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce. The event or trends; however, must be clearly important within the associated context: settlement, in the case of the town, or development of maritime economy, in the case of a port city. Moreover, the resource must have an important association with the event or historic trends, and it must retain integrity.¹⁷

Criterion A (National Register) Conclusion:

Per the evidence contained in this Report, historical research did not reveal any indication that supports a determination that the Property is associated with one or more significant events or trends important in the Property's defined historic context. Therefore, the Property does not qualify as historically significant under the National Register's Criterion A.

Criterion B (National Register) Person:

Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.

To be considered for listing on the National Register under Criterion B, a resource must be associated with the lives of persons significant in our past. Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons significant in our past refers to individuals whose activities are demonstrably important within a local, state, or national historic context. As this Report notes, Rev. and Mrs. Bustard are probably responsible for the Property's development in c.1930. Historical research did not reveal any evidence that concludes that Rev. and Mrs. Bustard; Col and Mrs. Sturgis, or CPL and Mrs. Sturgis made historically significant contributions in Del Mar or the State of California during their association with the Property. Although Rev. Bustard was an active religious figure, no documented contributions link him to Del Mar's development or history at a level that meets NRHP Criterion B requirements

Criterion B (National Register) Conclusion:

Per the evaluation contained in this Report, no historical evidence was found that would support the determination that the Property was associated with the lives of persons significant in the past. Therefore, the Property does not qualify as historically significant under the National Register's Criterion B.

¹⁷ National Register Bulletin, How to Apply the National Register Criteria for Evaluation, Criterion A: Event

Criterion C (National Register) Design/Construction:

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Embody distinctive characteristics of a type, period, or method of construction. This requirement refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. To be eligible under this portion of the criterion, a property must clearly illustrate, through “distinctive characteristics” the pattern of features common to this particular class of resources, the individuality or variation of features that occurs within this class, the evolution of that class or the transition between classes of resources. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction. A building eligible under the theme of a specific architectural style must have the vertical and picturesque qualities of that style.¹⁸

The Property’s character defining features can be categorized as resembling the Dutch Colonial architectural style.

Architectural style: Colonial Revival /Gambrel Roof subtype

The Colonial Revival style, popular from the late 19th century through the mid-20th century, sought to celebrate and reinterpret the architecture of the American colonial period. Rooted in the Centennial Exhibition of 1876, which renewed interest in early American design, the style drew heavily from Georgian and Federal precedents. As documented in Virginia Savage McAlester’s *A Field Guide to American Houses*, Colonial Revival homes typically feature symmetrical facades, classical detailing, and a variety of traditional roof forms.

Among the notable subtypes of the Colonial Revival style is the Gambrel-Roofed Colonial Revival, which directly references the Dutch Colonial houses of the 17th and 18th centuries. The gambrel roof—distinguished by its two slopes on each side, with the lower slope steeper than the upper—allowed for increased attic space and was a hallmark of Dutch and some English colonial architecture. In the Colonial Revival era, this roof form was adapted to modern needs, often incorporating dormers, decorative shutters, and large porches.

According to McAlester, Dutch Colonial Revival houses became especially popular in the early 20th century, from around 1900 to 1940, and were commonly built in suburban settings. Unlike their historic counterparts, which were often constructed of brick or stone, these homes frequently featured wood framing with clapboard or shingle siding. The gambrel roof, sometimes extending over the front porch, became the most defining characteristic of this variation.

By the post-World War II era, the popularity of the Colonial Revival style waned as modernist influences took hold. However, the gambrel-roofed Colonial Revival remains an enduring and recognizable form in American residential architecture, particularly in regions with strong Dutch colonial heritage, such as the Northeast and Midwest.

¹⁸ National Register Bulletin, How to Apply the National Register Criteria for Evaluation, Criterion C: Design/Construction

Character-defining features of the Dutch Colonial Revival with gambrel roof

1. Gambrel Roof: The most defining characteristic, featuring two slopes on each side: a steep lower slope and a shallower upper slope. Often includes overhanging eaves and flared or bell-cast lower slopes. Frequently features dormers, often shed, gabled, or arched, to increase upper-level living space.
2. Symmetrical (or Sometimes Asymmetrical) Façade: Traditional Colonial Revival homes typically have symmetrical facades, but Dutch Colonial Revivals may have off-center entries or asymmetrical massing. Central or side entrances, sometimes accentuated by pediments or classical detailing.
3. Cladding Materials: Commonly features clapboard, wood shingles, brick, or stone. Some examples incorporate half-timbering or decorative trim, particularly in more eclectic adaptations.
4. Front Porch or Entry Portico: May include a full-width porch beneath the extended gambrel roof.
5. Classical detailing such as columns, pilasters, or pediments is often used.
6. Windows and Doors: Double-hung windows with multiple panes (typically 6-over-6 or 8-over-8). Shutters, either functional or decorative. Some examples have Palladian windows or fanlights above entry doors.
7. Chimneys: Typically, large and prominent, often centrally located or on the gable end. Brick chimneys are common, reinforcing the colonial aesthetic.
8. Decorative Elements: Classical details such as pilasters, dentil molding, and cornices. May include Federal or Georgian-inspired ornamentation.

These features distinguish the gambrel-roofed Colonial Revival as a blend of historic Dutch Colonial influences and early 20th-century suburban architecture. The style was particularly popular between 1900 and 1940, with revival periods continuing into later decades.

Analysis: Loss of Dutch Colonial Revival Architectural Integrity

The c. 1930 Property originally exhibited defining characteristics of the Dutch Colonial Revival architectural style, including a gambrel roof, symmetrical façade with asymmetrical massing, divided-lite double-hung windows, Colonial Revival detailing (pedimented portico entry with columns) on the entry portico, wood cladding, brick chimney, and cornice. However, extensive alterations, completed between 1995 and 1997, to primary character-defining features have compromised the Property's architectural integrity to the extent that it is no longer representative of its c. 1930 architectural style.

Key Reasons for Loss of Dutch Colonial Revival Architectural Representation:

1. Alteration of the Front Entry Portico and Loss of Colonial Revival Detailing
 - The original entry portico would have contributed to the Colonial Revival influence within the Dutch Colonial Revival style.
 - The enclosure of the portico (between 1995–1997) introduced non-historic materials and design elements, including a solid six-paneled door with sidelights and a pedimented fan window, replacing the original open and classically detailed entryway.
 - Integrating and removing original Colonial Revival column supports eliminated a defining stylistic feature of the Dutch Colonial Revival tradition.
2. Incompatible Window Replacements and Modifications

- The replacement of original wood-framed, double-hung, divided-lite windows with contemporary vinyl-framed windows introduced non-historic materials and altered the fenestration pattern characteristic of the style.
- The roof dormer window replacements with vinyl inserts disrupted the original proportion, detailing, and material authenticity of the Dutch Colonial style.
- The five-part vinyl bay window on the west elevation is not consistent with the historic window configurations typical of Dutch Colonial Revival homes, where windows were traditionally double-hung and symmetrically arranged.
- The removal of shutters further altered the Property's historic appearance of the structure.

3. Significant Modifications to the Massing and Roofline

- The second-story projection added to the west elevation, introduced a feature that is not characteristic of traditional Dutch Colonial Revival homes, which typically maintain clean, symmetrical massing.
- The removal of original exterior walls, windows, and porches on the east and west elevations resulted in a fundamental alteration to the overall form of the building.

4. Loss of Secondary Character-Defining Features

- The removal of the west-facing hipped-roof porch with slender columns and the east-facing recessed porch eliminated architectural elements that contributed to original asymmetrical massing.
- The addition of skylights further altered the roofline in a manner not in keeping with the Dutch Colonial aesthetic.

Conclusion: Loss of Architectural Integrity

While the Property retains its gambrel roof and general massing, the accumulation of alterations—particularly the enclosure of the front portico; removal, replacement, and reconfiguration of window and door openings; incorporation of vinyl-framed windows; and reconfiguration of east and west porches into internal living space — have significantly impacted its architectural integrity. The Dutch Colonial Revival style relies on traditional materials, and Colonial Revival characteristics, all of which have been compromised by these changes. As a result, the Property no longer conveys its original Dutch Colonial Revival character and is not representative of the style in its current altered state.

For a Dutch Colonial building to be listed in the NRHP under Criterion C, it must:

- 1) **Retain Integrity:** A property may be eligible if it embodies the distinctive characteristics of the Dutch Colonial Revival style and retains a high degree of integrity.
- 2) **Be at Least 50 Years Old:** Younger properties may qualify if they demonstrate exceptional importance.
- 3) **Demonstrate Architectural Significance:** Properties that demonstrate innovative or high-quality craftsmanship, use of materials, or execution of the gambrel roof design may be considered particularly significant.
- 4) **Be Associated with a Notable Architect or Movement:** Works by master architects known for their contributions to the Colonial Revival movement may also qualify.

Conclusion under NRHP Criterion C.

The Property contains extensive alterations and does not retain architectural integrity; therefore, the Property does not meet the threshold for historic significance Under NRHP Criterion C.

- 1) The Property's original design, materials, workmanship and association with the Dutch Colonial Revival architectural style are not intact.
- 2) A portion of the Property was constructed in c. 1930; therefore, that portion meets the age threshold under NRHP criteria.
- 3) Historical research did not reveal an association with a notable architect or key figure in the Dutch Colonial Revival movement.

Type, Period or Method of Construction refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology. A building is eligible as a specimen of its type or period of construction if it is an important example of building practices of a particular time in history.¹⁹

Historical research did not reveal any evidence that the Property serves as an important example of building practices from c. 1930.

Works of a Master recognizes that a Master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. A resource is not eligible as the work of a master simply because it was designed by a prominent architect. The work of an unidentified craftsman is eligible if it rises above the level of workmanship of other properties encompassed by the historic context.²⁰

The Property's development involved a number of different architects, designer, and builders. None of the individuals involved are currently considered to be Masters.

High Artistic Values may be expressed in many ways. A resource is eligible for high artistic values if it fully articulates a particular concept of design that expresses an aesthetic ideal. A property is not eligible, however, if it does not express aesthetic ideals or design concepts more fully than other properties of its type.²¹

The Property does not articulate a particular concept of design or aesthetic ideal; therefore, High Artistic Values does not apply.

Criterion C (National Register) Conclusion:

To be eligible under this Criterion, a property must embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. Per the evaluation above, the Property does not qualify as historically significant under the National Register's Criterion C.

¹⁹ Ibid.

²⁰ Ibid.

²¹ Ibid.

Criterion D (National Register): Archeological information

This criterion applies to properties that have yielded, or may be likely to yield, information important in prehistory or history.

Criterion D (National Register) Conclusion:

Criterion D is intended to address archaeological resources and is not applicable to the Property; therefore, it does not qualify under National Register's Criterion D.

National Register Conclusion:

Per the evaluation herein, the Property is not eligible for inclusion on the National Register.

7.2 Evaluation of the Property under California Register Criteria

Criterion 1 (California Register) Association with Events:

The Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 1 (California Register) Conclusion:

As demonstrated in this Report's evaluation under NRHP Criteria A, historical research did not reveal any evidence that would support the determination that an event making a significant contribution to the broad patterns of California history, or the cultural heritage of California or the United States, occurred at the Property. Therefore, the Property is not eligible under California Register Criterion (1).

Criterion 2 (California Register) Association with Persons:

The Property is associated with the lives of persons important to local, California or National History.

Criterion 2 (California Register) Conclusion:

As demonstrated in this Report's evaluation under NRHP Criteria B historical research did not reveal any evidence that would support the determination any persons associated with the Property were important to local, California or National History at the level required for the California Register. Historical research did not reveal any individual legacies or significant accomplishments associated with Rev. and Mrs. Bustard; Col and Mrs. Sturgis, or CPL and Mrs. Sturgis and the City of Del Mar or the State of California during their association with the Property. Therefore, the Property is not eligible under California Register Criterion (2).

Criterion 3 (California Register): Design/Construction:

The Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.

Criterion 3 (California Register) Conclusion:

As previously discussed in this Report under NHRP Criterion C, the Property is no longer representative of a recognized architectural style due to significant alterations. Therefore, it does not embody the distinctive characteristics of a type, period, region or method of construction sufficiently to qualify for the California Register. In addition, historical research did not reveal any architects, designers, and

builders associated with the Property, have work, expertise, or influence that extended onto a state level. Therefore, the Property is not eligible under California Register Criterion (3).

Criterion 4 (California Register) Archaeology:

The property has yielded or has the potential to yield information important to the prehistory or history of the local area, California or the nation.

Criterion 4 (California Register) Conclusion:

To be designated under this criterion, the Property must have information to contribute to our understanding of human history and prehistory and that information must be important. The Property is not eligible under California Register Criterion (4).

State Register Conclusion:

Per the evaluation herein, the Property is not eligible for inclusion on the California Register.

7.3 Evaluation of the Property under CEQA Criteria

Public Resources Code Section 21084.1 provides that any project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Public Resources Code Section 5020.1(q) defines “substantial adverse change” as demolition, destruction, relocation or alteration such that the significance of the historical resource would be impaired.

Under Public Resources Code Section 5024.1, a historical resource must meet at least one of the following criteria to be eligible for listing in the California Register of Historical Resources (CRHR):

- 1) *Event Association:* The Property has no documented connection to events of historical significance in California’s development.
- 2) *Individual Association:* No historical records link this Property to any important figures in state or local history.
- 3) *Design/Construction:* The Property does not exemplify a notable architectural style, master builder, or high artistic value.
- 4) *Information Potential:* The PSA has not yielded and is unlikely to yield significant historical or archaeological information.

Conclusion: Since the Property does not meet any of these criteria, it does not qualify as a historical resource under CEQA. No further historical evaluation is required

7.4 Integrity Evaluation

Application of the seven aspects of Integrity:

1. *Location:* Location is the place where a resource was constructed or where an event occurred.

The Property remains in its original location, which supports its integrity in this category. However, location alone does not establish significance if other aspects of integrity are compromised.

2. *Design: Design results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.*

The Property does not retain its Design integrity due to significant alterations as described in the Alterations section of this Report, including:

- Enclosure of the front portico with non-historic materials and loss of Colonial Revival detailing.
- Removal of original window groupings and replacement with vinyl-framed inserts, bay windows, and other non-compatible forms.
- Loss of original recessed and hipped-roof porches, which contributed to the overall design character.

These modifications diminish the building's ability to reflect its original architectural style and intent.

3. *Setting: Setting applies to the physical environment, the character of a resource's location, and a resource's relationship to the surrounding area.*

The PSA's surrounding environment has evolved since its original construction. While it remains within a residential context, most neighboring properties have been altered and modernized, diminishing its historical character.

Within the PSA itself, significant changes have further impacted its integrity of Setting. The demolition of the detached garage and studio unit, along with the addition of two ADUs, has altered the spatial relationships between buildings, replacing the original open, rural character with a more developed setting.

As a result, the PSA and surrounding area no longer retains its integrity of Setting in conveying its c. 1930 historical and architectural character

4. *Materials: Materials comprise the physical elements combined or deposited in a particular manner or configuration to form a property.*

The Property does not retain its Materials aspect of integrity due to significant alterations as described in the Alterations section of this Report, including:

- Original wood-framed windows replaced with contemporary vinyl-framed windows.
- Loss of original exterior walls and window openings in the rear portion of the building.
- Alteration of historic door and entry materials.

The removal and replacement of historic fabric with non-historic materials results in a substantial loss of material integrity.

5. *Workmanship: Workmanship consists of the physical evidence of the crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular and high styles.*

Workmanship refers to the physical evidence of the methods and craftsmanship of a particular period. The Property does not retain its Workmanship aspect of integrity due to significant alterations as described in the Alterations section of this Report, including:

- The removal of handcrafted Colonial Revival details, such as the original column-supported portico and divided-lite wood windows, diminishes evidence of period craftsmanship.
- The introduction of modern construction techniques and materials (vinyl windows, enclosed entry, and new deck features) has eroded the original workmanship of the structure.

These changes obscure the original craftsmanship and detailing characteristic of the Dutch Colonial Revival style.

6. *Feeling: Feeling relies on present physical features to a property to convey and evoke an aesthetic or historic sense of past time and place.*

The Property does not retain its Feeling aspect of integrity due to the cumulative loss of historic materials, design features, and architectural detailing, the building no longer conveys the feeling of a Dutch Colonial Revival residence from the c. 1930 period.

- The altered front façade, particularly the enclosed portico and replacement windows, significantly reduces the ability to perceive the building as an intact historic resource.
- The rear alterations and loss of porches further disconnect the building from its original character and period of significance.

7. *Association: Association is the direct link between an important historic event or person and a historic property.*

Historical research did not reveal a direct link between the Property and an important historic event or person. And, the Property remains within its original neighborhood and retains its general residential use. However, due to extensive modifications, its association with the Dutch Colonial Revival architectural style is no longer intact; therefore, the Property does not retain an Associative aspect of Integrity.

Integrity Conclusion

The loss of integrity in Design, Materials, Workmanship, Feeling, and Association has compromised the building's ability to convey its historic and architectural significance. While the Location, Setting, and Association remain intact, the accumulation of alterations has resulted in a substantial loss of historic character.

Given these significant integrity issues, the building does not meet the integrity requirements necessary for listing on the National Register of Historic Places under Criterion A, B, or C.

8 Conclusions

8.1 Identification of Historical Resources

The PSA is located at 101 11th Street, Del Mar, California 92014 and it measures 10,347 square-feet. The PSA contains (1) two-story single-family house constructed in c.1930; (1) 2023 two-story ADU; (1) 2025 ADU; and general landscape including sidewalks and plantings. The PSA's development took place between c.1929 and 2025.

8.2 Historical Resource Evaluation Report Findings

The Property is herein assessed in accordance with the National Register Criteria, the California Register Criteria, as required by CEQA. This Report's form and content are consistent with those CEQA Guidance.

This report concludes that the Property lacks historical or architectural significance at all levels. Therefore, any future project which proposes to remove the Property's existing development and develop new improvements will not impact a historical resource.

8.3 Impacts Discussion

According to CEQA Guidelines Section 15064.5(a)(3), a lead agency can find a resource historic if the resource has been determined to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the determination is supported by substantial evidence in light of the whole record.

According to this Report, it has been determined that the Property is not significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. The Property, therefore, does not qualify as a historical resource under CEQA Guidelines Section 15064.5(a)(3).

According to this Report, it has been determined that the Property is not historically significant under state and national significance criteria. Therefore, any future project which proposes to demolish the Property's existing development and construction new improvements within the PSA, will not cause a substantial adverse change in the significance of an historical resource or have a significant effect on the environment.

8.4 Mitigation Measures

Since the Property's demolition will not cause a substantial adverse change in the significance of a historical resource, no mitigation is required.

Since the Property does not meet CEQA's definition of a historical resource, no mitigation is necessary under CEQA Guidelines Section 15064.5. However, archival documentation (photographs, site reports, and historical research) is recommended for reference.

8.5 Conclusions

This Report, for the Property located at 101 11th Street, Del Mar, California 92014, a c.1929-2025 residential development, containing (1) c. 1930 rectangular, asymmetrical, two-story, wood-framed single-family house, (2) ADUs, and general landscape including sidewalks and plantings, contains the determination for the Property's overall historical significance.

This Report finds that the Property does not meet the criteria for significance under National Register of Historic Places or California Register of Historical Resources.

Based on this report's findings, future redevelopment within the PSA (including the Property's demolition) will not result in a substantial adverse change to a historical resource. Therefore, no mitigation is necessary, though archival documentation is recommended for reference.

End of Report.

9 Bibliography

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10 Appendices

[Appendix A: Building Development Information](#)

San Diego County Assessor's Office Residential Building Records
Building Permits
Site Plan

[Appendix B: Ownership and Occupant Information](#)

Chain of Title
City Directory Listings of Occupants
Deed from date of Construction

[Appendix C: Maps](#)

United States Geological Survey Map (U.S.G.S. Del Mar OE W Quadrangle)
Original Subdivision Map
Assessor's Parcel Map

[Appendix D: DPR Forms](#)

[Appendix E: Preparer's Qualifications](#)

APPENDIX A

Property Name: 101 11th Street, Del Mar, California 92014

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APPENDIX A

Building Development Information

A.1 San Diego County Assessor's Building Record

A.2 Building Construction Permits

A.3 Site Plan

APPENDIX A

Property Name: 101 11th Street, Del Mar, California 92014

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A.1 San Diego County Assessor's Building Record

PARCEL 1444444444
SHEET 1 OF 1 SHEET

00-2800
101 11th ST
ADDRESS

RESIDENTIAL BUILDING RECORD

65C 3580

CLASS & SHAPE		DESCRIPTION OF BUILDING										ROOM AND FINISH DETAIL				BATH DETAIL					
		CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING		AIR CONDITIONING		ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH	FLOORS	FINISH	FIXTURES	SHOWER			
Permit No.	For	Light	X Frame	Stucco on	Flat	Wiring	Heating	Cooling	All	1	Material	Grade	Walls	2	Walls	Mc.La.Tub	Type	Grade	St. D.T.G.D.	Finish	
003407	ADD	X Sub-Standard	X 2" x 4" - 16"	X Siding	X Gable 1/4	X K.T.	X Heating	X Cooling	Ent-Hall	X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
000281	ADD	X Standard	X Sheathing	X Shingle	X Hip	X B.X.	X Gravity	X Humid.	Living	X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X Above-Standard	X Concrete Block	X Shingle	X Shed	X Fixtures	X Wall Unit		Dining	X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X Special	X B.&B. T.&G.	X Shake	X Dormers	X Cheap	X Floor Unit		Bed Room	X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X FOUNDATION	X Brick	X Shake	X Rafter 2" x 4"	X Many	X Special		Bed	X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X Concrete	X Floor Joist	X B.&B. T.&G.	X Gutters	X PLUMBING	X Oil Burner		Shower	X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X Reinforced	X 1" x 2" x 6"	X Brick	X Shingle	X Pool	X Spec		Bed	X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X Brick	X 2" x 4" x 8"	X Stone	X Shake	X Water Htr.-Alata.	X M-B.T.U.		Kitchen	X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X Wood	X Sub-Floor	X Stone	X Tile	X Laundry	X Fireplace		Drain Bd.	X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X Piers	X Concrete Floor	X D.H. Casement	X Tile Trim	X Water-Softener	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X Flat-Court	X Insulated Ceilings	X Metal Sash	X Compo.	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X Motel	X Insulated Walls	X Screens	X Compo. Shingle	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X Units	X Light	X Heavy	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
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		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
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		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
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		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
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		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X	X	X	X	X			X	OP	A	OP	X	OP	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED	PL-ED
		X	X																		

APPENDIX A

Property Name: 101 11th Street, Del Mar, California 92014

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A.1 San Diego County Assessor's Building Record

MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
197 Wood Deck	197000	FC	5.00	GABLE	None	7x7	12.28 sq
COMPUTATIONS							
197000 = 16x21 = 496 16x25 = 450 16x20 = 320 1286							
P-170 20062 = 15x57 = 465 8x3 = 24 4x3 = 12 31x4 = 424 222 = 222 5144							
181 FL - 31x16 = 496 26x18 = 468 16x20 = 320 1284							
97 ADD 10x20 = 200 5x21 = 105 305							

REMARKS

ESTIMATE (P. 58, 2011)

(1) Revised Apr. 1997 per 2nd 76 as in 9 Aug. July, p. 22-08 09/96

(2) 92 Studio 600' Above existing garage for 92 Unfinished value for 91 Roll on PCL '02' as permit was issued on wrong PCL. As per owner W.G. Strigo. 8/21/91. Can Studio is not a rental as per owner F. W. of Del Mar. Construction is for guests. (4) 97 ADD DENIED PER PLANS DD 5-23-95

(5) Kitchen 1st floor kitchen allocated. 2nd floor kitchen all plans - original construction will be started. 01097000 - RECONSTRUCTION WITH BUILT IN KITCHEN AND BATHROOMS. 01097000 - MODIFIED. THIN WALLS IMPROVED. (6) 04 PERMIT 1005020320: MINOR REMO WALLS REMOVED/ADDED, BATH RELOCATION. MAINT. CLEARED. DD 5-27-04

APPENDIX A

Property Name: 101 11th Street, Del Mar, California 92014

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A.1 San Diego County Assessor's Building Record

COUNTY ASSESSOR SAN DIEGO CO. CALIFORNIA		RESIDENTIAL BUILDING RECORD										SHEET 2 OF 2 SHEETS		PARCEL 300-094-01																			
L.V. UNIT #		MODEL		ADDRESS 101 11TH ST		DESCRIPTION OF BUILDING										FLOORS B 1 2		ROOMS		RATING (E.G.A.F.P.)		HEATING		ROOF		EXTERIOR		STRUCTURAL		CONSTRUCTION		CLASS & SHAPE	
L.V. UNIT #		MODEL		ADDRESS 101 11TH ST		STUCCO		SHINGLES		SHINGLES		SHINGLES		SHINGLES		SHINGLES		SHINGLES		SHINGLES		SHINGLES		SHINGLES		SHINGLES		SHINGLES		SHINGLES			
Builder	Per. No.	For	Amount	Date	CONSTRUCTION RECORD	EFFEC. YEAR	APPR. YEAR	Rem Life	Age	Life	Tbl	%	NORMAL % GOOD	Arch	Func	Con	Storage Sp.	Work-Ent.	Fi. No	FINISH	Walls	Wc	La	Tub	Type	Grade	St	DT	GD	FINISH	SHOWER		
197 ADD	3054	195	3000		FRAME																												
EX PLUMB					FRAME																												
CCP OFF	197	3254			FRAME																												
197 DECIL	2284				FRAME																												
197 REHO (Kitchen)					FRAME																												
TOTAL			FMA 3000		FMA																												
NORMAL % GOOD																																	
R.C.N.L.D.																																	



BR



42163

FMA 13000

FMA 3000

USE OF 40000

APPENDIX A

Property Name: 101 11th Street, Del Mar, California 92014

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A.2 Building Permits

San_Diego_Union_1942-01-24_22

Evening_Tribune_1931-10-14_10

... .., per R. DISCHOU, Al-
pine (4).
Dr. Bustard, per L. P. McChesney,
Del Mar (4).
Frank Beaston, per R A Street

Evening_Tribune_1936-09-23_27

PLUMBING

City

W. Musket, per S. Diederichsen, 7502
High La Jolla (4 fix. 4 gas. soil).
C. W. Listman, per W. H. Schutte, 4802
39th (soil).
Henry Fenton, per Fred A. Heibron, 2630
Chatsworth blvd. (2 fix. soil).
Mrs. G. Clauder, per J. E. Dodd, 812
Sunset ct. (2 fix. soil).
W. H. Highsmith, per K. R. Burdette,
4378 Utah st. (4 fix. soil).
L. M. Handley per A. J. Mitchell, 4526
50th (6 fix 3 gas. soil).
Sistuck, per A. O. Reed, 2838 Chats-
worth (2 fix).
Mrs. Johnson, per R. B. Walker, 3314
Chamoune (3 fix. soil).
Richards Realty Co., per same, 304 S.
38th (2 gas. soil).
Hawley, per G. H. Cramer, 2425 3rd (2
fix. 2 gas. soil).

County

Dr. Bustard, per Diederichsen, Eleventh
st., Del Mar (2 fix).
Peter Tranquelli, per self, Encinitas.
P. R. Walde, per W. C. Geiser, Row

NOTICE OF HEARING

ON PETITION OF HELEN N. BUS-
TARD, ET AL., TO VACATE A
PORTION OF OCEAN AVENUE,
IN DEL MAR, SAN DIEGO
COUNTY, CALIFORNIA.

PUBLIC NOTICE IS HEREBY
GIVEN, that on February 2, 1942, at
the hour of 11:00 o'clock a.m., at
the chamber of the Board of Super-
visors of the County of San Diego,
State of California, on the third
floor, San Diego City and County
Administration Building, Civic Cen-
ter, in The City of San Diego, said
County and State, the petition of
HELEN N. BUSTARD, ET AL., will
be heard, being a petition asking
this Board to declare a portion of
Ocean Avenue, in Del Mar, San
Diego County, California, closed and
abandoned, said portion of the Ave-
nue being more particularly de-
scribed as follows:

All that portion of Ocean Ave-
nue of Del Mar, according to Map
thereof No. 368, records of San
Diego County, lying westerly of
the easterly line of said Ocean
Avenue; easterly of the easterly
line of that portion of said Ocean
Avenue heretofore vacated on July
7, 1909, by order of the Board of
Supervisors of said County, re-
corded in Book 28, page 132, of the
Minutes of said Board; northerly
of the westerly prolongation of
the southerly line of Ninth Street,
as established by order of the
said Board of Supervisors on
April 12, 1926, by vacation pro-
ceedings recorded in Book 51, page
91, of the Minutes of said Board;
and southerly of the northerly line
of Thirteenth Street, as all of said
streets are shown on said map 368.

YOU ARE HEREBY NOTIFIED
to appear at said time and place and
show cause, if any you have, why
the said avenue should not be closed,
abandoned and discontinued, accord-
ing to the prayer of said petition.

BY ORDER OF THE BOARD OF
SUPERVISORS of the County of San
Diego, State of California, dated
January 12, 1942.

J. B. McLEES,
County Clerk and ex officio
(Seal) Clerk of the Board of
Supervisors.

By L. O'KENNEDY, Deputy.
1/17-24-31

APPENDIX A

Property Name: 101 11th Street, Del Mar, California 92014

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A.2 Building Permits

RESOLUTION NO. DRB-89-1

A RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF DEL MAR APPROVING A DESIGN REVIEW PERMIT, DRB-88-64, FOR A REQUEST TO REMODEL AND CONSTRUCT ADDITIONAL FLOOR AREA TO TWO EXISTING RESIDENCES (BUILDINGS 1 AND 3 ONLY) IN THE R2 ZONE, LOCATED AT 101 ELEVENTH STREET, DEL MAR.

WHEREAS, Bill and Merna Sturgis (Applicants/ Owners), applied for a Design Review Permit from the City of Del Mar for a request to remodel and construct additional floor area to two existing residences in the R2 Zone; and

WHEREAS, on January 11, 1989, the Design Review Board of the City of Del Mar held a public hearing on the application of DRB-88-64 which was duly noticed, and at which time all person(s) desiring to be heard were heard; and

WHEREAS, evidence was submitted and considered to be included without limitation:

- a. Plans submitted by the applicant.
- b. Written information submitted with the application.
- c. Oral testimony from Staff, the applicant and the public.
- d. Staff report dated January 11, 1989.
- e. Additional information submitted during the hearing.

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the City of Del Mar, that:

1. The proposed project will not be detrimental to the community based on the Regulatory Conclusions section of Chapter 23.08 of the Del Mar Municipal Code (DMMC).

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Design Review Board of the City of Del Mar, that DRB-88-64, buildings 1 and 3 only, is hereby approved subject to the following condition:

1. A solar plan be submitted for Staff review and approval prior to the issuance of building permits.

APPENDIX A

Property Name: 101 11th Street, Del Mar, California 92014

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A.2 Building Permits

RESOLUTION NO. DRB-89-1
REGARDING PERMIT: DRB-88-64

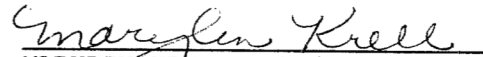
PASSED AND ADOPTED by the Design Review Board of the City of Del Mar, this 11th day of January, 1989 by the following vote:

AYES: Chairperson Krell, Boardmembers Bone, Durham, Meredith and Stroud

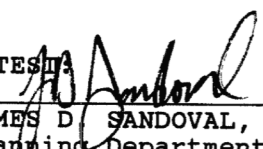
NOES: None

ABSENT: Boardmembers Brown and Olenik

ABSTAIN: None


MARYLIN KRELL, Chairperson
Design Review Board

ATTEST:

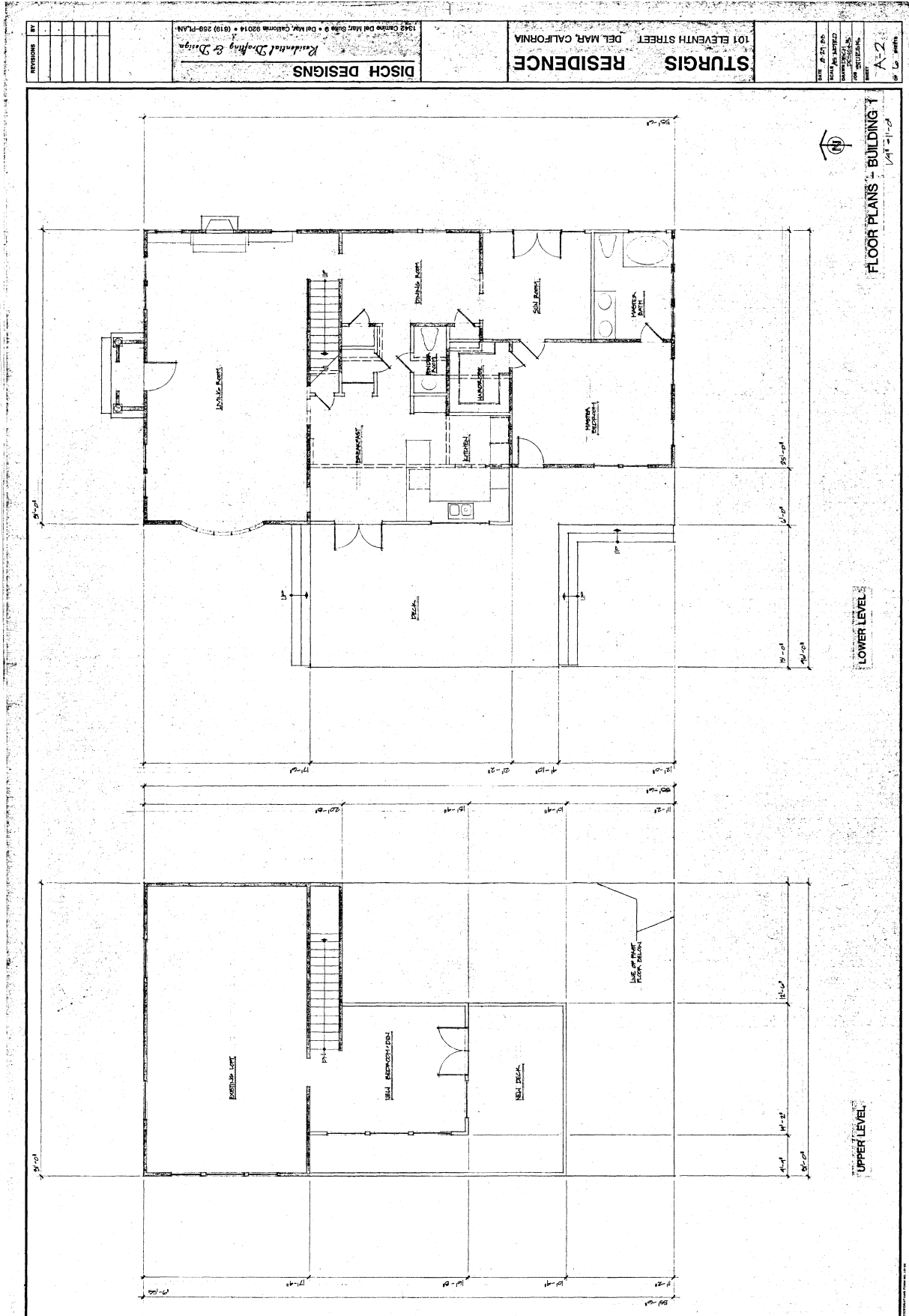

JAMES D. SANDOVAL, Director
Planning Department

APPENDIX A

Property Name: **101 11th Street, Del Mar, California 92014**

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A.2 Building Permits

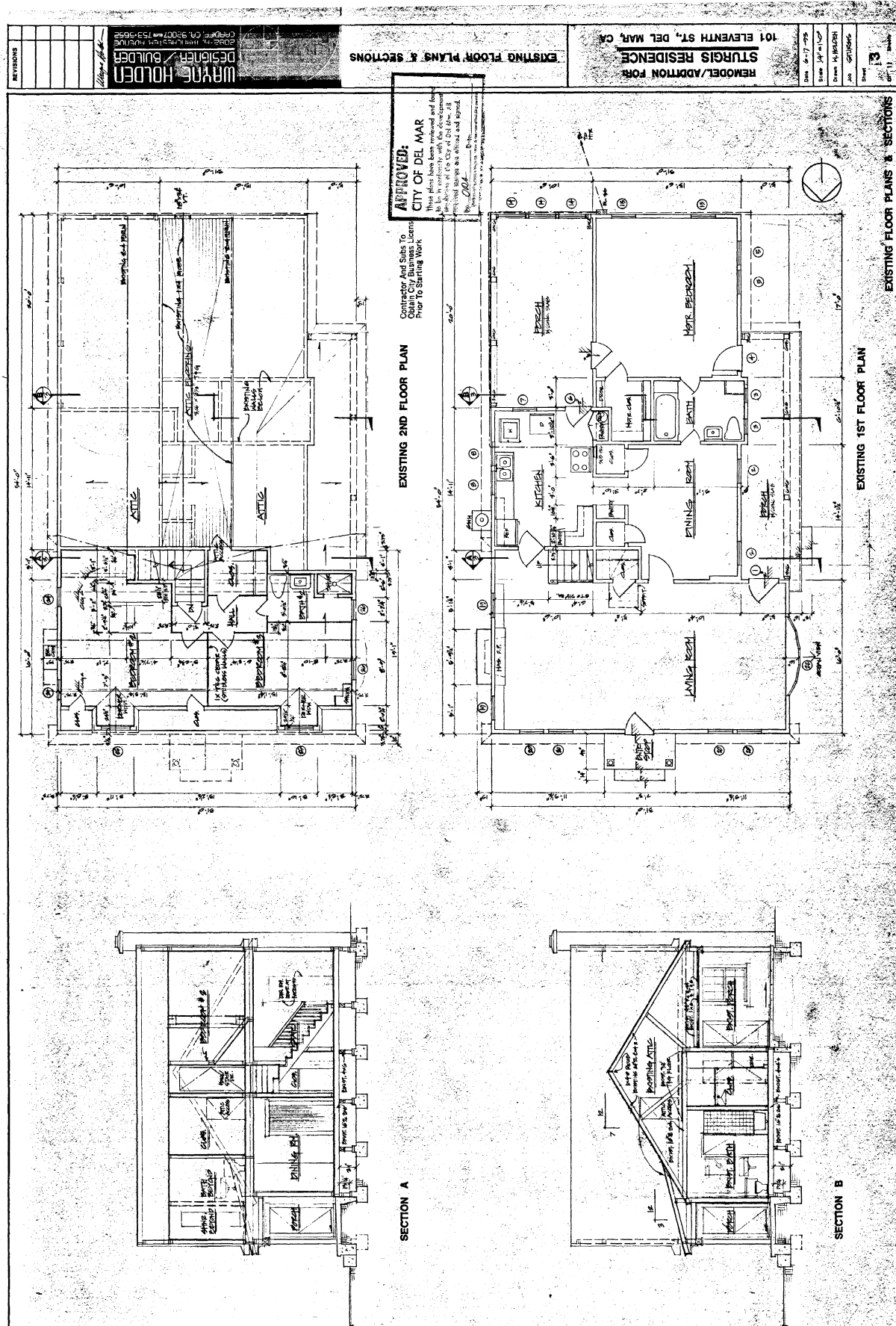


APPENDIX A

Property Name: **101 11th Street, Del Mar, California 92014**

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A.2 Building Permits

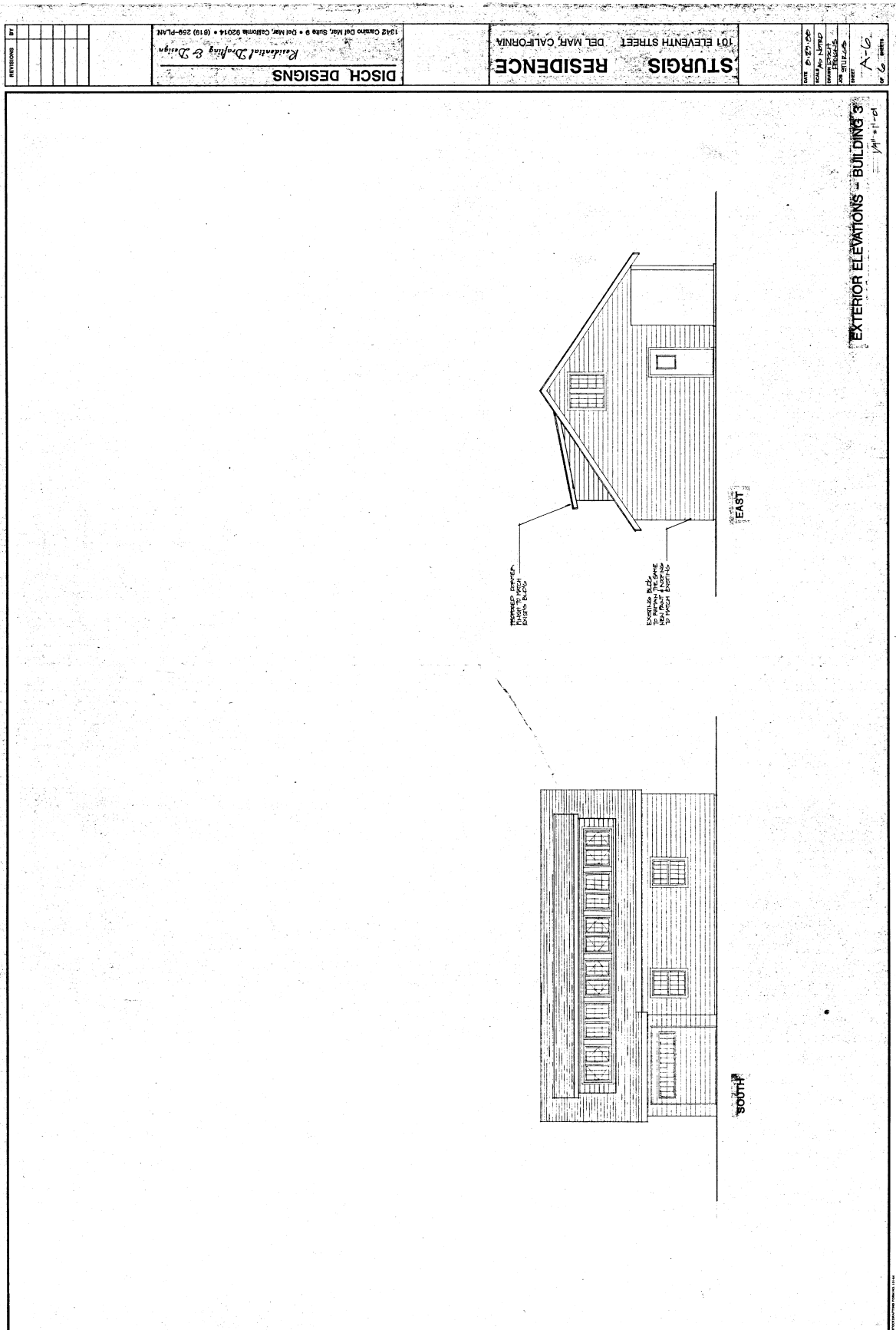


APPENDIX A

Property Name: 101 11th Street, Del Mar, California 92014

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A.2 Building Permits



APPENDIX A

Property Name: 101 11th Street, Del Mar, California 92014

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A.2 Building Permits



City of Del Mar

NOTICE OF APPROVAL

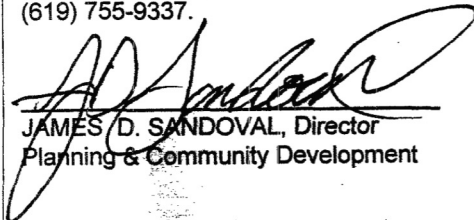
This letter is to notify you that the Planning Director has approved your application, ADR-95-27, to legalize as-built windscreens at 101 11th Street, with the following conditions:

1. Prior to commencement of work, all contractors and subcontractors shall obtain a valid City of Del Mar Business License.
2. In accordance with section 30.86.090 of the Del Mar Municipal Code(DMMC), no portion of the windscreen shall exceed a maximum height of 6' 0".
3. This approval is based on the submitted plan dated November 17, 1995, and so identified by the staff of the Del Mar Planning Department. Any modification of this plan shall require subsequent review and authorization from appropriate entities of the City of Del Mar.

This approval is based upon the finding that the proposal is in substantial compliance with the City of Del Mar's Design Review Ordinance Section 23.08.

The approval is valid for two years, to expire on December 1, 1997, unless prior to that time the applicant has obtained a building permit and has performed substantial construction in reliance on this permit.

If you have any questions on this matter, please contact the Del Mar Planning Department at (619) 755-9337.


JAMES D. SANDOVAL, Director
Planning & Community Development

Date 12/1/95

1050 Camino del Mar, California 92014-2698

Telephone (619) 755-9313 • Fax (619) 755-2794



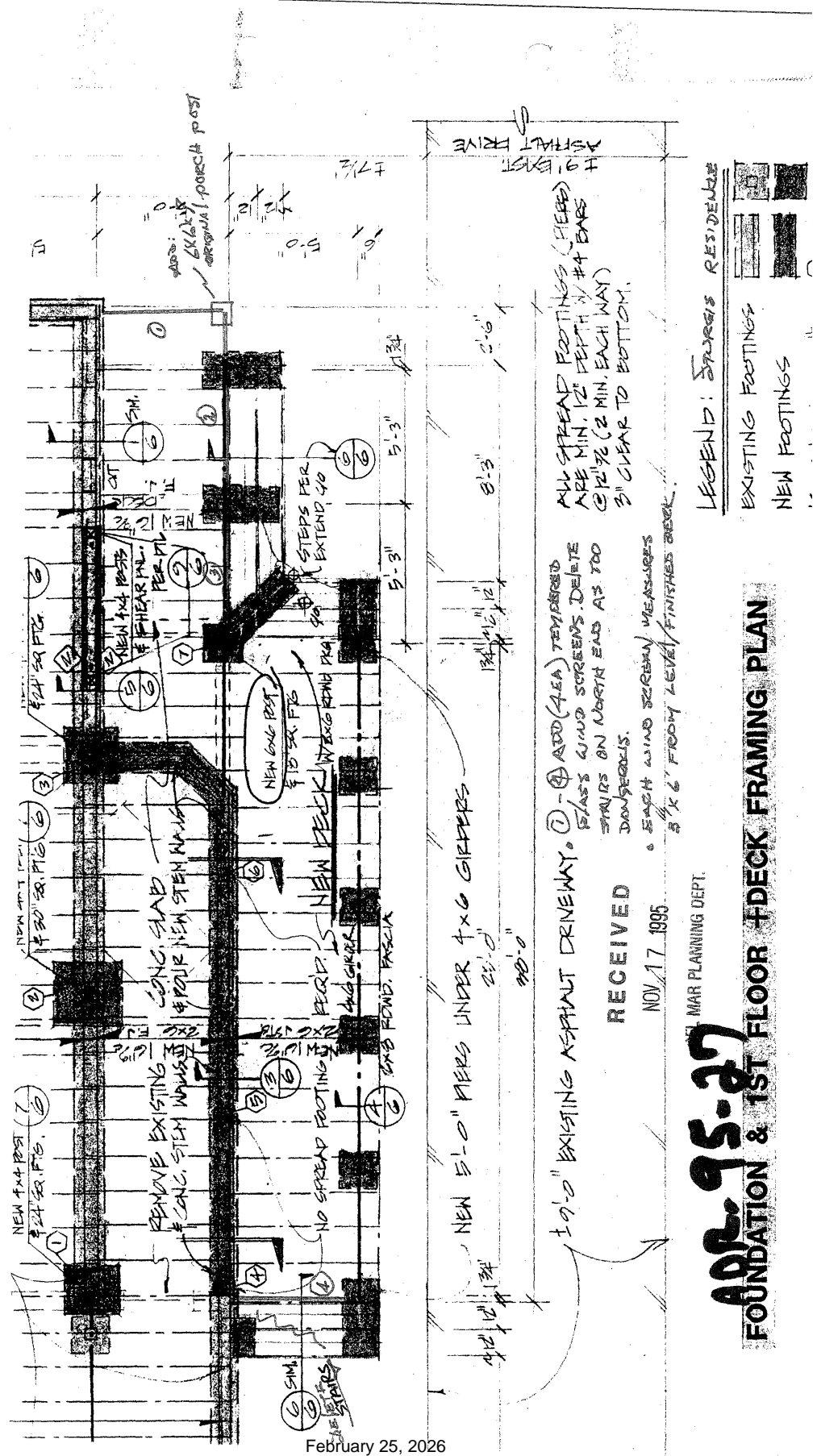
APPENDIX A

Property Name: **101 11th Street, Del Mar, California 92014**

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A.2 Building Permits

10-31-98



LEGEND: STAIRS RESIDENCE
 EXISTING FOOTINGS
 NEW FOOTINGS

ALL SPREAD FOOTINGS (HERE) ARE MIN. 12" DEPTH w/ #4 BARS @ 12" (2 MIN. EACH WAY) 3" CLEAR TO BOTTOM.

① ADD (4EA) TEMPERED GLASS WIND SCREENS. DELETE STAIRS ON NORTH END AS TOO DANGEROUS.
 EACH WIND SCREEN MEASURES 5' x 6' FROM LEVEL FINISHED GROUND.

RECEIVED
 NOV 17 1995
 MAR PLANNING DEPT.

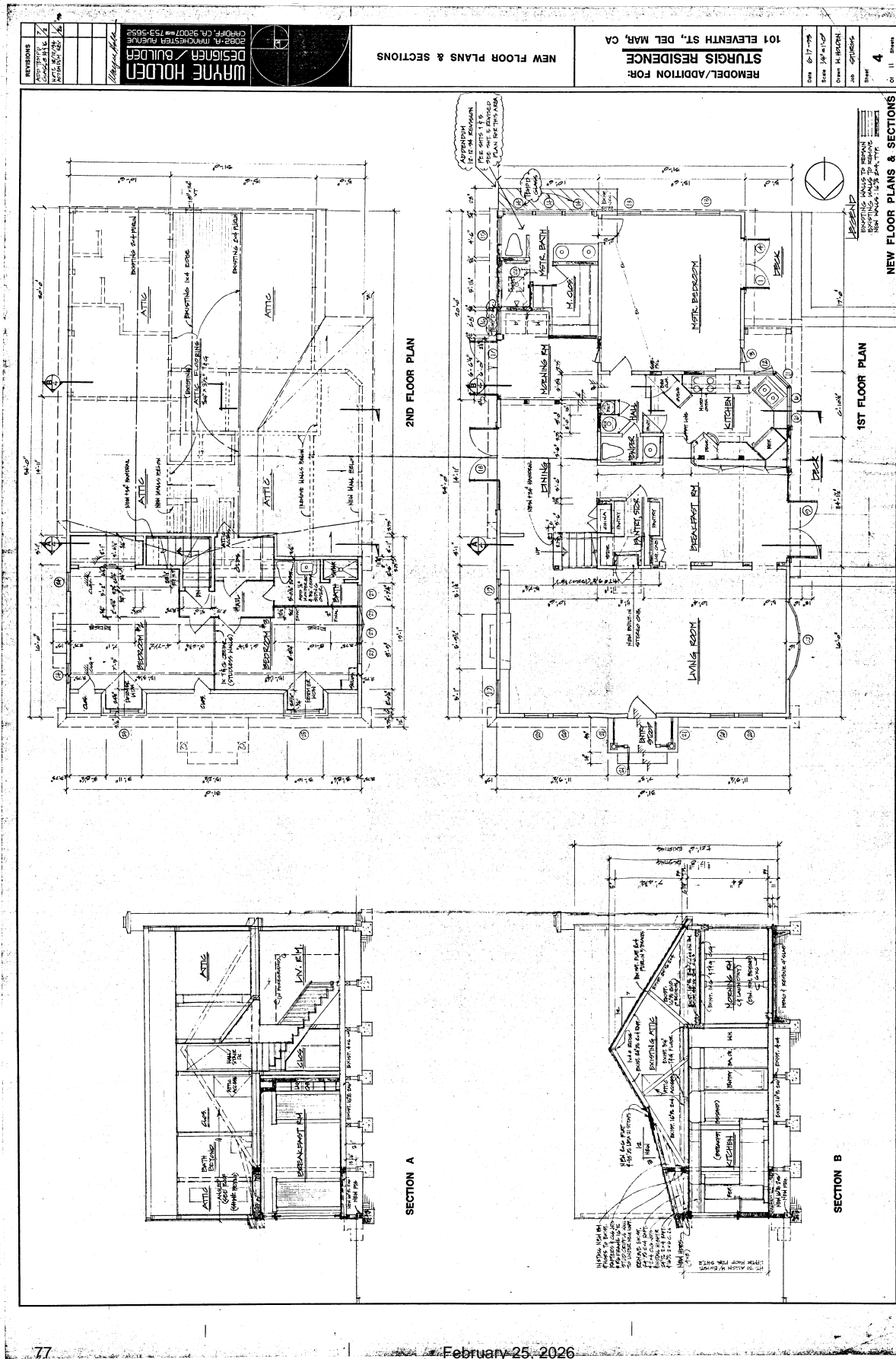
APP-95-27
 FOUNDATION & 1ST FLOOR DECK FRAMING PLAN

APPENDIX A

Property Name: **101 11th Street, Del Mar, California 92014**

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A.2 Building Permits

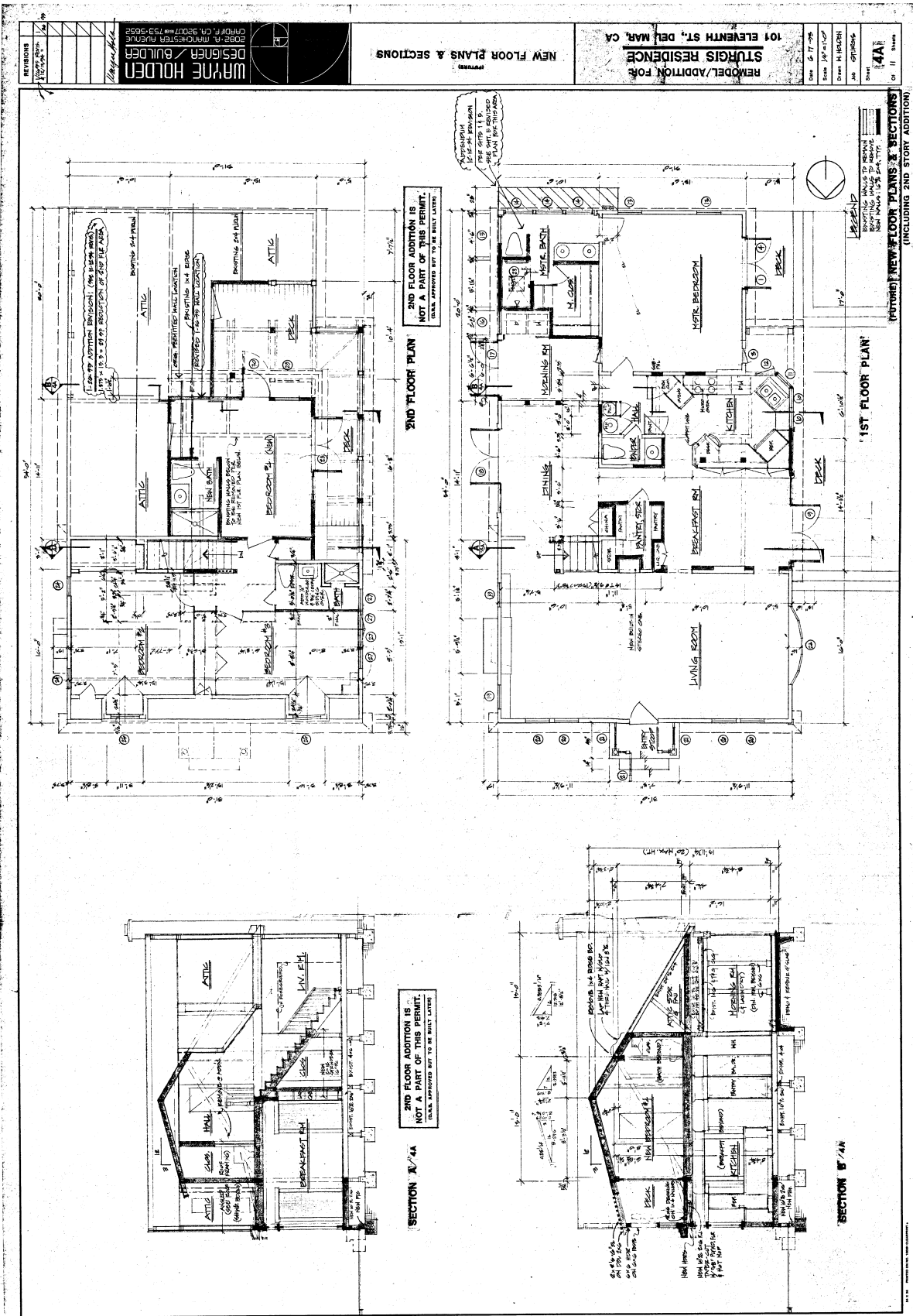


APPENDIX A

Property Name: **101 11th Street, Del Mar, California 92014**

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A.2 Building Permits



APPENDIX A

Property Name: **101 11th Street, Del Mar, California 92014**

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A.2 Building Permits

NO.	DATE	DESCRIPTION
1	12-12-94	ISSUED
2	12-12-94	REVISIONS
3	12-12-94	REVISIONS
4	12-12-94	REVISIONS
5	12-12-94	REVISIONS

WAYNE HOLDEN
DESIGNER/BUILDER
CMBP# 94, MANCHESTER AVENUE
CAMPBELL, CA 95007/TEL: 925-955-5655

NEW ELEVATIONS
INCLUDING ADDITION & SECTION 12-12-94

REMODEL/ADDITION FOR STURGIS RESIDENCE
101 ELEVENTH ST. DEL MAR, CA

DATE: 12-12-94
SCALE: 1/8" = 1'-0"
SHEET: 5
PROJECT NO.: 101-11-94
DRAWN BY: [Signature]
CHECKED BY: [Signature]

SECTION
POP-OUT

PARTIAL FDN. PLAN

1ST FLR PARTIAL PLAN

SOUTH

WEST

NORTH

NOTE:
THE AREA OF THE ABOVE PERMITTED REVISIONS, WITH THESE PERMITTED REVISIONS, IS SUBJECT TO THE PERMITTED REVISIONS AND APPROVALS OF THE CITY OF DEL MAR. THIS PERMITTED REVISION IS SUBJECT TO THE PERMITTED REVISIONS AND APPROVALS OF THE CITY OF DEL MAR. THIS PERMITTED REVISION IS SUBJECT TO THE PERMITTED REVISIONS AND APPROVALS OF THE CITY OF DEL MAR.

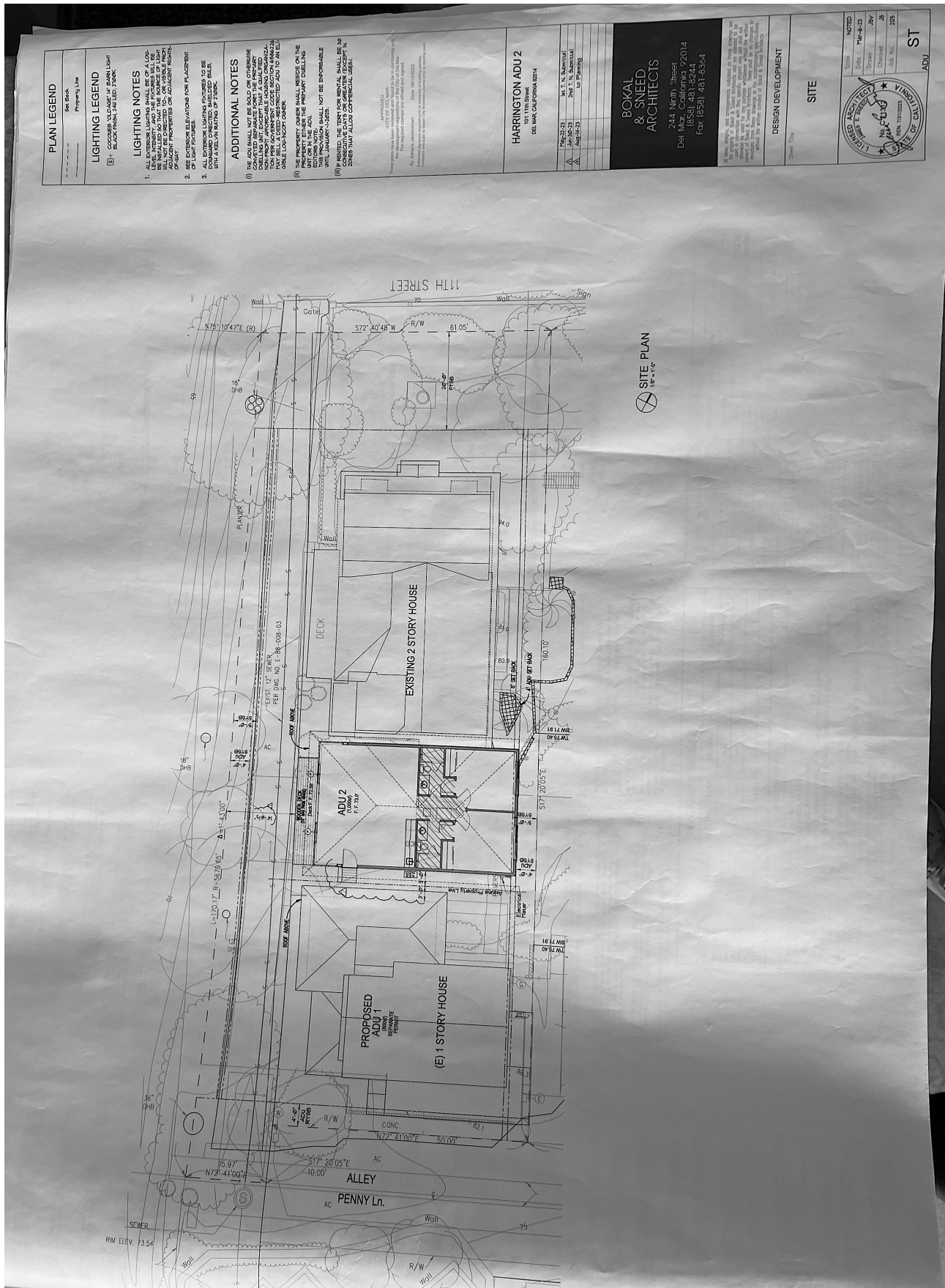
12-12-94 ADDENDUM REVISION #1:
THE ABOVE PERMITTED REVISIONS, WITH THESE PERMITTED REVISIONS, IS SUBJECT TO THE PERMITTED REVISIONS AND APPROVALS OF THE CITY OF DEL MAR. THIS PERMITTED REVISION IS SUBJECT TO THE PERMITTED REVISIONS AND APPROVALS OF THE CITY OF DEL MAR. THIS PERMITTED REVISION IS SUBJECT TO THE PERMITTED REVISIONS AND APPROVALS OF THE CITY OF DEL MAR.

APPENDIX A

Property Name: **101 11th Street, Del Mar, California 92014**

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A.2 Building Permits



APPENDIX B

Property Name: 101 11th Street, Del Mar, California 92014

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APPENDIX B

Ownership and Occupant Information

B.1 Chain of Title

B.2 Directory Listing of Occupants

B.3 Deed from Date of Construction

APPENDIX B

Property Name: 101 11th Street, Del Mar, California 92014

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B.1 Chain of Title

California Lot Book, Inc.

dba California Title Search Co.

P.O. Box 9004

Rancho Santa Fe, CA 92067

(858) 278-8797 Fax (858) 278-8393

WWW.LOTBOOK.COM

Chain of Title Report

Nexus Planning & Research
2801 B St., Suite 100
San Diego, CA 92102
Attn: Jennifer Ayala

CTS Reference No.: 0325256

Title Search Through: March 4, 2025

Property Address: 101 11th Street
Del Mar, CA 92014

Assessor's Parcel No.: 300-094-01-00

Assessed Value: \$10,924,200

Exemption: None

Property Characteristics

Use: SFR

Improvements: 2,103 square feet

Legal Description

LOT 8 IN BLOCK 10 OF DEL MAR, IN THE CITY OF DEL MAR, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 368 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 7, 1885.

ALSO, THE SOUTHERLY 20 OF ELEVENTH STREET ADJOINING SAID LOT 8 ON THE NORTH, AS CLOSED TO PUBLIC USE ON APRIL 12, 1926 BY ORDER OF THE BOARD OF SUPERVISORS OF SAN DIEGO COUNTY.

ALSO, THAT PORTION OF OCEAN AVENUE ADJOINING SAID LOT 8 ON THE WEST, CLOSED TO PUBLIC USE BY ORDER OF THE BOARD OF SUPERVISORS ON MARCH 10, 1942 AND JULY 7, 1909 WHICH WOULD BY OPERATION OF LAW REVERT TO SAID LOT.

APPENDIX B

Property Name: 101 11th Street, Del Mar, California 92014

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B.1 Chain of Title

**California Lot Book, Inc., dba California Title Search Co.
CTS Reference No.: 0325256**

Chain of Title
(August 31, 1887 through March 4, 2025)

1. Grant Deed

Grantor: Jacob S. Taylor
Grantee: Samuel E. Beery
Recorded: August 31, 1887, Deed Book 95, Page 341

2. Grant Deed

Grantor: George Puterbaugh, executor of the estate of Samuel E. Beery
Grantee: Fletcher-Salmons Investment Company
Recorded: June 28, 1906, Deed Book 394, Page 5

3. Grant Deed

Grantor: Fletcher-Salmons Investment Company
Grantee: South Coast Land Company
Recorded: April 11, 1907, Deed Book 412, Page 285
Re-Recorded: May 21, 1907, Deed Book 416, Page 258

4. Grant Deed

Grantor: South Coast Land Company
Grantee: Wm. W. Bustard and Helen N. Bustard
Recorded: November 7, 1929, No. 64107, Deed Book 1704, Page 169

5. Decree Terminating Joint Tenancy

Decedent: William W. Bustard, aka W. W. Bustard and Wm. W. Bustard
Petitioner: Helen N. Bustard
Recorded: July 18, 1938, No. 34844, Official Records Book 791,
Page 424

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

APPENDIX B

Property Name: 101 11th Street, Del Mar, California 92014

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B.1 Chain of Title

6. Vacation and Abandonment of a portion of Ocean Avenue

Petitioner: Helen N. Bustard, et al
Recorded: March 11, 1942, No. 13466, Official Records Book 1327,
Page 105

7. Grant Deed

Grantor: Helen N. Bustard
Grantee: Thomas B. Oakley and Mary Jane Oakley
Recorded: May 18, 1943, No. 28350, Official Records Book 1499,
Page 199

8. Grant Deed

Grantor: Thomas B. Oakley and Mary Jane Oakley
Grantee: Galen M. Sturgis and Blanche G. Sturgis
Recorded: November 20, 1943, No. 76355, Official Records Book 1585,
Page 399

9. Grant Deed

Grantor: Galen M. Sturgis and Helen S. Sturgis
Grantee: Galen M. Sturgis and Helen S. Sturgis
Recorded: January 16, 1951, No. 6104, Official Records Book 3933,
Page 110

10. Certificate of Release of Inheritance Tax Lien

Decedent: Helen S. Sturgis
Recorded: November 12, 1964, Recorders File No. 206353

11. Judgment Settling First and Final Report of Executor Without Accounting and of Final Distribution

Estate of: Galen Miller Sturgis
Distributed to: William G. Sturgis
Recorded: April 12, 1965, Recorders File No. 64733

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

APPENDIX B

Property Name: 101 11th Street, Del Mar, California 92014

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B.1 Chain of Title

12. Grant Deed

Grantor: William G. Sturgis
Grantee: William G. Sturgis and Merna B. Sturgis
Recorded: July 5, 1978. Recordors File No. 78-279940

13. Quitclaim Deed

Grantor: William G. Sturgis and Merna B. Sturgis
Grantee: William G. Sturgis and Merna B. Sturgis, Trustees
Recorded: July 22, 1993, Recordors File No. 1993-0468653

14. Affidavit of Successor Trustee to Establish Fact of Death

Decedent: William Gallaway Sturgis
Successor Trustee: Merna B. Sturgis
Recorded: October 17, 2000, Recordors File No. 2000-0557301

15. Quitclaim Deed

Grantor: Merna B. Sturgis, Successor Trustee
Grantee: Merna B. Sturgis, Trustee
Recorded: October 17, 2000, Recordors File No. 2000-0557302

16. Affidavit of Death Trustor/Trustee

Decedent: Merna Bernritter Sturgis
Trustee: Jeffrey G. Sturgis
Recorded: July 27, 2018, Recordors File No. 2018-0306334

17. Affidavit Change of Trustee

Current Trustee: Jeffrey G. Sturgis
Recorded: July 27, 2018, Recordors File No. 2018-0306335

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

APPENDIX B

Property Name: 101 11th Street, Del Mar, California 92014

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B.1 Chain of Title

18. Affidavit of Death Trustee

Decedent: William Gallaway Sturgis
Recorded: December 7, 2021, Recordors File No. 2021-0827673

19. Grant Deed

Grantor: Jeffrey G. Sturgis, Successor Trustee
Grantee: Del Mar 107 LLC
Recorded: December 7, 2021, Recordors File No. 2021-0827674

– End of Report –

Note: We find no recorded evidence of a Notice of Completion.

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10. Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

APPENDIX B

Property Name: 101 11th Street, Del Mar, California 92014

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B.2 Directory Listing of Occupants

Year	Occupant/Occupation	Year	Occupant/Occupation
2024	<i>Not listed</i>	1978	William and Merna Sturgis
2023	<i>Not listed</i>	1977	William and Merna Sturgis
2022	<i>Not listed</i>	1976	William and Merna Sturgis
2021	<i>Not listed</i>	1975	William and Merna Sturgis
2020	<i>Not listed</i>	1974	William and Merna Sturgis
2019	No information	1973	William and Merna Sturgis
2018	Merna B Sturgis	1972	William and Merna Sturgis
2017	Merna B Sturgis	1971	William and Merna Sturgis
2016	Merna B Sturgis	1970	William and Merna Sturgis
2015	Merna B Sturgis	1969	William and Merna Sturgis
2014	Merna B Sturgis	1968	William and Merna Sturgis
2013	Merna B Sturgis	1967	William and Merna Sturgis
2012	Merna B Sturgis	1966	William and Merna Sturgis
2011	Merna B Sturgis	1965	William and Merna Sturgis
2010	Merna B Sturgis	1964	William and Merna Sturgis
2009	Merna B Sturgis	1963	Galen and Helen Sturgis
2008	Merna B Sturgis	1962	Galen and Helen Sturgis
2007	Merna B Sturgis	1961	Galen and Helen Sturgis
2006	Merna B Sturgis	1960	Galen and Helen Sturgis
2005	Merna B Sturgis	1959	Galen and Helen Sturgis
2004	Merna B Sturgis	1958	Galen and Helen Sturgis
2003	Merna B Sturgis	1957	Galen and Helen Sturgis
2002	Merna B Sturgis	1956	Galen and Helen Sturgis
2001	Merna B Sturgis	1955	Galen and Helen Sturgis
2000	Merna B Sturgis	1954	Galen and Helen Sturgis
1999	William and Merna Sturgis	1953	Galen and Helen Sturgis
1998	William and Merna Sturgis	1952	Galen and Helen Sturgis
1997	William and Merna Sturgis	1951	Galen and Helen Sturgis
1996	William and Merna Sturgis	1950	Galen and Blanche Sturgis
1995	William and Merna Sturgis	1949	Galen and Blanche Sturgis
1994	William and Merna Sturgis	1948	Galen and Blanche Sturgis
1993	William and Merna Sturgis	1947	Galen and Blanche Sturgis
1992	William and Merna Sturgis	1946	Galen and Blanche Sturgis
1991	William and Merna Sturgis	1945	Galen and Blanche Sturgis
1990	William and Merna Sturgis	1944	Galen and Blanche Sturgis
1989	William and Merna Sturgis	1943	<i>No information</i>
1988	William and Merna Sturgis	1942	<i>No information</i>
1987	William and Merna Sturgis	1941	<i>No information</i>
1986	William and Merna Sturgis	1940	Helen N. Bustard
1985	William and Merna Sturgis	1939	Helen N. Bustard
1984	William and Merna Sturgis	1938	Helen N. Bustard
1983	William and Merna Sturgis	1937	Helen N. Bustard*
1982	William and Merna Sturgis	1936	Helen N. Bustard
1981	William and Merna Sturgis	1935	Wm. W Bustard Rev (Helen)
1980	William and Merna Sturgis	1934	<i>Not listed</i>
1979	William and Merna Sturgis	1933	<i>Not listed</i>
		1932	<i>Not listed</i>
		1931	<i>Not listed</i>
		1930	<i>Not listed</i>
		1929	<i>Not listed</i>


APPENDIX B

Property Name: 101 11th Street, Del Mar, California 92014

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B.3 Property Deeds: Deed from date of construction

DEED BOOK 1704
169
Photographed By T. MILLER, Deputy Recorder


Helen G. Belshe,
Notary Public in and for said County and State.

Recorded at request of Gtee NOV 8 1929 at 49 min past 4 o'clock P.M.
Fee \$1.00

John H. Ferry, County Recorder.
By S.A. Weed, Deputy.

64067


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221264 IMP

ROY C. LIGHTY AND ALICE LIGHTY his wife,
For and in consideration of Ten Dollars, Dollars,
Do hereby grant to GLARA M. FRARY married woman
All that real property situated in TADMADGE PARK County of San Diego,
State of California, bounded and described as follows:
Lots One Hundred Eighty Four (184) and One Hundred Eighty-five (185)
Tadmadge Park, San Diego County, according to Map thereof #1869 filed in the office of the
County Recorder of said County December 3, 1925.
TO HAVE AND TO HOLD the above granted and described premises unto the said
grantee -- heirs and assigns forever.
WITNESS our hands and seal this 10th day of October 1929.
Signed and executed in presence of) Roy C. Lighty. (Seal)
-----) Alice Lighty. (Seal)

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS

On this 10th day of October Nineteen Hundred and Twenty Nine, before me,
James D. Surtess a Notary Public in and for said County and State, residing therein, duly
commissioned and sworn, personally appeared Roy C. Lighty and Alice Lighty husband & wife,
known to me to be the persons described in and whose names are subscribed to the within
instrument, and acknowledged to me that they executed the same.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official
seal at Eliso, in said County of San Diego, State of California, the day and year
in this certificate first above written.


James D. Surtess,
Notary Public in and for the County of San Diego
State of California.

Recorded at request of Union Title Insurance Co Nov 7, 1929 at 9 o'clock A.M.
Fee \$1.00

John H. Ferry, County Recorder.
By S.A. Weed, Deputy.

64092

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11/7/1929 No. 64107
Deed Book 1704, Page 169

GRANT DEED k

SOUTH COAST LAND COMPANY, a corporation organized under the laws of the
State of California, and having its principal place of business in the City of Los Angeles

89 February 25, 2026 Item 1

APPENDIX B

Property Name: 101 11th Street, Del Mar, California 92014

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B.3 Property Deeds: Deed from date of construction

DEED BOOK 1704

Photographed By T. MILLER, Deputy Recorder

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in said State, the party of the first part, in consideration of Ten Dollars (\$10.00) to it in hand paid, the receipt of which is hereby acknowledged, does hereby grant to Wm. W. Bustard and Helen M. Bustard husband and wife as joint tenants with right of survivorship the parties of the second part, all that real property situated in the County of San Diego, State of California, described as follows:

Lot Eight (8) in Block Ten (10) Del Mar Townsite as per Map thereof No. 388 filed in the office of the recorder of said San Diego County together with the Southerly twenty feet of Eleventh Street adjoining said lot on the North as closed by Order of the Board of Supervisors of San Diego County April 18, 1926.

SUBJECT TO restrictions, reservations and rights of way of record.

EXCEPTING AND RESERVING unto the Seller, its successors and assigns, rights of way for telephone and / or electric poles and lines and rights of way for sewer, water and / or gas mains and pipe lines in, under, over and across said property, together with the right to enter on said property for purposes of construction, reconstruction and for making repairs and alterations, Provided, however, such poles, lines or pipes shall be so located as to interfere with the property as little as possible.

This Deed is made and accepted upon the following express conditions subsequent, to-wit:

"PROVIDED, HOWEVER, that this conveyance is made and accepted and said property is hereby granted upon the following express conditions, provisions, restrictions, and covenants (hereinafter referred to as 'conditions') which conditions shall apply to and bind the parties hereto, their heirs, executors, administrators, successors and assigns. Said conditions are as follows, to-wit:

(1) That the property hereby conveyed shall be used for residence purposes only and no building other than a single residence, double house, lodging house, apartment house, flat or bungalow court, together with customary out buildings shall be erected, placed or permitted on said property. Any private residence shall cost and be worth at least \$3,500.00. Any double house shall cost and be worth at least \$5,000.00. Any apartment house shall cost and be worth at least \$10,000.00. Any flat shall cost and be worth at least \$7,500.00. Any bungalow court shall cost and be worth at least \$1,500.00 for each residence unit thereof. No portion of any such single residence, double house, lodging house, flat, apartment house or bungalow court or any porch or other projection therefrom except steps shall be located nearer than 25 feet from the street line of said property and any such building other than a bungalow court shall face the front line of said property namely, Eleventh Street. No out building shall be erected, placed or permitted on said property, any part or projection of which shall be less than 75 feet from the street line of said lot, nor on any corner lot shall any out building or any projection therefrom except steps be less than 5 feet from the side line of said lot running along the sidewalk. No out building or other temporary structure of any nature whatsoever shall be erected on said lot until a single residence, double house, apartment house, flat or bungalow court complying with these restrictions shall have been erected thereon. No more than one such building, together with customary out buildings shall be erected, placed or permitted on said lot

(2) That the said property shall not be used for the purpose of boring for thereon, or producing or pumping therefrom, petroleum or any other oil or oils, or any mineral or gas, or hydro-carbon substance.

(3) That the said property shall never at any time be used for the purpose of buying, selling or handling intoxicating liquors.

APPENDIX B

Property Name: 101 11th Street, Del Mar, California 92014

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B.3 Property Deeds: Deed from date of construction

1704
171

Photographed by T. MILLER, Deputy Recorder

(4) That no part of said property shall ever at any time be sold, conveyed leased or rented to any person not of the white or Caucasian race.

(5) That no part of any of said property shall ever at any time be used or occupied or be permitted to be used or occupied by any person not of the white or Caucasian race, except as a servant or employee of the person using said property exclusively for residential purposes.

(6) That no building or structure shall be erected or maintained on said property until the plans and specifications therefor shall be approved in writing by the grantor.

(7) That no tree growing on said property shall be removed or cut or killed without the written consent of the grantor.

PROVIDED that each and all of the above conditions shall in all respects terminate and end and be of no further effect, either legal or equitable, on and after January 1, 1947.

In the event of a breach of the above conditions, or any one or more of the same, the title to the above described property shall, ipso facto, revert to the said grantor, and the said grantor shall also have the right to enjoin any such breach.

PROVIDED ALSO that a breach of any of the foregoing covenants or conditions or any re-entry by reason of such breach shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to said property or any part thereof, but said covenants or conditions shall be binding upon and effective against any subsequent owner of said property."

TO HAVE AND TO HOLD to the said grantees as joint tenants aforesaid and to the successors of them respectively.

IN WITNESS WHEREOF the said party of the first part has hereunto caused its corporate name and seal to be affixed by its proper officers thereunto duly authorized, this 25th day of October A.D. 1929.

South Coast Land Company
Incorporated
Feb. 23, 1906
California.

SOUTH COAST LAND COMPANY.
By G.C.Young, Vice President.
and By J.E.Voigts, Asst. Secretary.

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS

On this 25th day of October A.D. 1929, before me, Wilbert Burkert, a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn personally appeared G.C.Young known to me to be the Vice President, and J.E.Voigts, known to me to be the Asst. Secretary of the SOUTH COAST LAND COMPANY, the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Wilbert Burkert
Notary Public

Wilbert Burkert.
Notary Public in and for said County and State.
My commission expires Dec.12, 1932.

Recorded at request of Union Title Insurance Co NOV 7 1929 at 9 o'clock A.M.
Fee \$1.90

John H. Ferry, County Recorder.
By S.A.Weed, Deputy.

64107

APPENDIX C

Property Name: 101 11th Street, Del Mar, California 92014

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APPENDIX C

Maps

C.1 USGS Map

C.2 Original Subdivision map

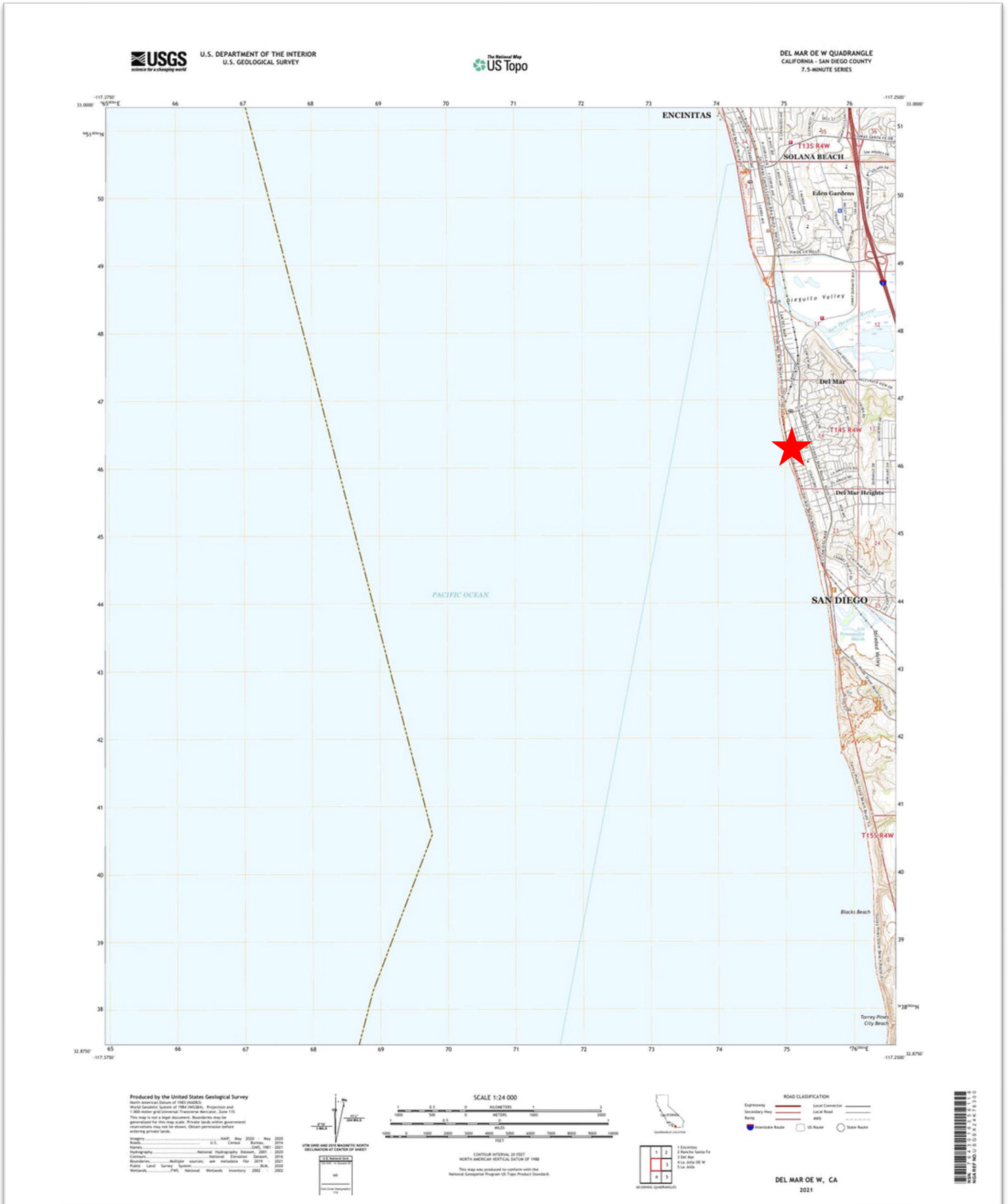
C.3 Assessor's parcel Map

APPENDIX C

Property Name: 101 11th Street, Del Mar, California 92014

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C.1 USGS Map

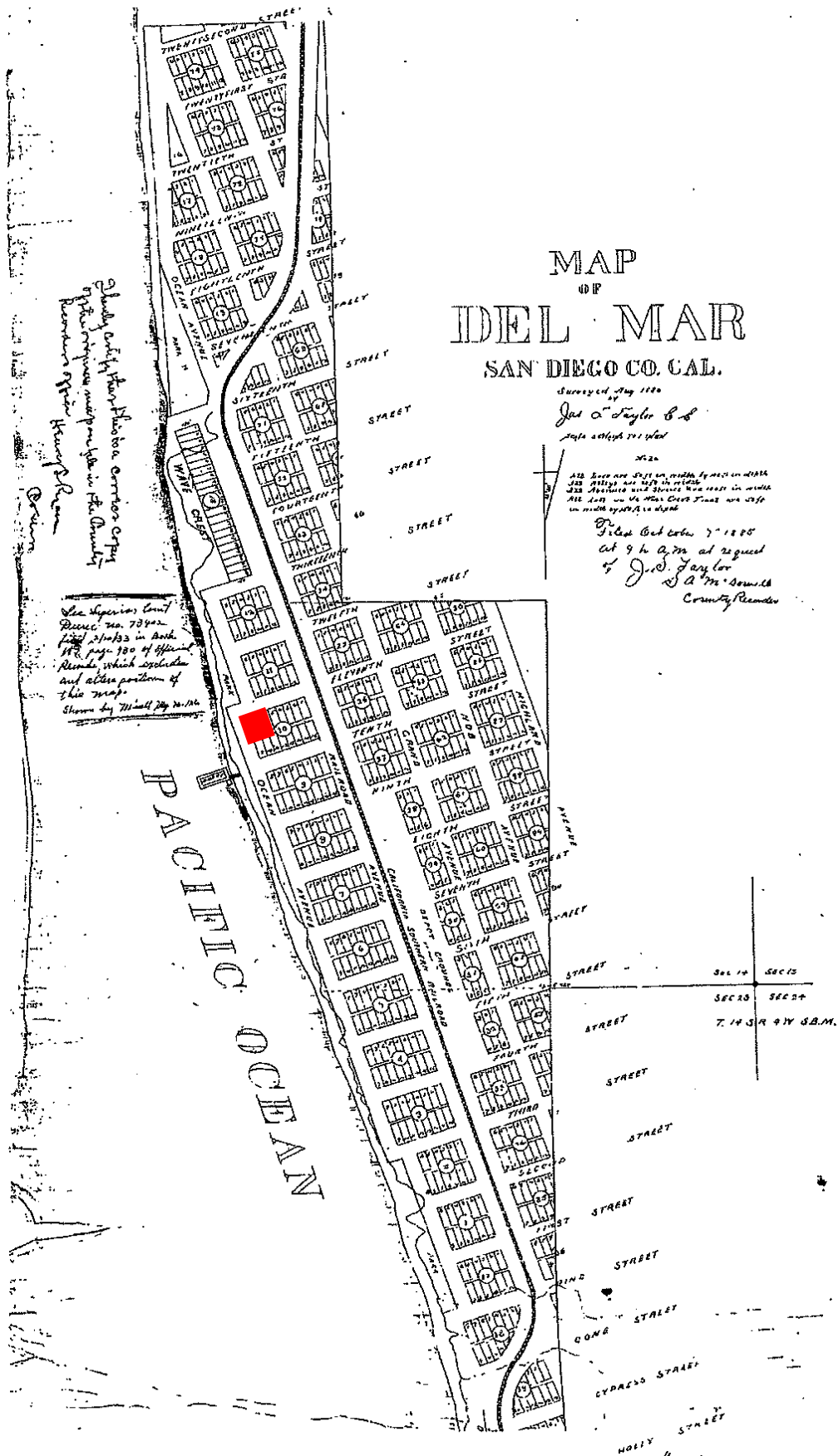


APPENDIX C

Property Name: **101 11th Street, Del Mar, California 92014**

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C.2 Original Subdivision map

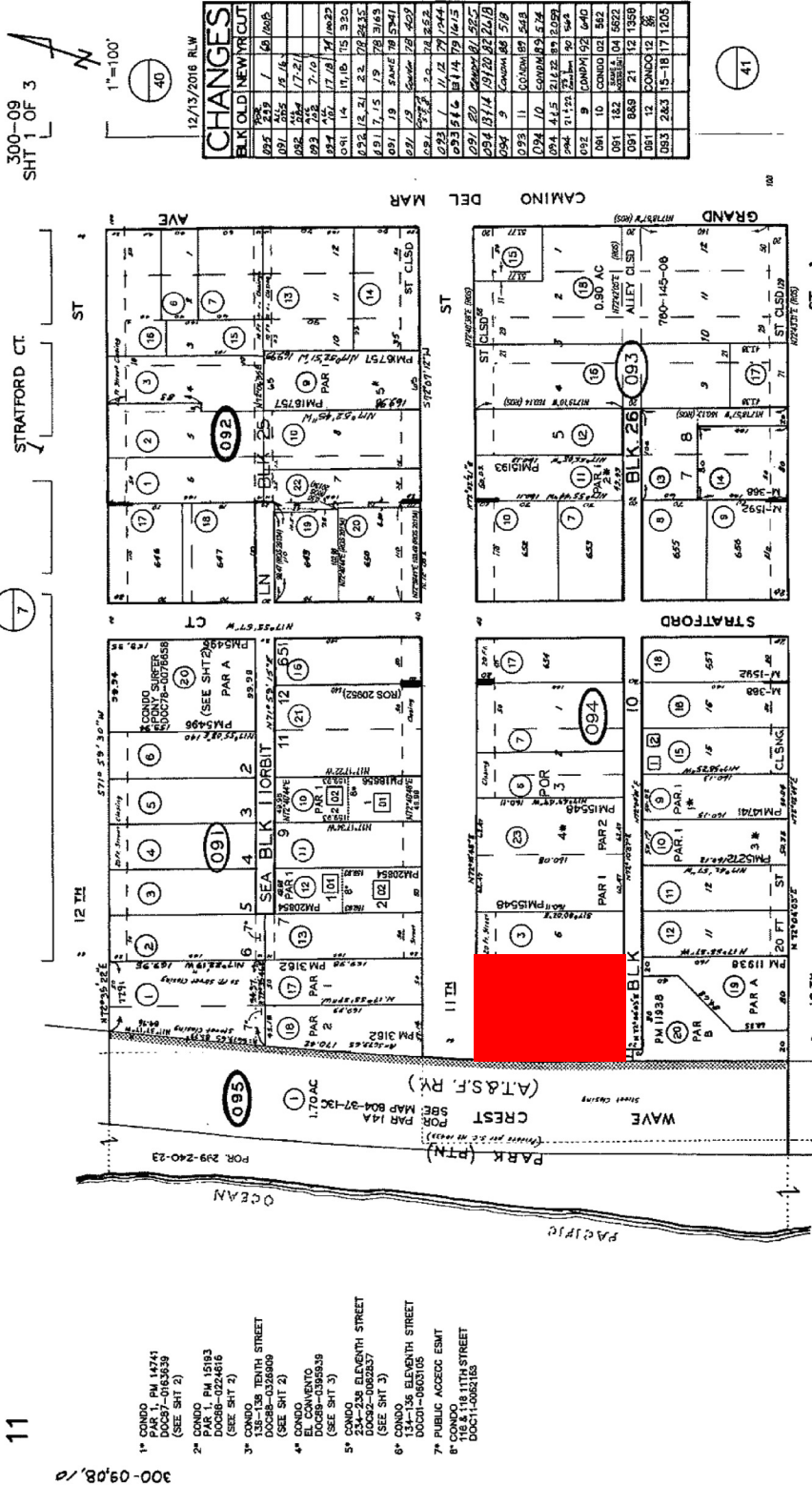


APPENDIX C

Property Name: **101 11th Street, Del Mar, California 92014**

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C.3 Assessor's Parcel Map



MAP 1592 - ARDEN HEIGHTS NO. 6
 MAP 368 - DEL MAR - BLKS 10, 11, 25, 26 & POR WAVE CREST
 ROS 8545, 12456, 13163, 17555, 17974, 20134, 20852, 21561

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

V.G.S. & SONS
 SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 300 PAGE 08 SHT 1 OF 3

APPENDIX D

Property Name: 101 11th Street, Del Mar, California 92014

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APPENDIX D

DPR FORMS

PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z
 Other Listings

Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: 101 11th Street, Del Mar, California 92014

P1. Other Identifier: n/a

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Del Mar OE W Date 2023 T ; R ; of of Sec ; B.M.

c. Address: 101 11th Street City: Del Mar Zip: 92014

d. UTM: (Give more than one for large and/or linear resources) Zone , _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN 300-094-01-00, of Lot 8 in Block 10 of Del Mar

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property spans 10,347 square feet on a relatively flat site, located approximately 50 feet from the bluff edge. It is bordered by 11th Street to the north, Penny Lane to the south, Stratford Court to the east, and the Los Angeles-San Diego-San Luis Obispo (LOSSAN) Rail Corridor and Del Mar Beach to the west. The front entry is accessible from 11th Street, which terminates at the bluff edge, and vehicular access is also provided from this street. The residence is a two-story, single-family home with a total area of 1,798 square feet. The structure has a rectangular, symmetrical form with a gambrel roof, while a one-story rear addition features a gable roof that transitions into a hip at the south elevation. The exterior is clad in horizontal wood siding. The property originally featured wood-framed, double-hung, and casement windows with divided lites. However, subsequent modifications replaced several of these with contemporary vinyl-framed windows, incorporating a mix of faux-divided and single-lite configurations

*P3b. Resource Attributes: (List attributes and codes)_HP2

. Photograph



*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Front (east) March 2025

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both

*P7. Owner and Address:

Del Mar 107 LLC.
 105 Fremont Ave #A
 Los Angeles, CA 94022

*P8. Recorded by: (Name, affiliation, and address) Jennifer Ayala, RA LEED AP; Nexus Planning & Research, 2801 B Street, #100, San Diego, CA 92102

*P9. Date Recorded: March, 2025

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") See Continuation Sheets

*Attachments: NONE Location Map

Continuation Sheet Building,

Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record

Rock Art Record Artifact Record Photograph Record Other (List): Attachments A-F

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

*Resource Name or # 101 11th Street, Del Mar, CA 92014 *NRHP Status Code 6Z

Page 2 of 2

B1. Historic Name: 101 11th Street

B3. Original Use: single-family house

B4. Present Use: single-family house

***B5. Architectural Style:** originally Dutch Colonial Revival

***B6. Construction History:** (Construction date, alterations, and date of alterations)

The property was originally constructed as a two-story single-family residence circa 1930. Based on DRB-88-64, 1995 building permits, and historical photographs from 1932 and 1988, significant alterations were made between 1995 and 1997. These modifications include the enclosure of the original north-facing front entry portico, incorporating a new front door, sidelights, and a fan-windowed pediment. The west-facing one-story hipped-roof porch, originally supported by three slender columns, was integrated into the main body of the house. The east-facing one-story recessed corner porch was infilled as well and incorporated into the main body of the house. Additional changes include the replacement of roof dormer windows with vinyl inserts, the removal of window shutters, and the replacement of a grouped three-part double-hung wood-framed window with a five-part vinyl-framed bay window at the ground floor. On the second floor, two double-hung wood-framed windows with shutters were removed and replaced with a projection featuring four-part vinyl-framed windows. Other alterations involved the removal and enclosure of original exterior walls and windows, including a three-part grouped window on the south elevation and two columns on the east elevation. Lastly, two new skylights were added.

***B7. Moved?** No Yes Unknown **Date:** N/A **Original Location:** Yes

***B8. Related Features:** N/A **B9a. Architect:** Unknown **b. Builder:** Unknown

***B10. Significance:** None **Area:** N/A **Period of Significance:** c. 1930 **Property Type:** Residential

Applicable Criteria: None Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 101 11th Street, Del Mar, California 92014 does not meet the eligibility criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). As detailed in the full Historical Resources Evaluation Report, the property lacks historical integrity due to extensive alterations. It is not considered significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural history of California. Consequently, it does not qualify as a historical resource under CEQA Guidelines Section 15064.5(a)(3). Of the seven aspects of integrity, the property retains only its original location. See continuation sheets for a comprehensive evaluation of eligibility criteria and integrity considerations.

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** Published authorities on Vernacular Architecture; City Building Records; County Assessor's records; San Diego City Directories; the Union Tribune archives, and others, see continuation sheets.

B13. Remarks: Sketch Not-to-Scale, nearest cross streets are: Ocean Avenue and Stratford Court.

***B14. Evaluator:** Nexus Planning & Research: J Ayala, RA, LEED AP

***Date of Evaluation:** March, 2025

(Sketch Map with north arrow required.)



APPENDIX E

Property Name: 101 11th Street, Del Mar, California 92014

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APPENDIX E

Preparer's Qualifications

APPENDIX E

Property Name: 101 11th Street, Del Mar, California 92014

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JENNIFER AYALA, RA, LEED AP

Firm Name	Nexus Planning & Research
Total Years of Experience	30 Years
Employment History	Historical Consultant and Founding Partner: Nexus Planning & Research Architect and Founding Principal: Ayala Architecture Architect and Managing Principal: M W Steele Group Designer: Golba Architecture Designer: Perkins and Will
Education	Bachelors of Architecture, University of Cincinnati
Registration	State of California Architect License No. CA28372; November 2000 LEED Accredited Professional, Legacy 2002
Current Affiliation	Lambda Alpha International, A Land Economics Society, San Diego Chapter President, Parent Connect Foundation
Past Affiliations	Parent Connect Foundation Friends of Roosevelt Middle School Ex-Officio Member, Civic San Diego Real Estate Design Review Committee The Friends of Alice Birney Foundation, Past President and board member, Balboa Park Committee, Mayoral Appointee Centre City Advisory Committee for downtown San Diego development, Elected San Diego Commission for Arts and Culture: Public Art Selection Jury Panelist American Institute of Architects: Grassroots Leadership and Legislative Conference Panelist American Institute of Architects: Monterrey Design Conference Committee Member American Institute of Architects: National Convention Committee American Institute of Architects: Board of Directors American Institute of Architects: Lecture Series Committee Chair American Institute of Architects: Awards Committee Member American Institute of Architects: Urban Design Committee Member

APPENDIX E

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Nexus Historical Resources Consulting Project List 2015 - 2025

Historical Resources Research Reports:

- Historical Resources Research Report for 1059 Leroy Street, style / construction consultation (2015)
- Historical Resources Research Report for 1335 Alexandria Street, style / construction consultation (2015)
- Historical Resources Research Report for New School of Architecture, style / construction consultation (2015)
- Historical Resources Research Report for 4601 Park Boulevard, style and construction consultation (2016)
- Historical Resources Research Report for 2744 Chatsworth Avenue, style and construction consultation (2016)
- Historical Resources Research Report for 4436 Ampudia Street (2017)
- Historical Resources Research Report for 4196 Rochester Road (2017)
- Historical Resources Research Report for 560 Gorgonio Street, style / construction consultation (2017)
- Historical Resources Research Report for 3952-3954 Kansas Street, style / construction consultation (2017)
- Historical Resources Research Report for 4062 Oregon Street, style / construction consultation (2017)
- Historical Resources Research Report for 2505 Montclair Street (2017)
- Historical Resources Research Report for 550 Gage Drive, style / construction consultation (2017)
- Historical Resources Research Report for 2810 Lytton Street, style / construction consultation (2017)
- Historical Resources Research Report for 3943 Oregon Street (2018)
- Historical Resources Research Report for 3919 Louisiana Street (2018)
- Historical Resources Research Report for 3918 Arizona Street (2018)
- Historical Resources Research Report for 3922-24 Arizona Street (2018)
- Historical Resources Research Report for The Red Barn, style / construction consultation (2018)
- Historical Resources Research Report for 4062-64 Mississippi Street (2018)
- Historical Resources Research Report for 2217 Imperial Avenue (2018)
- Historical Resources Research Report for 420 17th Street & 1646 J Street (2018)
- Historical Resources Research Report for 1626 Island (2018)
- Historical Resources Research Report for 508, 512, & 517 17th Street (2018)
- Historical Resources Research Report for 4244 Third Avenue (2018)
- Historical Resources Research Report for 4166-4170 Oregon Street (2018)
- Historical Resources Research Report for 4403 Park Boulevard (2018)
- Historical Resources Research Report for 3912 Arizona Street (2018)
- Historical Resources Research Report for 2844 B Street (2018)
- Historical Resources Research Report for 958 Coast Boulevard South (2019)
- Historical Resources Research Report for 1013-1015 Coast Boulevard (2019)
- Historical Resources Research Report for 1020 Coast Boulevard South (2019)
- Historical Resources Research Report for 1021 Coast Boulevard (2019)
- Historical Resources Research Report for 1024 Coast Boulevard South (2019)
- Historical Resources Research Report for 1025 Coast Boulevard (2019)
- Historical Resources Research Report for 1026 Coast Boulevard South (2019)
- Historical Resources Research Report for 424 17th Street (2019)
- Historical Resources Research Report for 1632 J Street (2019)
- Historical Resources Research Report for 505 16th Street (2019)
- Historical Resources Research Report for 820 Armada Terrace (2019)
- Historical Resources Research Report for 4103 Voltaire (2019)
- Historical Resources Research Report for 901 12th St / 1335 Broadway (2019)
- Historical Resources Research Report for 4535 – 4585 30th Street (2019)
- Historical Resources Research Report for 3724 Pio Pico Street (2019)
- Historical Resources Research Report for Scripps Mercy Hospital (2019)
- Historical Resources Research Report for 2220-2022 El Cajon Boulevard (2019)
- Historical Resources Research Report for 2028 El Cajon Boulevard (2019)
- Historical Resources Research Report for 2324 El Cajon Boulevard (2019)
- Historical Resources Research Report for 5420 55th Street (2019)
- Historical Resources Research Report for 5120 Montezuma Place (2019)
- Historical Resources Research Report for 1241 State Street (2019)
- Historical Resources Research Report for 4433 Park Boulevard (2020)
- Historical Resources Research Report for 4441 Park Boulevard (2020)
- Historical Resources Research Report for 4455 Park Boulevard (2020)
- Historical Resources Research Report for 7546-48 Draper Avenue (2020)
- Historical Resources Research Report for 3580 5th Avenue (2020)
- 101 Historical Resources Research Report for 3310 Lehigh Street (2020)
- Historical Resources Research Report for 1365 4th Avenue (2020)

APPENDIX E

Property Name: 101 11th Street, Del Mar, California 92014

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Nexus Historical Resources Consulting Project List 2015 - 2025

Historical Resources Research Reports, continued:

- Historical Resources Research Report for 4366 Ohio Street (2021)
- Historical Resources Research Report for 770 12th Avenue (2021)
- Historical Resources Research Report for 2951 A Street (2021)
- Historical Resources Research Report for 651 - 669 17th St (2021)
- Historical Resources Research Report for 3927 8th Avenue (2021)
- Historical Resources Research Report for 3937 8th Avenue (2021)
- Historical Resources Research Report for 2003 3rd Avenue (2021)
- Historical Resources Research Report for 2015-17 3rd Avenue (2021)
- Historical Resources Research Report for 1704-1710 Mkt & 607-623 17th (2021)
- Historical Resources Research Report for 2060 Chalcedon (2021)
- Historical Resources Research Report for 1844 El Cajon Boulevard (2021)
- Historical Resources Research Report for 4340-4342 Georgia Street (2021)
- Historical Resources Research Report for 4328-4330 Georgia Street (2021)
- Historical Resources Research Report for 2961 A Street (2022)
- Historical Resources Research Report for 7585 Clairemont Mesa Boulevard (2022)
- Historical Resources Research Report for 7655 Clairemont Mesa Boulevard (2022)
- Historical Resources Research Report for 328 Maple Street (2022)
- Historical Resources Research Report for 2652-2654 4th Avenue (2022)
- Historical Resources Research Report for 2664-2668 4th Avenue (2022)
- Historical Resources Research Report for 2935 A Street (2022)
- Historical Resources Research Report for 2441 - 2253 Logan (2022)
- Historical Resources Research Report for 3839 Herbert Street (2022)
- Historical Resources Research Report for 3843 Herbert Street (2022)
- Historical Resources Research Report for 1301 Goshen Street (2022)
- Historical Resources Research Report for 3744-46 4th Avenue (2023)
- Historical Resources Research Report for 731 Fir Street (2023)
- Historical Resources Research Report for 1844 India Street (2023)
- Historical Resources Research Report for 3115 4th Avenue (2023)
- Historical Resources Research Report for 3131 4th Avenue (2023)
- Historical Resources Research Report for 3108 5th Avenue (2023)
- Historical Resources Research Report for 401 Spruce Street (2023)
- Historical Resources Research Report for 415 Spruce Street (2023)
- Historical Resources Research Report for 431 Spruce Street (2023)
- Historical Resources Research Report for 3255 and 3299 Holiday Court (2023)
- Historical Resources Research Report for 1927 Robinson Avenue (2023)
- Historical Resources Research Report for 3738-3746 Florida Street (2023)
- Historical Resources Research Report for 1259 Lincoln Avenue (2023)
- Historical Resources Research Report for 753 Dorothy Street, Chula Vista (2023)
- Historical Resources Research Report for 2827 C Street (2023)
- Historical Resources Research Report for Rancho Bernardo Courtyard (2024)
- Historical Resources Research Report for 310 San Fernando Street (*In process 2025*)
- Historical Resources Research Report for 4341-4347 Arizona Street (*In process 2025*)
- Historical Resources Research Report for 4349-4355 Arizona Street (*In process 2025*)
- Historical Resources Research Report for 4240 Morrell Street (2024)
- Historical Resources Research Report for 7123 Country Club Drive (2024)
- Historical Resources Research Report for 4515 Texas Street (2024)
- Historical Resources Research Report for 3433 5th Avenue (*In process 2025*)
- Historical Resources Research Report for 3689 Indiana Street (*In process 2025*)

Historical Resource Research Reports, heard and denied by HRB

- Historical Resources Research Report for Arts and Crafts Rush Street Printing Building, (2015)
- Historical Resources Research Report for 3350-3352 31st Street (2016)
- Historical Resources Research Report for 2027–2045 India Street (2018)
- Historical Resources Research Report for 820 Ft. Stockton (2023)

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Nexus Historical Resources Consulting Project List 2015 - 2025

Historical Nominations

- Historical Resources Research Report for *Charles and Ethel Weiss/Edward Depew House*, HRB#1324 (2016)
- Historical Resources Research Report for 4364 Via Valle (*in process 2017*)
- Historical Resources Research Report for *A.W. Woods Spec House #1*, HRB#1367 (2017)
- Historical Resources Research Report for *A.L. and Margaret Horton Spec House*, HRB#1356, architectural style and construction consultation (2018)
- Historical Resources Research Report for *Ruth Dryer Dick/Richard George Wheeler House*, HRB#1445 (2018)
- Historical Resources Research Report for 3536 7th Avenue (*in process 2017*)
- Historical Resources Research Report for *The Cliffs*, architectural style and construction consultation (2018)
- Historical Resources Research Report for *Custer Apartments and Dr. Michael and Jane Quinn Duplex*, HRB#1291, architectural style and construction history consultation (2018)
- Historical Resources Research Report for *San Diego Women's Club* at 2257 3rd Avenue (*in process 2021*)
- Historical Resources Research Report for *Joseph E. Jessop, Sr. House*, HRB#1462 (2021)
- Historical Resources Research Report for *Ovid and Helen Thompson House, La Mesa Landmark #56* (2022)
- Historical Resources Research Report for *Lucile Hamilton/ Robert Mosher House*, HRB#1507 (2022)
- Historical Resources Research Report for *Helmhurst Cottage*, HRB#1501 (2022)
- Historical Resources Research Report for 4270 Ibis Street (*in process 2025*)
- Historical Resources Research Report for 2880 Locust Street (*in process 2025*)

Historical Resources Technical Reports:

- Historical Resources Technical Report for 585 Ballantyne Street, El Cajon
- Historical Resources Technical Report for *The Plunge Pool, Mission Beach* HRB#89, Rehabilitation per the Secretary of the Interior Standards (2016)
- Historical Resources Technical Report for 2600 Ulric Street (2017)
- Historical Resources Technical Report for 7145 Fairway Road (2017)
- Historical Resources Technical Report for Scripps Mercy Hospital (2019)
- Historical Resources Technical Report for 550 Washington Street (2019)
- Historical Resources Technical Report and Site Development Permit for *DeWitt C. Mitchell Memorial American Legion, Post 201*, HRB#525 (2020)
- Historical Resources Technical Report 236 G Street, Chula Vista (2022)
- Historical Resources Technical Report and Site Development Permit for *Russell and Rosemary Lanthorne / Homer Delawie House* HRB#1105 (2024)
- Support for Historical Resources Technical Report and Site Development Permit for The Newman Building (2024)

Historical Development Summaries and Religious Exemption

- Preliminary Review for Potential Historical Significance, Religious Exemption 3900 Cleveland Avenue (2022)
- Preliminary Review for Potential Historical Significance, Religious Exemption 3810 Bancroft Street - North Park Baptist Church (2023)
- Preliminary Review for Potential Historical Significance, Religious Exemption 201 Fir Street (2023)

Historical Consulting for Appeal of Historical Designation:

- *Frazer-Kurts Paint & Wallpaper*, HRB#656 HRB Designation OVERTURNED (2018)
- Historical Resources Research Report for 328 Grape Street, *Helen Bradish Spec House#1* HRB#1385, HRB Designation OVERTURNED (2018)
- Historical Resources Research Report for 2004 4th Avenue, *Florence Hotel Carriage House* HRB#1385, HRB Designation OVERTURNED (2018)
- Historical Resources Research Report for 550 Washington Street, *Whitson Company Medical Office Building* HRB#1403, HRB Designation OVERTURNED (2018)
- Architectural style and construction consultation for 4341 – 4351 ½ Illinois Street HRB Designation OVERTURNED (2019)
- Architectural style and construction consultation for *Gaslamp Quarter Historic District Contributor*, HRB127-097, HRB Designation OVERTURNED, (2020)
- Architectural style and construction consultation for 741-745 Orange Avenue City of Coronado Designation OVERTURNED (2023)
- Architectural style and construction consultation for 514 1st Street, City of Coronado, Historic Designation OVERTURNED (2024)
- 801 S Acacia Avenue, Nomination to National Historical Register

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Nexus Historical Resources Consulting Project List 2015 - 2025

Historical Development Summaries:

- City of San Diego Preliminary Review for Potential Historical Significance 820 F Street (2014)
- City of San Diego Preliminary Review for Potential Historical Significance, 4550 Van Dyke
- City of San Diego Preliminary Review for Potential Historical Significance, 2587-2591 University Avenue (2017)
- City of San Diego Preliminary Review for Potential Historical Significance, 6916-6925 Fulton Street (2018)
- City of San Diego Preliminary Review for Potential Historical Significance 3761 6th Avenue (2019)
- City of San Diego Preliminary Review for Potential Historical Significance 3785 6th Avenue (2019)
- City of San Diego Preliminary Review for Potential Historical Significance 3795 6th Avenue (2019)
- City of San Diego Preliminary Review for Potential Historical Significance 3364 6th Avenue (2020)
- City of San Diego Preliminary Review for Potential Historical Significance 3366 6th Avenue (2020)
- City of San Diego Preliminary Review for Potential Historical Significance 999 12th Avenue (2020)
- City of San Diego Preliminary Review for Potential Historical Significance 3715 6th Avenue (2020)
- City of San Diego Preliminary Review for Potential Historical Significance 3757 6th Avenue (2020)
- City of San Diego Preliminary Review for Potential Historical Significance 2045 Pacific HWY (2021)
- City of San Diego Preliminary Review for Potential Historical Significance 3233 Third Avenue (2021)
- City of San Diego Preliminary Review for Potential Historical Significance 2154 Columbia Street (2021)
- City of San Diego Preliminary Review for Potential Historical Significance 3958-3968 Florida Street (2021)
- City of San Diego Preliminary Review for Potential Historical Significance 4930 Convoy Street (2021)
- City of San Diego Preliminary Review for Potential Historical Significance 2629 Columbia (2022)
- City of San Diego Preliminary Review for Potential Historical Significance 1040-1042 Redwood Street (2022)
- City of San Diego Preliminary Review for Potential Historical Significance 1601-1607 University Ave (2022)
- City of San Diego Preliminary Review for Potential Historical Significance 3833 Herbert Street (2022)
- City of San Diego Preliminary Review for Potential Historical Significance 3702 4th Avenue (2023)
- City of San Diego Preliminary Review for Potential Historical Significance 3714 4th Avenue (2023)
- City of San Diego Preliminary Review for Potential Historical Significance 3720 4th Avenue (2023)
- City of San Diego Preliminary Review for Potential Historical Significance 3730 4th Avenue (2023)
- City of San Diego Preliminary Review for Potential Historical Significance 3734-40 4th Avenue (2023)
- City of San Diego Preliminary Review for Potential Historical Significance 3124-3130 University Avenue (2023)
- City of San Diego Preliminary Review for Potential Historical Significance 3124-3130 University Avenue (2023)
- City of San Diego Preliminary Review for Potential Historical Significance 3100 5th Avenue (2023)
- City of San Diego Preliminary Review for Potential Historical Significance 3143 4th Avenue (2023)
- City of San Diego Preliminary Review for Potential Historical Significance 4015 Kansas Street (2023)
- City of San Diego Preliminary Review for Potential Historical Significance 1480 Donax Avenue (2023)
- City of San Diego Preliminary Review for Potential Historical Significance 3130 5th Avenue (2023)
- City of San Diego Preliminary Review for Potential Historical Significance 3418 - 3432 Ray Street (2024)
- City of San Diego Preliminary Review for Potential Historical Significance 3443 5th Avenue (2024)
- City of San Diego Preliminary Review for Potential Historical Significance 3505 5th Avenue (2024)
- City of San Diego Preliminary Review for Potential Historical Significance 3415 5th Avenue (2024)
- City of San Diego Preliminary Review for Potential Historical Significance 3487 Noell Street (2024)
- City of San Diego Preliminary Review for Potential Historical Significance 320-344 Laurel Street (2024)
- City of San Diego Preliminary Review for Potential Historical Significance 101 W Washington Street (2024)
- City of San Diego Preliminary Review for Potential Historical Significance 4427 Park Boulevard (2024)
- City of San Diego Preliminary Review for Potential Historical Significance 171 C Ave/1203 Second Street, Coronado (2024)

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Historical Resources Consultation for Rehabilitation per the Standards:

- Casa de Manana (2018)
- The Flame (2016)
- *John D. Spreckels Building (Bank of America, Home Federal Bldg.) HRB#176* (2020)
- *Spreckels Theatre, HRB#76* (2020)
- 1310 Glorietta Street, Coronado (2020)
- *Alice and George Kiewit House, HRB#1528* (2020)
- 3607 Pershing Avenue (2020)
- 4830 Noyes Street (2021)
- 233 A Street and Federal Historic Tax Credits (2022)
- El Cordova Hotel (2022)
- 525 E. Harbor Drive San Diego Rowing Club (2023)
- USD Master Plan Update (2023)
- *The Wonder Bread Building HRB#458* (2023)
- 4341 El Cajon Blvd- Humble Heart (2023)
- 2088 Beryl Street (2024)
- 530 B Street (*in process, 2025*)
- 1248 Myrtle Street (2025)

Elizabeth Yee

From: Thomas Harrington <tomharrington44@gmail.com>
Sent: Wednesday, February 18, 2026 1:01 PM
To: Elizabeth Yee; Cynthia Morgan-Reed; Jim Sneed
Subject: DRB Meeting, 101-11th St., Del Mar, CA

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear DRB Members:

It has been 5 years and 3 House designs since purchasing the Sturgis Property. Little did we know that our location adjacent to the RR tracks would attract so much criticism of what we wanted to build. Our design is below the height limit and within all the setbacks we know of and is the creation of one of Del Mar's best architects. I think we have the right to build a house. The ADU's we have built show excellent construction. It is my wife and my sincere request that your committee will approve this design.

Thank you, and very truly yours,

Thomas E. Harrington

Elizabeth Yee

From: scott linton <scottalinton@gmail.com>
Sent: Wednesday, February 18, 2026 1:45 PM
To: Elizabeth Yee
Subject: 101-11th Street, Del Mar, CA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Elizabeth,

I have known Tom Harrington for a number of years and think he is a valuable member of the community. I have also walked the site of the above referenced property and think that his improvements will add value to Del Mar. I am in favor of the above project and encourage you to approve it next week.

Sincerely,

--

Scott A. Linton
1310 Stratford Court

Elizabeth Yee

From: Milton Shorr <maspda@gmail.com>
Sent: Wednesday, February 18, 2026 1:58 PM
To: Elizabeth Yee; cynthia@morganreedlaw.com; jsneed@bokalandsneed.com
Subject: Former Sturgis Property 101-11th Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear DRB Members,

I am writing to express my strong support for the proposed rebuild and redesign of the former Sturgis property at 101 11th Street by Tom Harrington.

Having recently visited the site, I found the location to be magnificent and the proposed dwellings to be well-constructed. As a resident who moved to Del Mar eight years ago, I am familiar with our local housing and ADU approval processes and deeply value the aesthetic character of our town.

I believe this project will be a significant asset to the community and a desirable housing option for residents like myself. With full respect for the town's processes, I sincerely request your approval of Mr. Harrington's construction.

Thank you for your time and consideration.

Best regards,

Milton A. Shorr
1354 Stratford Court
Del Mar, CA 92014
maspda@gmail.com
516-330-3002

Elizabeth Yee

From: Pam Linton <pamlinton@sbcglobal.net>
Sent: Wednesday, February 18, 2026 2:33 PM
To: Elizabeth Yee
Subject: 101-11th Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Elizabeth,

I am writing in support of the Harringtons in their challenge to build in Del Mar on their property at 101 11th Street .

Their design plans are all within the parameters of the DRB rules for the city. 5 years is a ridiculous amount of time, and money spent by the Harringtons, to get this approval.

The property, with it's designs and quality construction will enhance the community.

Pam Linton
1310 Stratford Ct.
Del Mar

RESOLUTION NO. DRB-2026-xx

A RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF DEL MAR APPROVING A REQUEST FOR DESIGN REVIEW (DRB24-011), LAND CONSERVATION (LC24-008), AND COASTAL DEVELOPMENT (CDP24-028) PERMITS TO DEMOLISH AN EXISTING TWO STORY SINGLE FAMILY RESIDENCE AND TO CONSTRUCT A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE OVER BASEMENT, AND A POOL, AND PERFORM GRADING AND SITE IMPROVEMENTS ON A PROPERTY LOCATED IN THE R2 ZONE AT 101 11th STREET, DEL MAR, CALIFORNIA

APN: 300-094-01-00

WHEREAS, Thomas Harrington, representative of Del Mar 107 LLC (herein referred to as “Applicant”), filed applications for Design Review (DRB24-011), Land Conservation (LC24-008), and Coastal Development (CDP24-028) Permits (collectively referred to as “PROJECT”) to construct a new two-story, single-family residence on a property in the R2 Zone, located at 101 11th Street, Del Mar, California; and

WHEREAS, the Project constitutes a request as provided by Title 23 of the Del Mar Municipal Code (DMMC); and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and the City’s adopted CEQA Supplemental Regulations, the Project has been found to be Categorically Exempt pursuant to Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Existing Structures) in that the Project proposes the construction of one new single-family dwelling (unit), and further; that none of the six exceptions to the use of a Categorical Exemption are applicable (Guidelines Section 15300.2); and

WHEREAS, the Project would replace an existing single-unit dwelling with a new single-unit dwelling in the “High Density Residential (R2) Zone. Therefore, approval of the requested discretionary development applications would have no impact on the City of Del Mar’s housing supply or housing affordability; and

WHEREAS, on May 28, 2025 and February 25, 2026, the Design Review Board of the City of Del Mar held public hearings on applications DRB24-011, LC24-008, and CDP24-028 which were duly noticed, and at which time all persons desiring to be heard were heard; and

WHEREAS, evidence was submitted and considered to include without limitation:

- a. Plans submitted by the applicant.
- b. Written information submitted with the application.
- c. Staff Report, dated May 28, 2025 and February 25, 2026, which is incorporated by this reference as though fully set forth herein; and
- d. Additional information submitted during the hearing (if any); and

WHEREAS, Section 23.08.070 of the Design Review Ordinance (also herein referred to as “DRO”) states:

23.08.070 Design Regulations. An application shall be approved unless the Design Review Board makes findings of fact based upon the information presented during the hearing that support one or more of the Regulatory Conclusions contained in this Chapter; and

WHEREAS, Section 23.33.040 of the Land Conservation Permit Ordinance provides that an application for a Land Conservation Permit shall be approved unless the Design Review Board makes one or more of the findings set forth in the Ordinance: and

WHEREAS, the Coastal Development Permit ordinance provides that a determination granting a Coastal Development Permit shall be supported by the findings set forth in DMMC Section 30.75.140; and

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the City of Del Mar as follows:

Section 1: Design Review Permit

Based upon the project revisions and substantial evidence presented at public hearings on May 28, 2025 and February 25, 2026, including written and oral staff reports, public written testimony, Applicant's and Applicant's representative's written and oral testimony amending the Application, and in accordance with Del Mar Municipal Code (DMMC) Section 23.08.070, the Design Review Board of the City of Del Mar finds that the Project, as conditioned, will not be detrimental to the Community based on the Regulatory Conclusions Sections of DMMC Chapter 23.08 (Design Review).

Section 2: Coastal Development Permit

Based upon the substantial evidence presented at the public hearing on May 28, 2025 and February 25, 2026, including written and oral staff reports public written and oral testimony, Applicant's and Applicant's representative's written and oral testimony, and in accordance with DMMC Section 30.75.140, the City Council of the City of Del Mar finds:

1. The use for which the Coastal Development Permit is requested, the construction of a single-family residence, is permitted as an allowed use within the R1-10 Zone in which the property is located; and
2. The Project, as conditioned, meets the criteria of the applicable chapters of the Del Mar Zoning Code, specifically Chapter 30.20 (R1-10 Zone) and Chapter 30.80 (Parking); and
3. The Coastal Development Permit, as conditioned, will be in conformity with the certified City of Del Mar Local Coastal Program. Specifically, the Project, as conditioned, will meet the underlying zoning and parking regulations, as specified in the LCP; and

4. As conditioned, the Project is consistent with and implements the applicable requirements for provision of public access contained in the Del Mar Zoning Code and in the public access and public recreation policies of Chapter 3 of the California Coastal Act. The Project is located between the first coastal roadway and the sea, therefore, the public's interest in gaining access to the shoreline would be adversely affected by the Project without the requirement of a public access easement as conditioned; and

5. Opportunities for public access to coastal bluffs would be individually and cumulatively burdened by the proposed development absent the provision of and condition for a vertical public access easement to ensure the continued and historic public use of Penny Lane to gain access to the existing lateral bluff top public access adjacent to the project site.

6. Based on the applicable standards contained in DMMC and LCP Implementing Ordinance Chapter 30.61 (Public Access) and based on the public access provisions of the California Coastal Act, conditions requiring vertical access easements and are necessary in order to distribute coastal access opportunities throughout the City and to preserve historically used informal public access pathways.

7. The City of Del Mar has a legitimate governmental interest in ensuring that physical public access is provided to coastal recreation areas as required by the provisions of DMMC and LCP Implementing Ordinance Chapter 30.61, as well as the public access and public recreation policies of Chapter 3 of the California Coastal Act.

8. The requirement to provide public access alleviates the burdens and impacts on public access, which would otherwise be created, were the development to be approved and implemented without the public access requirement, by continuing and preserving a historically used public informal public access pathway.

9. The Project, as conditioned, is consistent with and implements the provisions of public view protection policies of the City of Del Mar Local Coastal Program, including those of the LCP Land Use Plan. Due to its location and design, the Project would not adversely affect any public views.

10. The Project does not involve the construction or placement of a shoreline device nor is the Project located on a site with identified wetland resources.

Section 3: Land Conservation Permit

Based upon the substantial evidence presented at the public hearing on May 28, 2025 including written and oral staff reports, public written and oral testimony, Applicant and Applicant's representative's written and oral testimony, and in accordance with DMMC Section 23.33.020, the Design Review Board of the City of Del Mar finds that the revised Project will not be detrimental to the Community based on its conformance with DMMC Chapter 23.33 (Land Conservation).

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Design Review Board of the City of Del Mar that application DRB24-011, LC24-008, and CDP24-028 are hereby approved subject to the conditions listed on the following pages;

[Note: The conditions listed below may have gaps in numbering or lettering. These gaps are intentional.]

G-1 *[Business License]*

Prior to commencement of any work on site, all contractors and subcontractors shall obtain a valid City of Del Mar Business License. The general contractor shall be responsible for ensuring that all subcontractors obtain the required Business License and shall retain copies of said permits on site for verification by City staff.

G-2 *[Utility Undergrounding Threshold]*

If the total cost of new construction exceeds \$7,500 (as determined by the Building Department), all new utility service connections shall be placed underground consistent with the provisions of Section 30.86.210 of the Del Mar Municipal Code.

G-3 *[Development Authorization Limited to Plan-Set]*

This permit is granted based on submitted plans dated December 3, 2025, by the Planning and Community Development Department and so identified by the staff of the Del Mar Planning and Community Development Department. Revisions to these plans and/or any proposals for modification shall require review and prior authorization from the appropriate entities of the City of Del Mar.

G-4 *[Encroachment Permit for Work in the Public Right-of-Way]*

Any work proposed or required within a City of Del Mar public right-of-way or access easement, or required within a public right-of-way or access easements pursuant to the conditions of approval of this Permit, shall be subject to the prior receipt of a City of Del Mar Encroachment Permit. Applications for Encroachment Permits shall include plans depicting all proposed private and public improvements including, but not limited to, improvements involving drainage, grading and/or public utilities. The required Encroachment Permit shall be subject to review and approval by the City of Del Mar in accordance with the procedures set forth in the DMMC and may include requirements for inspections and/or submittal of a security deposit(s). Please note that Design Review Board or Planning Commission approval of plans indicating right-of-way improvements does not constitute approval of the separately required Encroachment Permit.

G-5 *[Requirement for Building Permits]*

Prior to commencement of work, the Applicant or agent shall obtain all required Building Permits.

G-6 *[Construction and Demolition Waste Recycling Requirement]*

Owners and builders generating any construction and demolition debris on a project must comply with the minimum requirements regarding recycling or reuse for salvage set forth in the 2016 California Green Building Standards Code, Title 24, Part 11. This includes, but is not limited to, the submittal of a Construction Waste Management Plan and a minimum diversion of 65 percent

of non-hazardous construction and demolition waste. Signage shall be posted on-site with information identifying materials to be diverted.

G-7 [Code Compliance]

Approval of this application shall not waive the requirement for compliance with the provisions of the Del Mar Municipal Code or other applicable City regulations in effect at the time of Building Permit issuance, unless specifically waived in this permit authorization.

G-8 [Height Certification Prior to Framing Sign-Off]

A framing inspection by the Planning Community Development Department shall be required prior to the Building Department framing inspection for the Project. At that time, the Applicant shall provide a statement from a Licensed Surveyor certifying that the building height is in conformance with the approved plans for the Project. The survey required herein shall be prepared using City of Del Mar approved vertical benchmarks for building height certification and reported to 0.01 of a foot.

G-9 [Story Pole Removal]

Story poles shall be removed from the property within 10 calendar days following the date of the City's final action on the Project.

G-10 [Plan for Construction-Phase Impacts]

Prior to issuance of Building Permits or commencement of Project implementation (whichever comes first), the Applicant shall provide a plan for construction-phase parking and equipment/materials storage for the Project. The plan must include the following:

- a. Identification of an on-site material storage location;
- b. Identification of an on-site equipment storage location;
- c. Identification of at least two on-site parking space which will remain available throughout the duration of the Project;
- d. Location of any temporary sanitary facilities;
- e. A note stating that "If on-street parking is utilized, a minimum street access clearance of 20ft. will be maintained";
- f. Map displaying any/all haul routes; and
- g. Contact information (phone number and Email) for the on-site supervisor(s);
 1. This information must also be posted on-site in a location which is readily visible from the public right-of-way for the duration of the Project.

The plan required herein shall be subject to the review and written approval of the Planning and Community Development Director, working in consultation with Parking Enforcement and Public Works Departments. Haul routes and work and/or storage of material or equipment within a City right-of-way will require the receipt of an Encroachment Permit. The requirements mentioned above may be modified by the Planning and Community Development Director upon a determination that sufficient alternatives have been proposed which achieve a similar level of compliance.

G-10A In addition to the submittal of a Construction Phase Impact Plan, the Applicant must place a Construction Parking Placard in all vehicles associated with the Project which will be parked off-site. The placard must remain in plain view on the dashboard of the vehicle throughout the duration of the Project. A Construction Parking Placard can be obtained from the City of Del Mar Planning Department.

G-11 [*Receipt of Demolition Permit*]

Prior to the complete removal of any structures on the Project site, the Applicant shall apply and gain approval for a Demolition Permit, as required pursuant to the DMMC.

G-12 [*Permit Expiration*]

This permit shall expire three years from the date of approval, on February 25, 2029 unless a Building Permit has been issued (if required by the DMMC) and substantial construction has been accomplished in reliance upon the permit. Pursuant to the DMMC, substantial construction is defined as: completion of a minimum of 10 percent of the total amount of construction authorized by the permit, based on the monetary value of construction costs including grading, site preparation and construction but specifically excluding all costs associated with the acquisition of interest in the Project site and all costs associated with the preparation and processing of permits or plans.

G-13 [*Pre-Construction Meeting*]

Prior to any demolition, construction, and/or land disturbances occurring on-site, a pre-construction meeting shall be held. As deemed appropriate by the City, attendees to this meeting shall include representatives from the City of Del Mar's Planning and Community Development Department, City Engineer, City Clean Water Manager, the Project Contractor/Superintendent, the Project Architect, the Project Engineer, the property owner and any others essential for the proper implementation and completion of this Project. At a minimum, the following issues shall be reviewed at this meeting:

- City of Del Mar inspection requirements.
- Process for requests for plan modification and determinations of substantial conformance.
- Discretionary permit conditions and requirements.
- Construction hour limitations and noise standards.
- Construction access and parking including equipment/materials storage and maintenance.
- Work within public rights-of-way and/or easements.
- Stormwater Best Management Practices (BMPs).
- Tree-preservation requirements.
- Demolition Permit requirements.
- Signage requirements/limitations.
- Neighborhood impact issues.
- Key contact information.
- Business license requirements.
- Any other pertinent construction related activities and or information.

G-14 [*Statement of Accuracy/Agreement Regarding Third-Party Lawsuits*]

Prior to the issuance of Building Permits or Project commencement, whichever comes first, the Applicant shall submit a statement regarding the accuracy of submitted plans/materials and agreeing to hold the City of Del Mar harmless from third-party lawsuits filed challenging the City's approval of this permit. The agreement shall also include a commitment to defend the City of Del Mar from any third-party lawsuits filed challenging the City's approval of this permit. The form and content of the statement and agreement required herein shall be subject to the review and approval of the Planning and Community Development Director.

G-15 [Compliance with City Noise Regulations]

The Applicant and all parties involved with implementation of the Project shall comply with the regulations of the DMMC with regard to construction noise. The regulations stipulate that all construction activities are limited to the following periods: between 7:00 AM and 7:00 PM, Monday through Friday and between 9:00 AM and 7:00 PM on Saturdays. Construction activities are prohibited during other hours and on Sundays and City Holidays. The City's Noise Ordinance, DMMC Chapter 9.20, includes the dates of City Holidays, and can be viewed on the City's web page (www.delmar.ca.us).

G-16 [Dig Alert]

Prior to excavation or trenching, the Applicant shall call Underground Service Alert of Southern California (Dig Alert 800-227-2600) for a mark-out of service utilities.

G-17 [Rules for Construction-Related Signage]

All construction-related signage posted at the Project site shall comply with DMMC Chapter 30.84 (Signs). The pertinent sections of the Sign Chapter allow installation of a total 5.5 square feet of temporary signage on a residential property (that is cumulative of all signs posted). Such signs may be posted for a maximum of sixty (60) days in a calendar year.

The restrictions noted above do not apply to the Development Pending, Construction Noise Notice and Building Permit signs required by the City as part of the Project review process.

All construction related signage, including City required signs, shall be removed prior to final approval of the Project.

ENGINEERING CONDITIONS:

Engineering Conditions:

E-1 [Separate Permits for Off-site Work]

All improvements to off-site facilities, including the provision of access road and/or utility lines as proposed or required pursuant to the conditions of this Permit, shall be subject to the receipt of separate City permits, as applicable.

E-2 [Drainage Plan]

Prior to issuance of Building Permits, the applicant shall provide a detailed Drainage Plan for the project prepared by a Registered Civil Engineer or Licensed Architect. The Plan shall be prepared in accordance with the latest edition of the City's "Applicant's Guide to Procedures for a Grading Permit" and shall be subject to the review and approval of the Planning and Community Development Department Director in consultation with the City Engineer. The Plan

required herein shall be prepared to minimize the amount of impervious surface area of the development and to maximize the on-site dissipation of storm water run-off. The Plan shall be in compliance with applicable National Pollutant Discharge Elimination System (NPDES) stormwater requirements and shall incorporate the use of “Best Management Practices” (BMPs) to control runoff or discharge onto the City rights-of-way and to avoid run-off onto adjacent private properties.

In addition to the considerations listed above, the Plan shall also address/incorporate the following:

E-2A A topographical map indicating property lines, topographic features and existing and/or proposed structures prepared by a Registered Civil Engineer or a Licensed Land Surveyor. Said map shall include two-foot contour lines and/or sufficient spot elevations to clearly represent existing and proposed topographical features, and existing and proposed drainage patterns. Said map shall also show entire property boundary including any assumed found monuments, and bearings and distances based on record information. Survey shall extend minimum 25 feet beyond limits of property line and adjoining right-of-way;

E-2B The location of all existing or proposed easements within the property boundary;

E-2C The location of all roof down-spouts and any proposed collection system, with information regarding pipe alignments, invert elevations, slopes, sizes, and the discharge location of said collection system;

E-2D The manner in which the proposed pool and spa feature will be drained. The Plan shall also include the following note to which the applicant and subsequent property owners shall comply: “The pool/spa/water feature shall be dechlorinated, free of debris or litter, and the type and content of chemical additives must be verified to determine any residual pollutants that may have a detrimental impact on sewer system. The Plan shall specify that spa/water feature drainage will be collected and conveyed into sanitary sewer systems unless otherwise required or authorized by the Planning and Community Development Director. Provide a sewer lateral within ten feet of the proposed swimming pool to drain pool for periodic maintenance;

E-2E Depict the location of site utilities and location of proposed swimming pool and patio deck;

E-2F Depict location of pool pump and filtering equipment on plan set. Location per Planning Department conditions;

E-2G The manner in which landscaped areas will be drained. The Plans shall ensure that no area drains will be installed within landscape areas which are subjected to irrigation run-off;

E-2H The methods for providing temporary erosion control during the construction phase of the project, complete with the inclusion of standard grading and erosion control notes on the plans;

E-2I The manner in which drainage from retaining wall sub-drains and basement sump pumps will be collected and conveyed. The Plan shall specify that such drainage shall not be discharged onto City streets and that drainage from sub-drains and sump pumps shall discharge on the project site to allow percolation back into the soil;

E-2J The manner in which drainage shall be controlled to eliminate the discharge of nuisance water and to ensure that existing or proposed private pipe outlets will not convey or discharge nuisance water onto adjacent properties or into the public right-of-way (i.e., from irrigation, pool/spa/water feature splash run-off, planter area drains, French drains, etc.);

E-2K Interception of run-off from the proposed driveway to preclude direct flow to the adjacent streets right-of-way. This may be accomplished by incorporation of pervious driving surfaces, diversion to landscaped areas using swales or grates, etc. The project engineer's evaluation shall include, but not be limited to, consideration of the potential effect of proposed construction on site groundwater and moisture conditions. Provide spot grades and/or contours to substantiate design;

E-2L The inclusion and maintenance of a 5-foot wide buffer zone to be maintained along the edge of pavement along the street frontage. No obstructions (i.e., walls, trees, benches, etc.) shall be permitted within this area;

E-2M The following note shall be added to the plans if shoring is required: "Unless a shorter duration is recommended by the geotechnical engineer, the proposed temporary shoring shall remain for no longer than 60 calendar days. At the conclusion of the originally allotted time, 30-day extensions may be obtained if acceptable to the City Engineer, Director of Public Works and the project geotechnical consultant. At the conclusion of the permitted time period, the temporary shoring shall be replaced with an approved permanent structure in accordance with the structural and geotechnical engineer's recommendation.";

E-2N Depict the existing sewer and water mains and laterals serving the residence;

E-2O All Retaining walls, if any, along property lines shall be depicted in plan and profile. The limits of retaining wall footings shall be depicted in the plan view;

E-2P Include storm drain run-off "Best Management Practices" that minimize the volumes of urban run-off discharge to City rights-of-way, as acceptable to the City Engineer. Indicate how the proposed bio-infiltration/retention area or bio-swale will discharge off-site without causing erosion. Depict the location of erosion control devices to be implemented in the event of rainfall;

E-2Q Ensure that the development will minimize the amount of impervious surface area and maximize the on-site dissipation of storm water run-off;

E-2R Provide elevations and slope call-outs to clarify how water will drain around the proposed patio hardscape, with assurances the runoff will not be conveyed over sensitive topographic features;

E-2S Include landscaping plans with characteristics that maximize infiltration, provide retention, reduce irrigation and storm water run-off, use efficient irrigation, and minimize the use of fertilizers, herbicides and pesticides;

E-2T Include a Hydrology/Hydraulic Report prepared by a Registered Engineer that addresses how storm water will be adequately collected and conveyed on and across the subject property. The report shall also address the tributary area for run-off directed to and across the subject property. The report shall Address”

- a) The tributary area for run-off directed to and across the subject property.
- b) Calculations and details demonstrating that if proposed inlets/outlets, etc. are plugged or overloaded, the site is capable of conveying storm flows in a manner that is not detrimental (including flooding and erosion) to surrounding properties.
- c) Shall address both existing and proposed conditions.
- d) Shall provide calculations for the 2-year and 100-year events for pre and post conditions.

E-2U Incorporate all recommendations pursuant to the Hydrology/Hydraulic Report prepared for the project. This includes the detailing in the plan set of any bio retention/infiltration or vegetated swales which are proposed. Mitigate for any increase in runoff generated by this development;

E-2W If the project involves demolition of an existing structure or surface improvements, the grading and erosion control plans shall be approved by the City Engineer prior to the issuance of a demolition permit. No demolition shall be permitted without an approved erosion control plan; and

E-2X Following construction completion, the project designer shall inspect as-built improvements. Significant discrepancies, if any, between the approved plans and as-built conditions shall be brought to the attention of the Planning and Community Development Department and City Engineer. An as-built plan prepared by the project designer will be required. Prior to final sign-off by the City Engineer, the project designer shall sign the as-built plan indicating that the project was completed in accordance with said plan.

E-3 *[Engineering Fee]*

Prior to issuance of Building Permits, the applicant shall provide fees as delineated in the City’s Engineering Review Fee Schedule as funds necessary for Engineering Department review of the proposed site improvements. If additional review beyond the scope outlined in the Engineering Review Fee Schedule becomes necessary, a supplemental deposit(s) will be required.

E-4 *[Installation of Public Improvements- Covenant therefore]*

E-4A The applicant shall perform street repairs on a portion of 11th Street adjacent to the property. Said Street shall have dig-out performed on any distressed pavement and shall receive a 1-1/2" grind and overlay full width adjacent to property which shall include all transitions, drainage facilities, and other improvements as deemed necessary by the City Engineer. Said improvements shall be subject to inspection and approval by the City Engineer. A separate cost estimate is required for the work within the public right-of-way. Additional review fees will be required based on the City's standard fee schedule for public improvements; and

E-4B The applicant shall construct 8" curb and gutter (Type "H") along the property frontage, in line with the existing curb and gutter east of the site. A San Diego Regional Standard G-14 driveway (12-feet wide min.) shall be constructed at the location depicted in the site plan. Said driveway shall have a trench drain to intercept any runoff generated from the driveway or shall be sloped so runoff flows into landscape area.

E-5 *[Private Drains]*

E-5A Unless specifically authorized in permit plans, drains in landscape areas discharging to public rights-of-way shall not be allowed. Drains discharging into public rights-of-way may be authorized, subject to review by the City Engineer and only if warranted by unique site conditions. In such cases, design elements shall be incorporated into the plans which reduce the potential for stormwater pollution and nuisance drainage to the maximum extent practicable. The project engineer's evaluation shall include, but not be limited to, consideration of the potential effect of proposed construction on site groundwater and moisture conditions. All hardscape drains, roof drains, wall drains and other private drains shall be shown in detail on improvement plans.

E-5B Site drainage shall be designed such that, in the event of plugged or overloaded inlets/outlets, storm flows will be conveyed in a manner that is not detrimental to the site or other properties; and

E-5C Deck drains, when used, shall be no more than 25 feet apart, and no single drain shall serve more than 250 square feet of area. There shall be no direct connection between the pool deck drains and the sewer or plumbing drainage systems. They shall not drain to the pool gutter or recirculation systems.

E-6 *[Geotechnical Report Requirement]*

Prior to issuance of Building Permits, the applicant shall provide a Geotechnical Report for the project. The Report shall be prepared, signed and sealed by a Certified Engineering Geologist and a Geotechnical Engineer or Registered Civil Engineer. This Report shall be subject to review and approval by the City Engineer, City Building Department, and if deemed necessary, a third-party with expertise in geotechnical issues. The report required herein shall:

E-6A Include all standard information as required by the City's Grading Ordinance;

E-6B Evaluate existing site constraints;

E-6C Evaluate potential effect of proposed construction on nearby slopes, sensitive topographic features and neighboring properties;

E-6D Include a geotechnical evaluation of the long term stability of adjacent slopes;

E-6E Provide any mitigation measures as necessary;

E-6F Include the preparation of field tests to be performed at the site during construction, so as to ensure that field conditions are suitable for the approved construction. The results of such tests may necessitate revisions to the project with such revisions subject to review by the appropriate City entities;

E-6G If retaining walls are required, give recommendations for back-cuts for the construction of retaining walls. These recommendations shall include a time limit that the back-cuts can remain in place without either creating a stable backfill, or completing construction of the approved retaining walls. If the recommended time deadlines are not met, the applicant, by signing these conditions, grants the City permission to work on their private property to secure the back-cuts, and use the cash security to perform the work;

E-6H If temporary shoring is required, the geotechnical consultant shall provide necessary geotechnical parameters and recommendations, including maximum cuts and time limits;

E-6I Address the feasibility of long term infiltration of stormwater runoff onsite, and if subdrains will be required for any proposed infiltration BMPs;

E-6J Address the presence of groundwater and the need to provide subdrains for groundwater extraction. If extracted groundwater is discharged to surface waters, the project must comply with State RWQCB Order No. R9-2008-0002; and

E-6K Provide recommendations for any special construction methods adjacent to bluff.

E-7 *[Authorization for Off-site Work]*

E-7A Prior to the issuance of Building Permits, the applicant shall obtain letters of permission from affected property owners if construction or construction access is required across property lines; and

E-7B The following note shall be included on the plans for the Permit: “No grading shall occur outside the limits of the approved grading plan unless prior written authorization is obtained from the City and the owners of any other affected properties.”

E-8 *[Soil Stabilization]*

The applicant shall utilize sediment controls only as a supplement to erosion prevention for keeping sediment on-site during construction – NEVER as a single or primary method.

E-8A The applicant shall clear and grade only the areas on the project site that are necessary for construction. These areas shall be clearly denoted on the plans;

E-8B The applicant shall minimize exposure time of disturbed soil areas;

E-8C The applicant shall submit a schedule to the City for review and approval, with proposed dates, demonstrating the minimization of grading during the wet season and coinciding the grading with dry weather periods, permanent revegetation and landscaping as early as feasible, temporary stabilization and reseeded of disturbed soil areas as early as feasible;

E-8D The applicant shall stabilize all slopes per City approved method; and

E-8E The contractor is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the City approved Water Quality Management Plan (WQMP) for the project. This includes but is not limited to, filter material replacement and sediment removal, as required to assure peak performance of all BMPs.

E-9 *[Required Backflow Prevention Valve]*

If the project authorized by this permit will involve installation or retention of any plumbing drainage fixtures at a level below that of the **PUBLIC** sewer main serving the project site, the applicant shall install a private backflow prevention device on their private lateral per the requirements shown below.

The plans shall be submitted prior to the issuance of Building Permits and shall be according to the Uniform Plumbing Code and subject to the review and written approval of the Planning and Community Development Director and City Engineer. Once installed, the private backflow prevention device(s) shall be subject to inspection by the City Engineer prior to final sign off for the project.

E-10 *[Access to Water Meters]*

Access to proposed or existing water meters located on or immediately adjacent to the property shall remain open and unobstructed at all times. Prior to the issuance of Building Permits, the applicant shall demonstrate that no structure or vegetation is proposed so as to restrict access to the water meter. In the event access is blocked by project implementation, the applicant shall be responsible for the removal any obstruction at his/her expense or shall pay for the cost of relocating the water meter to allocation acceptable to the Public Works Department.

E11 *[Updated Title Report]*

Prior to the issuance of Building Permits, the applicant shall prepare an updated title report for the property.

E-12 *[Compliance with City of Del Mar JURMP]*

This project shall conform to the construction component in the latest edition of the City's Jurisdictional Urban Runoff Management Program (JURMP).

E-13 *[Sewer Service]*

The sewer connection to the public main must be a gravity connection. If a pump is required in order to service the residence, it must transition to gravity flow prior to connection to the public system. A sewer backflow prevention device will also be required if a pump is proposed. The existing Sewer lateral shall be videoed and certified clear of obstructions or damage by a licensed plumber. Should the lateral be damaged, a new lateral shall be installed to service the residence.

E-14 *[Backflow Prevention]*

A reduced pressure backflow prevention device is required for the water system that services the pool and spa. The system must be designed to the satisfaction of the City Engineer, Public Works, and Building Department.

E-15 *[Driveway Slope]*

The Grading Plan must include a profile of the proposed driveway. The longitudinal slope must not exceed 8% within 10' of the street. The slope must not exceed 6% within 25' of the garage door. Between these two areas, the slope must not exceed 25%.

E-16 *[Peak Runoff Mitigation]*

The proposed improvements shall result in a net decrease in impervious area. If this is considered infeasible, the applicant must submit a Hydrology and Hydraulics report. The report must demonstrate that the project mitigates the increase in peak runoff through the use of acceptable LID features.

E-17 *[Utility Service]*

If any new or modified connections to the water or sewer mains in the public right-of-way are proposed, additional plan sets, and review fees may be required.

E-18 *[Stormwater Management Plan]*

The applicant must submit an updated SWMP for Standard Projects. A BMP Site Plan must be included and attached to the SWMP.

E-19 *[Existing Easements]*

Prior to issuance of Building Permits the applicant must provide a letter from any easement holder authorizing the proposed improvements within the existing easement.

E-20 *[Revisions to plans]*

Any proposed change to the approved layout/use/activity on the site or any increase in the developed area of the site or any expansion or modification to the approved development, including changes to structures building locations, elevations, parking allocation, or landscaping shall require that a construction change be submitted to City for review and approval.

E-21 *[Survey Monuments]*

E-21A The perpetuation of survey monuments is required and intended to protect both public and private property rights in accordance with federal and state law. Monument perpetuation shall be performed with every Drainage/Grading Plan and Street Improvement Plan. A land surveyor shall, upon completion of Drainage/Grading Plan, or new improvements, reset any monuments that have been destroyed due to the construction of the project and must file a post-construction Corner Record or Record of Survey with the County Surveyor; and

E-21B A hold will be placed on the final inspection for all right of way permits and other types of permits that affect survey monuments. When Engineering Department receive confirmation of the filing of the post-construction Corner Record, Record of Survey or Parcel/Final Map from the land surveyor, the hold will be released, and final inspection can be performed.

E-22 *[Sewer Easement]*

Prior to the issuance of Building Permits, the applicant shall dedicate to the City of Del Mar a sewer easement for the existing sewer main that traverses the property along the western boundary. The sewer easement shall be 15-foot wide, center over the sewer main. The applicant shall submit a metes and bounds easement area description, as Exhibit "A", an easement location plat as Exhibit "B" and traverse calculations. No permanent structures other than existing wood decks may be permitted to encroach within the sewer easement. The sewer easement dedication will require approval and acceptance by the City Council.

E-23 *[Alley Access]*

Access from Penny Lane shall not be allowed where the property boundary abuts the adjoining property from 100 10th Street.

E-24 *[Archaeological]*

The permittee shall cease work on-site if any archaeological resources are revealed. The City shall be notified immediately. A qualified archaeologist, retained by the permittee, will evaluate the situation, and make recommendations to the City concerning the continuation of the work.

FIRE CONDITIONS:

F-1 *[Class A Roof]*

All structures shall be provided with a Class "A" Roof covering to the satisfaction of the California Building and Fire Code. NO wood shake shingles are allowed.

F-2 *[Access Road Minimum Dimensions]*

Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. *Exception:* Single-Family residential driveways; serving no more than four single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds.

F-9 [Construction Materials]

Prior to delivery of combustible building construction materials to the project site all of the following conditions shall be completed to the satisfaction of the Fire Department:

1. All wet and dry utilities shall be installed and approved by the appropriate inspecting department or agency;
2. As a minimum the first lift of asphalt paving shall be in place to provide a permanent all weather surface for emergency vehicles; and
3. All fire hydrants shall be installed, in service and accepted by the Fire Department and applicable water district.

F-10 [Address Numbers]

STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a 3/8" stroke for residential buildings, 8" high with a 1/2" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. *Additional numbers shall be required in following locations;* where deemed necessary by Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers. *ALSO;* where structures are located off a roadway on long easements/driveways, a monument marker shall be placed at the entrance where the easement/driveway intersects the main roadway. Permanent address numbers with height conforming to Fire Department standards shall be affixed to this marker.

F-12 [Automatic Fire Sprinkler System-Commercial, Multi-Family And Residential Structures And Garages; Fire Department Connections For Multi-Family And Commercial Sprinkler Systems And Related Control Valves]

All structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the California Fire Code and Del Mar Municipal Code 10.04. Plans for the automatic fire sprinkler system shall be submitted prior to start of construction and approved by the City designated fire plans examiner prior to any on site building construction inspection (other than slab, grading inspection) by a building official.

Fire Department Connections (FDC) for fire sprinkler and standpipe systems shall meet the following requirements: shall be mounted at the following height(s); 36 to 42 inches above finished grade, to the top of connection.

- If FDC is installed separate from the Backflow/Double Detector Check, it shall be located a minimum of 5 feet from the Backflow/DDC valve.
- When an FDC is attached to Backflow/DDC, the FDC mounting height shall still be 36 to 42 inches max above finished grade
- If the Backflow/DDC is installed without an FDC, both OS&Y valve handles shall be mounted 36 to 42 inches above finished grade.
- Bushes, trees and similar foliage shall not be located within a radius of 5 feet of an FDC or Backflow/DDC valve assembly. Ground cover landscape is acceptable."

F-13 *[Smoke and CO Detection]*

Hard-wired Smoke detectors shall be installed in new construction when valuation of project exceeds \$1000.00, as required by California Building or Fire Codes.

F-14 *[Occupancy and Area Separations]*

Shall be provided in accordance with current Building and Fire Codes.

F-15 *[Fire Hydrant Maintenance]*

All new and existing fire hydrants on any property shall have a minimum three foot clearance from the hydrant. Hydrants shall not be visually or physically impaired by walls, fences, gates, trees or vegetation.

F-17 *[Basement]*

All basements shall be designed and equipped with emergency exit systems consisting of operable windows and lightwells. All lightwells if serving as one or more exits from a basement shall be equipped with fixed metal ladders as part of the exit. Lightwells that intrude into sideyard or backyard setbacks of five feet or less shall require a hinged grating covering the lightwell opening. The grating shall be capable of supporting a weight of 250 pound person; yet able to be opened by someone of minimal strength with no special knowledge, effort or key or tool. Any modification of previously approved plans related to this condition (F-17) shall be subject to re-submittal and review by appropriate City of Del Mar staff (Fire, Planning and Building).

F-18 *[Obstruction of Roadways During Construction]*

All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and California Vehicle Code.

F-21 *[Solar Photovoltaic Installations - Solar Panels]*

Solar Photovoltaic Systems shall be installed per California State Fire Marshal installation guidelines. City of Del Mar designated Fire Plans Examiner will conduct plan reviews and inspections for all Solar Photovoltaic Systems on commercial buildings.

WATER CONSERVATION CONDITIONS

WC-01 *[Compliance with City and State Water Conservation Policies and Regulations]*

Prior to issuance of building permits, the applicant shall provide a Landscape Documentation Package (LDP) for the project prepared by a landscape architect or landscape contractor licensed by the State of California. The LDP required herein shall include anticipated water use calculations for the project's landscape and irrigation components. The LDP shall be accompanied by a certification from the preparer that the LDP is in compliance with the City's adopted water conservation policies in effect at the time of LDP preparation, including Del Mar Municipal Code Chapter 23.60 (Water Efficient Landscape Ordinance) and any guidelines adopted by the City for such ordinance. The preparer shall also certify that the LDP is in compliance with the Governor's Executive Order Nos. B-29-15 and B-36-15, which call for compliance with landscape/irrigation water use standards set by the California

Building Standards Commission and the California Department of Housing and Community Development.

The LDP shall be subject to the review and written approval of the Director of Planning and Community Development (Director). The Director shall, as deemed necessary, work in consultation with the City's Landscape Architect, with the costs for such consultation to be borne by the applicant or his/her designee. If the submitted LDP is found *not* to be in compliance with the standards referenced herein, it shall be revised accordingly and resubmitted for compliance review.

In the event that compliance with this condition results in the need to modify a landscape or irrigation plan approved as part of a discretionary permit granted by the City, the Director shall have discretion to authorize changes of landscape materials in a manner that retains like-for-like consistency with the parameters of the project's approved discretionary permit, with such parameters to include: the size of landscape material to be installed and its anticipated mature height; and the location of any trees to be installed.

WC-02 [City Inspection for Compliance with Project's Landscape Documentation Package]
Prior to final sign-off on implementation, the project shall be subject to inspection by City staff for compliance with the Landscape Documentation Package (LDP) required pursuant to the project's conditions of approval. The inspections shall include review for compliance with the irrigation and landscape plans included as component parts of the LDP.

SPECIAL CONDITIONS:

S-12 [Lighting Plan]

Prior to the issuance of Building Permits, the Applicant shall provide a Lighting Plan for the project to the Planning Department identifying all exterior lighting fixtures proposed for installation on or around the structures authorized in this Permit. The Plan required herein shall be subject to the review and written approval of the Planning and Community Development Director, or his designee, and shall be reviewed to ensure that the lighting will be of a low-level intensity and that the fixtures will be installed so that the source of light will not be directed to or visible from adjacent properties or adjacent rights-of-way. In the event that the applicant disagrees with the Planning and Community Development Director's determination on the acceptability of the Lighting Plan, the Applicant shall have the opportunity to present the Plan to the DRB for approval at a noticed public hearing.

S-13 [Pool Heating]

Prior to the issuance of Building Permits, the applicant shall provide verification, to the satisfaction of the Planning and Community Development Director, that any proposed pool heating system is in compliance with DMMC Section 23.20.060, in that: 1) no conventional swimming pool heating systems shall be installed, except for those solely connected to spas or Jacuzzis whose water surface area is less than seventy-five (75) square-feet; and 2) swimming pools which are plumbed or otherwise connected to a spa or jacuzzi utilizing conventional heaters shall include a solar swimming pool heating system which contains an unglazed solar collector area of not less than

one-half of the surface area of the swimming pool, or shall consist of an alternative design, which, in the opinion of the City, is sufficient to meet or exceed the stated intent of this Section 23.20.060.

S-14 [Pool Fencing]

Prior to the issuance of building permits, the applicant shall provide a plan for pool security fencing. Any installation of walls or fences required to provide such security fencing shall be subject to the prior receipt of all required permits.

LANDSCAPE CONDITIONS:

L-1 [Landscape Improvements in the Right-of-way]

Provided an Encroachment Permit is obtained, as may be required by the Municipal Code, the applicant may make landscape improvements in City rights-of-way and easements compatible with those on the adjacent private property. The landscape improvements shall be detailed in a Landscape/Irrigation Plan submitted for City review and approval. Large or fast growing trees or shrubs which could affect power or other utility lines, vehicle travel way, parking, or site distances shall be prohibited. Unless otherwise authorized via written City approval, turf areas shall be limited and maximum use shall be made of drought tolerant ground cover and shrubs. Where no formal improved sidewalk is provided, vegetation to be installed within five (5) feet of the improved street edge shall be “walkable” groundcover appropriate for pedestrian travel. The property owner shall also be required to maintain installed trees, shrubs, turf, ground cover, irrigation, and other improvements in the right-of-way to the City’s satisfaction and may be required to record a Covenant Agreement memorializing this requirement.

L-2 [Protected tree fencing/replacement of damage trees]

Prior to the issuance of Building Permits, a temporary fence shall be placed around all Monterey Cypress trees to be retained on-site. Any Monterey Cypress tree proposed for retention that is irreparably damaged due to implementation of the project shall be replaced in accordance with a determination by the Planning and Community Development Director, in consultation with the City Arborist, regarding the appropriate size and siting of the replacement tree.

L-3 [Protected Tree Preservation Plan]

Prior to the issuance of Building Permits, the applicant shall submit a Tree Preservation Plan, consistent with Chapters 5 & 6 of the “Public Tree Policy Manual for the City of Del Mar” for the review and approval of the Planning and Community Development Director. The plan shall address construction methodologies and construction-phase measures and reporting to be implemented to ensure preservation, in a healthy and thriving condition, of those Monterey Cypress trees to be retained on the property pursuant to the approved plans for the project.

LOCAL COASTAL PROGRAM

LCP-2 [Coastal Development Permit Appealable]

This project is located within the Coastal Appeal Zone. The City’s action on the requested Coastal Development Permit application may be appealed to the California Coastal Commission pursuant to Coastal Act Section 30603 and Chapter 30.75 of the City of Del Mar Municipal Code.

LCP-4 [Recordation of a Public Access Easement]

Prior to issuance of Building Permits, the applicant shall provide an Irrevocable Offer of Dedication (IOD) to the City of Del Mar, describing a vertical public access easement to be provided to the City over the approximately 10' x 16' area of the Applicant's property west of Penny Lane (alley) for continued pedestrian coastal access use. The design, legal description and recordation of said easement shall be in accordance with provisions contained in DMMC Chapter 30.61. The public access IOD required herein shall be subject to the review and written approval of the City of Del Mar's Director of Planning and Community Development. Said IOD document(s) shall include language to indemnify and hold harmless the Applicant or successors in interest of the property from any and all liability resulting from the public's use of the access path(s).

PASSED AND ADOPTED by the Design Review Board of the City of Del Mar, this **February 25th, 2026**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Arlene Prater, Chair
Del Mar Design Review Board
Del Mar, California

ATTEST:

Karen Brindley
Planning and Community Development Director
Del Mar, California



City of Del Mar Staff Report

DESIGN REVIEW BOARD
STAFF REPORT
February 25, 2026

APPLICATION: MOD25-003

REQUEST: A request to modify a previously approved Design Review Permit (DRB21-002) to include: modifications to windows; construction of additional fencing/ walls; modifications to the previously approved patio cover on the west side of the residence; a new entryway cover, the addition of a vault for pool equipment, and the relocation of AC units to the roof on the south side of the residence.

APPLICANTS/OWNERS: Brian and Teresa Raduenz

APPLICANTS' AGENT: Bokal and Sneed Architects

SITE LOCATION: 207 13th Street

ASSESSOR PARCEL NUMBER: 300-074-11-00

COMMUNITY PLAN DESIGNATION: High Density Mixed Residential

ZONE: R2

ENVIRONMENTAL REVIEW:

This project is listed among the classes of projects determined to have less than significant adverse effect on the environment and therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(e) Class 1 - Existing Facilities in that the request includes minor modifications to a previously approved residence. Staff has further determined that none of the six exceptions to the use of a categorical exemption would apply to this project (CEQA Guidelines Section 15300.2).

BACKGROUND:

The site is approximately 7,790 square feet in size and gently slopes from east to west with an approximately 5-foot difference between the elevation of Stratford Court and the building pad of the lot at the west side of the property. This lot is located within the R2 Zone directly west of City's Central Commercial (CC) Zone. Vehicular access to the lot will be taken from the improved alley (Del Mar Lane) east of the property.

Previously Approved Design Review Applications for Subject Property

On February 22, 2023, the Design Review Board conditionally approved Design Review Permit application DRB21-002, Land Conservation Permit LC21-002, and Coastal Development Permit CDP21-003 to construct a new, two-story, single-dwelling unit with an attached two-car garage and associated landscape and hardscape improvements. Additionally, the approval included site improvements such as new fencing, walls, a pool, and two air conditioners.

An Accessory Dwelling Unit attached to the northeast corner of the residence was approved on March 14, 2023 which includes an additional (third) air conditioning unit for the ADU.

All previously approved structures are currently under construction.

ANALYSIS:

The Applicant is requesting several mid-construction modifications throughout the property including:

- Modifications to windows on the west elevation at the upper level, a new small built-in dog door on the west elevation, and the removal of a window from the south elevation
- Relocation of the three air-conditioning units to the roof on the south side of the residence, to include a 36-inch-high stucco screening wall
- The addition of an equipment vault for the pool equipment at the southwest corner of the residence
- An 8-inch increase to the height of the patio cover on the west side of the property
- Construction of a new 30 square-foot entry cover over the front door on the north side of the residence
- Extension of a previously approved 6-foot-tall stucco wall on the east elevation approximately 20 feet to the north; and
- Extension of a previously approved 5-foot-tall wood fence north of the home approximately 20 feet to the east (across the front entryway of the residence).

The following table illustrates the project's compliance with the development standards of the R2 Zone:

Standards	R2 Zone	Project
Min. lot size	7,000 sq. ft.	7,790 sq. ft.
Front yard setback	20 ft.	20 ft.
Rear yard setback	20 ft.	20 ft.
Street side yard (North)	5 ft.	10 ft.
Interior side yard (South)	5 ft.	5 ft.
FAR	35%	35%
Max. lot coverage	50%.	31%
Height limitation	26 ft.	24 ft. 1 in.
Parking	3 spaces (2 spaces in garage)	2 garage spaces 1 tandem in driveway

As displayed in the table above, the project conforms with the development standards of the R2 Zone.

Story poles were not required for the modifications included in this project in accordance with the Design Review Board story pole guidelines.

PROJECT’S CONSISTENCY WITH THE DESIGN REVIEW ORDINANCE:

Staff has reviewed the project relative to the standards of review contained within the Design Review Ordinance (DRO) and applicable Citywide Design Guidelines, as discussed in further detail below.

The modifications as they relate to the window changes, wall/fence extensions, and minor increase to the height of the patio cover on the west side of the property are minor and are not in conflict with the Design Guidelines and DRO.

Staff finds that the proposed relocation of the three air conditioning units to the roof on the south side of the property could be inconsistent with the provisions of the DRO. Currently the units are approved to be located on the east side of the property which is adjacent to the alley and is less likely to have impacts on neighboring properties. The new proposed location on the roof on the south side of the property is adjacent to the neighboring property at 1241 Stratford Court. Design Guidelines to consider are B.3.A (Noise), which recommends locating noise pollution sources away from neighboring noise sensitive areas and B.3.D., which recommends that exterior mechanical equipment be located and screened in a manner that would achieve compliance with the City’s Noise Ordinance. Relevant DRO sections to consider are:

DMMC 23.08.077 I “The proposed development fails to minimize noise created by the proposed project (traffic, air conditioning, use, etc.) that may negatively impact the proposed project”; and

DMMC 23.08.077 J. “The proposed development fails to minimize noise from the surrounding area that may negatively impact the proposed project”

RECOMMENDATION:

Staff recommends the Design Review Board consider the project relative to the analysis provided and determine whether proposed development would present any conflicts with the cited Regulatory Conclusions of the DRO. If the Project is determined to result in the potential for conflicts, staff recommends the Board provide specific feedback to the Applicant to effect compliance and continue the item to allow for design revisions to be made and brought back for Board review and consideration at a later date. However, if the Board determines to approve the project as presented or with conditions, a draft resolution has been included as Exhibit A.

Respectfully submitted,



Jennifer Gavin
Associate Planner

Exhibit A- Draft Resolution

RESOLUTION NO. DRB-2026-XX

A RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF DEL MAR, APPROVING APPLICATION **MOD25-003** A REQUEST TO MODIFY A PREVIOUSLY APPROVED DESIGN REVIEW PERMIT (DRB21-002) TO INCLUDE: MODIFICATIONS TO WINDOWS; ADDITIONAL FENCING/ WALLS; MODIFICATIONS TO THE PREVIOUSLY APPROVED PATIO COVER ON THE WEST SIDE OF THE RESIDENCE; A NEW ENTRYWAY COVER; THE ADDITION OF A VAULT FOR POOL EQUIPMENT; AND THE RELOCATION OF AC UNITS TO THE ROOF ON THE SOUTH SIDE OF THE RESIDENCE ON LAND LOCATED WITHIN THE R2 (HIGH DENSITY MIXED RESIDENTIAL) ZONE AT 207 13TH STREET, DEL MAR, CALIFORNIA

Assessor Parcel Number (APN): 300-074-11

WHEREAS, Radz Properties, LLC (Applicant) is the owner of real property commonly referred to as 207 13th Street (APN 300-074-11) (Property); and

WHEREAS, the Applicant filed application MOD25-003 to modify a prior Design Review Permit (DRB21-002) to include: modifications to windows; additional fencing/ walls; modifications to the previously approved patio cover on the west side of the residence; a new entryway cover; the addition of a vault for pool equipment, and the relocation of AC units to the roof on the south side of the residence (Project) on land located within the R2 (High Density Mixed Residential) Zone, at the Property; and

WHEREAS, the Project constitutes a request as provided by Title 23 of the Del Mar Municipal Code (DMMC); and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and the City's adopted CEQA Supplemental Regulations, the Project has been found to be Categorically Exempt pursuant to Categorically Exempt per Section 15301(e) Class 1 - Existing Facilities in that the request includes minor modifications to a previously approved residence. Staff has further determined that none of the six exceptions to the use of a categorical exemption would apply to this project (CEQA Guidelines Section 15300.2); and

WHEREAS, on February 22, 2023, the Design Review Board (DRB) of the City of Del Mar conditionally approved Design Review Permit DRB21-002, Coastal Development Permit CDP21-003, and Land Conservation Permit LC21-002 for the construction of a new two-story residence and related improvements; and

WHEREAS, Administrative Modifications permits AMOD23-016 and AMOD24-002 were approved by the Planning and Community Development Director and included minor hardscape/landscape modifications, relocations, and fenestration modifications; and

WHEREAS, on February 25, 2026, the Design Review Board of the City of Del Mar held a public hearing on application **MOD25-003** which was duly noticed, and at which time all persons desiring to be heard were heard; and

WHEREAS, evidence was submitted and considered to include without limitation:

- a. Project plans submitted by the Applicant
- b. Written information submitted with the application
- c. Oral testimony from City staff and the Applicant
- d. Staff Report, dated **February 25, 2026**, which is incorporated by this reference as though fully set forth herein
- e. Additional information submitted during the hearing (if any); and

WHEREAS, DMMC Section 23.08.070 provides that a request for a Design Review Permit shall be approved unless the Design Review Board makes findings of fact based upon information presented during a public hearing that support one or more of the Regulatory Conclusions set forth therein.

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the City of Del Mar, based upon the evidence presented at the public hearing on February 26, 2026 including written and oral staff reports, public written testimony, Applicant's and Applicant's representative's written and oral testimony, and in accordance with DMMC Section 23.08.070, the Design Review Board of the City of Del Mar finds that the Project, as conditioned, will not be detrimental to the Community based on the Regulatory Conclusions Sections of DMMC Chapter 23.08 (Design Review).

NOW, THEREFORE, BE IT FURTHER RESOLVED by the DRB, that MOD25-003 is hereby approved subject to the following conditions:

GENERAL CONDITIONS

DRB MOD 1 [Development authorization limited to plan set]

This permit is granted based on submitted plans dated December 17, 2025, and so identified by the staff of the Del Mar Planning Department. Revisions to these plans and/or any proposals for modification of the building footprint(s) or envelope shall require review and prior authorization from the appropriate entities of the City of Del Mar.

DRB MOD 2 [Compliance with Previous Conditions]

In accordance with the DMMC, implementation of MOD25-003 shall be subject to compliance with all terms and conditions required by DRB21-002, as listed in DRB Resolution No. 2023-02 and approved by the Design Review Board on February 22, 2023, and subsequent approvals by the Planning and Community Development Director on applications AMOD23-016 and AMOD24-002.

PASSED AND ADOPTED by the Design Review Board of the City of Del Mar this 25th day of February, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Arlene Prater, Chairperson
Design Review Board
City of Del Mar, California

ATTEST:

Karen Brindley
Director of Planning and Community Development
City of Del Mar, California



City of Del Mar Staff Report

DESIGN REVIEW BOARD
STAFF REPORT
February 25, 2026

APPLICATION: DRB25-020/ CDP25-017/ LC25-005

REQUEST: A request for Design Review, Coastal Development and Land Conservation Permits to allow the demolition of an existing residential unit and detached garage, and construction of a new, two-story residential unit to include a partially subterranean basement/garage, associated grading, landscape and other site improvements.

APPLICANT/OWNER: Naveen Rao

OWNERS' AGENT: Matthew Burr (Wallace E. Cunningham, Inc.)

SITE LOCATION: 422 Culebra Street

ASSESSOR PARCEL NUMBER (APN): 299-181-10-00

COMMUNITY PLAN DESIGNATION: Low Density (North Hills District)

ZONE: R1-10

ENVIRONMENTAL STATUS:

The project is listed among the classes of projects determined to have less than significant adverse effect on the environment and therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 Class 3 (e) - New Construction and has further been determined that none of the six exceptions to the use of a categorical exemption would apply to this project (CEQA Guidelines Section 15300.2).

HOUSING IMPACT:

The approval of the requested discretionary development applications would have no impact on the City of Del Mar's housing supply or housing affordability in that the new unit is replacing an existing housing unit and the net number of units on the lot would not be reduced.

BACKGROUND:

(This project was previously approved [with conditions] by the Design Review Board in 2021. The approved applications have expired and the applicants are now returning to the Board to request approval of the above-mentioned City Permits. There have been no changes to the project site conditions or surroundings since the time of the previous approvals.)

The subject property is a single, legal lot measuring 29,152 square feet (.67 acres), and is presently developed with a single-story residential unit and detached garage totaling 2,943 square feet of floor area. The property is irregular in shape, with street frontages on Seaview Avenue at the property’s southerly extent and Culebra Avenue at the east. The property is topographically diverse, with slopes at the east, west and south leading to a mostly flat plateau (and containing the existing development proposed for removal), and eventually descending again at the lot’s northerly extent. Differential elevation between the property’s low and high points is approximately 60 feet. Vehicular and pedestrian access is presently via a single paved driveway cut into the slope and leading upward to the aforementioned plateau. The property is well landscaped, with a variety of mature trees and plantings (both native and ornamental), including one Torrey Pine tree located on the north side of the property. Surrounding development is exclusively residential in nature, and with the broader neighborhood containing structures that are a mix of one and two stories, and widely varied in both scale and architectural style.

Previous DRB Approval:

The Applicant received approval from the Design Review Board on February 24, 2021, for DRB20-020, CDP20-012, and LC20-08 for what was largely the same project as currently proposed. Additionally, the Board reviewed and approved a Landscape/Hardscape Plan (with DRB Subcommittee recommendation) at their August 25, 2021, meeting. The project approvals expired and the Applicants are now requesting approval of DRB25-020, CDP25-017, and LC25-005. No modifications are proposed to roof heights, roof eave projections, exterior building walls, exterior materials and finishes, fenestration, or site improvements.

ANALYSIS:

The Applicant proposes to demolish the property’s single residential unit and accessory structures, and construct a two-story dwelling, with the first story comprising the entry to the structure’s partially subterranean garage/basement. Below is a breakdown of proposed project floor area.

Basement/Garage Level*	1,699 square feet (4,369 square feet)**
FAR (FAR-exempt)	
Main Floor/Living Area	5,546 square feet
Total FAR	7,245 square feet
Total “Gross” Floor Area of Project	(11,363 square feet)**

* First Story/basement/garage designed as partially subterranean pursuant to DMMC 30.72 with a portion of the total floor area of that level counting towards FAR. Gross (total) floor area of the first story/basement/garage is 6,068 square feet.

**Gross floor area of the project includes the 4,369 square-foot FAR exempt garage level.

DEVELOPMENT STANDARD	R1-10 ZONING	PROPOSED
Minimum Lot Size	10,000 sq ft	29,152 sq ft (existing) 28,981 sqft (net)*
Front Yard Setback (Culebra Street)	20 ft	20 ft 1 in
Front Yard (Seaview Avenue)	20 ft	89 ft
Rear Yard Setback (north side)	25 ft	25 ft
Side Yard (east side)	10 ft	17 ft
Maximum Floor area ratio (FAR)	25%	25 percent (7,245 sq ft)
Maximum Lot Coverage	40%	24 percent (7,002 sq ft)
Maximum Height	26 ft	25 feet
Minimum Required Off-Street Parking (Based upon proposed bedroom count)	Minimum 2 spaces within garage + 1 additional onsite	5+ spaces within garage + additional on driveway

*Net Lot excludes area of public road dedication at 171 square-feet.

The table below illustrates the project’s relationship with the development standards of the property’s R1-10 Zone. As proposed, the project conforms to all development standards of the DMMC and no variances or other deviations are proposed.

Plate Heights, Building Heights and Roof Form:

The project includes a sloping/varied roof design that can be described as “organic” gabled with multiple peaks and valleys. The structure’s standing-seam metal roof is roughly barrel-shaped (curved), sloping downward from its various high points to multiple edges surrounding the perimeter. Chapter 2, Section D.1 (I) of the City’s Design Guidelines recommend that plate heights not exceed a maximum of 10 feet. The project proposes varied plate heights through the floorplan, ranging from a low of approximately 7-feet with a maximum of approximately 12.5 feet proposed within portions of the second story. Although the maximum plate exceeds the Design Guideline recommendation of 10-feet, the project’s unique roof design where the plate measures 12.5-feet-high at its highest peak can be compared to the height at the ridge of a traditional gabled roof.

The majority of the dwelling’s first-story would be subterranean, leaving the upper level of the structure standing approximately 16.5 feet above grade at its highest point (at the easternmost side abutting the slope and not visible). Portions of the building that are visible from the right of way are limited to approximately 13-feet-high. The maximum building height would be 25-feet (at the garage) measured pursuant to the DMMC. Due to the curved driveway configuration, the garage would be minimally visible from the street.

Covered Outdoor Areas/ Design Elements

Pursuant to Section D.3 (A) of the City of Del Mar Design Guidelines, covered porches, loggias, decks, balconies and the like, are desirable design elements that serve to enhance building appearance and function. However, the document recommends that these elements be added sparingly and designed in proportion to neighboring structures to avoid design that may contribute

to a perception of excessive building bulk, mass and scale. To facilitate a balanced building form, the Guidelines recommend that the area (square footage) of these architectural elements - even where exempted pursuant to DMMC Chapter 30.72 - not exceed 10 percent of allowable FAR. Pursuant to the subject property's R1-10 Zoning, a maximum FAR of 25 percent is prescribed, resulting in a potential for 7,245 square feet of development, and so (rounded) 724 square feet of potential FAR-exempt elements. The subject project includes 723.45 square feet of such elements and would be compliant with the recommendation.

Site Retaining Walls

The subject project includes construction of a single stretch of new retaining wall to parallel the only the southerly edge of the project's proposed driveway, surfaced with materials to complement the larger building, and covered by landscaping ("living wall"). The structure would stand a maximum of 8.5-feet tall at the face of the dwelling at the garage, and progressively "step down" (lessening in height) to a low of one-foot at the property's southerly property-line. No other site retaining walls are proposed.

While a portion of the project's single stretch of retaining wall would exceed the recommended four-foot height limit pursuant to the Design Guidelines (standing a maximum of 8.5-feet), that height and general location are required to create and allow entry into the project's partially subterranean garage. The new garage access would be substantially less steep than the current garage located approximately 10-feet higher on the existing building pad. By virtue of the wall's location supporting a slope along Culebra Avenue, as well as both existing and proposed landscaping, both the referenced section - and the majority of the entirety of the wall - would be minimally visible from surrounding properties or the public right-of-way. The eastern side of the driveway would not require a retaining wall and would include a landscaped slope. As no feasible alternative exists to revise the height of the wall and still allow construction of the project's garage/basement, and as the structure would be largely invisible to the public via location and screening, staff recommends that deviation from the recommendation of the Design Guideline is reasonable, and no revisions to the design or location.

Air-Conditioning Condensers (HVAC)

The Applicant proposes four air-conditioning (HVAC) condensers, to be on the slope located west of the residence surrounding by walls and further concealed by landscaping.

Section B.3 of the City's Design Guidelines recommends that exterior mechanical equipment (including HVAC condensers) be located in a manner that would achieve compliance with the City's Noise Ordinance (DMMC Chapter 9.20), and Section 23.08.077 of the Regulatory Conclusions requires that all proposed development minimize noise from a variety of potential sources. The proposed condensers would be located entirely underground, ensuring the equipment would not exceed the limits prescribed by DMMC Chapter 9.20. Accordingly, the equipment would not conflict with the Regulatory Conclusions, and so no alterations are recommended to the equipment's proposed location.

Materials:

Exterior surfacing for the proposed dwelling would comprise a mix of glass, metal, plaster and stone siding. As aforementioned, all retaining walls would be constructed of concrete and surfaced with coloring and landscape. See building elevations on Sheets A3 - A3.3 of the submitted set, as well as the materials board attached herein as Exhibit B for additional information regarding the form and coloring of proposed siding.

To mitigate against the potential for light escape (owing to the relatively large amount of glass surrounding the perimeter of the dwelling), with a tinted “low-E” anti-reflective glazing that would prevent a minimum 50 percent reduction in glare.

DMMC Sections 23.08.077 (D) and 23.08.078 (A and B) prescribe Regulatory Conclusions most applicable to proposed building materials, color and the like. The subject project includes structure surface materials that are complementary to the eclectic mix of existing architectural styles in the surrounding community as well as the property’s earthen topography, and accordingly no conflicts with the cited Regulatory Conclusions are foreseen, and no revisions are recommended.

Landscape / Surface Improvements:

Pursuant to the submitted Landscaping Plan (Sheet L1.0), a variety of new trees and groundcover are proposed - including the placement of 36 new trees - which, coupled with existing landscape, would cover approximately 65 percent of the property. Existing, non-native weeds and other invasive groundcover would be removed from the property, and replaced with a native and generally drought-tolerant palette. A single, existing Torrey Pine Tree - qualified as “protected” pursuant to DMMC Chapter 23.50, would be retained in-place. For a listing of all plantings proposed for removal, and the general location of proposed trees and other new landscaping, see Sheet L1.0 of the project plan-set.

Other surface improvements include two concrete terraces and a triangular swimming pool in the approximate rear portion of the property, stone pathways, an at-grade stairway leading from the front of the building, downslope to the property’s Culebra Avenue frontage.

Design Guideline Chapter C.8 (B) prescribes for a property measuring approximately 29,000 square feet in area that (rounding down), a minimum of 60 percent should comprise landscaping (as defined in DMMC Section 30.04.120 [L]). DMMC Section 23.08.076 prescribes Regulatory Conclusions most applicable to proposed landscaping.

The proposed Landscape Plan would exceed the noted coverage recommendation of the Design Guidelines (65 percent), preserve the property’s existing Protected Torrey Pine Tree, remove invasive and/or non-native plantings, maintain existing landscape along the highly visible slopes fronting Seaview and Culebra Streets, and add 31 new trees to the property. These improvements comply with both the quantitative and qualitative recommendations of the Guidelines, and Staff accordingly recommends no changes.

Surface improvements - namely the aforementioned swimming pool - that could potentially result in adverse impacts to surrounding properties are proposed to be located well over 100 feet from

neighboring properties, and screened by structures and/or landscape. It is recommended that these mitigation measures would effectively reduce any such potential noise or other private nuisance, and accordingly, staff recommends no conflicts would occur with the Regulatory Conclusions, and no changes.

Exterior Lighting:

The Applicant proposes two general lighting types - ground and wall (building) mounted and multi-light, stair-mounted “strip” lighting. All lighting - both ground and building-mounted - is proposed as downward facing with bulbs fully shielded, and output not to exceed a temperature rating of 2,700 Kelvin. See Sheet E1.0 for additional information concerning proposed lighting elements.

Chapter 2, Section D.6 (A - R) provides recommendations concerning the type, location and performance of proposed lighting for residentially zoned properties. DMMC Sections 23.08.077 (F and K) stipulate Regulatory Conclusions most directly applicable to lighting, its compatibility with proposed development, and potential to adversely impact the surrounding community. From analysis of the specific type and location of proposed lighting, all fixtures comport with past, consistent determinations by the Board and applicable Design Guidelines - specifically proposing downward-facing fixtures, low temperature lighting and fully shielded bulbs. Accordingly, no conflicts with the cited Regulatory Conclusions are foreseen, and no recommendations for revision to lighting are recommended.

Story Poles:

The Applicant proposes the demolition and replacement of a residential structure, therefore, in accordance with Design Review Board Policy, placement of story-poles are required. Poles were placed at the subject property on or before February 10, 2026, with certification provided of their placement in accordance with an approved story-pole plan. In accordance with the Policy (and unless directed otherwise by the Board for analysis of specific areas of concern), story-poles are not required to depict roof overhangs, balconies or other proposed architectural projections from a structure.

DESIGN REVIEW PERMIT DRB25-020

Along with any findings required for other requested/required entitlements, DMMC Sections 23.08.072 through 23.08.080 (Design Review) stipulate seven sets of “Regulatory Conclusions” for the Design Review Board to address when reviewing an application for a Design Review Permit. Pursuant to Section 23.08.010 (B), “the Design Review Board shall fully consider the beneficial design impacts of a proposed project before analyzing the project for impacts that may violate the regulations” of the Design Review Ordinance. Section 23.08.070 stipulates that “an application project shall be approved unless the Design Review Board makes findings of fact based upon information presented during a public hearing can be made that the project as proposed will result in a conflict with one or more of the regulatory conclusions” contained within the Design Review Ordinance.”

The Applicant proposes to grade at the northwesterly corner of the property's plateau, removing a portion of an existing slope, landscape, retaining walls, deck and stairs to provide increased space for placement of the proposed dwelling. Following proposed grading, the remainder of the slope would be re-contoured and landscaped. No new retaining walls are proposed in this portion of the property.

Retaining walls would be limited along the western side of the driveway to the new garage and would rise with the ascending slope up to 8.5-feet high, (small section closest to the garage). The higher section of retaining wall would face towards the inside of the property, as the driveway curves inward towards the residence, and would be minimally visible from the right-of-way.

The new residence would recess (tuck) the structure into the hillside (reducing its prominence from surrounding streets), as well the potential for adverse view impacts from neighboring properties. The subject project has been designed to appear as a predominantly single-story structure, with a height above pad measuring approximately 16.5-feet that's recessed (tucked) into the adjacent eastern slope. The visible upper level would be limited to approximately 13.5-feet-high where it is visible from Culebra Street and Seaview Avenue. Portions of the residence visible from the Seaview right-of-way would be set back almost 90-feet from the front property line and reduce the structures visual prominence on the site elevated above the roadway.

COASTAL DEVELOPMENT PERMIT CDP25-017

The subject project is located within the City's Coastal Overlay (the CA Coastal Zone, non-appeals jurisdiction) and so, pursuant to DMMC Section 30.75.040, requires a Coastal Development Permit (CDP) for the proposed demolition of one residential unit and the construction of a new residential unit.

Section 30.75.140 stipulates seven findings that must be made for approval of a CDP. As proposed, the subject project is found to comply with the standards of development noted in the referenced DMMC Section, and accordingly, recommended findings to approve the CDP request can be made.

1. That the use for which the Coastal Development Permit is applied is permitted within the zone in which the property is located.
2. That the proposal meets the criteria of the applicable chapters of this Title.
3. That the granting of such Coastal Development Permit will be in conformity with the certified City of Del Mar Local Coastal Program.
4. That for all development proposals located seaward of the first public roadway, the proposed development is consistent with and implements the applicable requirements for provision of public access contained in this Title and in the public access and public recreation policies of Chapter 3 of the California Coastal Act.

5. That for all development proposals involving the construction or placement of a shoreline protection device, that the proposed development is consistent with and implements the applicable requirements of the Beach Overlay Zone and Setback Seawall Zone provisions contained in this Title and is consistent with and implements the provisions of the Chapter Three Policies of California Coastal Act.
6. That the proposal is consistent with and implements the provisions of public view protection policies IV-22 through IV-27 of the City of Del Mar LCP Land Use Plan.
7. That for all development proposals on sites with identified wetland resources, that the proposed development is consistent with and implements the provisions of the Lagoon Overlay Zone as contained within the City of Del Mar Local Coastal Program Implementing Ordinances and Land Use Plan.

LAND CONSERVATION PERMIT LC25-005:

Pursuant to DMMC Chapter 23.33, proposed grading exceeding 25 cubic yards (cut or fill) outside of the footprint of any structure and/or grading that results in a permanent property elevation change exceeding 18 inches, shall require approve of a Land Conservation Permit (LC). The subject project proposes 250 cubic yards of cut and 28 cubic yards of fill outside of the footprint of the proposed dwelling, resulting in a permanent grade decrease of approximately 12-feet and increase of 3-feet on portions of the property, and accordingly requires approval of a LC Permit. See Sheets C2 and C3 of the project's Preliminary Grading Plan for additional details concerning proposed grading.

DMMC Section 23.33.040 stipulates that a request for a LC Permit must be approved unless the Design Review Board finds that the request conflicts with one or more of the following seven findings:

1. The proposed excavation or grading project is not in conformance with the Del Mar Municipal Code requirements.
2. The proposed excavation or grading project will force the topography to be subservient to the development of the site
3. The proposed excavation or grading project will endanger steep slopes through undue increases in weight or retained water thereby creating conditions which encourage slippage.
4. The excavation or grading project will alter the natural formations unnecessarily.
5. The excavation or grading project does not provide for the restoration of the natural state of the site, to the degree feasible.

6. The excavation or grading project does not minimize the loss of major vegetation, to the degree feasible.
7. The excavation or grading project will create major interruptions of the natural drainage patterns.

While grading and subtle alteration of existing topography is proposed, the intent and result is a building that located further away from the edge of slopes (reducing its visibility from surrounding structures and streets), and not to create additional outdoor recreation or amenity areas. Proposed grading to effect the project's proposed, partially subterranean garage would occur mostly within the footprint of an existing driveway, and ultimately remove the alternative of the garage and hardscape from a potential location atop the property's plateau or along the street edge. Finally, save for a single stretch adjacent to the aforementioned driveway (and which would ultimately not be visible to neighboring properties or the general public), all landform alteration would be accomplished without the need for placement of retaining walls. For these reasons, and following analysis of the submitted Preliminary Grading Plan and other materials, staff recommends the subject project would not conflict with the findings above.

CORRESPONDENCE:

The Planning Department received two letters of support for the project, see Exhibit C.

RECOMMENDATION:

The Design Review Board should review the project for consistency with the applicable provisions of the Design Review Ordinance (DMMC Chapter 23.08), the Land Conservation Permit (DMMC Chapter 23.33), and the implementing ordinances of the Local Coastal Program. Planning Department staff has provided analysis pertaining to the project's potential compliance with the standards of the above-cited Chapters. As noted within the body of this report, the project as designed would not be inconsistent with specific standards (Regulatory Conclusions) of the Design Review Ordinance, and as noted, has been previously approved as being consistent with the DRO. Therefore, it is staff's recommendation that the DRB approve the project with conditions suggested within the draft resolution included as Exhibit D.

Respectfully,



Jean Crutchfield
Associate Planner

EXHIBITS:

- Exhibit A – Aerial Photo
- Exhibit B – Materials Board
- Exhibit C – Neighbor Correspondence
- Exhibit D – Draft Resolution

EXHIBIT A

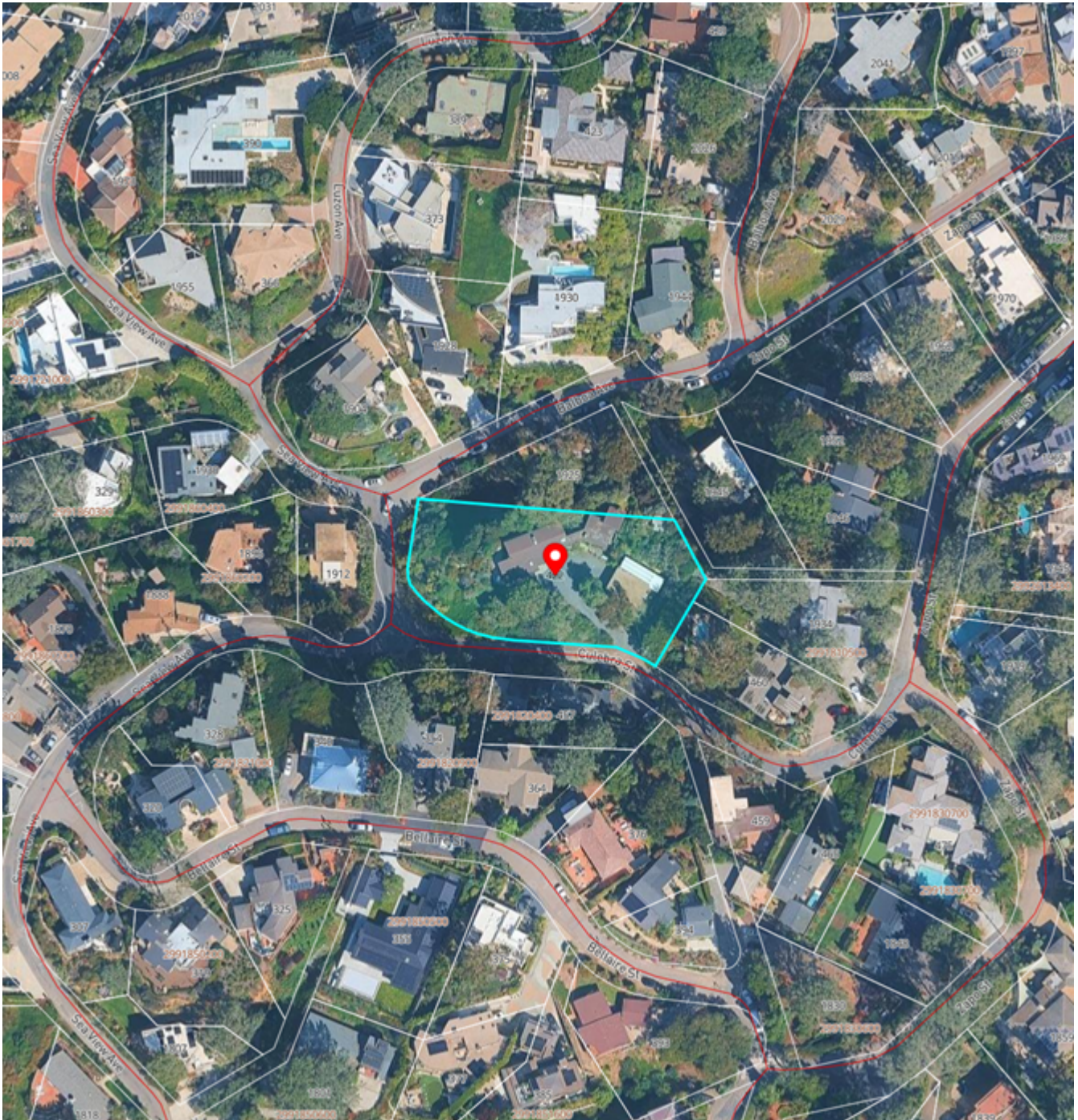


EXHIBIT B



FRAMES - Natural Anodized Aluminum



ROOF - VMZ Quartz Zinc



FLOORS - Porcaline Tile



WALLS - Grey Plaster



GLASS - Low E non-reflective



EXTERIOR RETAINING WALLS - Living Wall



DRIVEWAY - Grascrete

CLIENT: OMIDY-RAO
ADDRESS: 422 CULEBRA STREET
DEL MAR, CA 92014
DATE: SEPTEMBER 8, 2020
SHEET TITLE: MATERIALS
WALLACE E. CUNNINGHAM, I N C.
P. O. B O X 371493
SAN DIEGO, CA 92137-1453
619.857.0307

EXHIBIT C

From: Anne Farrell <anne@annefarrell.org>
Sent: Monday, February 9, 2026 12:37 PM
To: Jean Crutchfield
Subject: DRB25-020 - Letter of Support

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Chairman Warren,

I'm writing this letter to strongly support a project on your upcoming February DRB agenda. The project is located at 422 Culebra Street (DRB25-020, CDP25-017, LC25-005).

I have followed the design, development, and review process ever since this project was first brought forward, and have known and admired the work of Wally Cunningham for many years. Del Mar is so fortunate to have an architect of his caliber working here, and the project he designed is beautiful. I know that there were some minor changes, but the exterior footprint, roof shape, building materials, and landscape design remain the same.

Over a protracted period of time, the Cunningham team has worked long and hard to communicate with neighbors, address concerns, and follow Del Mar's Design Guidelines and Design Review Ordinances. As a member of the volunteer committee that helped create the Design Guidelines and as someone who also served four years on the DRB, I have special appreciation for architects and homeowners that not only follow the rules but also create outstanding, thoughtful works of architecture. That doesn't happen enough in our town.

I urge the DRB to approve the project at 422 Culebra, so that the construction process can begin. Once completed, I know that it will add to the architectural distinction of Del Mar.

Sincerely,

Anne Farrell

1415 Via Alta
Del Mar, CA 92014

Patricia and Dr. Robert Bone

460 Culebra Street

Del Mar, CA 92014

(858) 442-2375

bones.delmar@gmail.com

RECEIVED

FEB 12 2026

February 12, 2026

City of Del Mar

Administrative Services Dept.

To: Chairman Glenn Warren and Members of the Design Review Board

Re: **422 Culebra Street:** DRB February 2026 agenda item DRB25-020, CDP25-017, LC25-005

Dear Chairman Warren and DRB Members:

We have lived in our home on Culebra in Del Mar since 1972 and for these 54 years, we have cherished our neighborhood, our neighbors, the community of Del Mar, and the beautiful ocean views we enjoy from our home.

We are writing in full support of the project located at 422 Culebra Street, and urge you to approve it.

As someone who served on the DRB for four years, I know first-hand how important it is that our applicants follow the DROs and the Design Guidelines (which, as a volunteer, I also helped draft). These are some of the reasons that our family endorses the project which has been designed by the noted architect, Wally Cunningham.

In terms of the **building architecture**, it is an organic design that was informed by the natural shape, topography, and landscaping of the existing site. It had been heavily graded, and the new structure echoes the original undisturbed natural profile of the hillside. Unlike so many projects that go before the DRB for approval, the above-grade area of this design was limited to one story and therefore minimizes the impact of the massing.

The project's **roof design** is a key element since many of the neighbors, including us, are above the project site. The roof was designed to echo the nose of the hill, connecting the natural grades from east to west, and it has a rolling shape that harmonizes the north to south topography.

The **landscape design** was of particular importance to us. We appreciate that the architect has made sure that the site and building material selections were made to blend in with the natural materials/colors. They are using a combination of exotic and native planting to blend in with surrounding species. We are especially pleased that the landscape design was created to preserve and, in some cases, even improve, the views from neighboring properties like ours, while still maintaining privacy. Landscape materials will be used to screen the building from public view, thus reducing the architectural impact to the natural setting.

In sum, we appreciate all that was done to not only address neighbor concerns and meet the DROs and Design Guidelines – we also appreciate that this is a beautiful, distinctive architectural design.

We urge you to approve the project so it can move ahead.

Sincerely,



Patricia Bone
The Bone Family

A RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF DEL MAR, APPROVING DESIGN REVIEW PERMIT DRB25-020, COASTAL DEVELOPMENT PERMIT CDP25-017 AND LAND CONSERVATION PERMIT LC25-005, TO ALLOW DEMOLITION OF AN EXISTING RESIDENTIAL UNIT AND DETACHED GARAGE, AND CONSTRUCTION OF A TWO-STORY RESIDENTIAL UNIT TO INCLUDE A PARTIALLY SUBTERRANEAN BASEMENT, ASSOCIATED GRADING, LANDSCAPING AND OTHER SITE IMPROVEMENTS, ON LAND LOCATED WITHIN THE R1-10 (LOW DENSITY) ZONE AT 422 CULEBRA STREET, DEL MAR, CALIFORNIA

Assessor Parcel Number (APN): 299-181-10

WHEREAS, Naveen Rao (referred to as “Applicant”) is the owner of real property commonly referred to as 422 Culebra Street, Del Mar, California (APN 299-181-10-00) (referred to as “Property”); and

WHEREAS, the Applicant filed verified applications for Design Review (DRB25-020), Coastal Development (CDP25-017) and Land Conservation (LC25-005) Permits (Collectively referred to as “Project”) to allow demolition of an existing residential unit and detached garage, and construction of a new, two-story residential unit to include a partially subterranean basement, associated grading, landscaping and other site improvements, on land located within the R1-10 (Low Density) Zone, at the Property; and

WHEREAS, the Project constitutes a request as provided by Title 23 of the Del Mar Municipal Code (DMMC); and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and the City’s adopted CEQA Supplemental Regulations, the Project has been found to be Categorically Exempt pursuant to Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Existing Structures) in that the Project proposes the construction of one new single-family dwelling, and further; that none of the six exceptions to the use of a Categorical Exemption are applicable (Guidelines Section 15300.2); and

WHEREAS, the project would demolish the existing residential unit and construct a new residential unit. Therefore, approval of the requested discretionary development applications would have no impact on the City of Del Mar’s housing supply or housing affordability; and

WHEREAS, on February 25, 2026, the Design Review Board (DRB) of the City of Del Mar held a duly noticed public hearing to review the referenced entitlements, and at which time all persons desiring to be heard were heard; and

WHEREAS, evidence was submitted and considered to include without limitation:

- a. Project plans submitted by the Applicant
- b. Written information submitted with the application
- c. Oral testimony from City staff, the Applicant and the public (if any)

- d. Staff Report, dated February 25, 2026, which is incorporated by this reference as though fully set forth herein
- e. Additional information submitted during the hearing (if any); and

WHEREAS, DMMC Section 23.08.070 provides that a request for a Design Review Permit shall be approved unless the Design Review Board makes findings of fact based upon information presented during a public hearing that support one or more of the Regulatory Conclusions set forth therein; and

WHEREAS, DMMC Section 30.75.140 provides that approval of a Coastal Development Permit shall be supported by the findings set forth therein; and

WHEREAS, DMMC Section 23.33.040 provides that a request for a Land Conservation Permit shall be approved unless the Design Review Board makes one or more of the findings set forth therein; and

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the City of Del Mar as follows:

Section 1: Design Review Permit

Based upon the evidence presented at the public hearing on February 25, 2026, including written and oral staff reports, public written testimony, Applicant's and Applicant's representative's written and oral testimony, and in accordance with DMMC Section 23.08.070, the Design Review Board of the City of Del Mar finds that the Project, as conditioned, will not be detrimental to the Community based on the Regulatory Conclusions Sections of DMMC Chapter 23.08 (Design Review).

Section 2: Coastal Development Permit

Based upon the substantial evidence presented at the public hearing on February 25, 2026 including written and oral staff reports public written and oral testimony, Applicant's and Applicant's representative's written and oral testimony, and in accordance with DMMC Section 30.75.140, the Design Review Board of the City of Del Mar finds:

1. That the use for which the Coastal Development Permit is applied is permitted within the zone in which the property is located.

Pursuant to the adopted City of Del Mar Community Plan and Del Mar Zoning Code (the latter certified as the Implementation Plan of the City's Local Coastal Program), a single-family residential dwelling is a permitted use in the property's R1-10 Zone.

2. That the proposal meets the criteria of the applicable chapters of this Title.

The Project is found to comply with both minimum development standards and the intent of Chapter 30.75 of the Del Mar Municipal Code, with facts and evidence in the record to support the conclusion. No variances or other deviations from standards are proposed.

3. That the granting of such Coastal Development Permit will be in conformity with the certified City of Del Mar Local Coastal Program (LCP).

The Coastal Development Permit, as conditioned, will be in conformity with the certified City of Del Mar Local Coastal Program. Specifically, the Project, as conditioned, will meet the underlying zoning and parking regulations, as specified in the LCP.

4. That for all development proposals located seaward of the first public roadway, the proposed development is consistent with and implements the applicable requirements for provision of public access contained in this Title and in the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The subject property is not located between the first public road and the sea, and is separated by public infrastructure and other privately owned and developed properties, and accordingly is consistent with the public access requirements enumerated in this Title, as well as the public recreation policies of Chapter 3 of the California Coastal Act. No public recreation facilities exist on the property and none would be impacted with implementation of the Project.

5. That for all development proposals involving the construction or placement of a shoreline protection device, that the proposed development is consistent with and implements the applicable requirements of the Beach Overlay Zone and Setback Seawall Zone provisions contained in this Title and is consistent with and implements the provisions of the Chapter Three Policies of California Coastal Act.

The Project does not propose the construction or placement of a shoreline protection device and so this finding is not applicable.

6. That the proposal is consistent with and implements the provisions of public view protection policies IV-22 through IV-27 of the City of Del Mar LCP Land Use Plan.

The Project is proposed on privately owned property where no public views presently exist and; the property is not located within nor does it contain any natural features as those referenced in Policy Numbers IV-22 through IV-27 of the LCP Land Use Plan.

7. That for all development proposals on sites with identified wetland resources, that the proposed development is consistent with and implements the provisions of the Lagoon Overlay Zone as contained within the City of Del Mar Local Coastal Program Implementing Ordinances and Land Use Plan.

The subject property is not cited as containing nor will it result in the creation of a wetland as defined in the LCP and so this finding is not applicable.

Section 3: Land Conservation Permit

Based upon the substantial evidence presented at the public hearing on February 25, 2026, including written and oral staff reports, public written and oral testimony, Applicant's and Applicant's representative's written and oral testimony, and in accordance with DMMC Section 23.33.020, the Design Review Board of the City of Del Mar finds that the revised Project will not be detrimental to the Community based on its conformance with DMMC Chapter 23.33 (Land Conservation).

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Design Review Board of the City of Del Mar that Design Review Permit DRB25-020, Coastal Development Permit CDP25-017 and Land Conservation Permit LC25-005 are hereby approved subject to the conditions listed herein.

GENERAL CONDITIONS

G-1 *[Business License]*

Prior to commencement of any work on site, all contractors and subcontractors shall obtain a valid City of Del Mar Business License. The general contractor shall be responsible for ensuring that all subcontractors obtain the required Business License and shall retain copies of said permits on site for verification by City staff.

G-2 *[Utility Undergrounding Threshold]*

If the total cost of new construction exceeds \$7,500 (as determined by the Building Department), all new utility service connections shall be placed underground consistent with the provisions of Section 30.86.210 of the Del Mar Municipal Code.

G-3 *[Development Authorization Limited to Plan-Set]*

This permit is granted based on submitted plans date-stamped "Received" on **February 25, 2026**, by the Planning and Community Development Department and so identified by the staff of the Del Mar Planning and Community Development Department. Revisions to these plans and/or any proposals for modification shall require review and prior authorization from the appropriate entities of the City of Del Mar.

G-4 *[Encroachment Permit for Work in the Public Right-of-Way]*

Any work proposed or required within a City of Del Mar public right-of-way or access easement, or required within a public right-of-way or access easements pursuant to the conditions of approval of this Permit, shall be subject to the prior receipt of a City of Del Mar Encroachment Permit. Applications for Encroachment Permits shall include plans depicting all proposed private and public improvements including, but not limited to, improvements involving drainage, grading and/or public utilities. The required Encroachment Permit shall be subject to review and approval by the City of Del Mar in accordance with the procedures set forth in the DMMC and may include requirements for inspections and/or submittal of a security deposit(s). Please note that Design Review Board or Planning Commission approval of plans indicating right-of-way improvements does not constitute approval of the separately required Encroachment Permit.

G-5 *[Requirement for Building Permits]*

Prior to commencement of work, the Applicant or agent shall obtain all required Building Permits.

G-6 [*Construction and Demolition Waste Recycling Requirement*]

Owners and builders generating any construction and demolition debris on a project must comply with the minimum requirements regarding recycling or reuse for salvage set forth in the 2016 California Green Building Standards Code, Title 24, Part 11. This includes, but is not limited to, the submittal of a Construction Waste Management Plan and a minimum diversion of 65 percent of non-hazardous construction and demolition waste. Signage shall be posted on-site with information identifying materials to be diverted.

G-7 [*Code Compliance*]

Approval of this application shall not waive the requirement for compliance with the provisions of the Del Mar Municipal Code or other applicable City regulations in effect at the time of Building Permit issuance, unless specifically waived in this permit authorization.

G-8 [*Height Certification Prior to Framing Sign-Off*]

A framing inspection by the Planning Community Development Department shall be required prior to the Building Department framing inspection for the Project. At that time, the Applicant shall provide a statement from a Licensed Surveyor certifying that the building height is in conformance with the approved plans for the Project. The survey required herein shall be prepared using City of Del Mar approved vertical benchmarks for building height certification and reported to 0.01 of a foot.

G-9 [*Story Pole Removal*]

Story poles shall be removed from the property within 10 calendar days following the date of the City's final action on the Project.

G-10 [*Plan for Construction-Phase Impacts*]

Prior to issuance of Building Permits or commencement of Project implementation (whichever comes first), the applicant shall provide a plan for construction-phase parking and equipment/materials storage for the Project. The plan must include the following:

- a. Identification of an on-site material storage location;
- b. Identification of an on-site equipment storage location;
- c. Identification of at least two on-site parking space which will remain available throughout the duration of the Project;
- d. Location of any temporary sanitary facilities;
- e. A note stating that "If on-street parking is utilized, a minimum street access clearance of 20ft. will be maintained";
- f. Map displaying any/all haul routes; and
- g. Contact information (phone number and Email) for the on-site supervisor(s);
 1. This information must also be posted on-site in a location which is readily visible from the public right-of-way for the duration of the Project.

The plan required herein shall be subject to the review and written approval of the Planning and Community Development Director, working in consultation with Parking Enforcement and Public Works Departments. Haul routes and work and/or storage of material or equipment within a City right-of-way will require the receipt of an Encroachment Permit. The requirements mentioned above may be modified by the Planning and Community Development Director upon a

determination that sufficient alternatives have been proposed which achieve a similar level of compliance.

G-10A In addition to the submittal of a Construction Phase Impact Plan, the applicant must place a Construction Parking Placard in all vehicles associated with the Project which will be parked off-site. The placard must remain in plain view on the dashboard of the vehicle throughout the duration of the Project. A Construction Parking Placard can be obtained from the City of Del Mar Planning Department.

G-11 [*Receipt of Demolition Permit*]

Prior to the complete removal of any structures on the Project site, the Applicant shall apply and gain approval for a Demolition Permit, as required pursuant to the DMMC.

G-12 [*Permit Expiration*]

This permit shall expire three years from the date of approval, on **February 25, 2029** unless a Building Permit has been issued (if required by the DMMC) and substantial construction has been accomplished in reliance upon the permit. Pursuant to the DMMC, substantial construction is defined as: completion of a minimum of 10 percent of the total amount of construction authorized by the permit, based on the monetary value of construction costs including grading, site preparation and construction but specifically excluding all costs associated with the acquisition of interest in the Project site and all costs associated with the preparation and processing of permits or plans.

G-13 [*Pre-Construction Meeting*]

Prior to any demolition, construction, and/or land disturbances occurring on-site, a pre-construction meeting shall be held. As deemed appropriate by the City, attendees to this meeting shall include representatives from the City of Del Mar's Planning and Community Development Department, City Engineer, City Clean Water Manager, the Project Contractor/Superintendent, the Project Architect, the Project Engineer, the property owner and any others essential for the proper implementation and completion of this Project. At a minimum, the following issues shall be reviewed at this meeting:

- City of Del Mar inspection requirements.
- Process for requests for plan modification and determinations of substantial conformance.
- Discretionary permit conditions and requirements.
- Construction hour limitations and noise standards.
- Construction access and parking including equipment/materials storage and maintenance.
- Work within public rights-of-way and/or easements.
- Stormwater Best Management Practices (BMPs).
- Tree-preservation requirements.
- Demolition Permit requirements.
- Signage requirements/limitations.
- Neighborhood impact issues.
- Key contact information.
- Business license requirements.
- Any other pertinent construction related activities and or information.

G-15 [*Compliance with City Noise Regulations*]

The Applicant and all parties involved with implementation of the Project shall comply with the regulations of the DMMC with regard to construction noise. The regulations stipulate that all construction activities are limited to the following periods: between 7:00 AM and 7:00 PM, Monday through Friday and between 9:00 AM and 7:00 PM on Saturdays. Construction activities are prohibited during other hours and on Sundays and City Holidays. The City's Noise Ordinance, DMMC Chapter 9.20, includes the dates of City Holidays, and can be viewed on the City's web page (www.delmar.ca.us).

G-16 [*Dig Alert*]

Prior to excavation or trenching, the Applicant shall call Underground Service Alert of Southern California (Dig Alert 800-227-2600) for a mark-out of service utilities.

G-17 [*Rules for Construction-Related Signage*]

All construction-related signage posted at the Project site shall comply with DMMC Chapter 30.84 (Signs). The pertinent sections of the Sign Chapter allow installation of a total 5.5 square feet of temporary signage on a residential property (that is cumulative of all signs posted). Such signs may be posted for a maximum of sixty (60) days in a calendar year.

The restrictions noted above do not apply to the Development Pending, Construction Noise Notice and Building Permit signs required by the City as part of the Project review process.

All construction related signage, including City required signs, shall be removed prior to final approval of the Project.

SPECIAL CONDITIONS

S-13 [*Pool Heating*]

Prior to the issuance of Building Permits, the applicant shall provide verification, to the satisfaction of the Planning and Community Development Director, that any proposed pool heating system is in compliance with DMMC Section 23.20.060, in that: 1) all swimming pools proposed to be heated shall be heated solely by use of a solar pool heating system or other energy efficient system deemed acceptable by the City as being compliant with the provisions of DMMC Chapter 23.20; and 2) no conventional swimming pool heating systems shall be installed, except for those spas or Jacuzzis whose water surface area is less than seventy-five (75) square-feet.

LANDSCAPE

L-1 [*Landscape Improvements in the Right-of-way*]

Proposed landscaping and/or irrigation within the public right-of-way that exceeds 30" at mature height requires an Encroachment Permit. Provided an Encroachment Permit is obtained, as may be required by the Municipal Code, the applicant may make landscape improvements in City rights-of-way and easements compatible with those on the adjacent private property. The landscape improvements shall be detailed in a Landscape/Irrigation Plan submitted for City review and approval. Large or fast growing trees or shrubs which could affect power or other utility lines, vehicle travel way, parking, or site distances shall be prohibited. Unless otherwise authorized via

written City approval, turf areas shall be limited and maximum use shall be made of drought tolerant ground cover and shrubs. Where no formal improved sidewalk is provided, vegetation to be installed within five (5) feet of the improved street edge shall be “walkable” groundcover appropriate for pedestrian travel. The property owner shall also be required to maintain installed trees, shrubs, turf, ground cover, irrigation, and other improvements in the right-of-way to the City’s satisfaction and may be required to record a Covenant Agreement memorializing this requirement.

L-2 *[Torrey Pine tree fencing/replacement of damage trees]*

Prior to the issuance of Building Permits, a temporary fence shall be placed around all Torrey Pine trees to be retained on-site. The fencing shall conform to the standards of Section 5.15 (E) of the Public Tree Policy Manual for the City of Del Mar. Torrey Pine trees proposed for retention that are irreparably damaged by construction activities and fail within two years of the final project completion shall be replaced in accordance with determinations by the Planning and Community Development Director, in consultation with the City Arborist if necessary, regarding the appropriate size and siting of the replacement tree.

L-3 *[Torrey Pine Tree Preservation Plan]*

Prior to the issuance of Building Permits, the applicant shall submit a Tree Preservation Plan for the review and approval of the Planning and Community Development Director. The plan shall address construction methodologies and construction-phase measures to be implemented to ensure preservation, in a healthy and thriving condition, of those Torrey Pine trees to be retained on the property pursuant to the approved plans for the project and shall comply with Chapters 5 and 6 of the City of Del Mar Public Tree Policy Manual.

FIRE DEPARTMENT CONDITIONS

** Any gaps in numbering below are intentional*

F-1 *[Class A Roof]*

All structures shall be provided with a Class “A” Roof covering to the satisfaction of the California Building and Fire Code. NO wood shake shingles are allowed.

F-10 *[Address Numbers]*

STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4” high with a 3/8” stroke for residential buildings, 8” high with a 1/2” stroke for commercial and multi-family residential buildings, 12” high with a 1” stroke for industrial buildings. ***Additional numbers shall be required in following locations;*** where deemed necessary by Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers. ***ALSO;*** where structures are located off a roadway on long easements/driveways, a monument marker shall be placed at the entrance where the easement/driveway intersects the main roadway. Permanent address numbers with height conforming to Fire Department standards shall be affixed to this marker.

F-12 [*Automatic Fire Sprinkler System-Commercial, Multi-Family And Residential Structures And Garages; Fire Department Connections For Multi-Family And Commercial Sprinkler Systems And Related Control Valves*]

All structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the California Fire Code and Del Mar Municipal Code 10.04. Plans for the automatic fire sprinkler system shall be submitted prior to start of construction and approved by the City designated fire plans examiner prior to any on site building construction inspection (other than slab, grading inspection) by a building official.

Fire Department Connections (FDC) for fire sprinkler and standpipe systems shall meet the following requirements: shall be mounted at the following height(s); **36 to 42 inches above finished grade, to the top of connection.**

- If FDC is installed separate from the Backflow/Double Detector Check, it shall be located a **minimum of 5 feet** from the Backflow/DDC valve.
- When an FDC is attached to Backflow/DDC, the FDC mounting height shall still be 36 to 42 inches max above finished grade
- If the Backflow/DDC is installed without an FDC, both OS&Y valve handles shall be mounted 36 to 42 inches above finished grade.
- Bushes, trees and similar foliage shall not be located within a **radius of 5 feet** of an FDC or Backflow/DDC valve assembly. Ground cover landscape is acceptable.”

F-13 [*Smoke and CO Detection*]

Smoke alarms and carbon monoxide alarms shall be installed, as required by California Building or Fire Codes.

F-18 [*Roadway Clearance During Construction*]

In accordance with the California Fire Code and California Vehicle Code, during Project construction, all roadways shall maintain a minimum travel clearance width of 20 feet, with such area free of Project equipment or materials, including the parking of construction-related vehicles.

WATER CONSERVATION CONDITIONS

WC-01 [*Compliance with City and State Water Conservation Policies and Regulations*]

Prior to issuance of building permits, the applicant shall provide a Landscape Documentation Package (LDP) for the project prepared by a landscape architect or landscape contractor licensed by the State of California. The LDP required herein shall include anticipated water use calculations for the project's landscape and irrigation components. The LDP shall be accompanied by a certification from the preparer that the LDP is in compliance with the City's adopted water conservation policies in effect at the time of LDP preparation, including Del Mar Municipal Code Chapter 23.60 (Water Efficient Landscape Ordinance) and any guidelines adopted by the City for such ordinance. The preparer shall also certify that the LDP is in compliance with the Governor's Executive Order Nos. B-29-15 and B-36-15, which call for compliance with landscape/irrigation water use standards set by the California Building Standards Commission and the California Department of Housing and Community Development.

The LDP shall be subject to the review and written approval of the Director of Planning and Community Development (Director). The Director shall, as deemed necessary, work in consultation with the City's Landscape Architect, with the costs for such consultation to be borne by the applicant or his/her designee. If the submitted LDP is found *not* to be in compliance with the standards referenced herein, it shall be revised accordingly and resubmitted for compliance review.

In the event that compliance with this condition results in the need to modify a landscape or irrigation plan approved as part of a discretionary permit granted by the City, the Director shall have discretion to authorize changes of landscape materials in a manner that retains like-for-like consistency with the parameters of the project's approved discretionary permit, with such parameters to include: the size of landscape material to be installed and its anticipated mature height; and the location of any trees to be installed.

WC-02 [City Inspection for Compliance with Project's Landscape Documentation Package]

Prior to final sign-off on implementation, the project shall be subject to inspection by City staff for compliance with the Landscape Documentation Package (LDP) required pursuant to the project's conditions of approval. The inspections shall include review for compliance with the irrigation and landscape plans included as component parts of the LDP.

ENGINEERING DEPARTMENT CONDITIONS:

** Any gaps in numbering below are intentional*

E-1 *[Separate Permits for Off-site Work]*

All improvements to off-site facilities, including the provision of access road and/or utility lines as proposed or required pursuant to the conditions of this Permit, shall be subject to the receipt of separate City permits, as applicable.

E-2 *[Engineering Fee]*

Prior to issuance of Building Permits, the applicant shall provide fees as delineated in the City's Engineering Review Fee Schedule as funds necessary for Engineering Department review of the proposed site improvements. If additional review beyond the scope outlined in the Engineering Review Fee Schedule becomes necessary, a supplemental deposit(s) will be required.

E-3 *[Installation of Public Improvements]*

E-3A The applicant shall perform street repairs on a portion of Culebra Street adjacent to the property. Said Street shall have dig-out performed on any distressed pavement and shall receive a 1-1/2" grind and overlay full width adjacent to property which shall include all transitions, drainage facilities, and other improvements as deemed necessary by the City Engineer. Said improvements shall be subject to inspection and approval by the City Engineer. A separate cost estimate is required for the work within the public right-of-way. Additional review fees will be required based on the City's standard fee schedule for public improvements; and

E-3B The applicant shall also construct a 6” AC dike, per San Diego Regional Standard Drawings, adjacent to the property along Balboa Avenue, Seaview Avenue and Culebra Street.

E-4 *[Private Drains]*

E-4A Unless specifically authorized in permit plans, drains in landscape areas discharging to public rights-of-way shall not be allowed. Drains discharging into public rights-of-way may be authorized, subject to review by the City Engineer and only if warranted by unique site conditions. In such cases, design elements shall be incorporated into the plans which reduce the potential for stormwater pollution and nuisance drainage to the maximum extent practicable. The project engineer’s evaluation shall include, but not be limited to, consideration of the potential effect of proposed construction on site groundwater and moisture conditions. All hardscape drains, roof drains, wall drains and other private drains shall be shown in detail on improvement plans;

E-4B Site drainage shall be designed such that, in the event of plugged or overloaded inlets/outlets, storm flows will be conveyed in a manner that is not detrimental to the site or other properties; and

E-4C Deck drains, when used, shall be no more than 25 feet apart, and no single drain shall serve more than 250 square feet of area. There shall be no direct connection between the pool deck drains and the sewer or plumbing drainage systems. They shall not drain to the pool gutter or recirculation systems.

E-5 *[Grading Calculations and Requirements for a Grading Permit]*

Prior to the issuance of Building Permits, the applicant shall provide grading calculations, including cross sections, and other supporting documentation, to verify the quantity of earthwork proposed outside the building footprint(s). Additionally, a Land Conservation (LC) permit may be required, pursuant to the provisions of the Del Mar Municipal Code (DMMC).

E-6 *[Right-of-way Dedication]*

The applicant shall dedicate a semi triangular portion of private property adjacent to the intersection of Balboa Avenue and Seaview Avenue for right-of-way purposes. The dedication document shall be prepared to the satisfaction of the Planning and Community Development Director and the City Engineer.

E-7 *[Grading]*

The grading for the project shall be performed under the observation of a Registered Civil Engineer whose responsibility shall be to coordinate site inspection and testing to ensure compliance with the approved Grading Plan. The project Engineer shall submit reports to the City Engineer to verify compliance, as deemed necessary.

E-8 *[Grading Plan]*

Prior to issuance of Building Permits, the applicant shall obtain a Grading Permit from the City. A Grading Plan shall be prepared in accordance with the latest edition of City’s

“Applicant’s Guide to Procedures for a Grading Permit.” The Grading Plan shall be prepared to the satisfaction of the City Engineer and shall:

- E-8A Be prepared in accordance with the City’s “Applicant’s Guide to Procedures for a Grading Permit,” latest edition. In addition, a topographic map shall be prepared by a Registered Civil Engineer or a Licensed Land Surveyor. The topographic map shall indicate property lines, topographic features and existing and/or proposed structures. Said map shall include two-foot contour lines and/or sufficient spot elevations to clearly represent existing and proposed topographical features, and existing and proposed drainage patterns. Survey shall extend minimum 25 feet beyond limits of work. Said map shall also show entire property boundary including any assumed found monuments, and bearings and distances based on record information;
- E-8B Include a grading cost estimate for review, based on the City of Del Mar’s Unit Price List;
- E-8C Depict the limits of grading and provide at least two cross sections through the property;
- E-8D Include provisions to collect, convey, and discharge storm water in an appropriate manner, considering the added impact of impervious surface area to the site and ensure that storm water will not be concentrated and discharged across adjacent properties;
- E-8E Include a Hydrology/Hydraulic Report prepared by a Registered Engineer that addresses how storm water will be adequately collected and conveyed on and across the subject property. The report shall also address the tributary area for run-off directed to and across the subject property. The report shall Address”
 - a. The tributary area for run-off directed to and across the subject property.
 - b. Calculations and details demonstrating that if proposed inlets/outlets, etc. are plugged or overloaded, the site is capable of conveying storm flows in a manner that is not detrimental (including flooding and erosion) to surrounding properties.
 - c. Shall address both existing and proposed conditions.
 - d. Shall provide calculations for the 2-year and 100-year events for pre and post conditions.
 - e. Emergency/secondary overflow safeguards are you proposing for the cistern in the parking garage.
- E-8F Incorporate all recommendations pursuant to the Hydrology/Hydraulic Report prepared for the project;

- E-8G Include mitigation measures and project modifications as recommended in the required Geotechnical Report prepared for the project;
- E-8H Depict the location of existing or proposed easements within the property boundary;
- E-8I Depict the existing sewer and water mains and laterals serving the residence;
- E-8J The methods for providing temporary erosion control during the construction phase of the project, complete with the inclusion of standard grading and erosion control notes on the plans;
- E-8K Include methods to ensure retaining wall sub-drains and basement sump pumps will not discharge onto City streets, as they contribute to nuisance water. Sub-drains and sump pumps shall discharge on private property to allow percolation back into the soil;
- E-8L Ensure existing or proposed private pipe outlets will not convey or discharge nuisance water (i.e., from irrigation, pool and patio hardscape splash run-off, planter area drains, French drains, etc.) onto adjacent streets or into the public right-of-way. The applicant shall provide methods to eliminate the discharge of nuisance water;
- E-8M Include storm drain run-off "Best Management Practices" that minimize the volumes of urban run-off discharge to City rights-of-way, as acceptable to the City Engineer. Ensure that the development will minimize the amount of impervious surface area and maximize the on-site dissipation of storm water run-off;
- E-8N Provide elevations and slope call-outs to clarify how water will drain around the proposed pool/spa/water feature/patio hardscape, with assurances the runoff will not be conveyed over sensitive topographic features;
- E-8O Include a five (5) foot wide buffer zone to be maintained along the edge of pavement along the street frontage. No obstructions (i.e., walls, trees, benches, etc.) shall be permitted within this area;
- E-8P Include landscaping plans with characteristics that maximize infiltration, provide retention, reduce irrigation and storm water run-off, use efficient irrigation, and minimize the use of fertilizers, herbicides and pesticides;
- E-8Q Ensure that the grading and other construction activities meet the provisions specified in the California Regional Water Quality Control Board (RWQCB), San Diego Region, Order R9-2013-0001, NPDES No. CAS0109266 – Section D.2 and subsequent orders;
- E-8R Specify the manner in which the proposed pool will be drained. The plan shall also include the following note: "Pool discharge water shall be dechlorinated, free of debris or litter, and the type and content of chemical additives must be verified

to determine any residual pollutants that may have a detrimental impact on sewer system. The Plan shall specify that spa/water feature drainage will be collected and conveyed into sanitary sewer systems unless otherwise required or authorized by the Planning and Community Development Director. Provide a sewer lateral within ten feet of the proposed swimming pool to drain pool for periodic maintenance;

- E-8S Depict location of pool pump and filtering equipment on plan set. Location per Planning Department conditions;
- E-8T Interception of run-off from the proposed driveway to preclude direct flow to the adjacent streets right-of-way. This may be accomplished by incorporation of pervious driving surfaces, diversion to landscaped areas using swales or grates, etc. The project Engineer's evaluation shall include, but not be limited to, consideration of the potential effect of proposed construction on site groundwater and moisture conditions. Provide spot grades and/or contours to substantiate design;
- E-8U The following note shall be added to the plans if shoring is required: "Unless a shorter duration is recommended by the geotechnical engineer, the proposed temporary shoring shall remain for no longer than 60 calendar days. At the conclusion of the originally allotted time, 30-day extensions may be obtained if acceptable to the City Engineer, Director of Public Works and the project geotechnical consultant. At the conclusion of the permitted time period, the temporary shoring shall be replaced with an approved permanent structure in accordance with the structural and geotechnical engineer's recommendation.";
- E-8V If the project involves demolition of an existing structure or surface improvements, the grading and erosion control plans shall be approved by the City Engineer prior to the issuance of a demolition permit. No demolition shall be permitted without an approved erosion control plan;
- E-8W Following construction completion, the project designer shall inspect as-built improvements. Significant discrepancies, if any, between the approved plans and as-built conditions shall be brought to the attention of the Planning and Community Development Department and City Engineer. An as-built plan prepared by the project designer will be required. Prior to final sign-off by the City Engineer, the project designer shall sign the as-built plan indicating that the project was completed in accordance with said plan; and
- E-8X Prior to issuance of Building Permits, the applicant shall post a security in an amount approved by the City Engineer for the proposed grading. Said security shall be in a form acceptable to the City and shall remain in place until completion of the grading and final approval by the City. The amount shall be based on 25% of the approved grading cost estimate prepared as a part of the Grading Permit.

E-9 *[Geotechnical Report Requirement]*

Prior to issuance of Building Permits, the applicant shall provide a Geotechnical Report for the project. The Report shall be prepared, signed and sealed by a Certified Engineering Geologist and a Geotechnical Engineer or Registered Civil Engineer. This Report shall be subject to review and approval by the City Engineer, City Building Department, and if deemed necessary, a third-party with expertise in geotechnical issues. The report required herein shall:

E-9A Include all standard information as required by the City's Grading Ordinance;

E-9B Evaluate existing site constraints;

E-9C Evaluate potential effect of proposed construction on nearby slopes, sensitive topographic features and neighboring properties;

E-9D Include a geotechnical evaluation of the long term stability of adjacent slopes;

E-9E Provide any mitigation measures as necessary;

E-9F Include the preparation of field tests to be performed at the site during construction, so as to ensure that field conditions are suitable for the approved construction. The results of such tests may necessitate revisions to the project with such revisions subject to review by the appropriate City entities;

E-9G If retaining walls are required, give recommendations for back-cuts for the construction of retaining walls. These recommendations shall include a time limit that the back-cuts can remain in place without either creating a stable backfill, or completing construction of the approved retaining walls. If the recommended time deadlines are not met, the applicant, by signing these conditions, grants the City permission to work on their private property to secure the back-cuts, and use the cash security to perform the work;

E-9H If temporary shoring is required, the geotechnical consultant shall provide necessary geotechnical parameters and recommendations, including maximum cuts and time limits;

E-9I Address the feasibility of long term infiltration of stormwater runoff onsite, and if subdrains will be required for any proposed infiltration BMPs;

E-9J Address the presence of groundwater and the need to provide subdrains for groundwater extraction. If extracted groundwater is discharged to surface waters, the project must comply with State RWQCB Order No. R9-2008-0002; and

E-9K Provide recommendations for any special construction methods as necessary.

E-1o *[Authorization for Off-site Work]*

E-10A Prior to the issuance of Building Permits, the applicant shall obtain letters of permission from affected property owners if construction or construction access is required across property lines; and

E-10B The following note shall be included on the plans for the Permit: “No grading shall occur outside the limits of the approved grading plan unless prior written authorization is obtained from the City and the owners of any other affected properties.”.

E-11 *[Storm Water Mitigation Plan (SWMP)]*

Prior to issuance of Development Permits, the applicant shall submit a SWMP for City review and approval that addresses the following:

E-11A Control the post-development peak storm water run-off discharge rates and velocities to maintain or reduce pre-development downstream erosion;

E-11B Conserve natural areas;

E-11C Minimize pollutants of concern from urban runoff through implementation of source control BMPs;

E-11D Remove pollutants of concern from urban runoff through implementation of structural BMPs;

E-11E Avoid directly connected impervious areas where feasible;

E-11F Protect slopes and channels from eroding;

E-11G Include storm drain stenciling and signage;

E-11H Include properly designed outdoor material storage areas;

E-11I Include properly designed trash storage areas; and

E-11J Ensure that post-development runoff does not contain pollutant loads which have not been reduced to the maximum extent practicable.

E-13K Comply with the City Standard Urban Stormwater Mitigation Plan (SUSMP);

E-11L Include a detailed Operations and Maintenance Plan (O&M Plan) for all treatment control BMPs, that includes a minimum, the designated responsible parties to manage the stormwater BMPs, employee training program and duties, operating schedule, maintenance frequency, routine service schedule, specific maintenance activities, copies of any additional required permits; cost estimate for implementation of the O&M Plan;

E-11M Demonstrate the funding mechanism to ensure ongoing long-term maintenance of all structural post construction Best Management Practices (BMPs);

E-11N Identify affected receiving water bodies; and

E-11O Include an exhibit that clearly shows the limits and quantities of impervious area in both the pre and post development conditions.

The structural BMPs required herein shall be designed so as to filter or treat the volume or flow outlined in the numeric sizing criteria outlined below:

Volume

Volume-based BMPs shall be designed to filter or treat the volume of runoff produced from a 24-hour 85th percentile storm event, as determined from the local historical rainfall record; or

E-12 *[BMP details]*

Prior to issuance of Development Permits, all post construction BMPs shall be shown in detail on the construction plans and submitted to the City for review and approval. For all post-construction treatment control BMPs, submit an operation and maintenance manual detailing requirements for the property owner to maintain BMPs into perpetuity. An easement shall be granted to the City for inspection of post-construction treatment control BMPs as needed. The project shall comply with the existing and subsequent Del Mar Jurisdictional Urban Runoff Management Plan and the State of California and National Pollutant Discharge Elimination System (NPDES).

E-13 *[Soil Stabilization]*

The applicant shall utilize sediment controls only as a supplement to erosion prevention for keeping sediment on-site during construction – NEVER as a single or primary method.

E-13A The applicant shall clear and grade only the areas on the project site that are necessary for construction. These areas shall be clearly denoted on the plans;

E-13B The applicant shall minimize exposure time of disturbed soil areas;

E-13C The applicant shall submit a schedule to the City for review and approval, with proposed dates, demonstrating the minimization of grading during the wet season and coinciding the grading with dry weather periods, permanent revegetation and landscaping as early as feasible, temporary stabilization and reseeding of disturbed soil areas as early as feasible;

E-13D The applicant shall stabilize all slopes per City approved method; and

E-13E The contractor is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the City approved Water Quality Management Plan (WQMP) for the project. This includes but is not

limited to, filter material replacement and sediment removal, as required to assure peak performance of all BMPs.

E-14 *[Required Backflow Prevention Valve]*

If the project authorized by this permit will involve installation or retention of any plumbing drainage fixtures at a level below that of the **PUBLIC** sewer main serving the project site, the applicant shall install a private backflow prevention device on their private lateral per the requirements shown below.

The plans shall be submitted prior to the issuance of Building Permits and shall be according to the Uniform Plumbing Code and subject to the review and written approval of the Planning and Community Development Director and City Engineer. Once installed, the private backflow prevention device(s) shall be subject to inspection by the City Engineer prior to final sign off for the project.

E-15 *[Access to Water Meters]*

Access to proposed or existing water meters located on or immediately adjacent to the property shall remain open and unobstructed at all times. Prior to the issuance of Building Permits, the applicant shall demonstrate that no structure or vegetation is proposed so as to restrict access to the water meter. In the event access is blocked by project implementation, the applicant shall be responsible for the removal any obstruction at his/her expense or shall pay for the cost of relocating the water meter to allocation acceptable to the Public Works Department.

E-16 *[Updated Title Report]*

Prior to the issuance of Building Permits, the applicant shall prepare an updated title report for the property.

E-17 *[Compliance with City of Del Mar JURMP]*

This project shall conform to the construction component in the latest edition of the City's Jurisdictional Urban Runoff Management Program (JURMP).

E-18 *[Sewer Service]*

The sewer connection to the public main must be a gravity connection. If a pump is required in order to service the residence, it must transition to gravity flow prior to connection to the public system. A sewer backflow prevention device will also be required if a pump is proposed. The existing Sewer lateral shall be videoed and certified clear of obstructions or damage by a licensed plumber. Should the lateral be damaged, a new lateral shall be installed to service the residence.

E-19 *[Backflow Prevention]*

A reduced pressure backflow prevention device is required for the water system that services the pool/spa. The system must be designed to the satisfaction of the City Engineer, Public Works, and Building Department.

E-20 *[Proposed Retaining Wall]*

The proposed retaining walls shall be designed and constructed completely within the property. No portion of the wall or footing shall extend across the property line. The limits of any retaining wall footing shall be depicted on the grading plan. The applicant shall provide a plan and profile view of the proposed retaining wall that will depict top of wall and top of footing elevations.

E-21 *[Peak Runoff Mitigation]*

The proposed improvements shall result in a net decrease in impervious area. If this is considered infeasible, the applicant must submit a Hydrology and Hydraulics report. The report must demonstrate that the project mitigates the increase in peak runoff through the use of acceptable LID features.

E-22 *[Utility Service]*

If any new or modified connections to the water or sewer mains in the public right-of-way are proposed, additional plan sets, and review fees may be required.

E-23 *[Stormwater Compliance]*

Stormwater compliance requirements are subject to change based on adoption of revisions to state and local regulations. Recent changes to the regulations include the following: revised Priority Development Project definitions, additional/revised hydromodification mitigation requirements, and increased emphasis on on-site retention/re-use. These changes could significantly impact the design, type, and size of BMPs necessary for compliance. The new regional MS4 Permit (Order No. R9-2013-0001) was adopted May 8, 2013.

E-24 *[Existing Easements]*

Prior to issuance of Building Permits the applicant must provide a letter from any easement holder authorizing the proposed improvements within the existing easement.

E-25 *[Revisions to plans]*

Any proposed change to the approved layout/use/activity on the site or any increase in the developed area of the site or any expansion or modification to the approved development, including changes to structures building locations, elevations, parking allocation, or landscaping shall require that a construction change be submitted to City for review and approval.

E-26 *[Survey Monuments]*

E-26A The perpetuation of survey monuments is required and intended to protect both public and private property rights in accordance with federal and state law. Monument perpetuation shall be performed with every Drainage/Grading Plan and Street Improvement Plan. A land surveyor shall, upon completion of Drainage/Grading Plan, or new improvements, reset any monuments that have been destroyed due to the construction of the project and must file a post-construction Corner Record or Record of Survey with the County Surveyor.

E-26B A hold will be placed on the final inspection for all right of way permits and other types of permits that affect survey monuments. When Engineering Department receive confirmation of the filing of the post-construction Corner Record, Record of Survey or Parcel/Final Map from the land surveyor, the hold will be released, and final inspection can be performed.

E-27 *[Archaeological]*

The permittee shall cease work on-site if any archaeological resources that are revealed. The City shall be notified immediately. A qualified archaeologist, retained by the permittee, will evaluate the situation, and make recommendations to the City concerning the continuation of the work.

PASSED AND ADOPTED by the Design Review Board of the City of Del Mar this **25th** day of **February, 2026**, by the following vote:

AYES:

NOES:

ABSENT:

RECUSAL:

Arlene Prater, Chairperson
Design Review Board
City of Del Mar, California

ATTEST:

Karen Brindley
Director of Planning and Community Development
City of Del Mar, California