

February 18, 2026

Del Mar Design Review Board
C/o Elizabeth Yee, Associate Planner
City of Del Mar
1050 Camino Del Mar
Del Mar, California 92014

Re: Harrington Residence
101 11th Street, Del Mar, CA 92014
DRB24-011 / LC24-008 / CDP24-028

Dear Design Review Board,

The Harrington Family purchased 101 11th Street about four years ago and have been in pursuit of improving the property since the first days of taking possession. They undertook construction of two ADU's with one off the alley and one at the midpoint of the lot. These units are now virtually complete and will be available for rent soon.

In the meantime, we have pursued the proposed design for a replacement home for the main house at 101 11th Street. We have matriculated through the CPP DRB processes and have taken into consideration the concerns and comments made by surrounding neighbors and the Board, and we have been able to create a new design that the Harringtons are pleased with and hopefully neighbors can appreciate for the compromises and efforts made to address concerns.

The current design is in response to the comments from the previous design that was presented to the DRB on May 28, 2025. The significant changes are:

Disconnecting the main house from the existing ADU. The current design no longer spans over the pool to rest atop the ADU. It now functions as a more compact and less elongated plan.

Reduction in Second Floor Area Size. The second story is now **300 square feet** smaller than the previous design by reallocating the area to a second bedroom on the first floor. This significantly reduces the bulk and mass of the second story.

The house has been lowered 2 feet from the previous design. The ceiling heights have been decreased some but most of the reduction is achieved by having the proposed first floor lower than the existing home's first floor which has a raised foundation. The new design sits more squarely on the existing adjacent

grade. The design requires less grading than the previous design and is more subservient to the topography.

Portions of the house are now closer to the street. In order to separate the home from the existing ADU the stair element of the design is now a little closer to 11th Street, yet it is still not at the front yard setback and is in keeping with the pattern of development of most if not all the homes on the south side of 11th Street. We have held the stair element away from the northwestern corner to preserve private views and public views that look across this diagonal corner at the foot of 11th Street. These views are not only of the Ocean but the Monterey Cypress tree as well.

Alley Fencing. Due to the requested easement, the alley fencing no longer captures the Harrington property that extends west of the alley. The newly proposed fencing now aligns with all other fences that run along the full extent of the alley.

We have strived to develop a solution that works best for the Harringtons and the neighborhood. In all we think it is a thoughtful compact 2,600 square foot home design that will be a great addition to the neighborhood. If you would like to schedule a time to visit the property with me and see the story poles, please reach out and I will make myself available.

Respectfully,

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



From: Susan Harrington <susancharrington22@gmail.com>
Sent: Friday, February 20, 2026 5:20 PM
To: Elizabeth Yee
Subject: DRB Meeting, 101 11th St., Del Mar, CA

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Design Review Board Members,

This is our third appearance before the DRB regarding our home at 101 11th Street. We have worked diligently to address all concerns raised and, after four years of collaboration with the City, we respectfully believe it is time for our project to be granted a building permit. Over these years, we have become deeply invested members of the Del Mar Community. We are proud to support local projects and organizations, including serving as “whale” contributors to the powerhouse Park Playground and as significant donors to the Del Mar Foundation, Friends of Powerhouse Park, The Winston School, and Community Connections, where Susan serves on the special events committee. We also actively support other local businesses, and are committed to continuing our involvement in meaningful and positive ways.

We fully recognize what a special and unique property 101 11th Street is, and we have approached this project with genuine care, love and respect for its setting. Our vision has always been to create a home that is welcoming rather than ostentatious—a place where we can host community gatherings and contribute to the social fabric of Del Mar. Unfortunately, despite our best efforts, this process has been repeatedly prolonged.

We have a legal right to build this home, and equally important to us is being thoughtful and respectful neighbors. We are sincerely grateful to those who have offered support along the way. We respectfully ask the Board to allow us to move beyond this phase, by granting the building permit, so we may begin construction on what we consider to be our final home—the place where we hope to grow old (or, at least older!).

Thank you for your time, consideration, and service to the community,

Warm regards,

Susan Harrington

Sent from my iPad



From: Becky Robbins <beckyrobbins1@gmail.com>
Sent: Saturday, February 21, 2026 4:46 PM
To: Elizabeth Yee
Subject: Recommendation

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To the Design Review Board,

I would like to offer my encouragement to you regarding Tom and Susan Harrington as they build on the property on 11th Street in Del Mar. I actually lived on that street for awhile and now reside on Ocean Avenue in the most wonderful city ever. When I moved from Colorado in 1984, I chose Del Mar!

I have known the Harringtons for 10 years since moving to Ocean Avenue and treasure them as delightful friends and neighbors. We have been in one another's homes, we have enjoyed fireworks together at another mutual friend's home next door and it's always so pleasant. I was also impressed when Susan decided the necessity of improving the playground at Powerhouse Park because I also have grandchildren who visit frequently. I was more than happy to contribute to that.

I am a Trustee on the Board of La Jolla Playhouse and I know how important it is to support and contribute to our community. If I were on the Design Review Board I would also consider it to be a responsibility to our fine city of Del Mar and I truly would approve the plans that they have created for that beautiful property. I have been invited to see what they have built so far and every detail is impeccable as are the Harringtons and that is important not only to me as a neighbor but to Del Mar in particular. Integrity is paramount here and I thank you for your role on this board. I am eager to see this approved so we can all enjoy the finished construction. I thank you in advance.

Warmly,

Becky Robbins
1335 Ocean Ave
Del Mar, CA
858-442-7199

Nicole Morrow

From: Stuart JM Collinson <collinsons@yahoo.com>
Sent: Friday, February 20, 2026 12:30 PM
To: Planning Mail Box
Cc: Jean Crutchfield
Subject: Written Comments: DRB25-020, LC25-005, CDP25-017 / 422 Culebra development

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Jean

We are writing to express our support for the 422 Culebra development of building and landscape plans (and notes) as they have been presented.

Best regards

Stuart and Heather Collinson
1934 Zapo Street, Del Mar CA 92014

From: Matthew Burr <matthewb@wallacecunningham.com>
Sent: Friday, February 20, 2026 12:36 PM
To: Jean Crutchfield
Cc: Wallace Cunningham; 'Stuart JM Collinson'; 'Heather Collinson'; PB Bone
Subject: Rao Residence (422 Culebra) - Neighbor Correspondence

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Jean,

Wally and I met with Pat Bone and Heather & Stuart Collinson in person at their properties, Monday, February 9th at 2:30pm. We reviewed the drawings and renderings and discussed their concerns to protect their ocean views. We also clarified that the roof is the same shape and material (Zinc.) as the previous design. There will not be any skylights or chimneys. After that meeting, we sent them follow up information. We informed them that there are four existing trees within the front yard that will be removed as part of the development project which will certainly help with their views. We shared their primary living area view renderings with them along with new 3D renderings

I wanted to also let you know that I corresponded and spoke with Heather & Stuart Collinson on a couple different occasions after that on-site meeting. As a result of those conversations our team has made the following changes to the landscape plan:

- Removed three citrus trees and two yuca trees in the area of the existing deck restoration on the east side of the property. We replaced those five trees with [Ceanothus griseus horizontalis 'Yankee Point'](#) that is max. 3' in height.
- Changed the triangular area on the east side of the property to existing slope planting (gray hatch).
- Added a note to the gray hatch area on the east side of the property to say, "maintain planting to a maximum height of 2'-3'".

In addition to those landscape changes, we highlighted on the plan below where the pool fence is. We also clarified that we are not proposing any additional fencing. In the case of the eastern area (shown in grey and pink below, abutting the Collinson & Bone properties) there would be no fencing now or in the future in this area.

February 23, 2026
Del Mar Design Review Board
C/o Elizabeth Yee, City Planner
City of Del Mar
1050 Camino Del Mar
Del Mar, California 92014

Re: Raduenz Residence DRB Mod-25-003
206 13th Street

Dear Design Review Board,

The Raduenz family would like to amend their current application before you in two areas. The first being the location of the condensing units and the second being the front door stoop design and configuration.

Condensing Unit Locations:

Now that we are under construction, we are having difficulty fitting all the condensing units in the designated utility area next to the alley. First, we are finding the need for 4 units rather than the 3 that we anticipated during the schematic design review stage of the project. One unit for each level of the home and one unit for the ADU is needed for maximum efficiency. Within the utility area we also are having to locate the gas service and meter, electric service and meter, as well as the main water line and the originally proposed trash receptacles. All these utilities have their separate size requirements and clearances.

We are locating the largest unit (FAU#1) for the main living area which will be the most highly used unit and a smaller unit (FAU#2) for the ADU in the utility area off the Alley. The Master bedroom unit and the basement unit (FAU#2 & #3) are smaller units and would be on the first story roof above the pantry and next to side yard in the rear third of the lot. These units will be surrounded by a 42" tall sound attenuating wall.

We think this mid lot location is appropriate because it the only impacts, if any, are to the property to the south which is owned by the Raduenz family. The neighboring home on that property is not at the setback and is approximately 30 feet away from the proposed unit location. The position aligns mostly with the neighboring garage. The Raduenz family feels confident this will not negatively affect them or any future owner.

Front Door Stoop:

The attached front door stoop revision lies within the footprint of the submitted revision in your packet. This revision merely adds an arch to that projection.

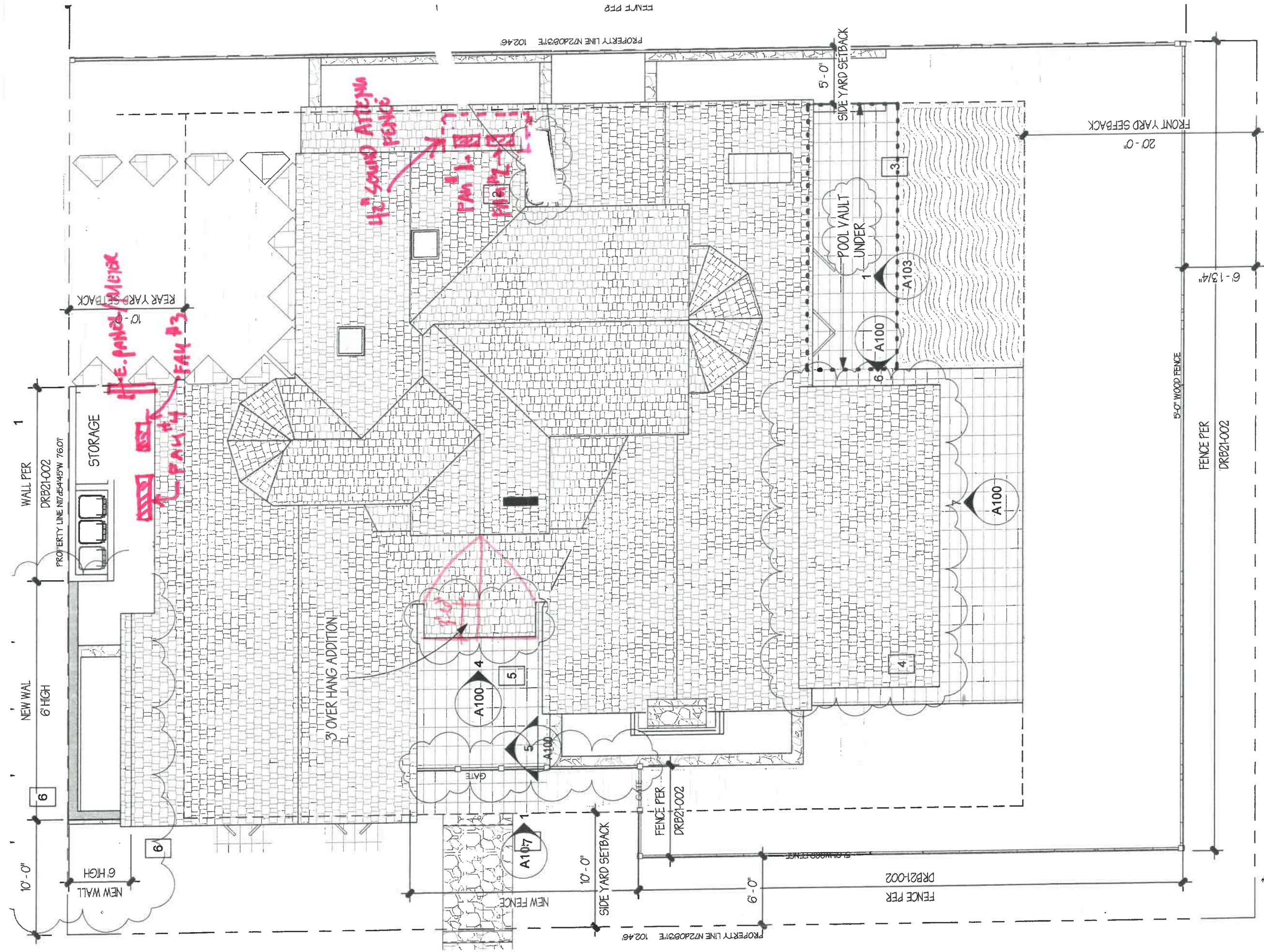
If you have

Jim Sneed

Bokal & Sneed Architects

(o) 858-481-8244

(c) 858-775-4757



1 NEW MOD SITE PLAN
1/8" = 1'-0"



NORTH

RADUENZ
207 15th St.

DRB 25-003

FENCE PER
DRB21-002

PROPERTY LINE N72D03'E 76.01'

FRONT YARD SETBACK
20'-0"

5'-0" WOOD FENCE

6'-13/4"

5'-0"
SIDE YARD SETBACK

POOL VAULT
UNDER

NEW FENCE

10'-0"
SIDE YARD SETBACK

FENCE PER
DRB21-002

6'-0"

FENCE PER
DRB21-002

PROPERTY LINE N72D03'E 102.46'

FENCE PER

10'-0"
REAR YARD SETBACK

STORAGE

WALL PER
DRB21-002

NEW WALL
6' HIGH

NEW WALL
6' HIGH

PROPERTY LINE N72D03'E 76.01'

1

Air Handler Size	A (in)	22	18 1/2	17	20.35
AX182A	36				
AX241A	41	22			
AX240B					20.08
AX242B					24.6
AX361B			21	20	
AX300C		26	21 7/8		
AX360C					

Dimensions

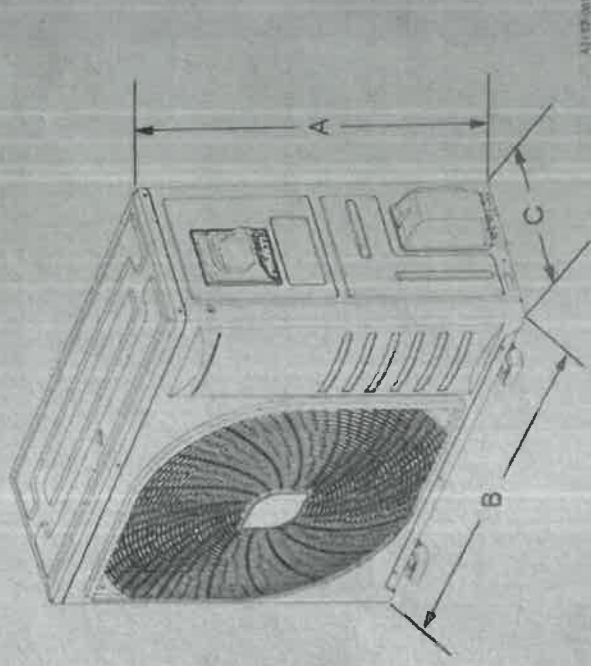
Dimensions

Table 4: Dimensions

Unit model	Dimensions (in.)			Refrigerant connection service valve (in.)	
	A	B	C	Liquid	Vapor
HH824EZS11	29 1/2	35 3/7	13 2/5	3/8	5/8
HH836EZS11	34 4/9	43 1/3	17 5/7		3/4
HH860EZS11	57 1/2	38 2/5	13		7/8

FAU #1, #3 →
 FAU #4 →

Figure 2: Dimensions

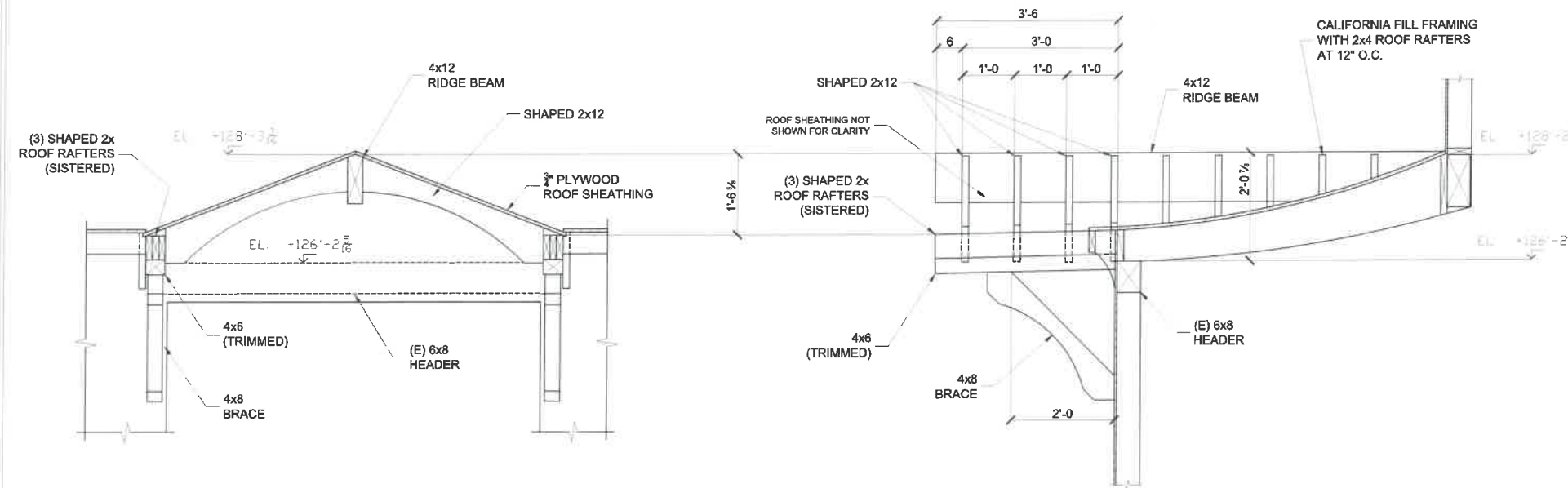


Dimensions notes

- All dimensions are in inches and are subject to change without notice.
- The overall height is from the bottom of the base pan to the top of the fan guard.
- The overall length and width include screw heads.

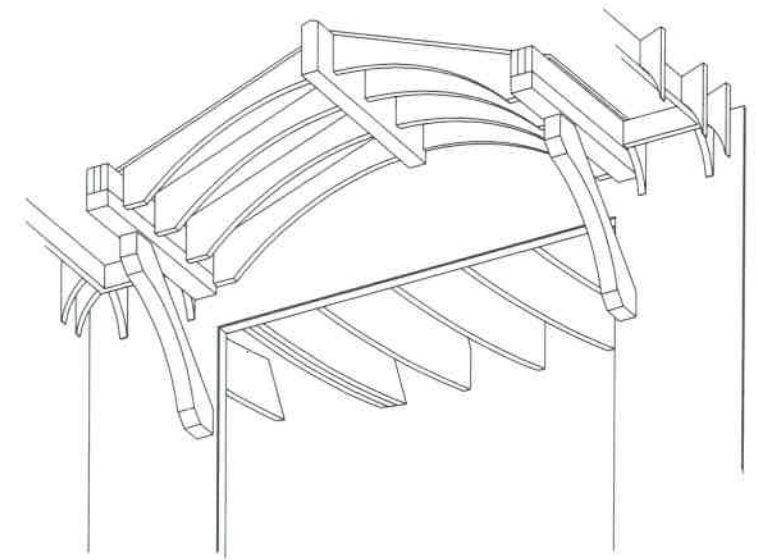
RADYENZ
 207 15th St.

DRB MAP 25-023

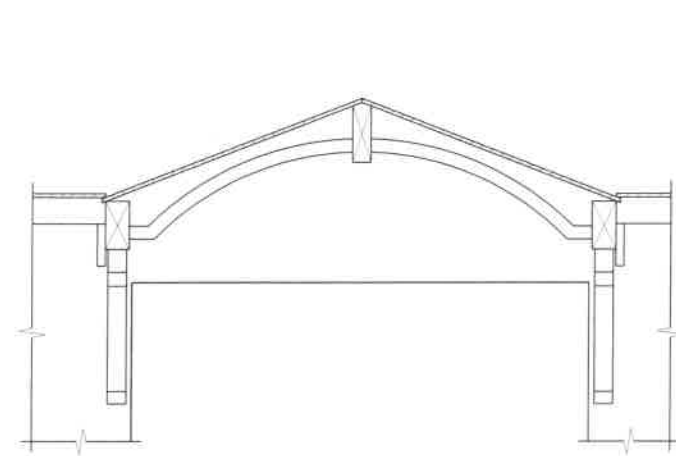


ENTRY FRONT VIEW STRUCTURAL

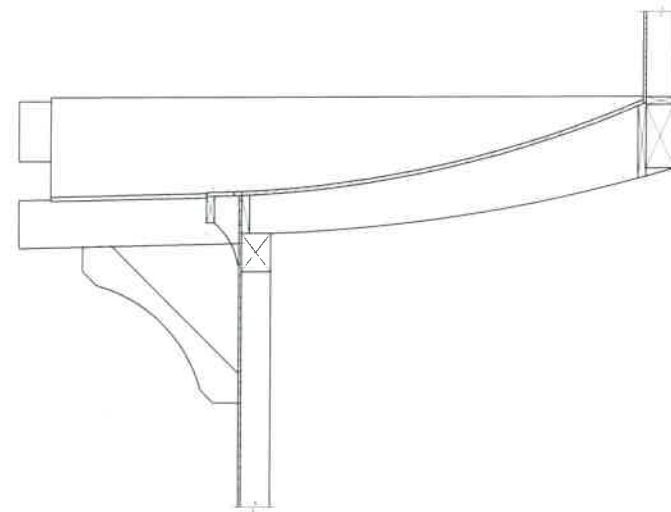
ENTRY SIDE VIEW STRUCTURAL



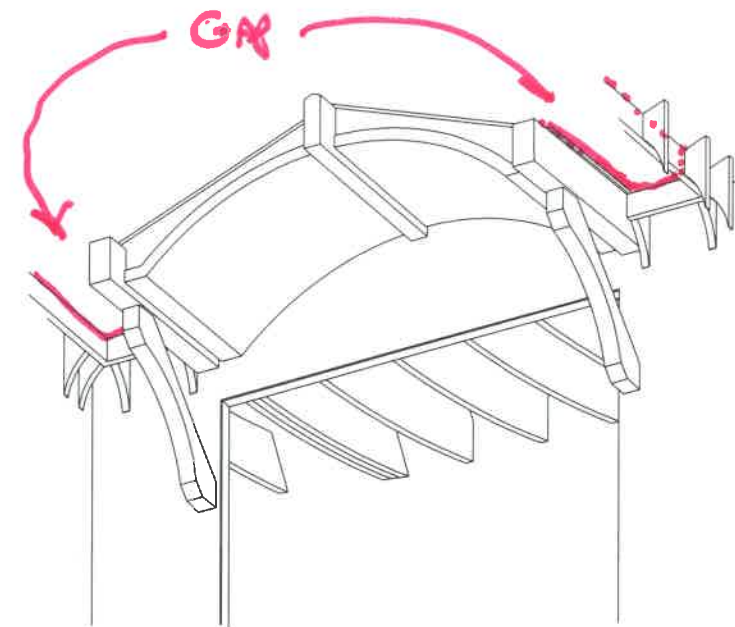
3D VIEW STRUCTURAL



ENTRY FRONT VIEW FINISHED



ENTRY SIDE VIEW FINISHED



3D VIEW FINISHED

RADUENZ
207 13th St.

DRS MODS-003

REV.	Date	BY	Description
DANA CONSTRUCTION			315 SOUTH COAST HWY SUITE U53 Encinitas, CA 92024 (760) 807-3373
Project: RADUENZ RESIDENCE			
Address: 207 13th STREET, DEL MAR			
Project No.: 2538			
Client:		Contractor: DANA CONSTRUCTION	
Architect: BOKAL & SNEED		Engineer: BWE, INC.	
Coating:		Description: NEW AWNING OVER ENTRY	
Holes:		Detailer: PDS	
Weld:		Checker:	
Status:		Date: 2/9/2026	
Phase:			Drawing No.: LO-22

From: Robert Silva
Sent: Monday, February 23, 2026 5:40 PM
To: Planning Mail Box
Subject: FW: SUPPORT LETTER: DRB agenda item: 101 11 th St, 107LLC, Thomas Harrington, HEARING scheduled for Wed., Feb. 25, 2026 at 6 PM

Robert Silva | Administrative Assistant
City of Del Mar | Administrative Services Department
1050 Camino del Mar, Del Mar, CA 92014
Direct Line | 858-375-9526 | rsilva@delmar.ca.us



CITY OF DEL MAR

From: Darcy Bingham <dcbingham@mac.com>
Sent: Monday, February 23, 2026 4:38 PM
To: City Clerk Mail Box <CityClerk@delmar.ca.us>
Cc: Thomas Harrington <tomharrington44@gmail.com>; Richard Bokal <rbokal@bokalandsneed.com>; jsneed@bokalandsneed.com
Subject: SUPPORT LETTER: DRB agenda item: 101 11 th St, 107LLC, Thomas Harrington, HEARING scheduled for Wed., Feb. 25, 2026 at 6 PM

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Greetings DRB members,

This letter is in FULL SUPPORT of the Harringtons' proposed build at 101 11th Street.

We live at 140 11th Street, and have lived on the block for 25+ years. Our home is just up the street from this build, and the current home is, and new home will be, visible from our front yard and from multiple indoor living spaces.

Having built in the area ourselves, we know how tough it can be, and, unfortunately, how personal things can become. Significant modifications have already been made to address previous comments, the Bokal & Sneed design fits Del Mar's aesthetic, it's an extremely attractive home, and appropriate for the lot size, zoning and location.

We hope you will approve the project as currently submitted, and my husband and I will be pleased to welcome this beautiful new addition to our block.

Thank you for your commitment to our city and all of your efforts on behalf of Del Mar and those of us who reside here. You have a tough Job - Please know you and your thoughtfulness are appreciated.

Best regards,

Darcy & Robert Bingham
140 11th Street

Kindness matters.

From: Tanya Young <tanyayoungart@gmail.com>
Sent: Tuesday, February 24, 2026 9:47 AM
To: Planning Mail Box
Cc: Elizabeth Yee
Subject: Red Dot—DRB February 25, Item 1

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Dear Respected Members of the DRB,

We are writing in support of Tom and Susan Harringtons' project at 101 11th St.

Tom and Susan with their architect Jim Sneed have been engaged with the Design Review Board during two previous meetings, responding to every concern of neighbors and the Board and making significant concessions. One hopes that at this meeting they may proceed to the construction phase with the granting of their permit.

I am most familiar with the Harringtons as great friends of our Del Mar community. At Del Mar Community Connections where I am a Board member, Tom and Susan are among our Sustaining Members, at our highest level of giving, for which we are truly grateful. Tom and Susan are also generous in sharing their time, talent and positivity. Susan has served on the DMCC Special Events committee, and she recently joined the Nominating Committee of which I am Chair. Susan and Tom are active supporters of DMCC, which serves Del Mar seniors.

We are confident that their project will be done to the highest standards of taste and craftsmanship using beautiful natural materials.

I feel personally fortunate that Tom and Susan Harrington are part of our community. We encourage you the DRB to grant the permit to the Harrington project at 101 11th Street.

Sincerely,

Tanya Young and Michael McManus
919 Klish Way

Tanya Young Studio
858.382.3636
tanyayoungart.com
www.facebook.com/tanyayoungscienceillustration
Instagram: tanya_young_studio
X: @tanyayoungart

Elizabeth Yee

From: Gregory Beckham <grbeckham@gmail.com>
Sent: Monday, February 23, 2026 10:47 AM
To: Elizabeth Yee
Subject: Harrington project

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To whom it may concern,

I have been fortunate to have been a neighbor of the Harrington family for over twenty years on Ocean Ave and Penny lane, and I would like to encourage everyone to support their development application.

They have shown to be supportive and generous community members in civic and personal life consistently through the years, and always have the best interest for the quality of life in Del Mar.

They have hired excellent architects and builders and the project will be a credit to the neighborhood for generations to come.

Regards, Greg Beckham

Sent from my iPhone



TO: Design Review Board

FROM: Elizabeth Yee, Associate Planner

DATE: February 25, 2026

RE: Item #1 - DRB24-011/LC24-008/CDP24-028 (Harrington, 101 11th Street)

.....

The Planning and Community Development Department hereby submits the revised draft DRB resolution, included as “Attachment A” to this memorandum, for Design Review Board consideration. Revisions depicted in the attached document include: removal of staff’s determination of environmental status and a recommended DRB finding and determination that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA); and a suggested added condition (DRB-1) requiring the applicant prior to the issuance of Building Permits, submit revised project plans that depict relocation of the proposed pool and all associated improvements (including fencing and mechanical equipment) completely outside of the 15-foot-wide sewer easement required by condition E-22 of this resolution. The added condition is based on public health and safety grounds where the project plans depicted an 8-foot-wide sewer easement where a 15-foot-wide easement is required to ensure rapid response to a sewer line emergency situation and to aid in general maintenance of the sewer line.

All suggested additions to the draft DRB resolution are depicted with underline and all suggested deletions are depicted with ~~strikethrough~~.

Attachment A – Revised Draft DRB Resolution

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 (“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 (“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 Categorical Exempt pursuant to Categorical 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 and to mitigate impacts to public access to coastal resources, 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).

Section 4: Environmental Review

The Design Review Board of the City of Del Mar finds that, pursuant to the California Environmental Quality Act (CEQA) and the City’s adopted CEQA Supplemental Regulations, the Project is 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 that none of the six exceptions to the use of a Categorical Exemption are applicable (Guidelines Section 15300.2).

This finding is based on a Historical Resource Evaluation Report (“Report”) prepared for and submitted by the applicant, independently reviewed and approved by the City, and therefore accepted by the City of Del Mar. The Report determined that the Property is “not significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” and, therefore, does not qualify as a historical resource under CEQA Guidelines Section 15064.5(a)(3). The Report further determined that the Property is not historically significant under state and national significance criteria, and therefore, any future Project that demolishes the Property’s existing development and constructs new improvements will not cause a substantial adverse change in the significance of a historical resource.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Design Review Board of the City of Del Mar that the Project is exempt from the provisions of the California Environmental Quality Act (CEQA) and applications 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-foot 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 reseeding 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 or acceptable effective barrier. 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).

DRB ADDED CONDITION:

DRB-1 [Revised Plans Required]

Prior to the issuance of Building Permits, the applicant shall submit revised Project plans that depict relocation of the proposed pool and all associated improvements (including fencing and mechanical equipment) completely outside of the 15-foot-wide sewer easement required by condition E-22 of this resolution. The revised Project plans shall be subject to review by the Planning and Community Development Director and approval by the appropriate City of Del Mar entities.

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

Elizabeth Yee

From: Curt Keller <vzwckeller@hotmail.com>
Sent: Wednesday, February 25, 2026 10:49 AM
To: Elizabeth Yee
Subject: 101 11th St. (Approval)

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.

Ms. Yee-

Please strongly consider Mr. and Mrs. Thomas Harrington's house design for approval.

As the Harrington's long time neighbor(14.5 years), I am intimately aware of their commitment to Del Mar, and to the adherence of the requirements and standards that the DRB expects.

Tom and Sue have spent countless hours with Jim Sneed, listening to the recommendations, and concerns of his neighbors and the DRB in coming up with a final design that is a win/win for all parties involved within the Del Mar community!

I fully expect the final residence will enhance Del Mar, and their neighbor's home values as well on 11th Street.

Kindest Regards,

Curt Keller
949-282-8000

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From: Brisa Smith
Sent: Wednesday, February 25, 2026 12:51 PM
To: Brisa Smith
Subject: FW: Red Dot Re: Item #1, DRB Agenda for 2/25/2026

From: Claire McGreal <clairemcg@roadrunner.com>
Sent: Wednesday, February 25, 2026 8:12 AM
To: City Clerk Mail Box <CityClerk@delmar.ca.us>
Cc: Tom McGreal <tommcg@roadrunner.com>
Subject: Red Dot Re: Item #1, DRB Agenda for 2/25/2026

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.

Please accept this RED DOT re: Item #1 of the 2/25/2026 DRB Agenda, as well as the supporting photographs.

Best Regards, Claire & Tom McGreal.
Feb.24, 2026

Dear Chair and Members of the Design Review Board:

We, Tom and Claire McGreal, reside at 1135 Stratford Court, one block east, and two houses to the north, of the applicant's home at 101 11th St. Applicant's home is directly in our ocean view corridor, as seen from our living room, our primary living area (PLA). We have participated in both CPPs and the first Design Review Board review of this matter. We appreciate the changes the applicant has made to date to reduce some of the unreasonable bulk and mass of the earlier design. We are asking the DRB 1) to eliminate the remaining unreasonable bulk and mass by reducing height of foot, and 2) to require that trees on the east side of the house be maintained at a height no taller than the existing roofline, so as not to further block our ocean view.

The **design** height as proposed would obstructs ocean view from our home. Further **trees** on the east side of applicant's lot have grown, since the second CCP to again block our ocean view. Applicant is requesting the DRB to permit all the present landscaping to remain and be approved by you. Much of this landscaping has been recently added. We submit that none of the existing or new landscaping should be allowed to block ocean views from our home's primary living area (PLA).

DESIGN:

The attached photographs demonstrate how the present design will unreasonably reduce our ocean view from our PLA. The applicant wants to build the new house one foot higher than the highest roofline of the existing house, and many feet higher than the existing one-story portion of the existing house. Further, the applicant wants to extend the house further to the north. The applicant wants a large second story over the entirety of the house, whereas the existing house has a Gambrell second story roofline over a portion of the house, while the remainder of the house is a one story. (See Photos # 4 and 5). Also, the recently added ADU has very wide overhangs, and presumably the new house will have matching overhangs. Overhangs are not story-poled, so there is yet more massing and bulk. As a result, the present design still has many elements that unreasonably increase bulk and mass.

That said, in the spirit of compromise, we would accept the new full-across second story, along with overhangs, the northward expansion, and added second story aspect of the new design, **if** the applicant keeps the height of the roofline to the height of the present house. Adding any additional height would reduce our ocean view by the same measure. We acknowledge that this new massing will diminish some of our ocean view to the north, and from that portion of the house which will go from being a one to a two-story house. We are willing to make that compromise in recognition that applicant wants a solid full length second story to his new home, (which the existing home does not have), and that he wants his PLA on the upper level.

We appreciate that the applicant has reduced some of the excessive bulk and mass suggested by the earlier design, and we ask that he keep the new design no taller than the existing house. We understand that he wants a full two story so that the southern portion of the new home will be as tall as the northern portion. And we are willing to accept that.

We are requesting this Board to require applicant's new roof line to remain at the same height as the old roof line, and that any additional new landscaping be kept below the present roof line, so as not to unreasonably block our ocean view from our PLA.

As noted in the staff report, this project must adhere to the R2 Design Review Standards. Specifically, pursuant to DMMC Section 30.20.060, the design of all development and landscaping must be in harmony with the neighborhood character, citing specifically scale, **height**, length, width, bulk, etc. "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.**" (Staff Report, P. 8, emphasis added)

Ours is an older, existing, one-story home dating from 1949 and may be considered historic, if Del Mar had such a designation. Much of our 75 year-old house remains unchanged from its original building with the exception of a 2011 addition of a kitchen and foyer. Further, "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...from nearby lots..." (ibid.) Any additional height given to the new house, diminishes our ocean views, and therefor violates DMMC 30.20.060.

TREES: The trees to the east of the existing home have recently regrown, blocking our blue water view as well. Those trees were discussed at the first CPP, and the applicant trimmed them to a reduced height, below our view line. We thanked him for that at the second CPP. However, those same mature trees have now regrown up substantially. We therefor request the DRB as a condition of approval, require the applicant to keep those trees at a height that will remain below the roofline of the new home. (These are very fast-growing trees.) The burden here should not be shifted to us, long time owners of a 75+year old home, to bear the cost of annual trimming of these trees.

The DRB has the jurisdiction to make such a requirement, and should not shift the burden onto us to pursue expensive TSVS actions.

These tall, fast-growing trees create a landscape design that is out of scale with other landscape designs in the neighborhood (DMMC 23.08.077 subsection C.) The applicant reduced the height of these trees immediately to the east of his house as a result of the first CCP, which is a requirement of this DRB process. The Chinese Elm was then not obstructing our view. The Chinese Elm, as well as the other trees have grown substantially since then, as

these trees are fast growers in our Mediterranean climate, and now obstruct part of our ocean view, and will increasingly do so, if left untrimmed, and will create an even greater obstruction to our existing ocean view.

SUMMARY: There are two concerns: 1) The request to add one foot of height across the entire extended roofline (where the present roof is a two story only for a small portion) which diminishes our ocean view by that same 1 foot, and a lot more where there is only a one-story at present); and 2) The height of the trees east of the house have been allowed to grow unreasonably high, and to obstruct our ocean view. We submit the DRB must condition any approval on a requirement that the owner maintain the tree height at or below roof level.

INVITATION: We invite applicant and any and all members of the DRB to come by our home and to see just how this project the impacts our views. If we are not home, you are welcome to come onto our front brick porch and to see for yourself by standing in front of the two windows in our living room the impact on our ocean view. (The two living room windows are to the north of the foyer windows by our front door.)

Specifically, we are requesting that the DRB add to its proposed resolution, verbiage to the effect that they will deny the request by applicant to raise the elevation of the proposed home, and that Applicant will build no higher than the height of the present home. Secondly, we request that DRB specifically require Applicant to maintain the height of his trees east of the home to a height no higher than the roofline of the home.

Respectfully Submitted,
Claire & Tom McGreal, 1135 Stratford Ct.

ADDENDUM: Photos

1) 34,764 Photo of applicants' home, taken from our living room window on February 23, 2026, showing flags/ story poles, and resultant loss of ocean view.



2) 34,766 this is the full expanse of our ocean view from our living room window taken on February 23, 2026.



3). 34,776 View east property line of 101 11th St. taken on 2/24 from 11th St. looking s, s/w. Shows how much the trees have grown since the second CCP. They appear not to have been reduced in height since.



4). 34,778 shows additional volume of bulk and mass new home will add with the additional height and depth at the north and west sides. Note height of trees to the east.



5) 34,782 Another view of that same increased volume of bulk and mass at north and west, as demonstrated by the flags and story poles. Note the height of the trees to the east.

