

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

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

Dear Design Review Board,

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

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

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

Jim Sneed

Bokal & Sneed Architects

o - 858-481-8244

c – 858-775-4757

**Jennifer Gavin**

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

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Jennifer,

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

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

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