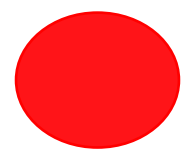


# Del Mar City Council Meeting Agenda

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

## **April 7, 2026 City Council Meeting**

**INFORMATION RECEIVED  
AFTER THE COUNCIL AGENDA  
WAS DISTRIBUTED  
("Red Dots")**



## Leslie Carrillo

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**From:** City Clerk Mail Box  
**Sent:** Thursday, April 2, 2026 11:18 AM  
**To:** Leslie Carrillo  
**Subject:** FW: Item 13: EP25-049 (Rael) -- LETTERS OF SUPPORT  
**Attachments:** 20260319\_114606.PDF

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**From:** Robert Scott <[rjsplanning@gmail.com](mailto:rjsplanning@gmail.com)>  
**Sent:** Wednesday, April 1, 2026 8:23 PM  
**To:** Sarah Krietor <[Skrietor@delmar.ca.us](mailto:Skrietor@delmar.ca.us)>  
**Cc:** Nestor Machado <[nmachado@delmar.ca.us](mailto:nmachado@delmar.ca.us)>; Paul Rael <[pauljrael@gmail.com](mailto:pauljrael@gmail.com)>; Dean Meredith <[wdeanmeredith@gmail.com](mailto:wdeanmeredith@gmail.com)>  
**Subject:** Item 13: EP25-049 (Rael) -- LETTERS OF SUPPORT

**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.

Hello Sarah,

Please share the attached letter of support with the City Council for EP25-049 (Rael). The letter was a red-dot at the previously-scheduled March 17 hearing but I did not see it in the current April 7 CC packet.

We have overwhelming support from the surrounding Stratford Way neighborhood and will have additional neighbor support letters prior to next Tuesday night's hearing.

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,


---

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,

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.

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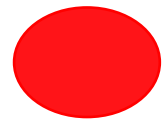
Please approve EP25-09.

Respectfully,

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

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Roberta Cohen 1655 Luneta Drive Del Mar CA 92014



**Leslie Carrillo**

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**From:** City Clerk Mail Box  
**Sent:** Thursday, April 2, 2026 1:46 PM  
**To:** Leslie Carrillo  
**Subject:** FW: Item 13: EP25-049 (Rael) Drawings  
**Attachments:** EP25-049\_Drawings\_(Rael).pdf

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

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**From:** Robert Scott <[rjsplanning@gmail.com](mailto:rjsplanning@gmail.com)>  
**Sent:** Wednesday, April 1, 2026 8:14 PM  
**To:** Sarah Krietor <[Skrietor@delmar.ca.us](mailto:Skrietor@delmar.ca.us)>  
**Cc:** Nestor Machado <[nmachado@delmar.ca.us](mailto:nmachado@delmar.ca.us)>; Paul Rael <[pauljrael@gmail.com](mailto:pauljrael@gmail.com)>; Dean Meredith <[wdeanmeredith@gmail.com](mailto:wdeanmeredith@gmail.com)>  
**Subject:** Item 13: EP25-049 (Rael) Drawings

**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.

Hello Sarah,

Please forward the attached drawings to the City Council for the above item.

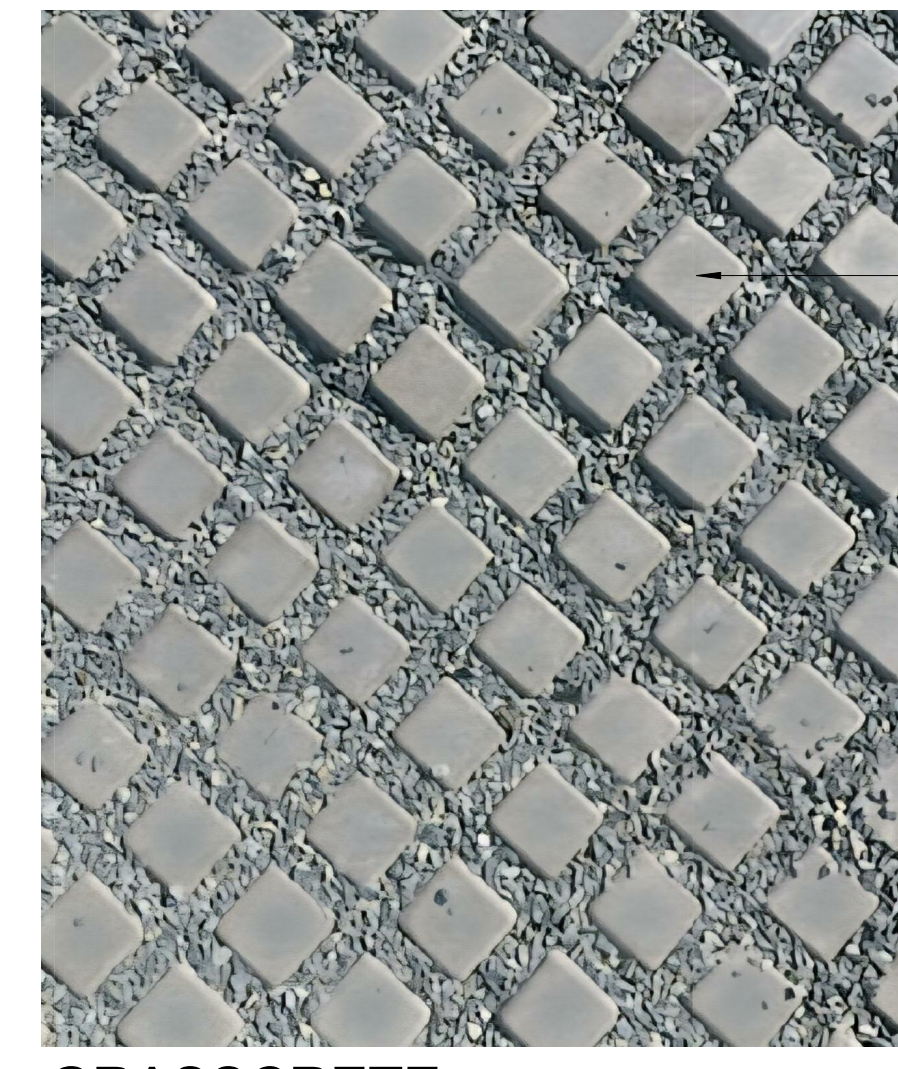
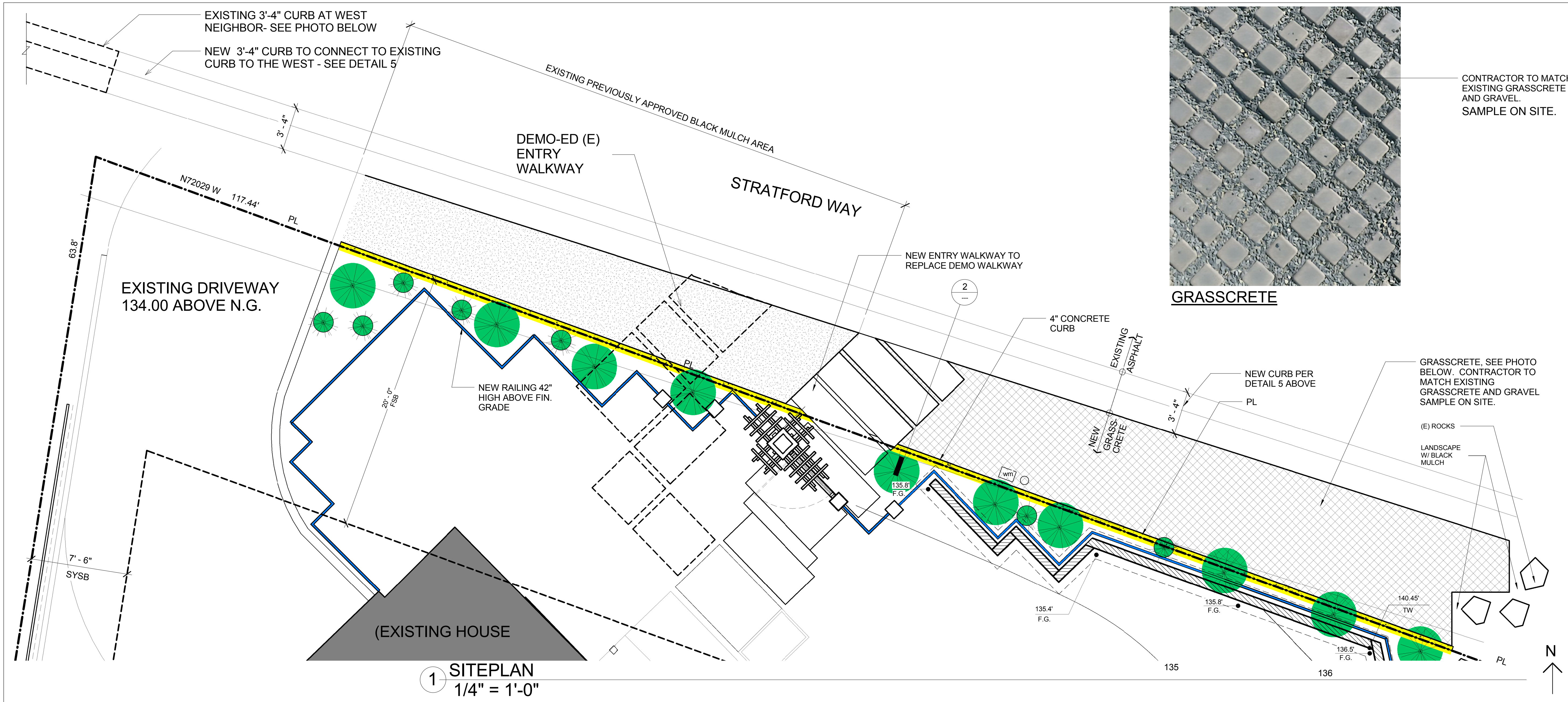
The item was continued from the March 17 City Council hearing and I want to be sure the Council has the most current set of drawings for consideration.

Thanks so much,

Bob

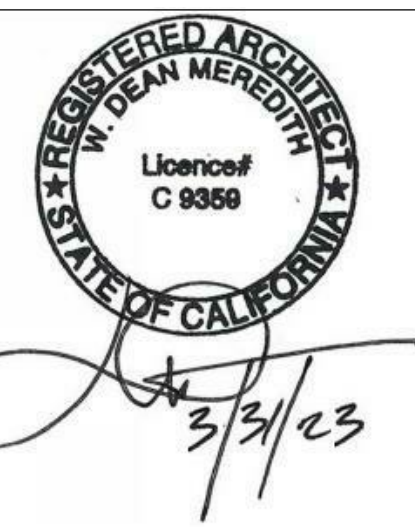
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Robert J. Scott, AICP, LEED AP  
RJS Planning + Land Use Solutions, Inc.  
1155 Camino del Mar #119  
Del Mar, CA 92014  
Tel. 858.692.8832



**GRASSCRETE**

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



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

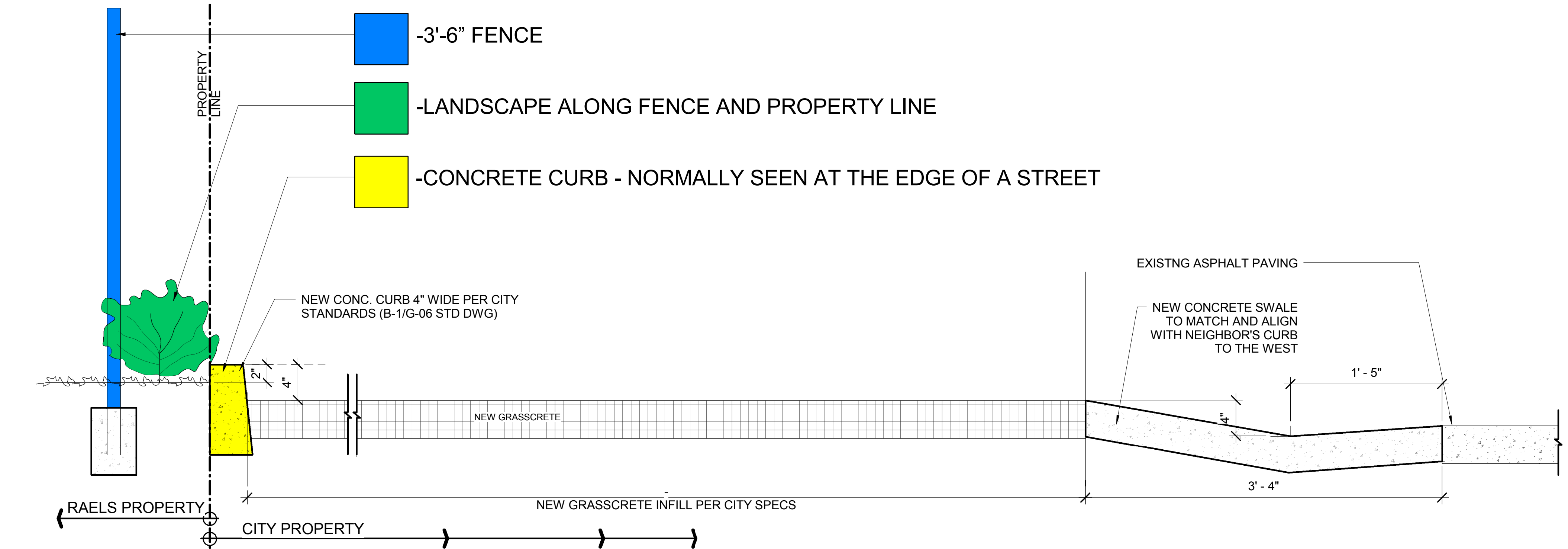
**VISUALS THAT DEPICT PRIVATE PROPERTY VS PUBLIC PROPERTY DEL MAR**

- 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

92014

CALIFORNIA

DEL MAR

1612 Stratford Way

## W Dean Meredith ARCHITECT AIA

92014

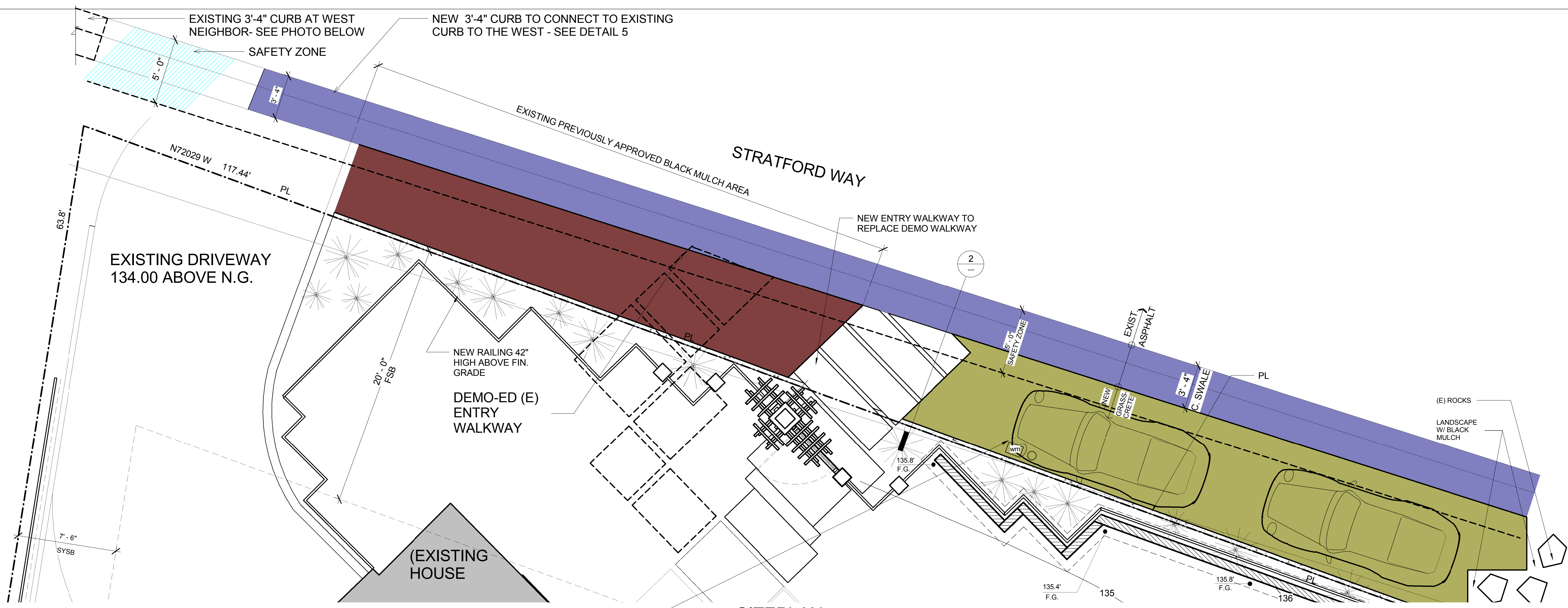
CALIFORNIA

DEL MAR

P.O. BOX 2142

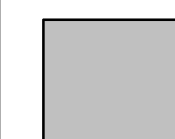
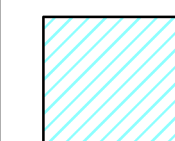




### A-2

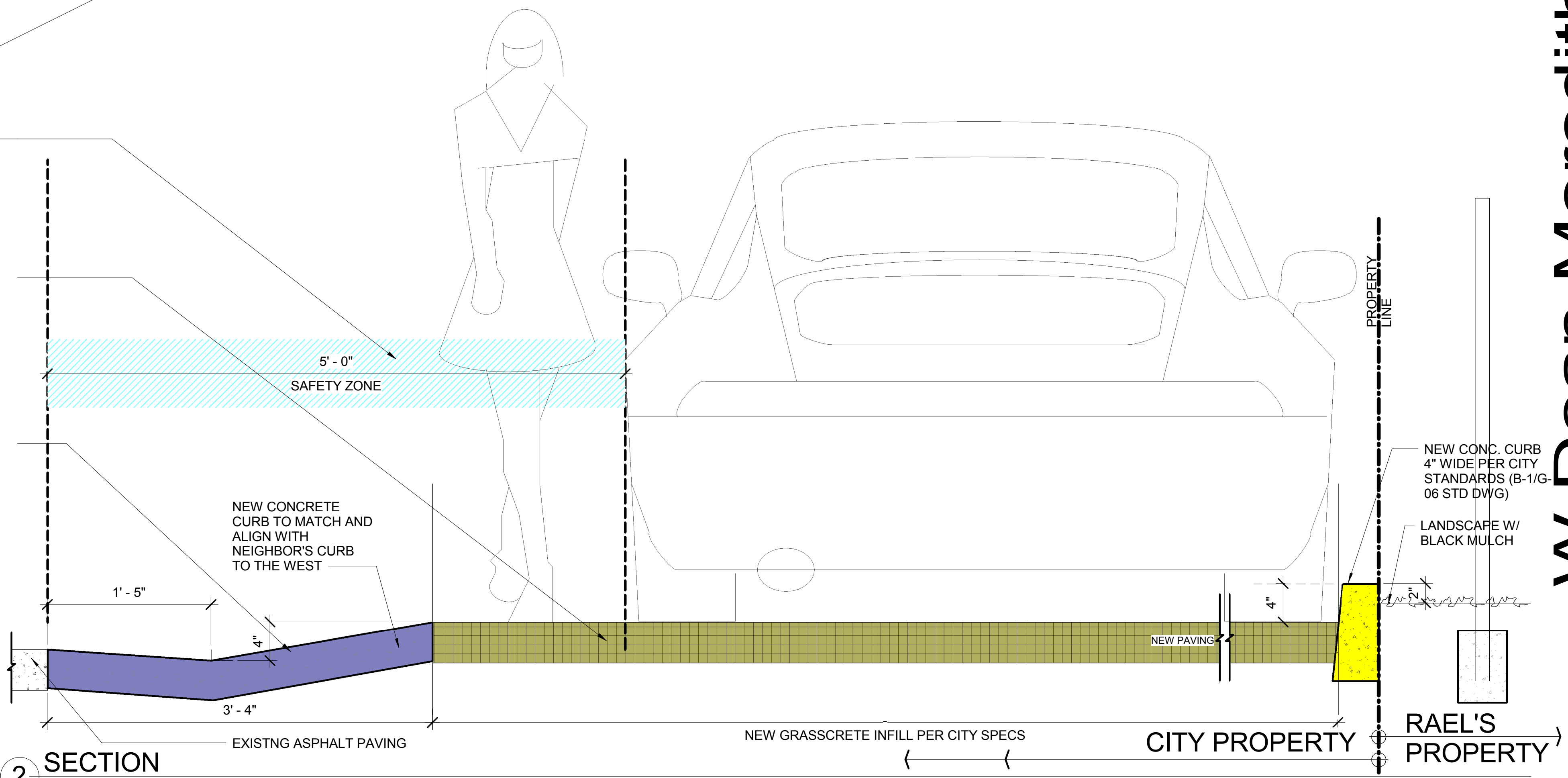
3/29/2026 3:35:07 PM



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 RAE'L'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

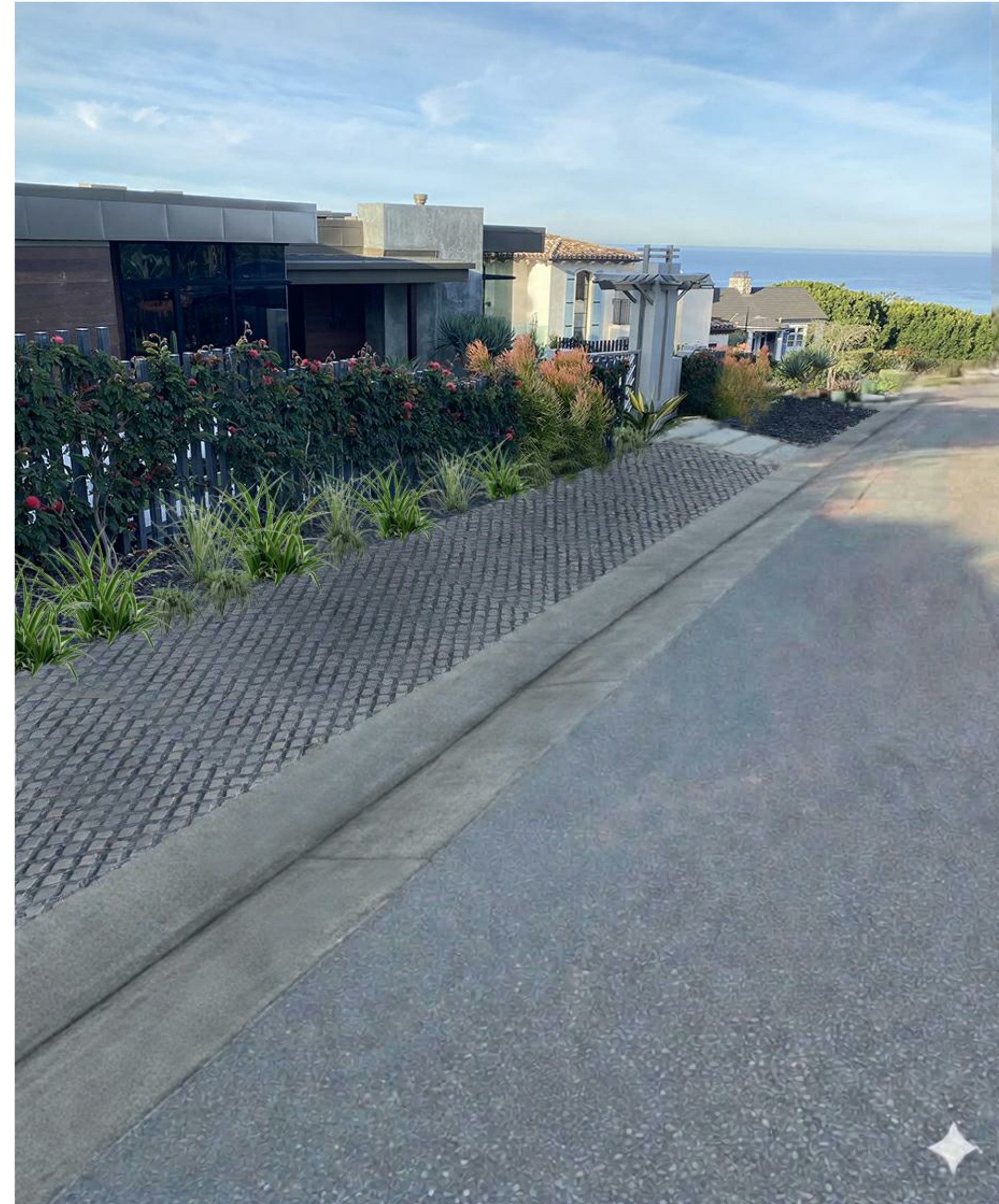


2 SECTION  
1 1/2" = 1'-0"



**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

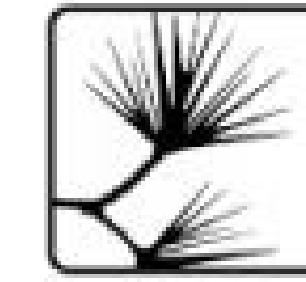
P.O. BOX 2142 DEL MAR CALIFORNIA 92014

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

A-3

# CHAPTER 2 SINGLE-FAMILY DESIGN GUIDELINES

## C. SITE PLANNING AND DESIGN





✓ Large pavers can replace concrete to increase permeability.



✓ Reduce the quantity of paving, or utilize pervious paving where possible.

### C.8 HARDSCAPE DESIGN GUIDELINES (CONTINUED)

-  **C.** Limit hardscape to no more than 50% of the front yard/streetside setback.
  - 1.** Avoid compacted landscaped areas which can inhibit site drainage.
  - 2.** Maximize the use of pervious materials for driveways, walkways, and/or patios.
- D.** Paved areas should be broken up by using colored or textured materials.
- E.** Stormwater and non-stormwater runoff from the site to the street or neighboring properties should be minimized through the use of permeable materials, preservation of open space, and limiting paved areas.
- F.** Changes to existing drainage patterns should not be altered in a way that would negatively affect neighboring properties or homes.
- G.** Direct runoff from driveways, walkways, roofs, and/or patios onto pervious or vegetated areas.

 = Guidance does not apply to North Beach (Beach Colony) neighborhood due to its density, topography, and smaller lots.

W Dean Meredith ARCHITECT AIA

P.O. BOX 2142 DEL MAR CALIFORNIA 92014

RAEL RESIDENCE  
1612 Stratford Way DEL MAR CALIFORNIA 92014

**Leslie Carrillo**

---

**From:** Tate Scott <tate.scott@gmail.com>  
**Sent:** Wednesday, April 1, 2026 8:24 PM  
**To:** City Clerk Mail Box; Tracy Martinez (tmartinezrn@lapbypass.com); John Spelich; Terry Gaasterland; Dan Quirk  
**Subject:** Red Dot Item 15 – Additional Pension Fund Transfer (FY 2025-26)

**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.

Honorable Mayor and Councilmembers,

I am writing to urge your support for the proposed \$425,000 additional pension transfer. As a former member of the Finance Committee and the Pension Subcommittee that specifically designed the Section 115 Trust, I find the current 2-2 stalemate on this item to be a concerning departure from the fiscal discipline we established in 2023.

When we built the Section 115 Trust, our intent was clear: to create a protected, City-controlled vehicle to systematically buy down our at a minimum \$19.3 million unfunded liability. The 2032 target wasn't a suggestion; it was a calculated strategy to insulate future taxpayers from compounding debt. By authorizing only \$250,000 of what should be a \$1.1 million transfer per policy guidelines, the Council is effectively dismantling the very architecture designed to ensure Del Mar's long-term solvency.

There is a common "wait and see" argument—that we should hold onto this cash or wait for a better market year. As a former CEO, I can tell you that ignoring a debt while you have a surplus is not a "savings strategy"—it is a compounding error. Every dollar we fail to transfer today is a dollar that isn't earning market returns to offset the high interest CalPERS charges us on that \$19.3M debt. Waiting for a "better year" is mathematically no different than taking out a high-interest loan to pay for current expenses.

Furthermore, we must consider the impact on our workforce. If you've ever run an organization that depends on retaining top-tier professionals, you know that pensions are core to total compensation. When the Council ignores its own 2023 policy, it signals to City staff that our commitments are subject to political whims. In a competitive market for municipal talent, this foolish approach, an unforced error, makes it harder to keep the high-level staff we need to manage massive capital projects, like the \$121.8 million Undergrounding Program and its associated 42% forecast volatility.

The Finance Committee has unanimously recommended this transfer because it aligns with the policy and the current revenue surplus. If Councilmembers wish to move the goalposts on the 2032 funding target, they should bring that as a separate, transparent agenda item. Until then, I urge you

to honor the policy, follow the expert recommendation of your Committee, and approve the \$425,000 transfer.

Respectfully,

Tate Scott

Del Mar, CA

/wts