

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

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.

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

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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

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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.

