

# 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  
WAS DISTRIBUTED  
("Red Dots")**



## Leslie Carrillo

---

**From:** Bill Carpenter <bill@bcarpenter.com>  
**Sent:** Friday, March 13, 2026 8:54 AM  
**To:** City Clerk Mail Box  
**Cc:** Terry Gaasterland; Hershell Price  
**Subject:** City Council Meeting 3/17/26: Item 2 - Del Mar Bluffs Stabilization Phase 5

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

City Council -  
Please ask SANDAG:

- Do the manufactured slopes have to be this ugly?? Please try some creativity.
- As long as you've got all that construction equipment there . . . When will the pedestrian underpass at 7<sup>th</sup> Street (as required by and promised to the Coastal Commission) be completed??
- Re-confirm this stabilization investment is designed to protect the bluffs at least until 2050 (so moving the tracks off the bluff isn't be needed any time soon).



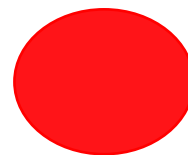
Thanks,  
Bill Carpenter  
Luneta Drive

Bill Carpenter | Strategic Advisor & Broker Associate DRE#01943283  
[Bill@BCarpenter.com](mailto:Bill@BCarpenter.com) | 858.232.2339 m [SeaDreamHomes.com](http://SeaDreamHomes.com)

LUXURY  
COAST  
GROUP



BARRY  
ESTATES®



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](mailto: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

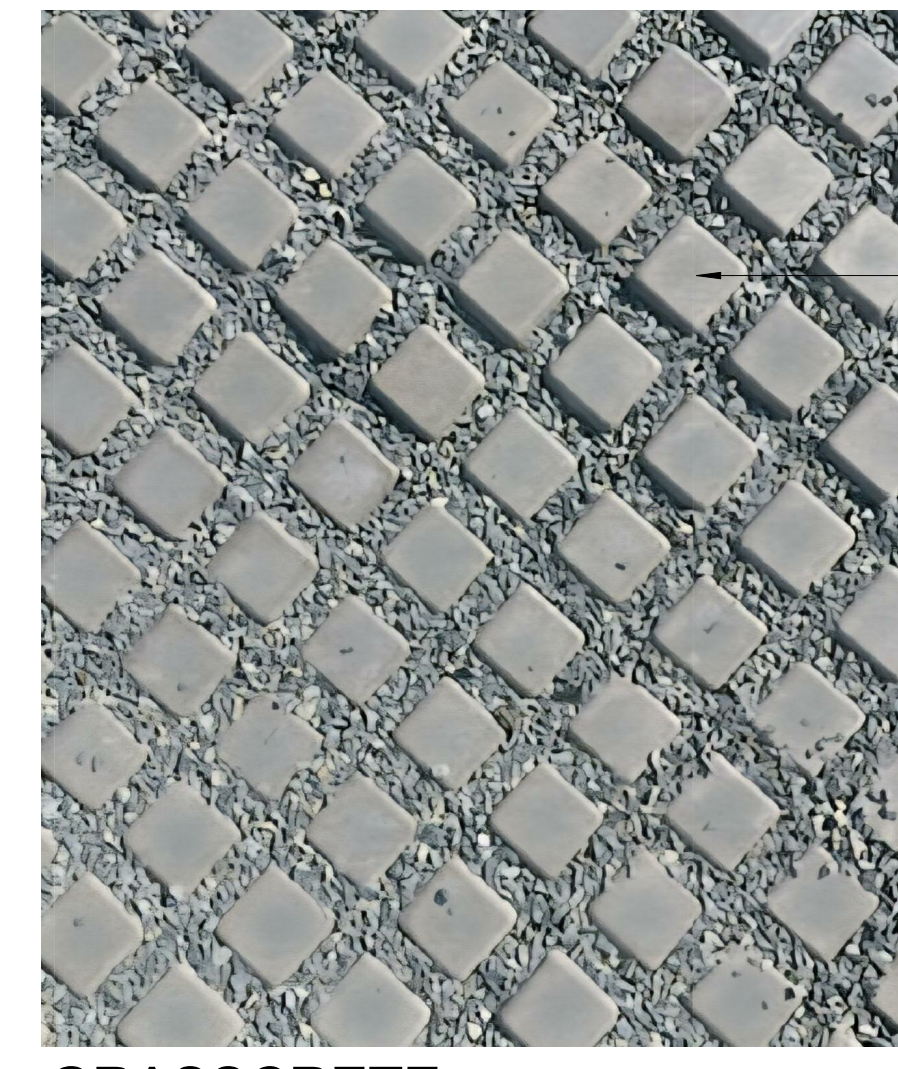
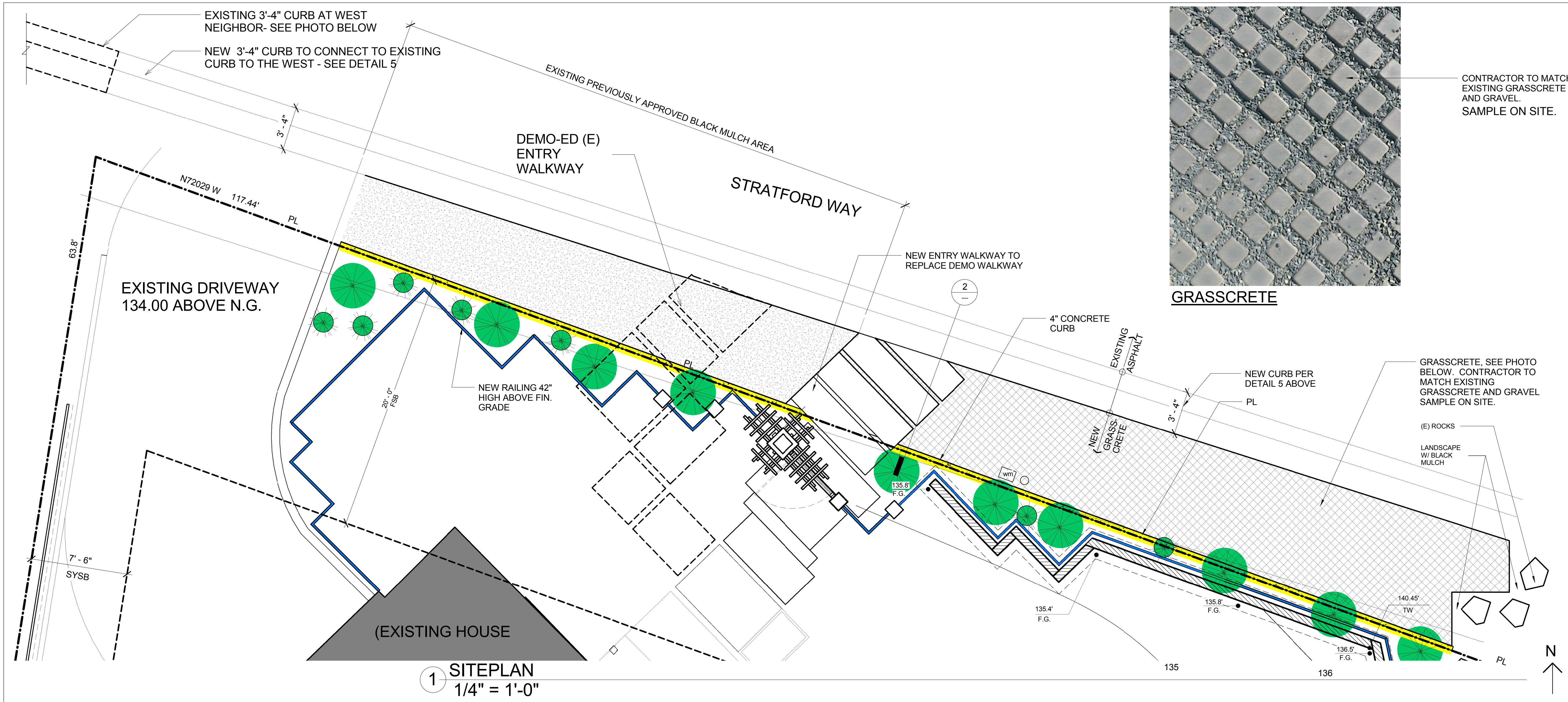
Attached is our revised EP design which includes photo-renderings of an all-asphalt solution and our revised proposal with a grasscrete base covered in a charcoal gray decomposed granite (DG) that is more in keeping with an informal, rural design aesthetic while maintaining on-street public parking. 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,



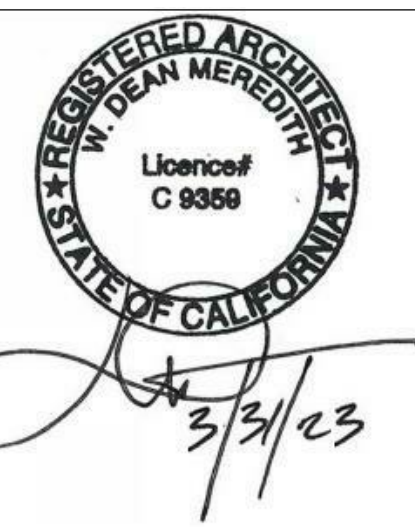
Robert J. Scott, PhD, AICP, LEED-AP  
Principal Planner

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



**GRASSCRETE**

CONTRACTOR TO MATCH EXISTING GRASSCRETE AND GRAVEL. SAMPLE ON SITE.



**1 SITEPLAN**  
1/4" = 1'-0"

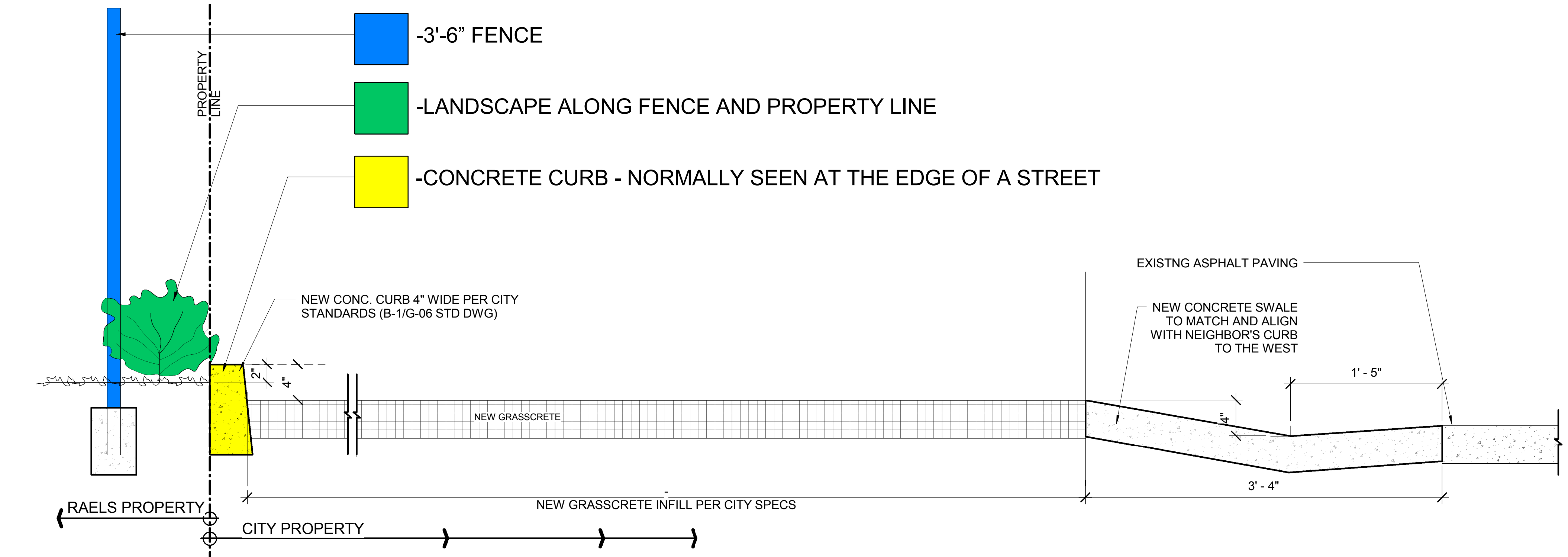
**VISUALS THAT DEPICT PRIVATE PROPERTY VS PUBLIC PROPERTY DEL MAR**

- 3'-6" FENCE
- LANDSCAPE ALONG FENCE AND PROPERTY LINE
- CONCRETE CURB - NORMALLY SEEN AT THE EDGE OF A STREET



PROPOSED CURB EXTENSION TO THE EAST  
EXISTING 3'-4" CURB AT WEST NEIGHBOR. NEW CURB TO EXTEND TO PROPOSED SITE.

**EXISTING CURB AT WEST NEIGHBOR**



**2 SECTION**  
1 1/2" = 1'-0"

**W Dean Meredith ARCHITECT AIA**

P.O. BOX 2142 DEL MAR CALIFORNIA 92014

**RAEL RESIDENCE**  
1612 Stratford Way DEL MAR CALIFORNIA 92014

**A-1**



3/31/23

# RAEL RESIDENCE

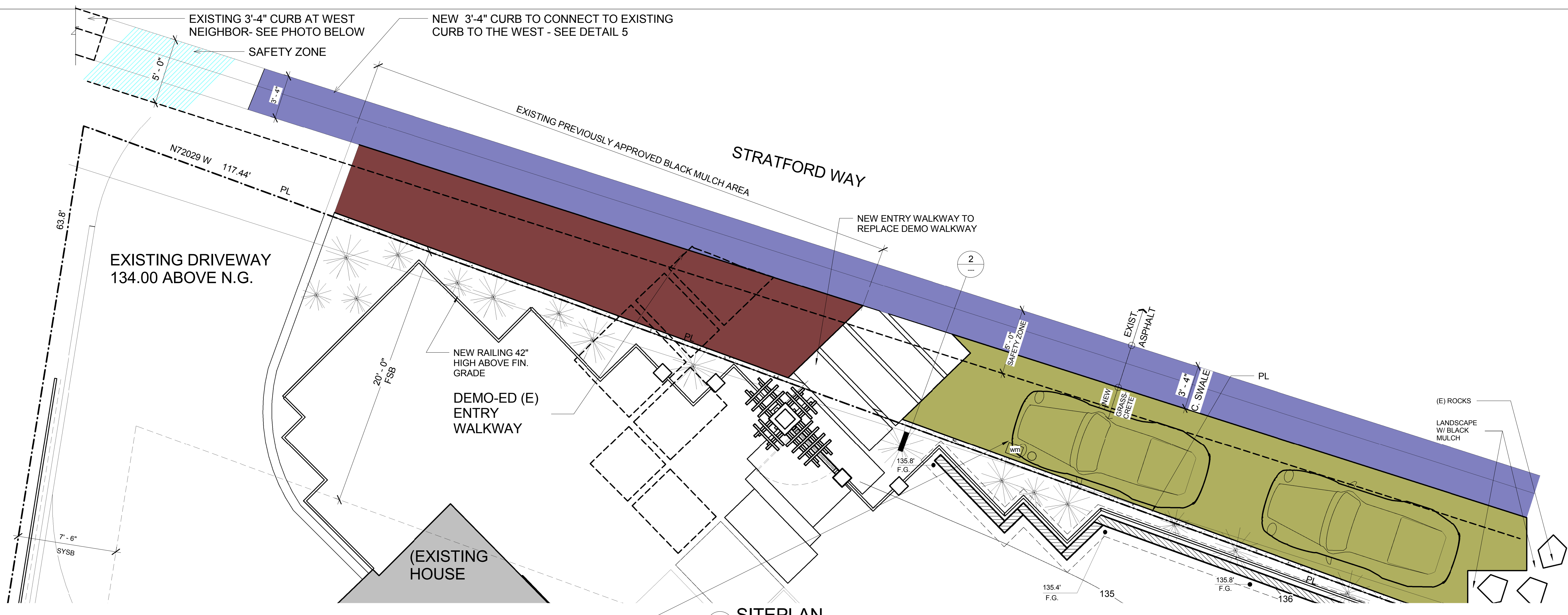
1612 Stratford Way DEL MAR CALIFORNIA 92014

## W Dean Meredith ARCHITECT AIA

P.O. BOX 2142 DEL MAR CALIFORNIA 92014

### A-2

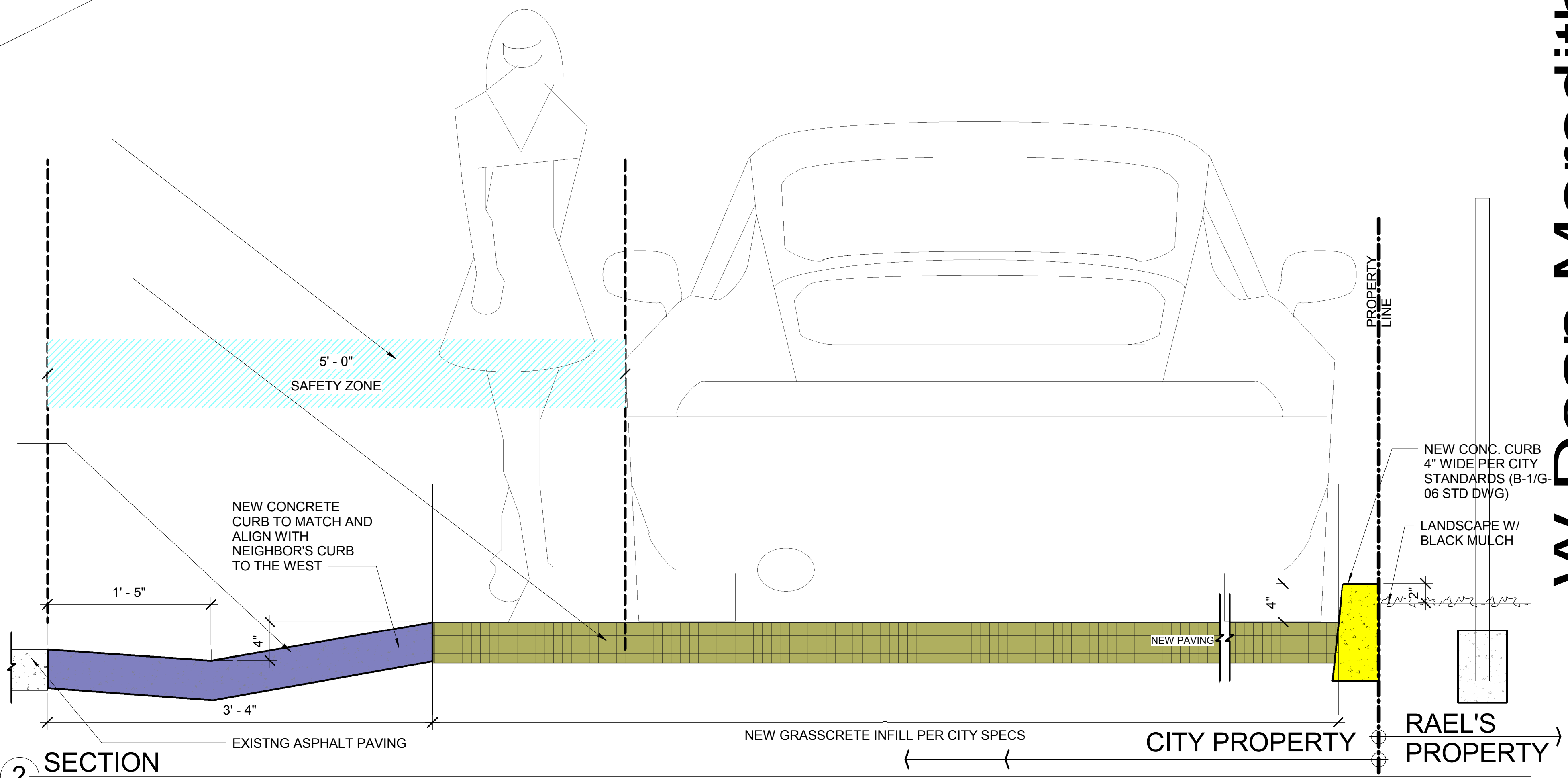
3/9/2026 5:12:53 PM



1 SITEPLAN  
1/4" = 1'-0"

### PUBLIC AND CITY OF DEL MAR BENEFITS

- TWO OFF STREET PARKING SPACES
- OUR DESIGN CREATES 5' SAFETY BUFFER FOR PEDESTRIANS TO EXIT STREET, PER DEL MAR REQUIREMENTS.
- PROPOSE A GRASSCRETE BASE WITH CHARCOAL GRAY DECOMPOSED GRANITE (COLOR TO MATCH THE EXISTING ASPHALT), APPEARS AS STREET EXTENSION FOR PARKING (NOT AS PART OF PRIVATE PROPERTY); SUPPORTS VEHICLE LOADS, STABILIZES GRANITE, ALLOWS WATER PERCOLATION, MORE AESTHETIC THAN ASPHALT; ECO-FRIENDLY WITH LESS NEGATIVE ENVIRONMENTAL IMPACT.
- PROPOSED NEW CONCRETE CURB AND GUTTER IMPROVEMENTS ALONG FRONTAGE, MATCHING WEST PROPERTY AND CORNER LOTS; AT RAEI'S EXPENSE, RESOLVES CITY'S DRAINAGE/RUNOFF ISSUES.
- PROPOSED CONCRETE ENTRY PAVERS. WE ARE PROPOSING TO RELOCATE THE EXISTING ENTRY PAVERS EAST TO THE NEW ENTRY STRUCTURES AND GATES.
- PREVIOUSLY APPROVED BLACK MULCH AREA



2 SECTION  
1 1/2" = 1'-0"



**ASPHALT**

FOR SAMPLE OF ASPHALT SEE 355 BEL AIR STREET,  
DEL MAR, CA.



**GRASSCRETE W/ CHARCOAL GRANITE BASE**

FOR SAMPLE OF GRASSCRETE SEE RAEI RESIDENCE



*W. Dean Meredith*  
3/3/23

**W Dean Meredith** ARCHITECT AIA

P.O. BOX 2142 DEL MAR CALIFORNIA 92014

**RAEL RESIDENCE**  
1612 Stratford Way DEL MAR CALIFORNIA 92014

A-3