

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

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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 7th 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).



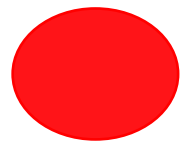
Thanks,
Bill Carpenter
Luneta Drive

Bill Carpenter | Strategic Advisor & Broker Associate DRE#01943283
Bill@BCarpenter.com | 858.232.2339 m SeaDreamHomes.com

LUXURY
COAST
GROUP



BARRY
ESTATES®



Leslie Carrillo

From: Michael Deftos <mdeftos@gmail.com>
Sent: Sunday, March 15, 2026 9:56 PM
To: City Clerk Mail Box
Subject: Red dot for March 17th City Council hearing Agenda Item 2

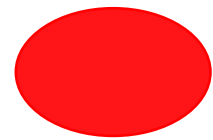
Follow Up Flag: Follow up
Flag Status: Flagged

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Del Mar City Council,

I am concerned about the loss of beach access at 11th St due to construction activities for SANDAG's Bluff Stabilization Project. Apparently, this access to the beach with its popular surf breaks, which has been accessible for at least 50 years, will be blocked for around a year. This follows replacement of the drainage ditch at the same location with a much larger, nearly impassable drainage ditch that requires a bridge of stacked sandbags to be crossible. I am concerned the Bluff Stabilization Project is taking away access to the beach below, with no real plan to restore the access. Please ask SANDAG why it is infeasible to allow continued access to the beach from 11th St while the construction project is ongoing. If it is infeasible, please ask SANDAG to complete the work in a manner that most quickly restores access to the trail down to the beach.

Thanks for your consideration,
Michael Deftos



Leslie Carrillo

From: Linda Castile <lindacastile800@gmail.com>
Sent: Monday, March 16, 2026 9:39 AM
To: City Clerk Mail Box
Subject: Fencing: 11th Street, Del Mar Bluff

Follow Up Flag: Follow up
Flag Status: Flagged

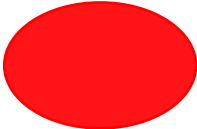
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings:

Del Mar residents and visitors to our town are fully capable of safely crossing the railroad tracks. We've lived within a block of the tracks for 53 years, often crossing more than once a day. Our four kids were raised here, and were taught to cross safely and carefully.

We are adamantly opposed to further obstruction of these crossings.

Linda and Brett Castile



Leslie Carrillo

From: drew philip <cadyarts@gmail.com>
Sent: Monday, March 16, 2026 9:55 AM
To: City Clerk Mail Box
Subject: Regarding SANDAG Meeting on March 17th in Del Mar

Follow Up Flag: Follow up
Flag Status: Flagged

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I write this Red Dot letter to pose some questions to SANDAG regarding their Phase 5 ‘bluffs stabilization’ work. It has been many months since this work began, and it seems that most Del Mar citizens (and visitors) have simply abandoned their usual walks/runs along this ‘construction site’ on the south bluff, as SANDAG continues what appears to be an overly massive reconstruction of what once was a natural bluff. Yes, I do know that erosion is inevitable, and I also understand that SANDAG has been tasked with the job of preserving some train line in and out of San Diego to the north, and that their controlling party, Burlington Northern clearly has no interest in anything except maintaining these tracks, despite the agonizing impact upon our local community. As an entity beholden to Burlington Northern, SANDAG is under their control, influence and obligation without much independence, since this train line is mainly there to serve the interests of BN.

My first question is why are SANDAG’s ongoing plans for this “5th Phase” being revealed last minute to the community, so that we have no way to examine these steps before they are taken? I do not believe that there was ever a plan to close the 11th Street crossing for an entire year as part of this work~?! Such random sudden decisions must stop and the community must be informed of any such contemplated decisions. What justification does SANDAG give for this sudden closure of one of the main surfer crossings to the beach below??

I also would like to know what happened to the mitigation plans which were part of this agreement made with the Coastal Commission, to:

"develop and implement capital improvement project that would include design, environmental review, permitting and construction of (1) a railroad crossing; (2) at least one beach accessway, at the end of either 7th or 11th Street that would cross down the bluff slope and terminate at the sandy beach; and (3) a blufftop trail along the eastern, inland portion of the railroad ROW from Seagrove Park to 4th Street."

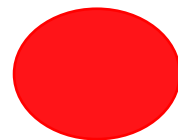
I would have expected that SANDAG would have presented plans for these obligations by now, given that the final plans are to be completed within this next year, and nearly two years have passed since this project began. Why have there been no regular updates about these mitigation plans? And if there are some plans already, why have they not been shared with the community?

It is long overdue that SANDAG stop deceiving the local community as they plow forward with an altered agenda that has never been made public. You have a responsibility to the community of Del Mar to be transparent about what your intentions are with this massive '5th Phase'. The suspicion I have is that SANDAG likely has no intention of honoring these mitigations even though they have been part of this 5th Phase all along, and required by the Coastal Commission.

Please, share the full plans that you have and any changes that you might be contemplating from the original design. The community deserves to know what you are doing, and we must have a voice in any such derivations from the plan we were told would be followed.

Sincerely,

Drew Cady
903 Stratford Court, Del Mar



Leslie Carrillo

From: Stephanie Tarkington <tarkingtonsteve@gmail.com>
Sent: Monday, March 16, 2026 10:37 AM
To: City Clerk Mail Box
Subject: Tuesday, March 17th City Council meeting

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To City Clerk,
Reference Item 2, Bluff Stabilization, etc.

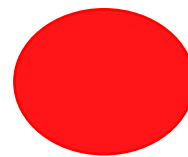
I am opposed to any closure of bluff and beach access at 11th Street for bluff stabilization. And, if absolutely necessary for public safety and for the type of work that would be happening then a minimum amount of time would be the only thing acceptable.

To suggest longer seems a kind of low level control and harassment rather than just public safety. SANDAG is clearly aware that 11th Street has been a major access for surfers and walkers since long before we moved to 11th Street in 1970.

The surfers, walkers and the construction crew have been both responsible and respectful over the past several years as the new culvert and bluff stabilization was completed. I have several photos , over several years, showing ginormous equipment and surfers/walkers existing safely in the same general area. All making it work.

Please reconsider your need to block access at 11th Street for any extended period of time. We can all work together for safety and completion.

Stephanie Tarkington
100 11th Street
Del Mar, CA 92014
858.755.6564



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

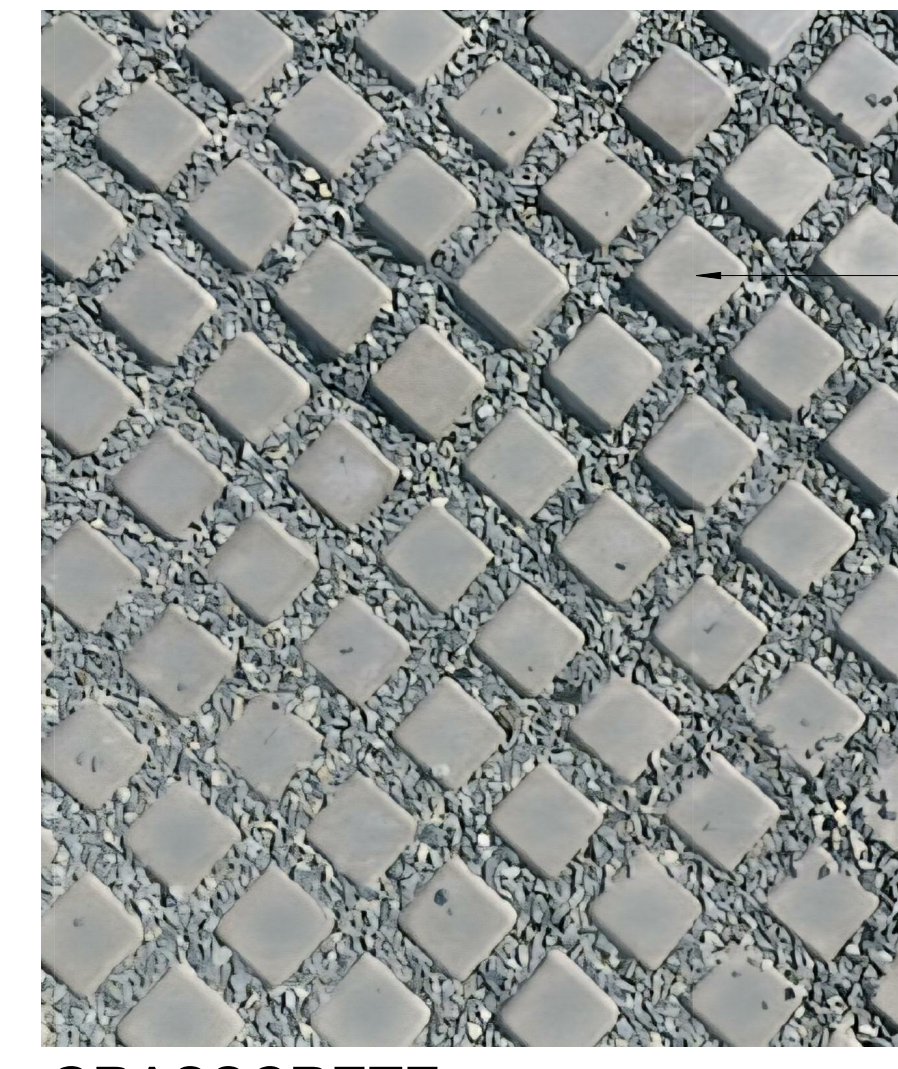
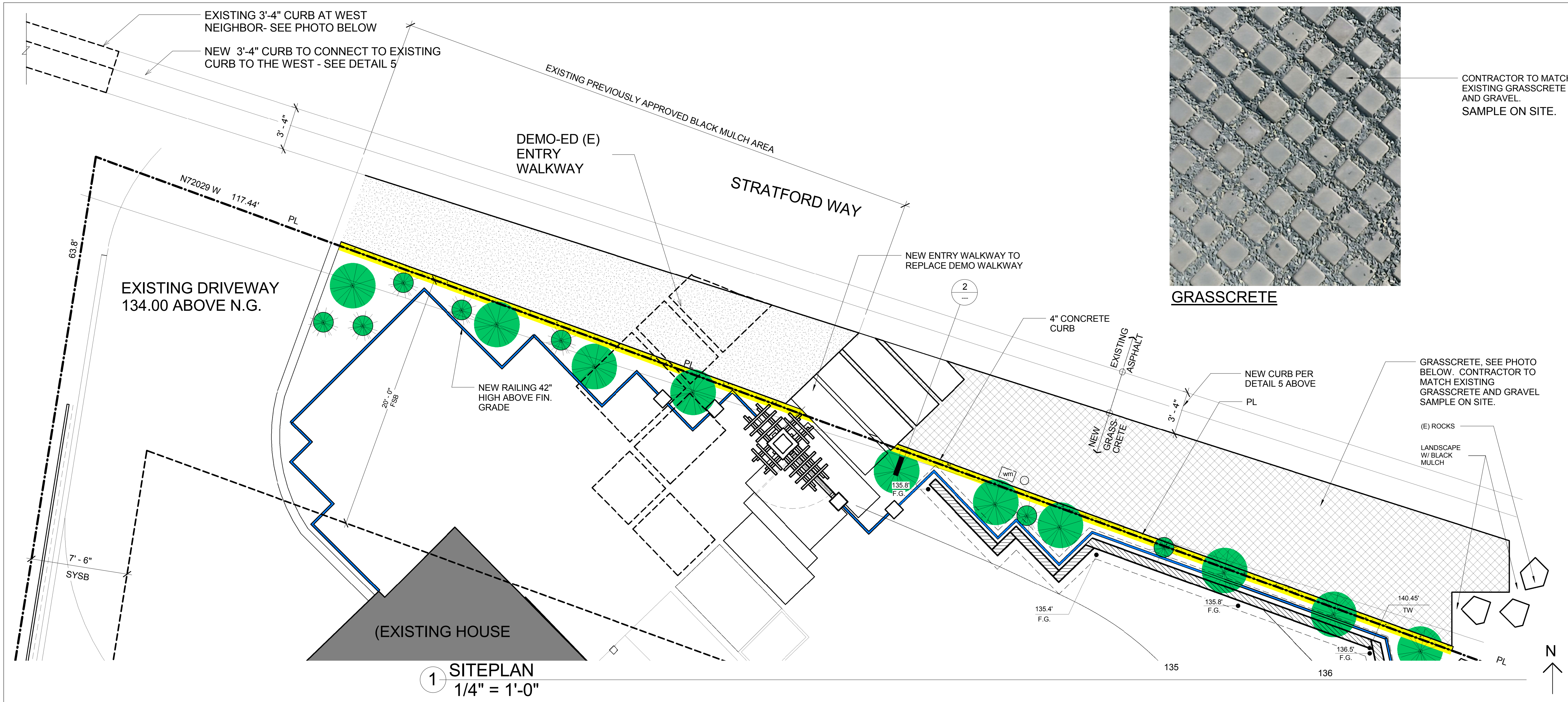
Attached is our revised EP design which includes photo-renderings of an all-asphalt solution and our revised proposal with a grasscrete base covered in a charcoal gray decomposed granite (DG) that is more in keeping with an informal, rural design aesthetic while maintaining on-street public parking.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



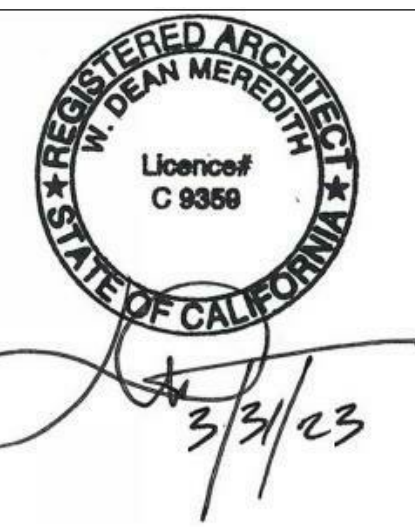
Robert J. Scott, PhD, AICP, LEED-AP
Principal Planner

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



GRASSCRETE

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



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

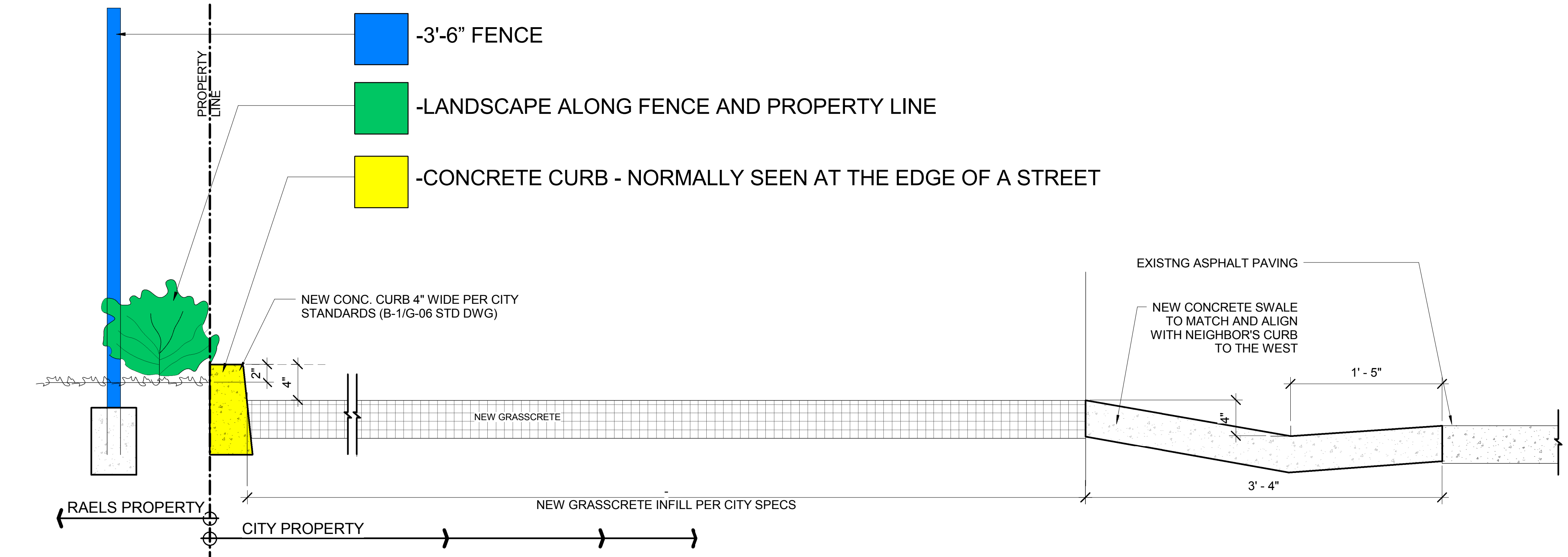
VISUALS THAT DEPICT PRIVATE PROPERTY VS PUBLIC PROPERTY DEL MAR

- 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

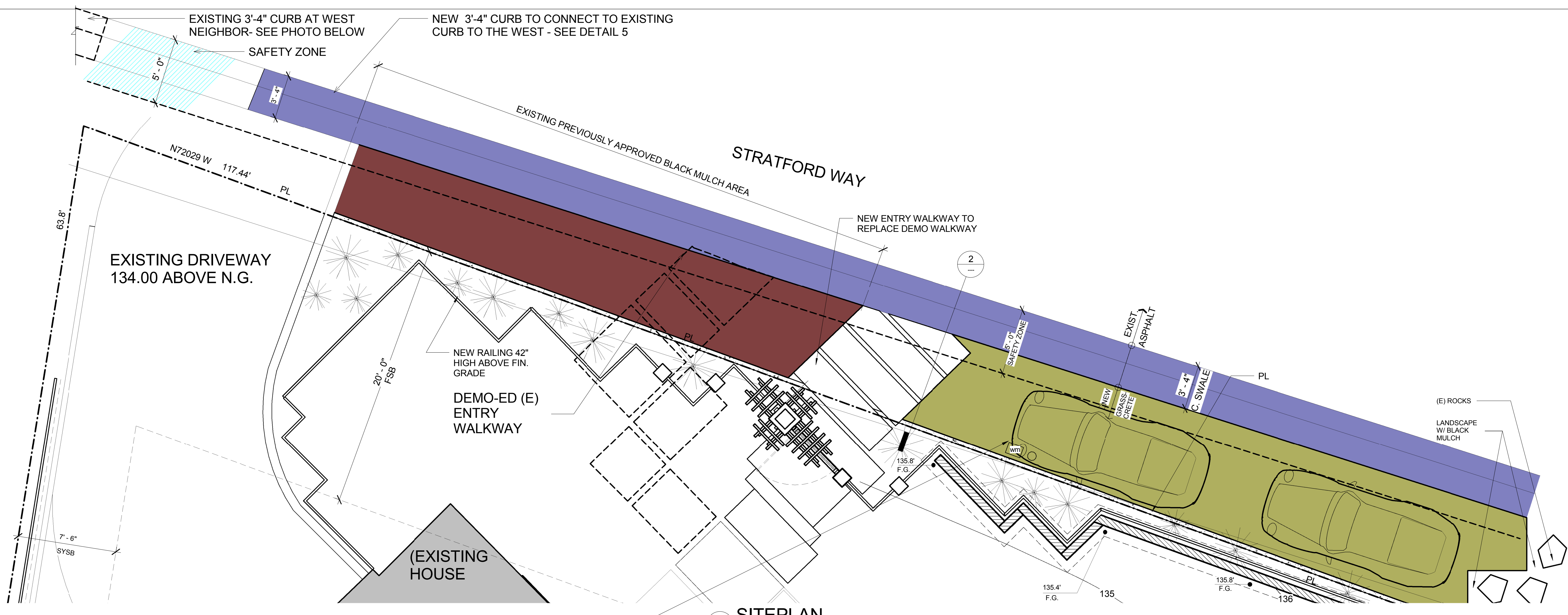
1612 Stratford Way DEL MAR CALIFORNIA 92014

W Dean Meredith ARCHITECT AIA

P.O. BOX 2142 DEL MAR CALIFORNIA 92014

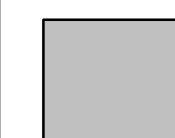
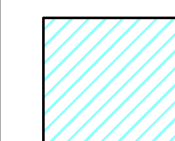


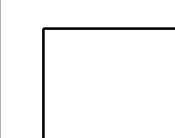
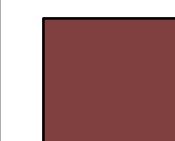
A-2

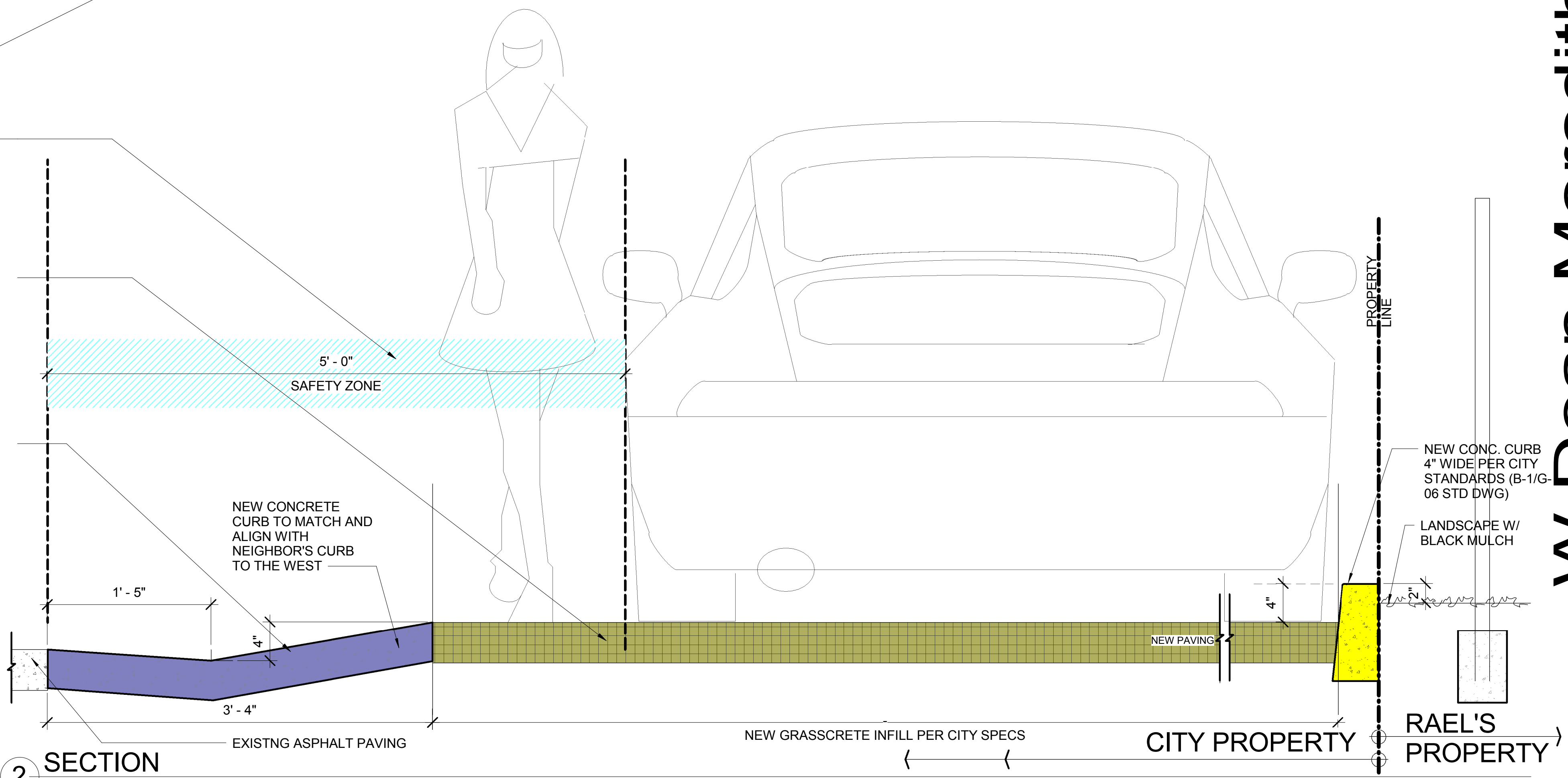
3/9/2026 5:12:53 PM



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"



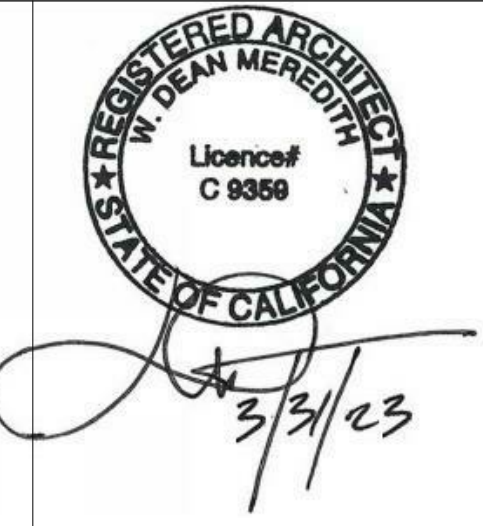
ASPHALT

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 ARCHITECT AIA

P.O. BOX 2142 DEL MAR CALIFORNIA 92014

RAEL RESIDENCE
1612 Stratford Way DEL MAR CALIFORNIA 92014

A-3



Leslie Carrillo

From: Sarah Krietor
Sent: Monday, March 16, 2026 9:12 AM
To: City Clerk Mail Box
Cc: Leslie Carrillo
Subject: Red Dot FW: Neighborhood Support for Item 8: EP25-049 (Rael)
Attachments: 20260319_114606.PDF

Follow Up Flag: Follow up
Flag Status: Flagged

From: Robert Scott <rjsplanning@gmail.com>
Sent: Monday, March 16, 2026 9:01 AM
To: Sarah Krietor <Skrietor@delmar.ca.us>
Cc: Nestor Machado <nmachado@delmar.ca.us>; Paul Rael <pauljrael@gmail.com>; Dean Meredith <wdeanmeredith@gmail.com>
Subject: Neighborhood Support for Item 8: EP25-049 (Rael)

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Hello Sarah,

Please share this email and the attached letter of support for EP25-049 with the City Council.

The following eight (8) immediate neighbors have provided support for Mr. Rael's proposed improvements. One support letter is attached. I have unfortunately misplaced the additional neighbor support letters during a move but will have written support letters if/when the Council sets the matter for a *de novo* hearing.

1. Bill & Sharon Scheele -1640 Stratford Way
2. Brad & Liz Ausmus - 1644 Stratford Way
3. Naomi Zeytin - 1568 Luneta Drive
4. Terri Pavelko - 1663 Stratford Way
5. Walt & Becky Dembinsky - 1615 Luneta Drive
6. Tim & Shannon Cohen - 1610 Luneta Drive (the attached letter is their son's property)
7. Marco Pugliese - 1555 Luneta Drive

Thanks,

Bob

--

Robert J. Scott, AICP, LEED AP
RJS Planning + Land Use Solutions, Inc.
1155 Camino del Mar #119
Del Mar, CA 92014
Tel. 858.692.8832

January 19, 2026

Nestor Machado
Associate Management Analyst
City of Del Mar Planning Department
1050 Camino del Mar
Del Mar, CA 92014

RE: Support for Encroachment Permit, EP25-049 (Rael)

Dear Mr. Machado,

I am a neighbor along the Stratford Way neighborhood and am writing to express my support for the right-of-way improvements being proposed by Paul Rael. The Stratford Way loop does not provide for much on-street parking for guests. And what is there is mostly a dirt shoulder, in no way indicative of Del Mar's charm and beauty.

What Mr. Rael is proposing not only provides needed public parking but does so in an attractive fashion. His thoughtful design is informal yet beautiful, is an improvement to the neighborhood overall, and should serve as a template for granting all other encroachment permits throughout the city.

Please approve EP25-09.

Respectfully,

A large black rectangular redaction box covers the signature of the sender.

Cole Cohen 1639 Luneta Drive Del Mar CA 92014

January 19, 2026

Nestor Machado
Associate Management Analyst
City of Del Mar Planning Department
1050 Camino del Mar
Del Mar, CA 92014

RE: Support for Encroachment Permit, EP25-049 (Rael)

Dear Mr. Machado,

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Please approve EP25-09.

Respectfully,

A black rectangular redaction box covering the signature of the sender.

Roberta Cohen 1655 Luneta Drive Del Mar CA 92014