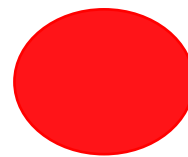


Del Mar City Council Meeting Agenda

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

March 17, 2026 City Council Meeting

**INFORMATION RECEIVED
AFTER THE COUNCIL AGENDA
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PLANNING | ENTITLEMENTS | SUSTAINABILITY

March 11, 2026

Del Mar City Council
c/o Sarah Krietor, Administrative Services Manager/City Clerk
1050 Camino del Mar
Del Mar, California 92014
skrietor@delmar.ca.us
VIA IN-PERSON DELIVERY

**Re: Additional Information Regarding Appeal of Staff's Denial of EP25-049 (Rael)
1612 Stratford Way, Del Mar, CA 92014**

Dear Ms. Krietor:

Mr. Paul Rael is the applicant and owner of the property at 1612 Stratford Way, Del Mar, directly adjacent to the right-of-way area in question. Mr. Rael seeks to improve the strip of public right-of-way situated between his front property line and the Stratford Way paved roadway. This area is currently comprised of dirt and mulch that is messy and sheets away during the rain. The area looks unfinished and Mr. Rael is hoping to beautify the area at his expense for the benefit of the City and surrounding neighbors.

Regrettably, staff denied application, EP25-049, and indicated that they could only approve an Encroachment Permit if the improvements were 100% constructed of asphalt to match the roadway materials. Such a solution is woefully deficient in tastefulness and aesthetic quality, and is in fact inconsistent with how the Community Plan describes the intended look and feel for local residential streets in Del Mar:

Nearly all of the streets serving internal circulation have an informal "country road" feeling due to the lack of sidewalks, curbs, and gutters, and the growth of private landscaping along the edges of the pavement. This aspect of street design is felt by the community to be a positive aesthetic feature worthy of preservation (Background - Original Page Nos. 43—47).

Since the denial of Encroachment Permit, EP25-049, we have met with City staff to understand their concerns, and we would like the opportunity to put forth a revised EP design to City Council that provides for more of an informal "country road" feeling consistent with the Community Plan. We therefore ask simply that the City Council determine to hear the appeal so that we may have the opportunity to present our revised design and additional technical information that addresses staff concerns.

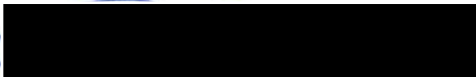
Letter to Del Mar City Council

RE: EP25-049 (Rael)

March 11, 2026

Attached is our revised EP design which includes photo-renderings of an all-asphalt solution and our revised proposal with a grasscrete base covered in a charcoal gray decomposed granite (DG) that is more in keeping with an informal, rural design aesthetic while maintaining on-street public parking. The grasscrete solution stabilizes the dark gray decomposed granite (DG), is vehicle-friendly for parking, and percolates rainwater which the City of Del Mar encourages as low-impact development. The City's suggested asphalt solution seems to be all staff has in their toolbox right now to approve and what we are providing offers a new and viable solution for the Village of Del Mar and the City Council to entertain. I think we can all agree that simply paving over the parking shoulder with asphalt, as offered by staff, is not an aesthetic nor functional design solution anyone would want to see here or anywhere throughout the City.

Respectfully,



Robert J. Scott, PhD, AICP, LEED-AP
Principal Planner

Attachment: Rael Right-of Way Improvement Plans, prepared 3/9/2026 by W. Dean Meredith,
Architect