



City of Del Mar Staff Report



TO: Honorable Mayor and City Council Members

FROM: Kristen M. Crane, Management Services Director
Kathleen A. Garcia, Planning and Community Development Director
Via Scott W. Huth, City Manager

DATE: December 7, 2015

SUBJECT: Update on Progress of the City Hall/Town Hall Project and Consideration of Citizens' Participation Program (CPP) and Design Review Comments and Potential Design Changes to Address Comments

REQUESTED ACTION/RECOMMENDATION:

Staff recommends that the City Council receive the staff presentation on the status of the project and provide direction regarding several design items related to the City Hall/Town Hall project based on comments identified through the Design Review and Citizens' Participation Program (CPP) processes. As the project owner, staff needs direction from the City Council on these items in order to provide direction to the design team in preparation for the Design Review Board meeting on December 16, 2015, as well as to factor in any relevant matters into the final draft Environmental Impact Report (EIR) scheduled for release for public review on Friday, December 11, 2015.

DISCUSSION/ANALYSIS:

DRB Meeting: At the November 2, 2015 City Council meeting, the City Council heard a progress report on the project design from the Miller Hull Partnership. At that meeting, the City Council directed staff and architects to move forward with the entitlement process based on the Schematic Design as presented. On November 18, 2015, the Design Review Board (DRB) discussed the schematic plans (Attachment A) at their regularly scheduled meeting. Draft meeting minutes can be found in Attachment B.

EIR: RECON Environmental Inc., preparers of the Draft Environmental Impact Report (EIR), have received 15 comment letters on the Draft EIR and are now preparing the Final EIR, in which they respond to these comments. The Final EIR, with the response to comments, will be available on or around December 11, 2015 for public review prior to City Council's certification hearing on January 4, 2016.

City Council Action:

CPP Meeting: A formal Citizens' Participation Program (CPP) meeting was held onsite at the Del Mar Communications Center at 240 Tenth Street on Thursday, November 19, 2015 from 6:30 to 8 p.m. for the purpose of presenting the concept design, describing design iterations and options explored based on past community and City Council feedback, and obtaining new neighborhood comment on the concept project plans. The meeting was broadcast live on Del Mar TV and via the City's website. A video recording of the meeting is archived and can be viewed at <http://delmar.12milesout.com>. Eleven community members were in attendance, including many nearby residents. Three City Councilmembers observed, but did not participate in the discussion. Following the presentation by the architectural team, there was an open dialogue with the attendees. Neighbors were able to ask questions of the design team and provide input on the design concept before the plans are finalized for consideration by the Design Review Board and City Council. Written comments were also received.

Comments heard from the neighbors and members of the community include:

1. *Traffic Circulation:* Safety concerns with the proposed vehicle ingress/egress from the parking garage and surface lot onto 11th Street; privacy and noise concerns to northwest neighbors as a result of two driveways proposed on 11th Street; request to delete surface lot ingress/egress from 11th Street and relocate to either 10th Street or a connection to the surface lot exclusively via the parking garage; and the desire to maintain 10th Street as ingress only due to topography and intersection configurations.
2. *Farmers Market:* Concerns about how the areas proposed to accommodate a Farmers Market compare to the existing areas being used, as well as concerns for pedestrian connectivity between the proposed areas and vehicle accessibility to the public plaza.
3. *Site Programming, Future Events, and Activation of Outdoor Space:* Concerns for privacy and noise impacts to west and southwest neighbors due to future use of the outdoor areas; requested an explanation of anticipated programming of the site and how the outdoor space is being activated; request to remove the two outdoor overlook areas on the south end (10th Street) of the project, known as Town Hall Terrace and Town Hall Overlook; comment in support of multi-purpose outdoor space of varying types and locations; emphasizes that multi-purpose space to be used for events is a community need and is desired.
4. *Lighting:* Concerns regarding lighting impacts to southwest, west, and northwest neighbors resulting from the outdoor areas (including the two south overlook areas).
5. *Landscaping along the West Property Line:* Concerns regarding the type and extent of the proposed plantings within the 10-foot setback area along the west property line.

6. *Solid Wall near the West Property Line:* Concerns that the proposed eight-foot high wall parallel to the west property line will not be tall enough to provide for adequate noise, light and privacy to west neighbors, in addition to concerns that the wall should have a full extension to the south property line and run east to provide additional privacy to west and southwest neighbors.
7. *View Impacts:* Potential concerns associated with private and public view blockage of the ocean due to proposed structures.
8. *Overall Design:* Concern of the distance between the catering kitchen and the Town Hall. Positive comments on the overall design and support for the project, changes that have been made to-date to respond to earlier comments, and the amenities that are proposed as part of the project, including the design detail of Town Hall.

The written comments received, the list of attendees, and the responses to comments raised are provided in the CPP Report, Attachment C.

Potential Project Design Changes Based on CPP/Design Review Process:

As part of the CPP for the City Hall/Town Hall project, several concerns were raised (summarized above) that present design questions for the project requiring owner direction from the City Council.

The items are as follows:

- Design of Expansion Area B/Town Hall Terrace (south of the City Hall building fronting 10th Street);
- Design and use of Expansion Area C (southwestern corner on the lower level fronting 10th Street);
- Quantity of parking stalls; and
- Traffic circulation/ingress and egress from parking areas.

Expansion Area B – Town Hall Terrace

Through the CPP process, comments were received from four adjacent property owners along 10th Street near the project site regarding potential noise and privacy issues associated with the Town Hall Terrace, located south of the City Hall building fronting Tenth Street.

Concerns about noise are focused on potential future uses for the Town Hall Terrace, the time of day it might be used, and the impact on adjacent neighbors. The manner in which the Town Hall Terrace would be used has not yet been fully determined by the City Council. The current design incorporates a stairway up from the parking garage, a ventilation structure, and deck space with a perimeter planter and outdoor tables (including employee lunch-break use).

The following options have been put forth by neighbors and staff in looking at design modifications to address these concerns. These options require City Council direction (“S” denotes staff-generated option; “N” denotes neighbor-generated option):

- Additional landscape screening could be incorporated into the design, both on the planter wall on the perimeter of the Town Hall Terrace and along the west side of the parking structure **(N/S)**;
- Incorporation of a gate to limit access to the Town Hall Terrace during non-City Hall business hours **(S)**;
- Expand the eight-foot wall along the west property line to 10-feet in height and move it further south, stepping it down in height toward the southern end to be consistent with the adjacent residential setbacks. Plant landscape as a screening buffer on the west side of the wall to a level that does not encroach into the public view sheds (not above existing neighbor rooflines) **(N/S)**;
- Useable area of Expansion Area B could be decreased in square footage. Currently, Expansion Area B is slated to be 2,700 square feet. This area could be reduced in size by adding landscape, a garden demonstration area, area for green/environmentally friendly measures, such as composting, or other measures (such as railings and/or bike storage), thus limiting the number of people that could use the area as a gathering spot **(N)**;
- Do not use the Town Hall Terrace area, except as a walkway in and out of the building and install measures (such as landscape and railings) to secure the area from being used **(N)**;
- Limit use of this area to daytime hours and occasional events at nighttime. Do not allow use of this area for private events **(N)**; and/or
- Place the Alvarado House on Expansion Area C to help mitigate the privacy issues **(N/S)**.

Expansion Area C – Southwest Corner Lower Level

Expansion Area C was originally designated to be 4,500 square feet. In an effort to meet the goal of 160 parking spaces to meet the project program, the current design shows a portion of Expansion Area C (approximately 1,700 square feet) being used to accommodate eight (8) parking stalls in the surface lot parking area.

Including these stalls, the current design of the surface lot has 51 stalls. With an additional 107 spaces inside the structure on both levels, there are a total of 158 standard stalls (plus two micro-vehicle stalls) included in the current design.

Using a portion of Expansion Area C for these eight parking spaces, as shown in the site plan for the design approved by the City Council on November 2, 2015, has raised concerns from a neighboring property owner because the parking area extends further south than originally presented in the early concept plan.

Potential options addressing this issue include:

- Allowing landscape screening on the west side of the wall up to the equivalent height of the adjacent home rooflines **(S)**.
- Designing the landscaping of Expansion Area C along Tenth Street to look and feel more residential and complementary to the 10th Street neighborhood, including using the same set-backs and low-level residential style fencing to enclose the area in the interim prior to any future uses **(S)**.
- Allowing flexibility to construct the west property line wall up to 10-feet high instead of 8-feet high **(N/S)**.

A wrap-around wall is also proposed at the southern edge of the surface parking lot adjacent to Expansion Area C, which will buffer noise and light from the surface parking lot. The wrap-around wall is designed to project approximately five-feet into the surface parking lot as a tee off the wall on the western edge of the property.

Another possible approach to address concerns related to Expansion Area B, Expansion Area C, and the surface parking lot would be to look at placing the Alvarado House on Expansion Area C **(N)**. It has been suggested by adjacent property owners and others that placement of the Alvarado House in this location could work well as a buffer between the City Hall/Town Hall project and the neighborhood, as well as its being compatible with the historical character of this area of 10th Street. Regarding the Alvarado House, the plan has been to work with the Del Mar Historical Society to identify a business plan for possible relocation of the structure to this site; the City Council liaisons and staff are still working with the Historical Society on this.

Parking Stalls

The City Council-approved program for the City Hall/Town Hall project included 160 parking stalls. The current design configuration includes 158 standard stalls (107 spaces in the parking garage and 51 spaces in the surface parking lot) and two micro-vehicle stalls

Through the CPP, we have received comments from adjacent residents seeking to reduce parking, primarily in the surface lot.

Based on these comments from neighbors and constraints in the parking areas, such as the landscape tree planters and required placement of utility infrastructure, staff is seeking City Council authorization to allow flexibility with the parking stall goal to adjust the program to a range of 150-160 stalls **(S)**.

According to the Del Mar Municipal Code (DMMC), a project of this scope for the proposed City Hall/Town Hall requires 80 parking stalls. If the expansion areas are fully developed in the future, the associated parking required based on the square footage of those areas and the potential types of uses is approximately 61-73 additional stalls, equating to a total of 141-153 stalls.

Expansion Area	Square Footage	Potential Use	Estimated Required Parking Stalls
A	4,500	Restaurant	50
B	2,500	Office	8
C	4,500	Office/Commercial	15
		Alvarado House	3
Total Estimated Spaces Required for Future Development of Expansion Areas			61-73

Staff is also seeking direction on the following concepts:

- Leave Expansion Area C without parking. **(S)**
- Leaving the interim development of Expansion Area C as currently designed with landscape and parking stalls. Limit stalls to daytime use. **(S)**
- Modifying the size of parking stalls to accommodate additional stalls. **(S)**

Since according to the DMMC, a project of the current scope only requires 80 stalls, the required number of stalls could be sized according to the current DMMC parking standard and the additional stalls could be configured in an alternative way to still achieve a total of 150-160 stalls. For example, all or a portion of the remaining 80 stalls could be sized using the San Diego Regional Standards for compact cars, which might enable accommodating a few more parking stalls. There are constraints to consider with this approach, including:

- Changing the DMMC to allow a different standard for the size of parking stalls;
- Impacting the ability to count alternatively-sized stalls toward the parking requirement for the expansion areas; and
- Limiting future flexibility to use alternatively-sized stalls as in-lieu parking.

- Counting the planned on-street parking spaces on 11th Street and along Camino del Mar toward the parking stall goal. The current design shows nine new on-street parking stalls along Camino Del Mar and two stalls on 11th (versus six stalls currently), for a net of five new parking stalls. Counting these five new stalls toward the parking stall goal allows flexibility to remove a small number of stalls from the surface lot or parking garage. These on-street stalls cannot be used to meet required parking quantities. **(S)**
- Explore modifying the parking layout to reconsider the placement of columns, trees, and islands in an effort to gain more parking stalls. **(S)**

Traffic Circulation / Ingress and Egress from Parking Areas

Through the CPP, concerns have been raised regarding traffic circulation related to the project and ingress and egress to the parking areas.

The current design includes two driveways onto 11th Street; one driveway allows ingress/egress to the surface lot and the other allows ingress/egress directly to the garage. The current design also includes a single-lane driveway on 10th Street that would primarily serve as an ingress point to the garage. However, the proposed design would allow flexibility to easily reconfigure this driveway to serve as an exit using traffic control for special events with attendees/vehicles departing in a concentrated time window.

The EIR review has not shown any traffic impact or safety risk with this parking ingress and egress plan or traffic circulation to the site and in the surrounding neighborhood.

A number of factors have resulted in the current design, including:

- The majority of access to the parking areas is designed from 11th Street because of the existing controlled, four-way stop intersection at 11th Street; the grades and sight lines on 10th Street; and topographic limitations for garage access.
- The prohibition of north-bound Camino Del Mar vehicles turning left onto 11th Street at the four-way stop between 3:00-6:00pm. This means that vehicles traveling to City Hall/Town Hall from northbound Camino Del Mar during that timeframe will need to make a U-turn at 11th Street onto southbound Camino Del Mar to turn right onto 10th Street and enter the garage.

Due to the steep grade of 10th Street, this driveway can only be designed to be a single-lane in width. Setting this driveway as egress only from the garage would require that between 3:00-6:00pm, vehicles travelling to City Hall would need to turn right onto 10th Street from Camino Del Mar, then right onto Stratford, and

right onto 11th Street. In considering the concerns of neighbors, this seemed like a less preferable alternative.

- Needing the surface lot to accommodate entry by high-profile vehicles, such as access by the Fire Department and delivery vehicles for the Farmers Market.

Although the EIR has not identified any concerns, staff has continued to explore alternatives to address the concerns raised through the CPP. Other alternatives that could be considered by the City Council include:

- Installing signage at both 11th Street driveways directing exiting traffic to make a right-turn only onto 11th Street to Camino Del Mar. **(S)**
- For the garage driveway on 11th Street, installing a diverter in the public right-of-way to force vehicles to make a right-turn from that location. **(S)**
- Decreasing the size of Expansion Area C to include a one-lane driveway access connection point between the surface parking lot and 10th Street to use as an exit-only. **(N)**
- If the Alvarado House is being considered to be located on Expansion Area C, this could create sufficient space to also accommodate a two-way driveway for ingress/egress from the surface lot to 10th Street. With the incorporation of a ramp from the surface lot into the upper level of the parking garage, the 10th Street driveway to the parking structure could be removed, as well as the 11th Street driveway into the surface lot. Therefore, from 11th Street, there would only be one two-way driveway into the upper level of the garage, and from 10th Street there would only be one two-way driveway into the surface lot. There would be a connection point between the surface lot and the upper level of the garage. **(N/S)**
- Remove a section of the median on Camino Del Mar at 10th Street to create a left-turn pocket to access 10th Street, or add a controlled intersection at this location **(N)**. A concern with this option is the long-standing prohibition of left-turns off northbound Camino Del Mar in this area between 3:00-6:00pm on weekdays.
- Establish the 10th Street garage driveway as an “exit only” instead of an ingress point. All vehicles would enter the garage from 11th Street only. Constraints with this alternative are that it would not bring exiting vehicles to a controlled intersection. Setting this driveway as egress only from the garage would require that between 3:00-6:00pm, vehicles travelling to City Hall would need to turn right onto 10th Street from Camino Del Mar, then right onto Stratford, and right onto 11th Street. In considering the concerns of neighbors, this seemed like a less preferable alternative. **(S)**

- Reduce the number of parking spaces. **(N)**

Between now and the Council meeting, staff will be meeting with neighbors and further investigating the options stated above and will provide feedback as part of the presentation at the Council meeting.

Depending on City Council feedback on this topic, potential for changes to the traffic section of the EIR may need to be evaluated. The final draft of the EIR is scheduled to be published for public review on or around December 11, 2015.

FISCAL IMPACT:

The City Hall project efforts to date are funded in the adopted FY 2015 - 2016 and 2016 – 2017 Operating and Capital Budget. The purpose of this item is a discussion on several aspects of the project. Depending on City Council direction on these topics, the program for the City Hall/Town Hall project and/or the current design could be impacted. Significant design changes will affect the project budget, both for the required architectural and engineering services, and potentially the construction costs.

ENVIRONMENTAL IMPACT:

A Draft Environmental Impact Report (EIR) is currently under public review, pursuant to the regulations of the California Environmental Quality Act (CEQA).

ATTACHMENTS:

Attachment A – City Hall/Town Hall Schematic Design Drawings
Attachment B – Draft Minutes of November 18, 2015 Design Review Board
Attachment C – Citizens' Participation Program Report

DEL MAR CIVIC CENTER

DEL MAR, CALIFORNIA 92014

Draft DESIGN REVIEW BOARD PERMIT Draft ENTITLEMENTS SUBMITTAL

16 NOV 2015



PRELIMINARY

The Miller Hull Partnership, LLP
2150 WEST WASHINGTON STREET SUITE #113 SAN DIEGO, CA 92110



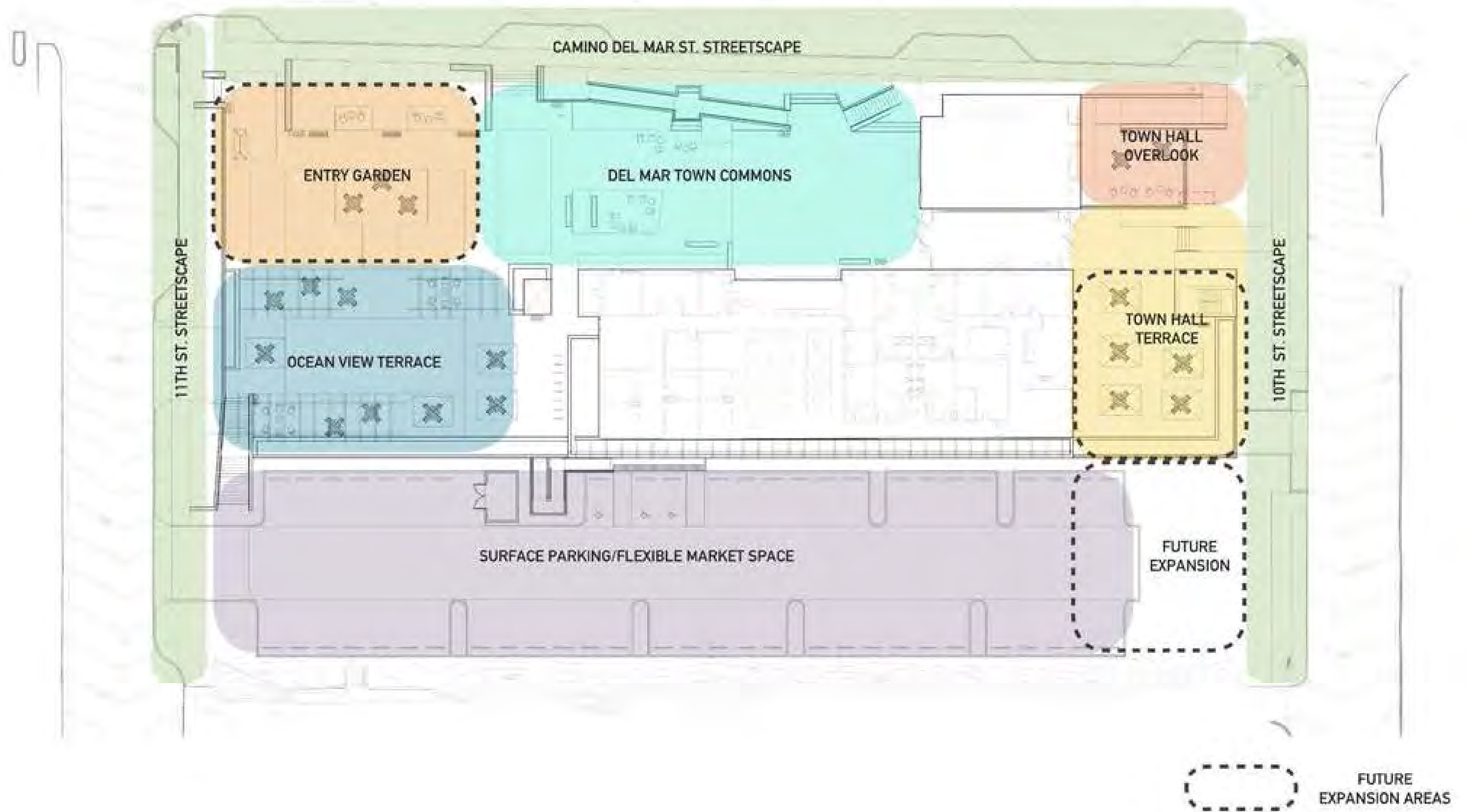
Illustrative Site Plan



Del Mar City Hall/Town Hall/Plaza Preliminary DRB Review November 18, 2015
December 7, 2015

Preliminary

Landscape Zones



Town Hall, City Hall, Town Commons and Gardens looking south from Camino del Mar sidewalk at 11th Street



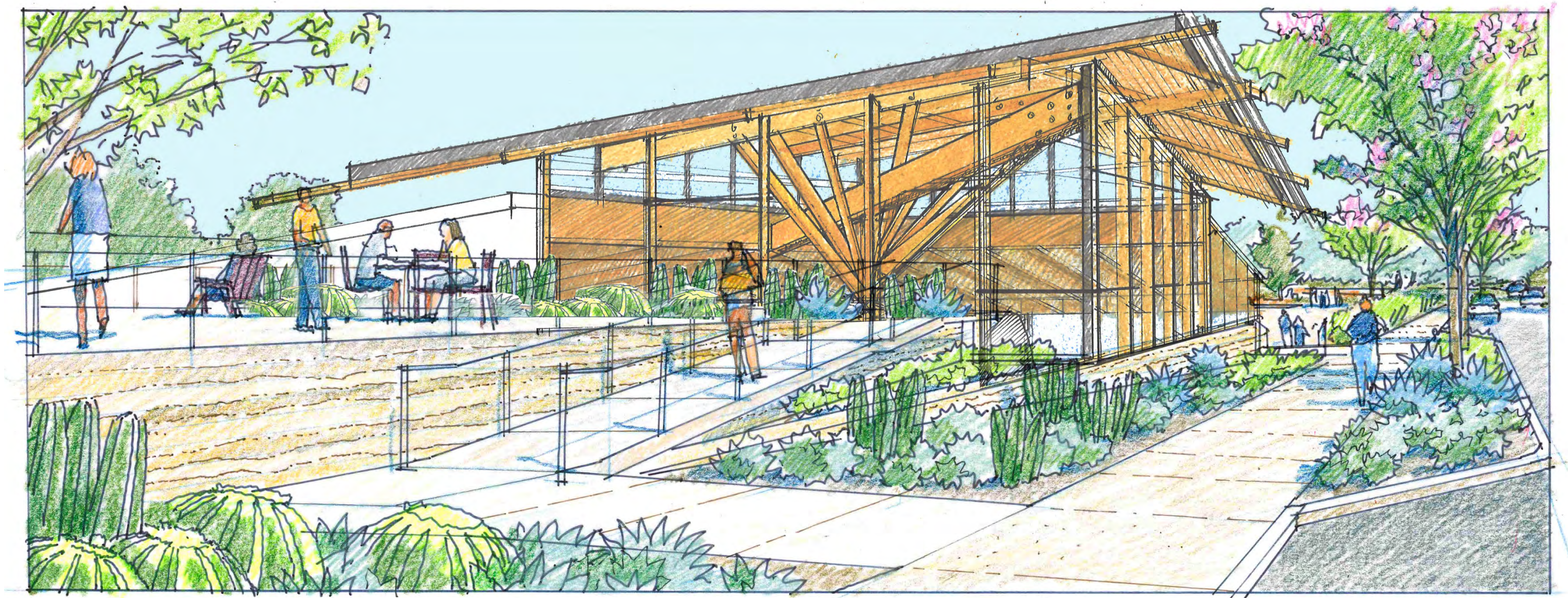
Town Hall and City Hall, looking south from Town Commons



Town Hall and City Hall, looking south from Town Commons, night view



Town Hall, looking north from Camino del Mar sidewalk



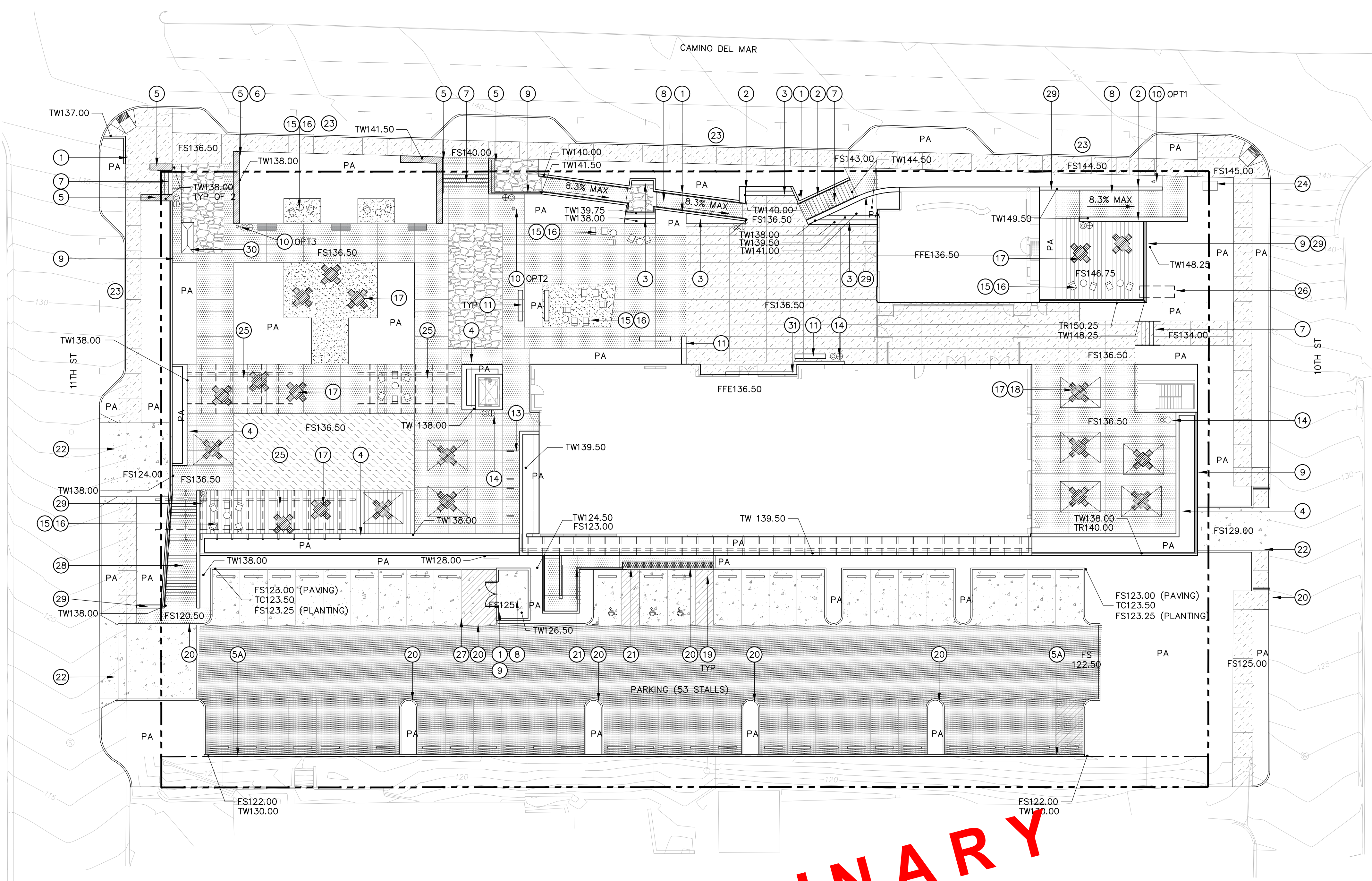
Ocean View Terrace, looking east from lower parking lot



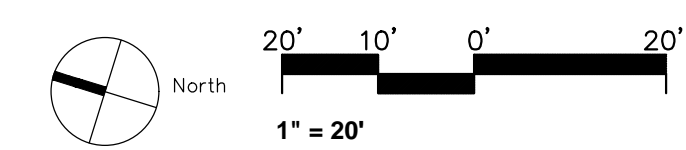
Preliminary

HARDSCAPE LEGEND

SYMBOL	HARDSCAPE
	CONCRETE PAVING, TYPE 1 STANDARD GRAY W/ BROOM FINISH
	CONCRETE PAVING, TYPE 2 STD GRAY W/ EXPOSED AGGREGATE FINISH
	CONCRETE PAVING, TYPE 3 INTEGRAL COLOR W/ SAND FINISH
	CONCRETE PAVING, TYPE 4 POROUS CONCRETE PAVING W/ GROUND FINISH
	SIERRA SANDSTONE FLAGSTONE PAVING MODERN BUILDER SUPPLY OR EQ.
	SYNTHETIC TURF W/ SAND INFILL
	DECOMPOSED GRANITE PAVING W/ STABILIZER STL EDGE WHERE ADJACENT TO PLANTING
	BISON IPE WOOD DECK TILES ON PEDESTALS
	TRUNCATED DOME PAVERS CHARCOAL GRAY
WALLS/STAIRS/RAMPS	
1	C.I.P. CONCRETE RETAINING WALL TYPE 1 8"W, INTEGRAL COLOR W/ SANDBLAST FINISH
2	C.I.P. CONCRETE RETAINING WALL TYPE 2 24"W, INTEGRAL COLOR W/ SANDBLAST FINISH
3	C.I.P. CONCRETE TERRACED SEATWALL 18"W, INTEGRAL COLOR W/ SMOOTH FORM FINISH
4	C.I.P. CONCRETE PLANTER 18"W, INTEGRAL COLOR W/ SANDBLAST FINISH
5	STONE VENEER WALL 24"W, BAJA CRESTA
5A	CMU WALL, SPLIT FACE FINISH
6	MONUMENT SIGN ON 24"W STONE VENEER WALL, BAJA CRESTA
7	C.I.P. CONCRETE STAIRS AND GALV STL HANDRAIL STD GRAY W/ LIGHT SAND FINISH
8	C.I.P. CONCRETE RAMP AND GALV STL HANDRAIL STD GRAY W/ LIGHT SAND FINISH
EDGING/RAILINGS	
9	24" HIGH GALVANIZED STL GUARDRAIL
10	FLAGPOLE, HT TO MATCH EXISTING (PROVIDE 1 AT LOCATION TBD)
SITE FURNISHING	
11	BENCH, TYPE 1 POWDERCOATED STEEL W/ WOOD SLATS LANDSCAPE FORMS 'BANCAL'
12	BENCH, TYPE 2 POWDERCOATED STEEL W/ WOOD SLATS LANDSCAPE FORMS 'FGP'
13	POWDERCOATED STEEL BIKE RACKS PER CITY STANDARDS PROVIDED BY CITY
14	TRASH/RECYCLING RECEPTACLES, POWDER COATED STEEL - LANDSCAPE FORMS 'LAKESIDE'
15	ADIRONDACK CHAIR W/ FAN BACK, RECYCLED PLASTIC SLATS, BREEZESTA OR EQ.
16	26" ROUND CONVERSATION TABLE RECYCLED PLASTIC SLATS, BREEZESTA OR EQ.
17	TABLE AND CHAIR SET (4 CHAIRS PER TABLE) WOOD SLATS WITH STEEL SUPPORTS, LANDSCAPE FORMS 'WINDMARK'
18	MOVABLE UMBRELLA, 10' X 13' WITH POWDERCOATED ALUMINUM FRAME, FIM 'FLEXI COMMERCIAL' OR 'P19S'
OTHER	
19	PRECAST CONCRETE WHEEL STOP, PER CIVIL
20	C.I.P. CONCRETE CURB, PER CIVIL
21	C.I.P. CONCRETE FLUSH CURB, PER CIVIL
22	DRIVEWAY APRON, PER CIVIL
23	PARALLEL PARKING, (11) STALLS TOTAL, PER CIVIL
24	EXISTING PUBLIC ART TO BE RELOCATED
25	TRELLIS, PER ARCH
26	GENERATOR ENCLOSURE BELOW, PER ARCH
27	TRASH ENCLOSURE, PER ARCH
28	CONCRETE STAIR PER ARCH
29	WALL PER ARCH
30	COFFEE / FOOD CART (NOT IN CONTRACT) PROVIDE POWER, WATER & STORM DRAIN CONNECTION
31	12" ROCK POCKET ADJACENT TO BLDG.
	PROPERTY LINE
	PLANTING AREA



PRELIMINARY



DEL MAR CIVIC CENTER
 1050 CAMINO DEL MAR | DEL MAR, CALIFORNIA 92014
100% SCHEMATIC DESIGN REDUX
 - DRAFT ENTITLEMENTS SUBMITTAL -
 21 OCT 2015

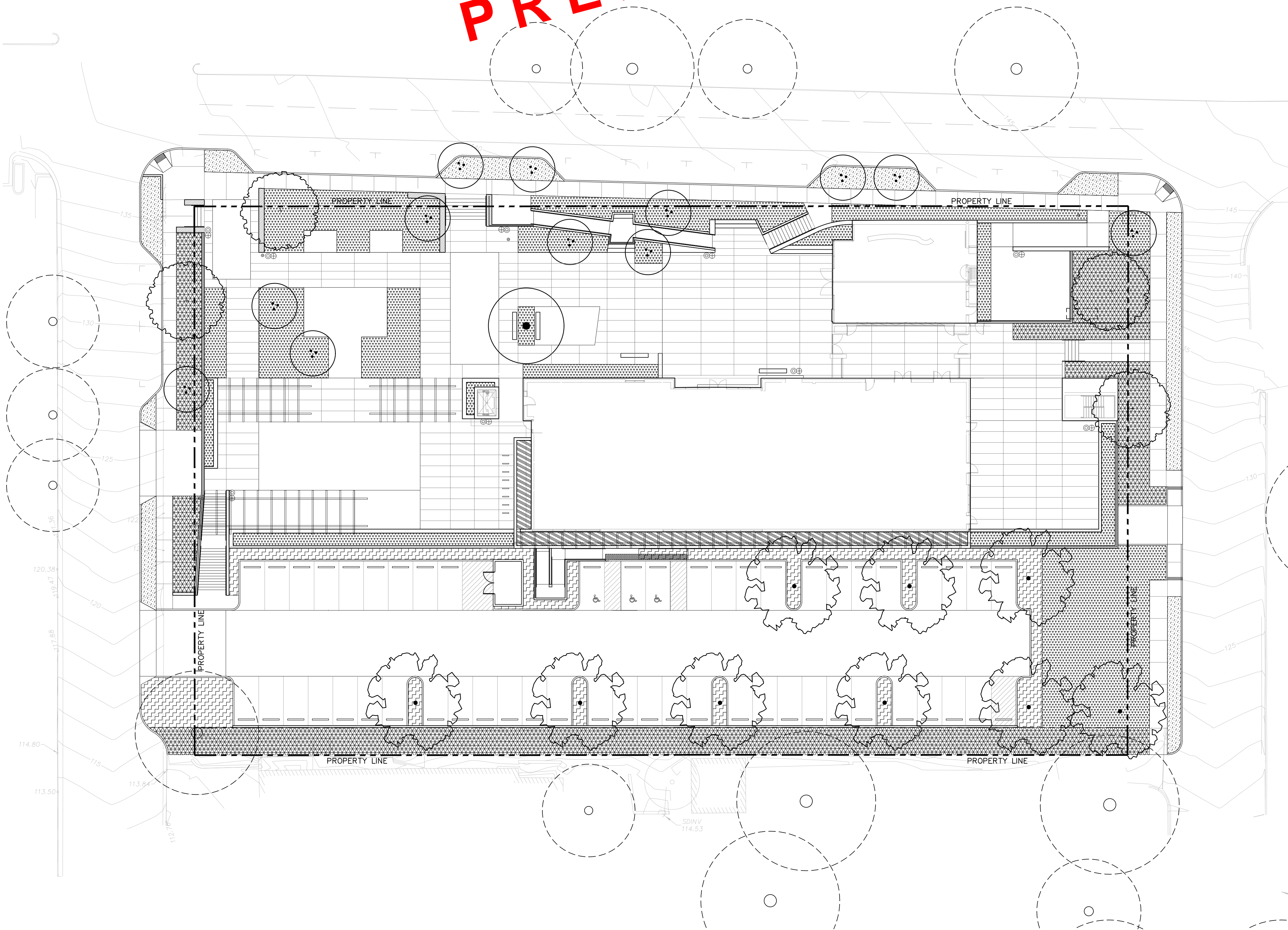
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No.	Description	Date

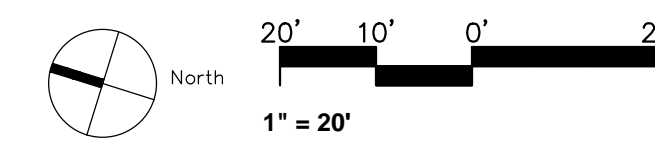
Issue Date: 21 OCT 2015
 Drawn: TK
 Checked: BL
 M/H Project No.: 1507

HARDSCAPE PLAN
L-101
 Item 16

PRELIMINARY



NOTE: ALL PLANTING AREAS SHALL BE IRRIGATED BY A HIGH EFFICIENCY IRRIGATION SYSTEM.



PLANT LEGEND

REFER TO SHEET L-104 FOR FULL PLANTING LEGEND

- SYMBOL** **TREES**
- SPECIMEN TREES SUCH AS:**
PINUS TORREYANA
 - HOLIDAY TREES SUCH AS:**
CUPRESSUS MACROCARPA
 - SHADE TREES SUCH AS:**
PLATANUS RACEMOSA
MELALEUCA QUINQUENERVIA
TRISTANIA CONFERTUS
 - ACCENT TREES SUCH AS:**
CERCIS OCCIDENTALIS
LAGERSTROEMIA SPECIES
TABEBUIA IMPETIGINOSA
 - EXISTING TREES:**
EXISTING TREE TO BE PROTECTED
IN PLACE

- SYMBOL** **SHRUBS / GROUNDCOVER / VINES / TURF**
- ORNAMENTAL / ACCENT PLANTING SUCH AS:**
AEONIUM ARBOREUM 'ZWARTKOP'
AGAVE AMERICANA
AGAVE ATTENUATA 'NOVA'
ALOE SPECIES
ARCTOSTAPHYLOS HOOKERI
BOUGAINVILLEA SPECIES
BULBINE FRUTESCENS
CEANOETHUS SPECIES
DRACAENA MARGINATA
DIETES GRANDIFLORA
FRAGARIA CHILOENSIS
GRAPTROPETALUM SUPERBUM
HEMEROCALLIS 'YELLOW'
HESPERALOE PARVIFLORA
LIMONIUM PEREZII
KALANCHOE SPECIES
PACHYCEREUS MARGINATUS
ROSMARINUS OFFICINALIS 'PROSTRATUS'
SALVIA SPECIES
SANSEVIERIA TRIFASCIATA 'LAURENTII'
SENECIO MANDRALISCAE
TRADESCANTIA PALLIDA 'PURPLE HEART'
YUCCA WHIPPLEII
 - STREETSCAPE PLANTING SUCH AS:**
ANIGOZANTHOS SPECIES
CAREX TUMULICOLA
DIANELLA REVOLUTA
FESTUCA MAIREI
HEMEROCALLIS 'YELLOW'
LIMONIUM PEREZII
LEYMUS ARENARIUS 'GLAUCUS'
LIRIOPE SPICATA
MULLENBERGIA RIGENS
MISCANTHUS TRANSMORRISONENSIS
VERBENA LILACINA 'DE LA MINA'
WESTRINGIA FRUTICOSA 'MORNING LIGHT'
 - BIORETENTION PLANTING SUCH AS:**
BOUTELOUA GRACILIS
CAREX SPICATA
CHONDROPETALUM TECTORUM
FESTUCA 'ELIJAH BLUE'
IRIS DOUGLASSIANA
JUNCUS PATENS
LESSINGIA FILAGINIFOLIA 'SILVER CARPET'
LEYMUS CONDENSATUS 'CANYON PRINCE'
LOMANDRA LONGIFOLIA 'BREEZE'
 - BUILDING SCREENING PLANTING SUCH AS:**
CALLISTEMON SPECIES
CLYTOSTOMA CALLISTEGIODES
HETEROMELES ARBUTIFOLIA
LIGUSTRUM JAPONICUM 'TEXANUM'
LONICERA SEMPERVIRENS
METROSIDEROS COLLINA 'SPRINGFIRE'
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'
PODOCARPUS HENKELII
RHAMNUS EVE CASE
TRACHELOSPERMUM JASMINOIDES
 - PARKING SCREENING PLANTING SUCH AS:**
BUXUS MICROPHYLLA JAPONICA (HEDGE)
CARISSA MACROCARPA
LANTANA SPECIES
LIRIOPE 'GIGANTEA'
MISCANTHUS SINENSIS 'SENTINEL'
PITTOSPORUM TOBIRA 'WHEELER'S DWARF'
PORTULACARIA AFRA 'AUREA'
RHAPHIOLEPIS UMBELLATA 'MINOR'

- OTHER**
- ROOT BARRIER

DEL MAR CIVIC CENTER
1050 CAMINO DEL MAR | DEL MAR, CALIFORNIA 92014

100% SCHEMATIC DESIGN REDUX
- DRAFT ENTITLEMENTS SUBMITTAL -
21 OCT 2015

NOT FOR CONSTRUCTION

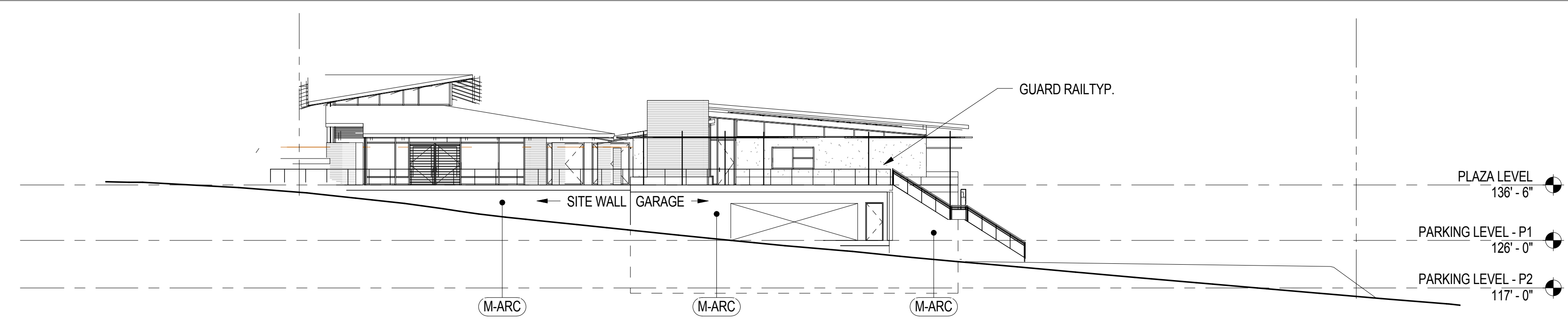
No.	Description	Date

Issue Date: 21 OCT 2015
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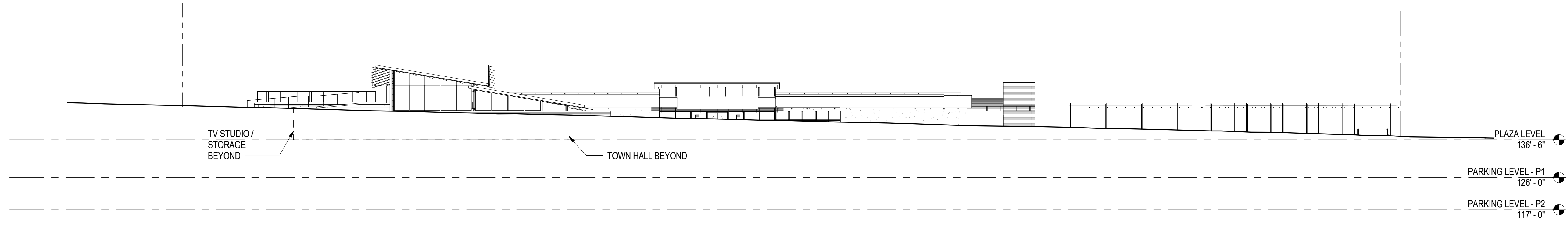
PLANTING PLAN
L-103
Item 16

GENERAL NOTES
 FOR ALL BUILDING FINISHES SEE BUILDING
 ELEVATIONS

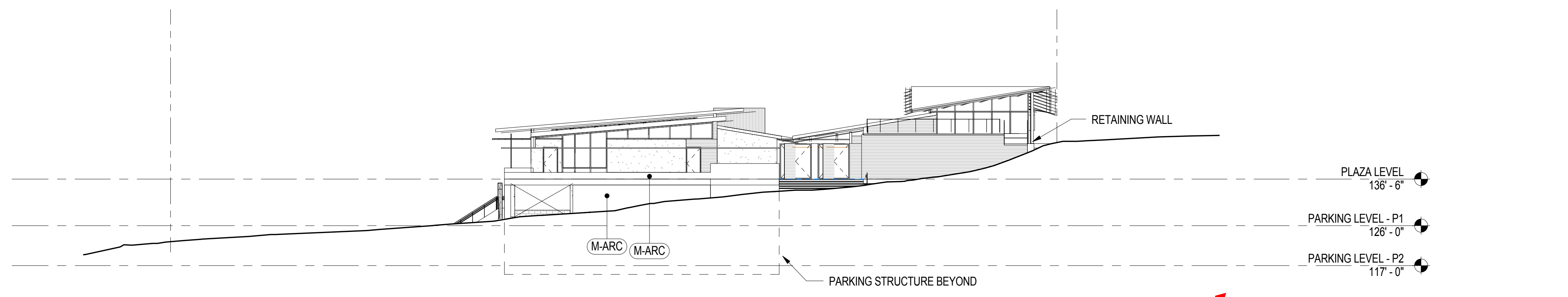
KEYNOTE LEGEND	
Key Value	Keynote Text
M-ARC	ARCH CAST-IN-PLACE CONCRETE
M-STC	STRUCT CAST-IN-PLACE CONCRETE



2 SITE ELEVATION - NORTH
 1/16" = 1'-0"

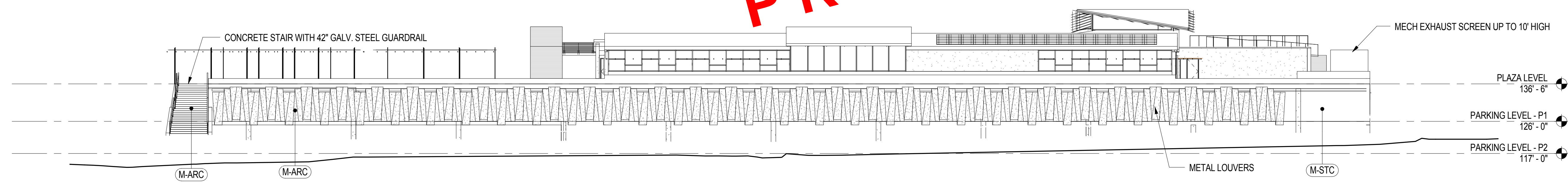


3 SITE ELEVATION - EAST
 1/16" = 1'-0"



1 SITE ELEVATION - SOUTH
 1/16" = 1'-0"

PRELIMINARY



4 SITE ELEVATION - WEST
 1/16" = 1'-0"

DEL MAR CIVIC CENTER
 1050 CAMINO DEL MAR | DEL MAR, CALIFORNIA 92014
Draft DESIGN REVIEW BOARD PERMIT
 - Draft ENTITLEMENTS SUBMITTAL -
 16 NOV 2015

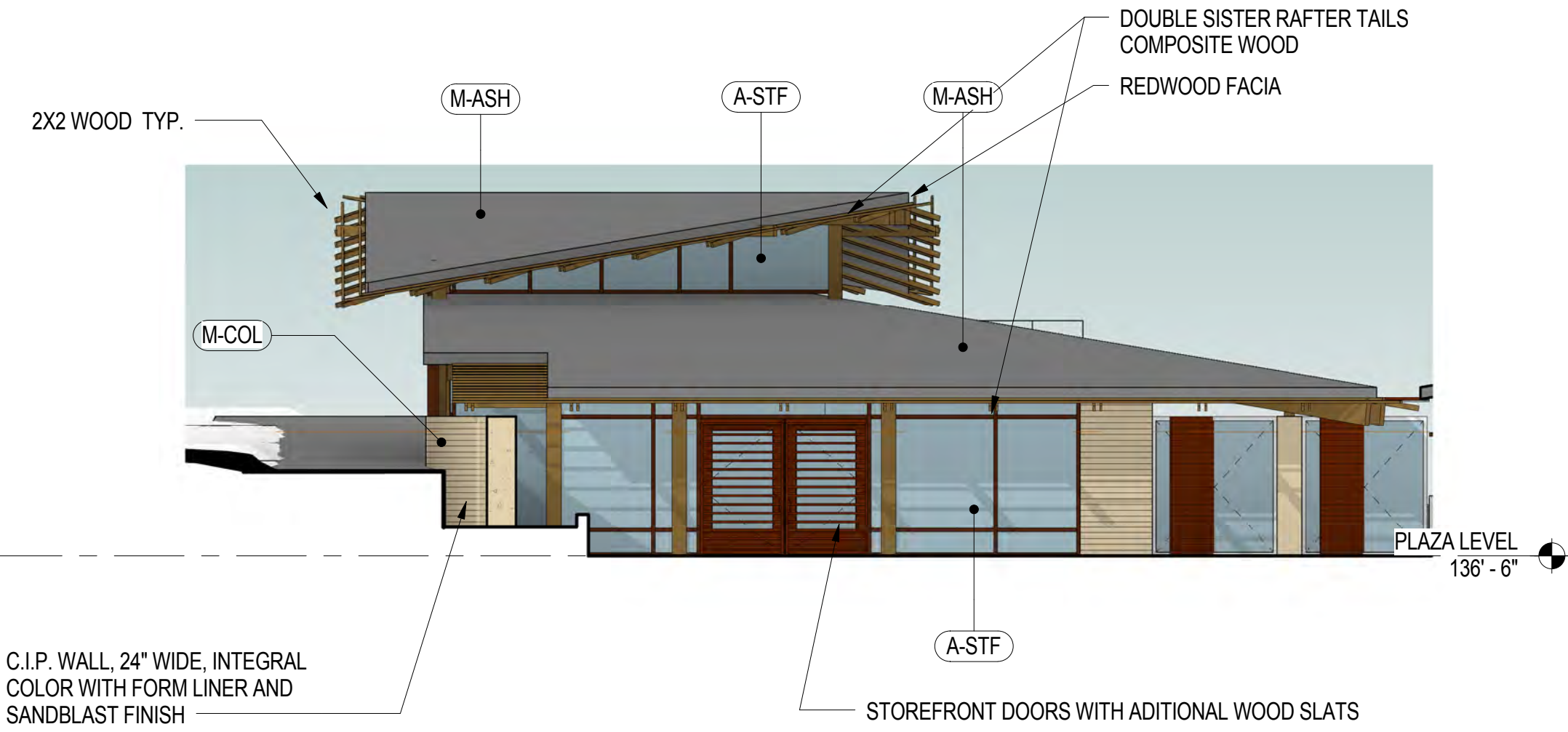
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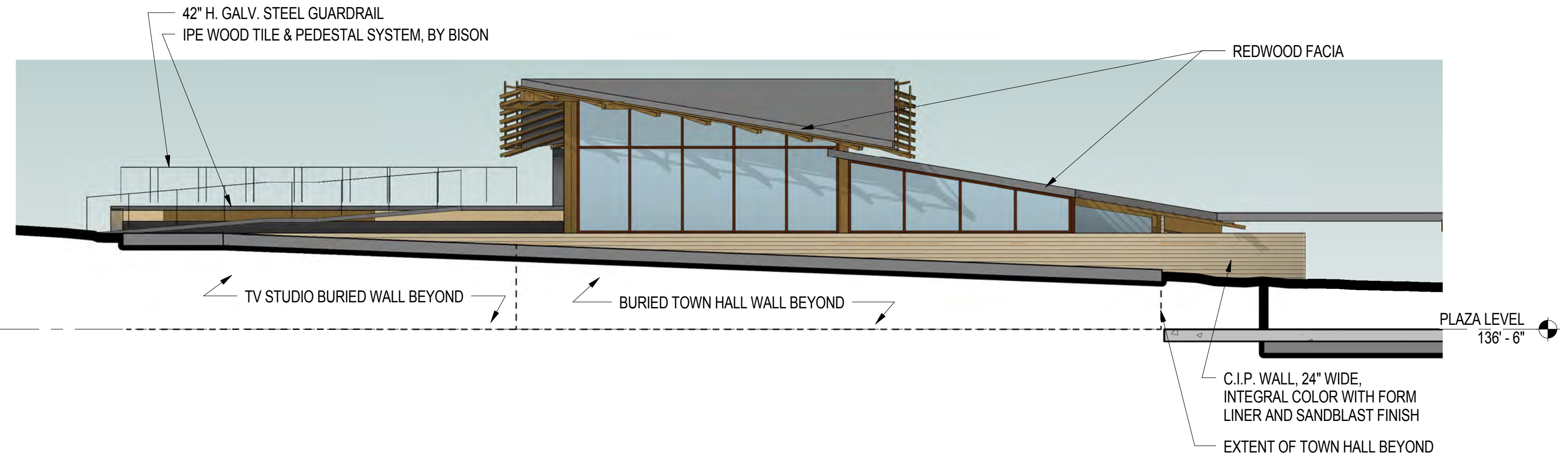
Issue Date: 16 NOV 2015
 Drawn: JT
 Checked: KS
 M/H Project No.: 1507
 SHEET INDEX G-001

SITE ELEVATIONS
A-200
 Item 16

KEYNOTE LEGEND	
Key Value	Keynote Text
A-STF	STOREFRONT
M-ASH	DIMENSIONAL ASPHALT SHINGLES - DOUBLE UNDERLAYMENT
M-COL	ARCH CAST-IN-PLACE CONCRETE WITH FORM LINER AND INTEGRAL COLOR, SANDBLASTED

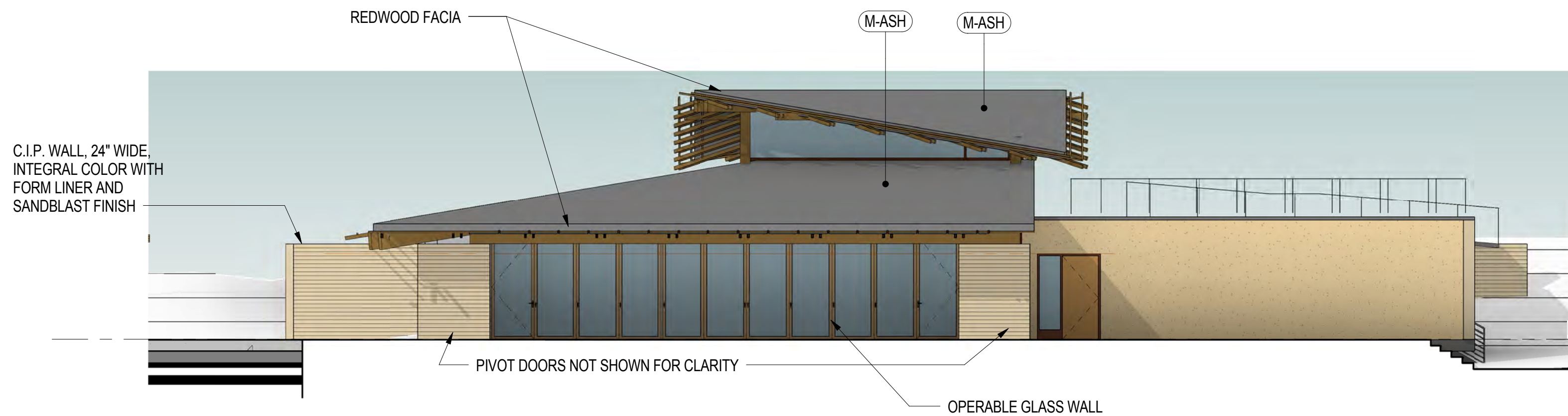


② ELEVATION - TOWN HALL NORTH
 1/8" = 1'-0"

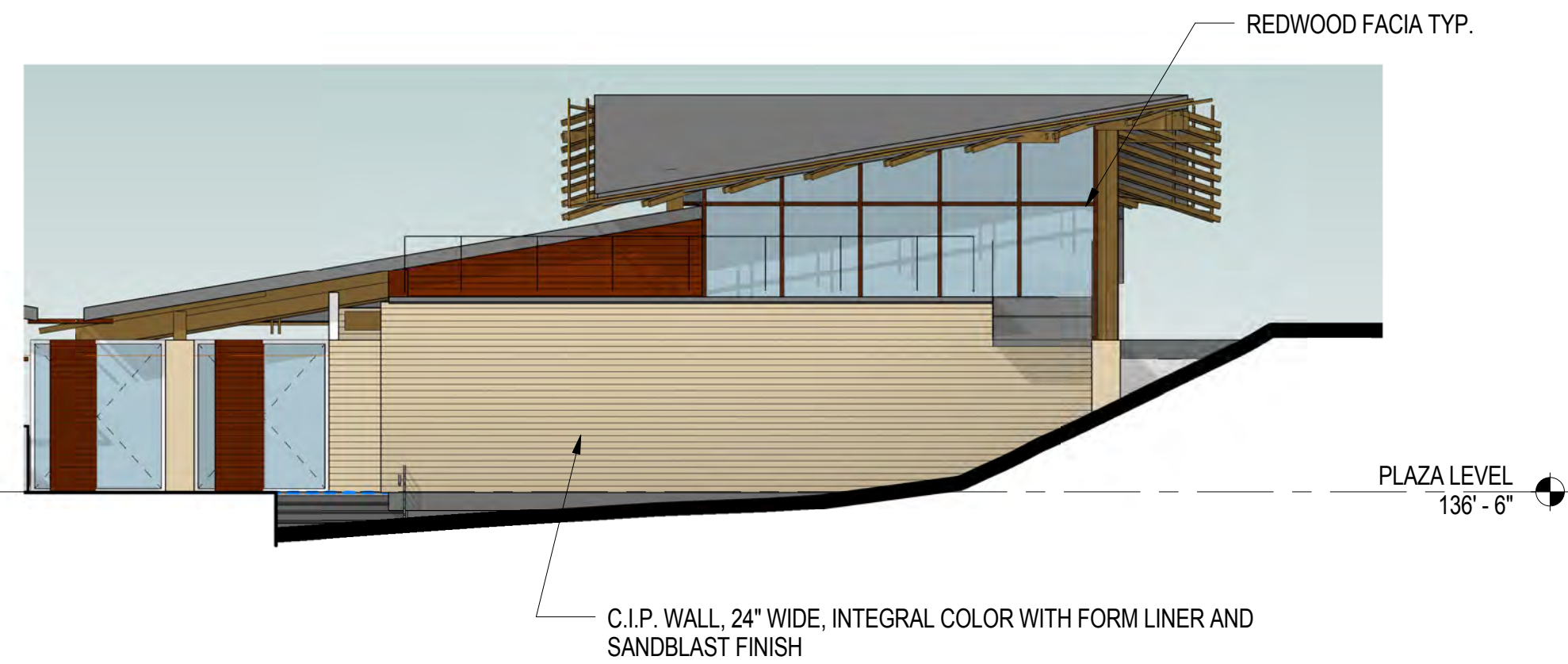


③ ELEVATION - TOWN HALL EAST
 1/8" = 1'-0"

PRELIMINARY



④ ELEVATION - TOWN HALL WEST
 1/8" = 1'-0"



⑤ ELEVATION - TOWN HALL SOUTH
 1/8" = 1'-0"

DEL MAR CIVIC CENTER
 1050 CAMINO DEL MAR | DEL MAR, CALIFORNIA 92014

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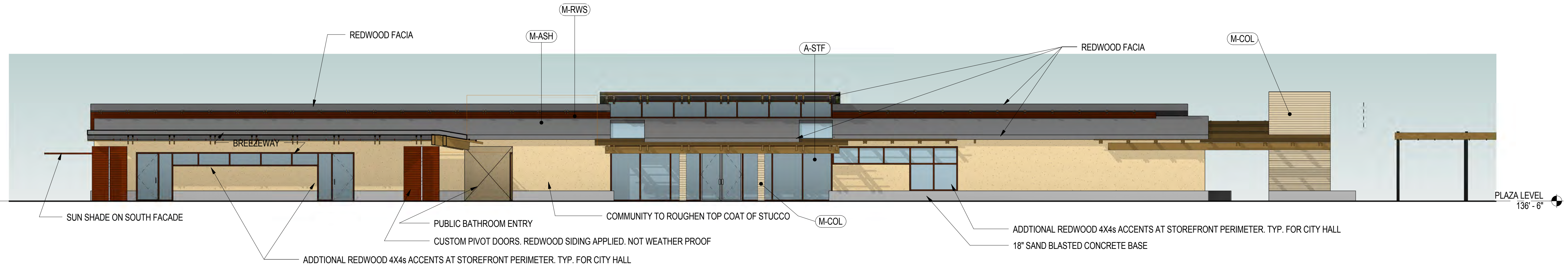
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No.	Description	Date

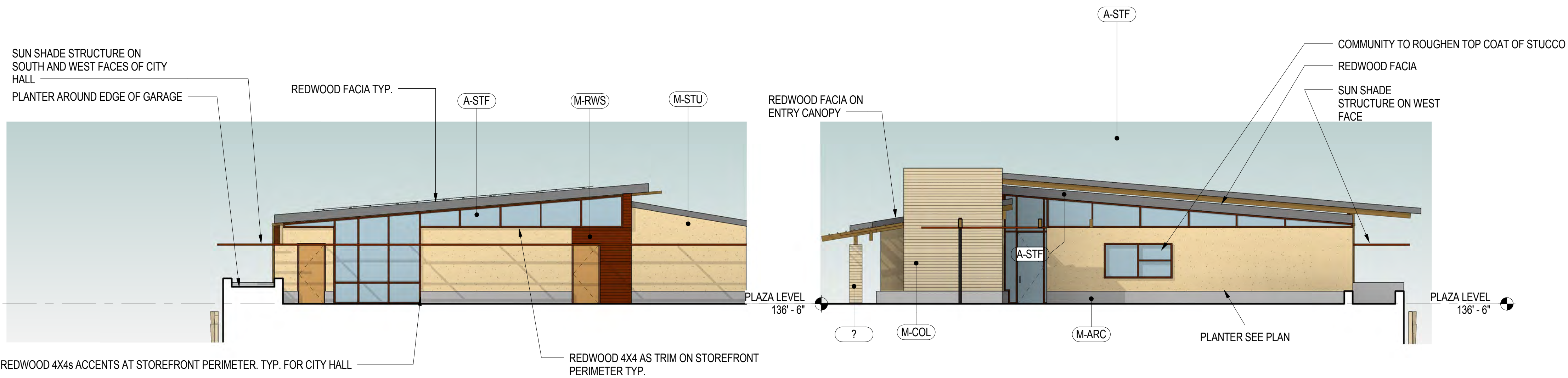
Issue Date: 16 NOV 2015
 Drawn: JT
 Checked: KS
 M/H Project No.: 1507

SHEET INDEX G-001

TOWN HALL BUILDING ELEVATIONS
A-201
 Item 16



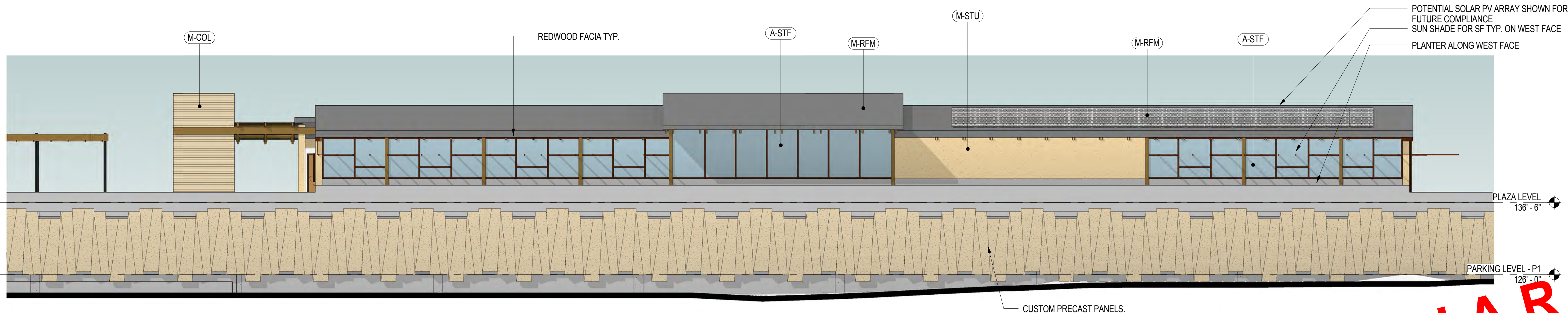
2 ELEVATION - CITY HALL EAST
 1/8" = 1'-0"



KEYNOTE LEGEND	
Key Value	Keynote Text
A-STF	STOREFRONT
M-ARC	ARCH CAST-IN-PLACE CONCRETE
M-Ash	DIMENSIONAL ASPHALT SHINGLES - DOUBLE UNDERLAYMENT
M-COL	ARCH CAST-IN-PLACE CONCRETE WITH FORM LINER AND INTEGRAL COLOR, SANDBLASTED
M-RFM	SINGLE-PLY ROOFING MEMBRANE
M-RWS	REDWOOD SIDING
M-STU	STUCCO - ROUGH FINISH

1 ELEVATION - CITY HALL SOUTH
 1/8" = 1'-0"

3 ELEVATION - CITY HALL NORTH
 1/8" = 1'-0"



4 ELEVATION - CITY HALL SITE WEST
 1/8" = 1'-0"

DEL MAR CIVIC CENTER
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 16 NOV 2015

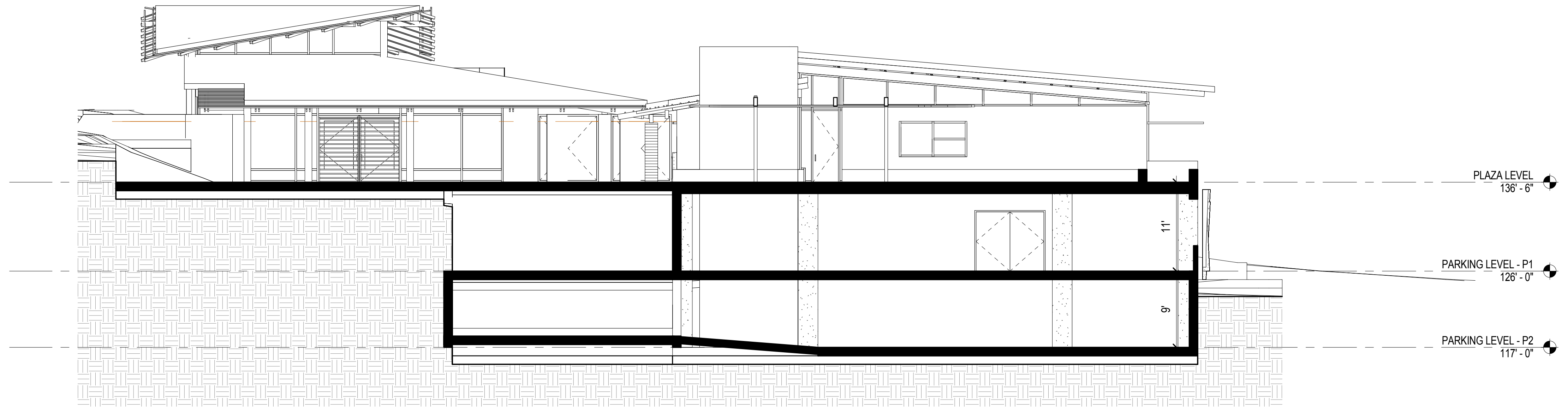
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No.	Description	Date

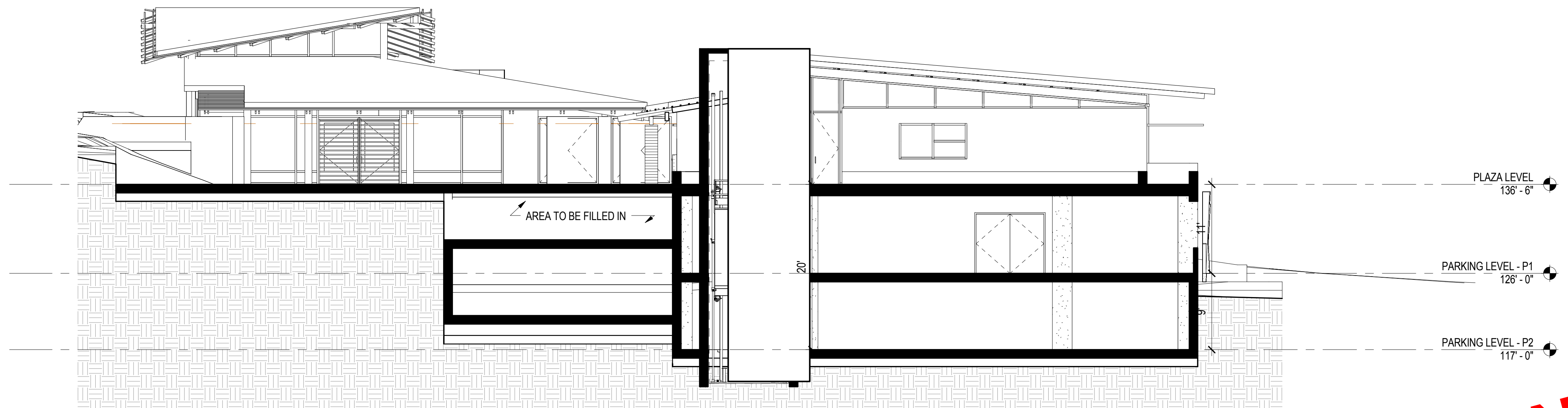
Issue Date: 16 NOV 2015
 Drawn: JT
 Checked: KS
 M/H Project No.: 1507
 SHEET INDEX G-001

CITY HALL BUILDING ELEVATIONS
A-202
 Item 16

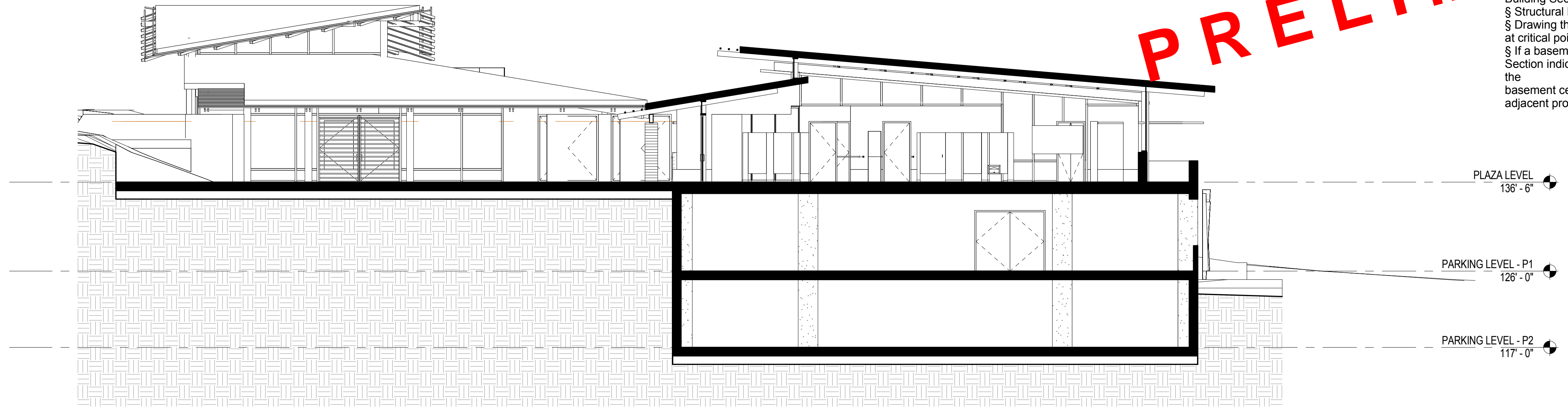
PRELIMINARY



1 SECTION EW - THROUGH PLAZA
 1/8" = 1'-0"



2 SECTION EW - THROUGH ELEVATOR
 1/8" = 1'-0"



3 SECTION EW - THROUGH LOBBY
 1/8" = 1'-0"

PRELIMINARY

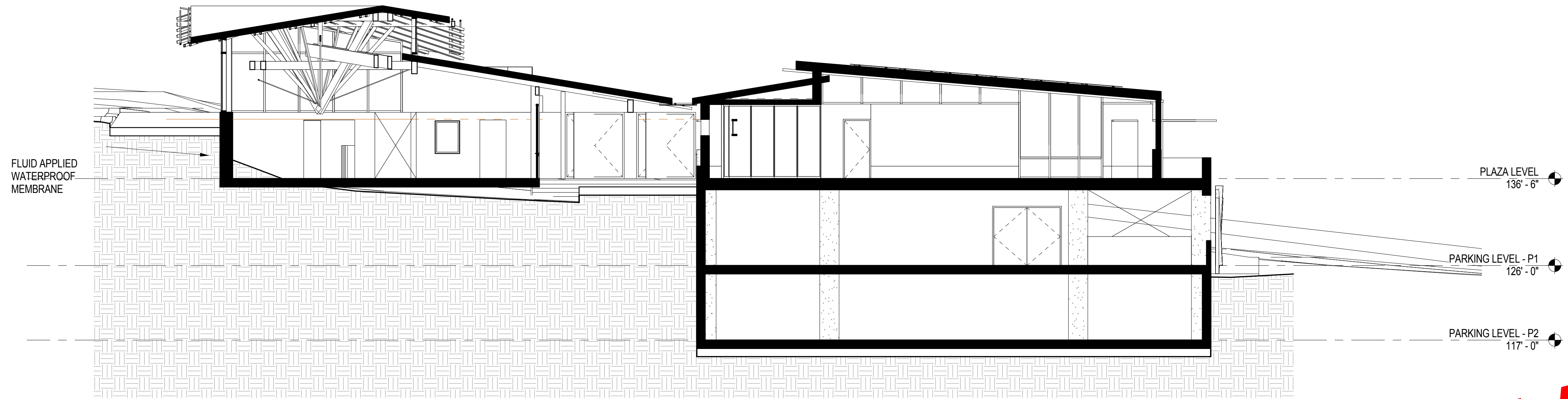
Building Sections Shall Include:
 § Structural height dimensions
 § Drawing through the structure and adjacent grade at critical points in at least two directions
 § If a basement is proposed, provide a detailed Section indicating the dimensions and heights for the basement ceiling, top of floor above lightwells, and adjacent proposed and existing grades.

DEL MAR CIVIC CENTER
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Draft DESIGN REVIEW BOARD PERMIT
 - Draft ENTITLEMENTS SUBMITTAL -
 16 NOV 2015

No.	Description	Date

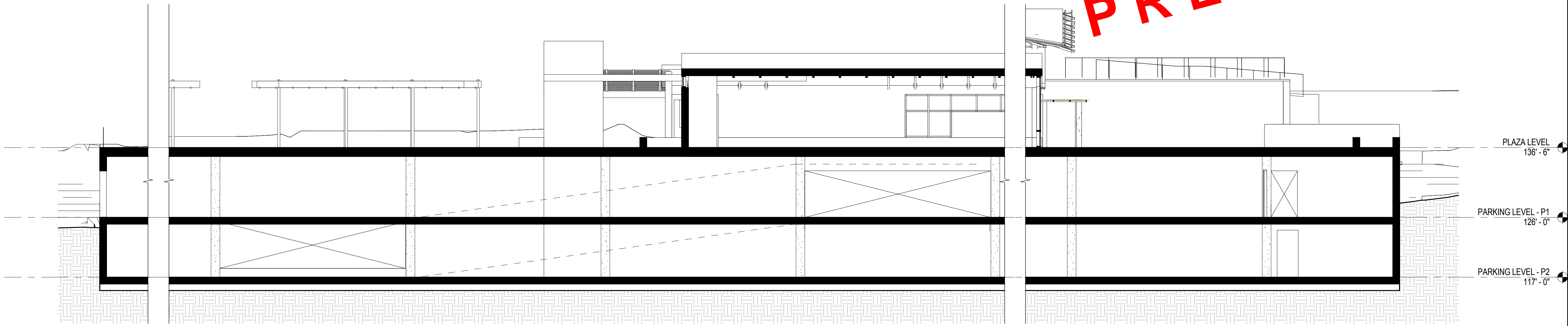
Issue Date: 16 NOV 2015
 Drawn: JT
 Checked: KS
 M/H Project No.: 1507
 SHEET INDEX G-001

BUILDING SECTIONS
A-211
 Item 16

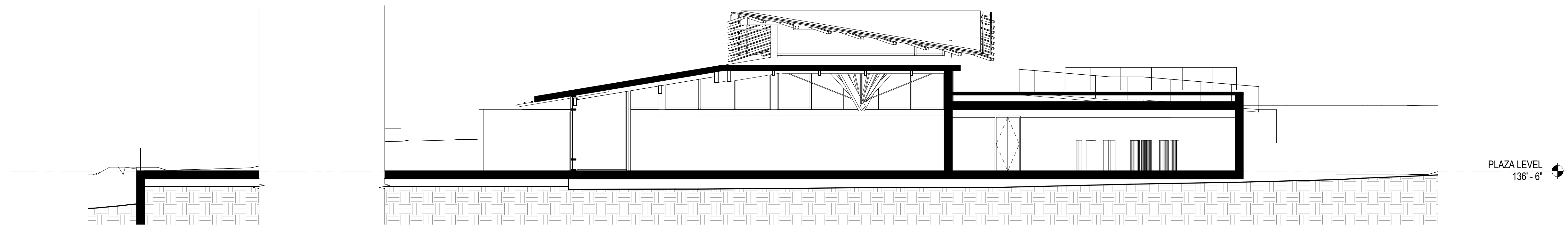


1 SECTION EW - TOWN HALL
 1/8" = 1'-0"

PRELIMINARY



2 BUILDING SECTION NS - CITY HALL
 1/8" = 1'-0"



3 BUILDING SECTION NS - TOWN HALL
 1/8" = 1'-0"

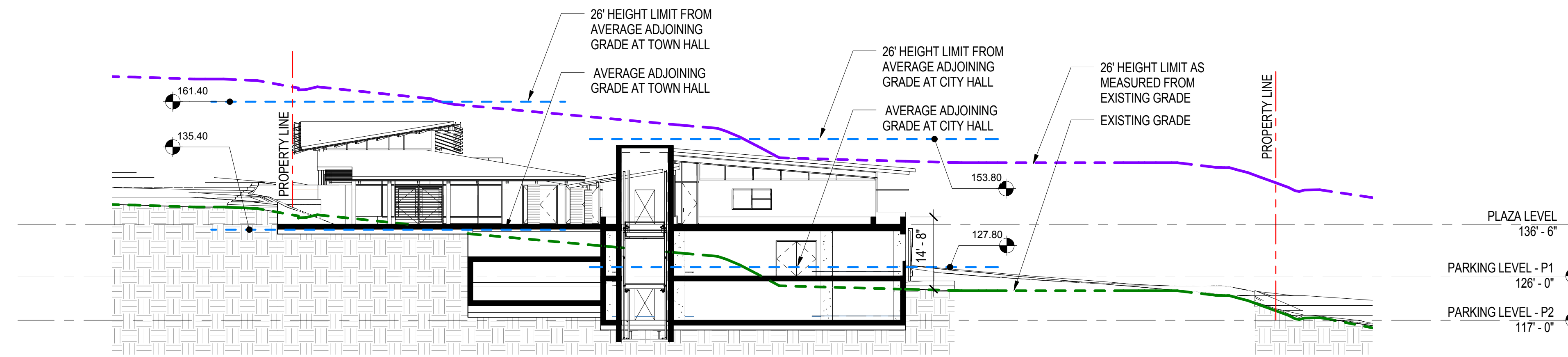
DEL MAR CIVIC CENTER
 1050 CAMINO DEL MAR | DEL MAR, CALIFORNIA 92014
Draft DESIGN REVIEW BOARD PERMIT
 - Draft ENTITLEMENTS SUBMITTAL -
 16 NOV 2015

NOT FOR CONSTRUCTION

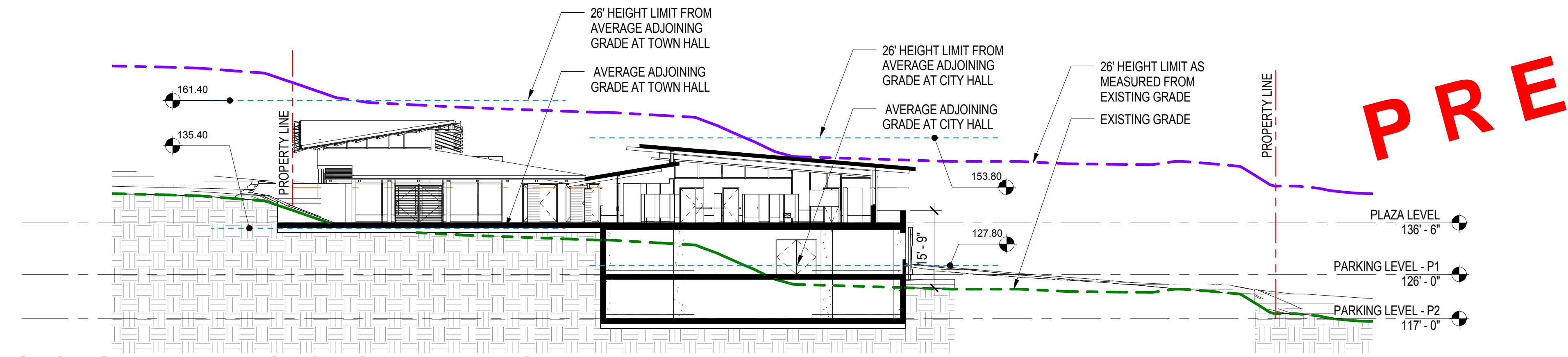
No.	Description	Date

Issue Date: 16 NOV 2015
 Drawn: JT
 Checked: KS
 M/H Project No.: 1507
 SHEET INDEX G-001

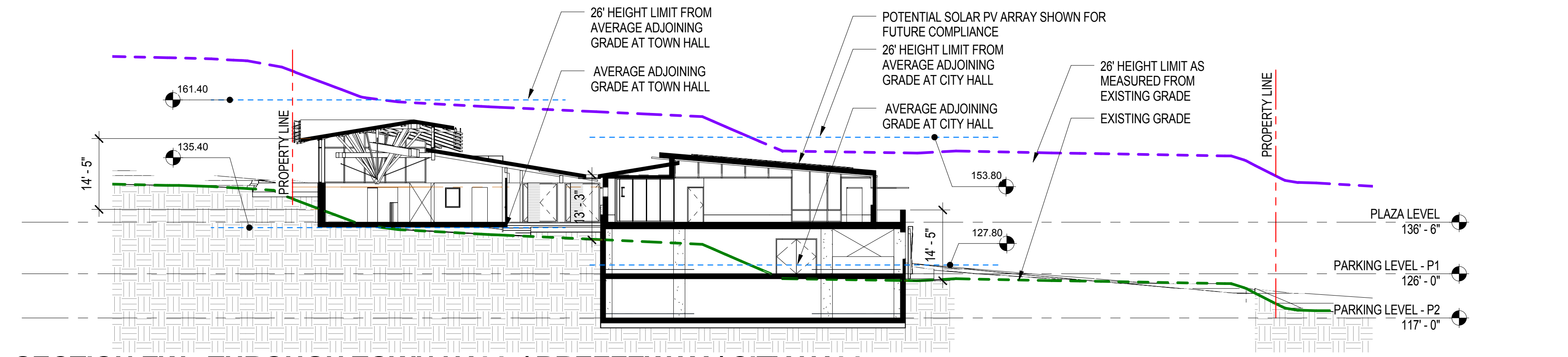
BUILDING SECTIONS
A-212
 Item 16



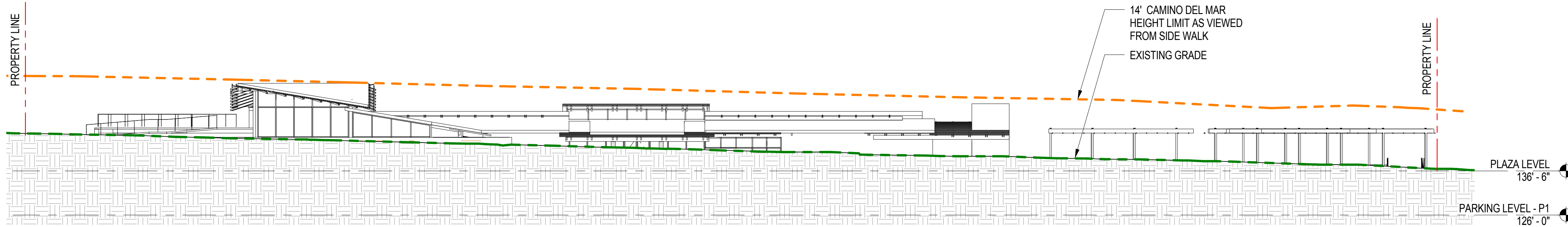
1 SECTION EW - THROUGH CITY HALL ELEVATOR



2 SECTION EW - THROUGH CITY HALL LOBBY

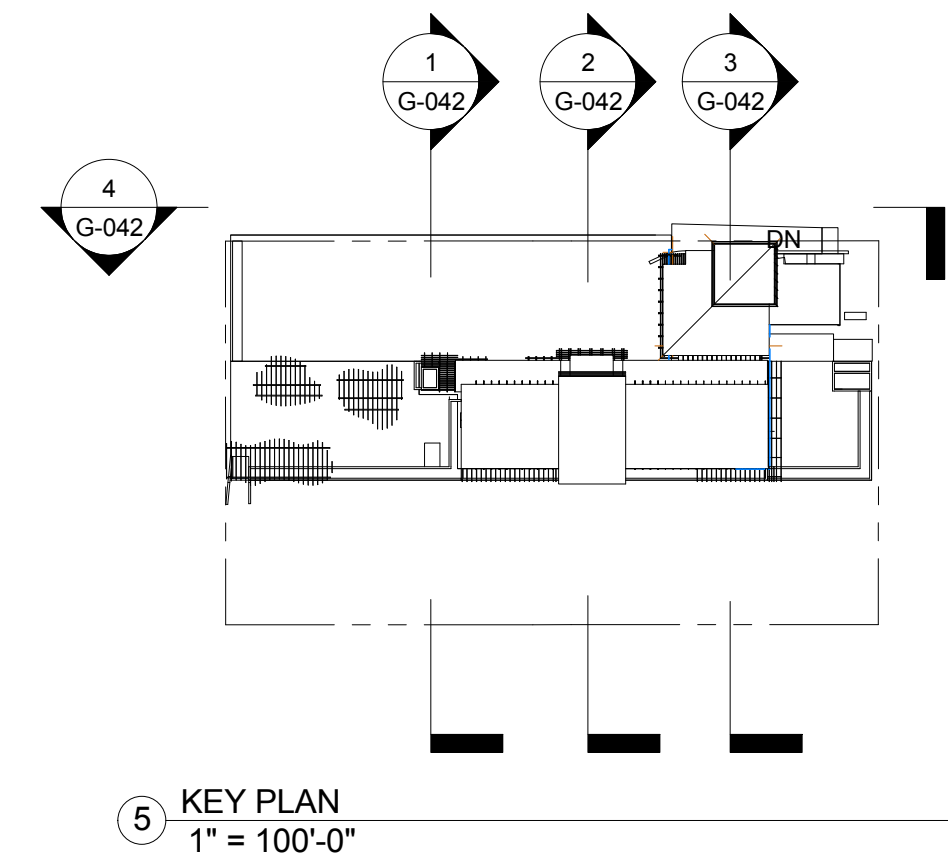


3 SECTION EW - THROUGH TOWN HALL / BREEZEWAY / CITY HALL



4 SECTION NS - CAMINO DEL MAR (CURB LINE ALONG EAST PROPERTY LINE)

PRELIMINARY



DEL MAR CIVIC CENTER
 1050 CAMINO DEL MAR | DEL MAR, CALIFORNIA 92014

Draft DESIGN REVIEW BOARD PERMIT
 - Draft ENTITLEMENTS SUBMITTAL -
 16 NOV 2015

NOT FOR CONSTRUCTION

No.	Description	Date

Issue Date: 16 NOV 2015
 Drawn: JT
 Checked: KS
 M/H Project No.: 1507
 SHEET INDEX G-001

BLDG HEIGHT DIAGRAMS
G-042
 Item 16

DRAFT MINUTES
 Del Mar Design Review Board Meeting
 Wednesday, November 18, 2015
 Del Mar Communications Center
 240 Tenth Street, Del Mar, California

The minutes set forth the actions taken by the Design Review Board on the matters stated. Audio/video recordings of the Design Review Board proceedings are retained for a period of ten years, in accordance with the City's Records Retention Schedule. Audio/video recordings, as well as written materials presented to the Design Review Board, including Red Dots (materials provided to the Design Review Board after the agenda was published), are available on the City's website at www.delmar.ca.us/AgendaCenter or by contacting the Administrative Services Department at (858) 755-9313.

CALL TO ORDER/ROLL CALL - 6:01 P.M.

All members present.

APPROVAL OF MINUTES

Minutes from September meeting stand approved as corrected.

UPDATE

Planning Manager Birnbaum talked about the Development Review Process Ad Hoc Committee workshop held on Tuesday, November 17, 2015, and said that the committee will make recommendations on modifications to the process shortly.

ORAL COMMUNICATIONS

None.

DESIGN REVIEW BOARD/STAFF DISCUSSION

ITEM 1

A PRESENTATION BY STAFF AND THE MILLER HULL PARTNERSHIP UPDATING THE DRB ON THE DESIGN PROGRESS OF THE CITY HALL/TOWN HALL/PLAZA PROJECT. THE PROJECT INCLUDES NEW PUBLIC BUILDINGS, INCLUDING AN (APPROXIMATELY) 9,250 SQ.FT. CITY HALL, 3,200 SQ.FT. TOWN HALL, 160 PUBLIC PARKING STALLS (IN STRUCTURE AND SURFACE) AND A 15,000 SQ.FT. PUBLIC PLAZA. A PUBLIC HEARING FOR THIS PROJECT HAS BEEN TENTATIVELY SCHEDULED FOR THE DECEMBER 16, 2015 DRB MEETING. [PROJECT REFERENCES: CITY HALL/TOWN HALL/PLAZA PROJECT DRB15-017, CDP15-010, LC15-008, TRP15-014 AND DRAFT ENVIRONMENTAL IMPACT REPORT EA15-002]

Board Member Michalsky was recused on the item due to a conflict of interest.

Planning and Community Development Director Kathy Garcia introduced the item. She explained the purpose of this second look at the city hall/town hall design, which is to gain continued input on any inconsistencies with the DRO before the formal DRB hearing scheduled for December 16th. She asked for any concerns about the draft EIR, as the final EIR as well as a formal response to concerns about the Draft EIR will be distributed prior to next DRB hearing.

Mike Jobs, Architect, provided a PowerPoint Presentation on the item. He gave background on the work the architects have done with the public and the progress they have made in the design. He talked about the architects' attempt to fit the design into the village character. He spoke about the roof form and the considerations that went into roof design, which was inspired by the copula at Union Bank. He described the copula feature as a prominent but residentially scaled element of the design. He talked about the clerestory which allows for energy efficient hot air release to cool the building naturally. He talked about structural expression in Town Hall, which picks up on the natural forms of the village, particularly the Tory Pine Needle. He talked about the lighting, especially in relation to the dark sky ordinance. He shared the architects' vision of the project as a welcoming, warm beacon while not too bright. He spoke about material considerations and their goal to pick up on the natural forms, colors and textures from the area, particularly the bluffs. He spoke about the breezeway and how it will facilitate flexibility within Town Hall for larger events and meetings. He talked about parking on the site and the location of the Farmer's Market. He spoke about the trellises that will be used as shade structures in the design that evoke the shade of a tree without blocking views. He talked about the landscaping which will be used to screen residents from the garage. He responded to DRO concerns about traffic, which will be addressed by ingress and egress into upper and lower lots on 11th street and a one-way entrance on 10th street. He spoke about facilitating pedestrian arrivals from both corners of the site on Camino del Mar. He addressed DRB concerns about the bulk and mass of the TV studio saying that they lowered ceiling and roof heights and created an overlook space in the south east corner on top of the TV studio for public views. He addressed concerns that the design was too boxy and unreasonably massed, to which architects responded by

breaking up the scale of various aspects of the design to make it more residential in scale. He talked about measures they took to mitigate the noise and light from the site, which include placing mechanical aspects in the garage, the use of panels which block noise and light from within the garage, as well as screen plantings of carefully selected species on the western edge, 10th and 11th streets. He spoke about the landscape architecture and how landscape architects considered view blockage on site and opened up new public spaces with spectacular views including the ocean view terrace and the town hall overlook on top of the TV studio. He spoke about the shape of the building and how the shape reduces its impact on views from upslope. He spoke about challenges faced by landscape architects, specifically to get shade trees on civic plaza but not to let them block views in any impactful way.

Board asked the architect about the proposed deck on the TV studio and its elevation. It was explained that the deck will be about 18 inches above the street grade but it has been carefully studied so that it won't have an impact on the privacy of residents down slope. They asked about an exterior lighting plan, which will be presented in December. Board asked about the size of parking spaces in the exposed lot, which are 9x18. They asked about the height of the structure from the street. The Architect explained that it does not exceed the 14 feet from Camino del Mar so no variance will be required. Board talked about the clerestory elements and how the light emission will be controlled from these windows. It was explained that the 3 and 4 foot overhangs from the copula will reflect light down to the sidewalks, as well as the use of motion sensors that will turn lights off automatically when there is no movement inside the building. Board asked about the element that will block the parking structure to the west in hopes of reducing light and noise. The architect explained that the element is in two levels, a paneled level which picks up on the Bluffs, and then an 8 foot wall on the west property line in concrete. The two elements will block headlights and safety lights from the interior of the garage. Board asked about the Town Hall overlook and entry garden spaces denoted as potential future expansion areas. It was clarified that the ocean terrace and the Town Hall overlook are not expansion areas; potential expansion areas include the entry garden, Town Hall terrace, and the southwest corner of the site. They asked about the fact that all car exits are on 11th Street and the traffic impacts that has on traffic. They suggested another exit, or at least an emergency exit for vehicles, to which the architect was amenable. They

asked if there was a provision for solar panels, which there is. They asked about the parking lot exit and for a right turn only sign to prohibit traffic from flowing into the residential neighborhood. Staff reminded the Board that the EIR addresses traffic flow. They asked if there was any consideration of a traffic light at 11th and Camino del Mar, it was said that no light has been warranted.

Chairman Curtis opened the item to public comment.

Phyllis Cardon, 227 11th Street, spoke about concerns about having a fence on either side of her property the claustrophobic feel it would cause. She expressed excitement for the design but asked for some relief by cutting a portion of wall so as not to block their property's view.

Rick Ehrenfeld, 220 10th Street, said he likes the privacy walls as well as light and sound considerations. He spoke about privacy concerns from the ocean terrace looking onto his property. He asked that the terrace not be lighted at night or that access be limited at night.

Julie Maxey-Allison, 227 10th Street, reiterated concerns about the ocean terrace looking into properties on 10th Street as well as light and sound concerns regarding the terrace.

Chairman Curtis closed the item to public comment.

Board asked the architect how easy it would be to address the concerns expressed by the public. The architect said that the concerns were being studied and they will find a way to address them and resolve them in the plan.

Board discussed the item. They discussed questions for the city about the use of these public spaces and the need to outline guidelines for use for the public. There was some consensus that, as part of the downtown commercial core, the parcel should not be dark, but should reach a balance between protecting the privacy of neighbors and encouraging commercial activity. They suggested the use of vegetation to resolve concerns about the wall blocking light from the garage. They commended the architects for the design. Concerns about inconsistencies with the DRO included lighting and privacy.

DISCUSSION AND BRIEFING



December 3, 2015

**Citizen Participation Program (CPP) – Final Report
City Hall/Town Hall/Plaza Project
1050 Camino del Mar**

I. Project Overview

The City of Del Mar is processing a full redevelopment of the existing City Hall/Town Hall site in order to provide the community with new public facilities and amenities. The project would be located on the existing City administration property at 1050 Camino del Mar (APNs 300-093-02 and 300-093-03). The project site is approximately 1.5 acres and is located between 10th and 11th streets, west of Camino del Mar in the City of Del Mar. The project would replace the City administration offices, parking lots, City Council hearing room, and the Del Mar television studios currently located on the property with new city offices, meeting spaces, hearing room, plaza, outdoor spaces, and parking for up to 160 vehicles, in a partially below grade (tuck-under) parking structure and a surface lot. Also included in the project are future expansion areas for additional on-site facilities (up to an additional 20,000 square feet). All components of the project have been analyzed within a Draft Environmental Impact Report (EIR) prepared for the project, including demolition, construction and operation of the proposed new City Hall/Town Hall; and proposed improvements; placement/removal, utility connects, and uses of temporary relocation facilities.

More information, including design plans, the Draft EIR, previous workshops and City Council meetings, may be found at: www.delmar.ca.us/cityhall

II. Project Background and Past Citizen Participation

The project was initiated by the City Council on June 17, 2013 with a series of workshops, a survey, and polling to gain community input and opinion on the project components and parameters. On January 5, 2015, the City Council directed staff to proceed with a community input process that would function as an “expanded CPP” due to the magnitude of the project and its importance to the community. As described in DMMC Section 23.08.065, the purpose of a CPP is to make neighbors and the public aware of any development proposal early in its design phase and also to give interested parties an opportunity to meet with the project applicant and discuss concerns before the City holds its formal public hearing on the application. Being that the City Hall is a City-sponsored project and of potential interest to all residents, the expanded CPP was designed to ensure the maximum amount of community participation is included in the project review.

While a formal CPP meeting occurred on November 19, 2015, as further described in this report, past community participation and outreach activities include the following:

1. Ongoing information communicated via the City's website and email notification service
2. Public noticing to properties within 300 feet of the project site and Citywide through newspaper and website postings for all applicable workshops and meetings
3. Three (3) City Council-sponsored community workshops on December 2, 2013; June 9, 2014; and October 27, 2014
4. Two (2) open house events with the project architect on May 4, 2015 and June 1, 2015
5. Over forty (40) City Council meetings on various facets of the project including an ongoing, dedicated agenda item for any public input, as part of an open community forum
6. Outreach to immediately adjacent, residential properties to discuss project concepts, understand sensitivities, and to evaluate potential impacts to the Design Review Ordinance (DRO)
7. Evaluation of upslope (east) residential views to evaluate potential private view concerns as part of the EIR process
8. One (1) community survey on January 6, 2014
9. One (1) community poll on February 2, 2015
10. Two (2) preliminary meetings with the Design Review Board (DRB) on September 28, 2015 and November 18, 2015 to obtain early feedback from the public and DRB relative to the project's conformance with the Regulatory Conclusions of the DRO

III. CPP Meeting Overview – November 19, 2015

A formal CPP meeting was held onsite at the Del Mar Communications Center at 240 Tenth Street on Thursday, November 19, 2015 from 6:30 to 8 p.m. for the purpose of presenting the concept design, describing design iterations and options explored based on past community and City Council feedback, and obtaining new neighborhood comment on the schematic project plans. The meeting was broadcast live on Del Mar TV and via the City's website. A video recording of the meeting is archived and can be viewed at <http://delmar.12milesout.com>. Preliminary plans and renderings were available for review at the meeting.

The meeting involved a detailed presentation of the project, its status to-date, and an overview of design considerations included in the concept design. The presentation was made by the project architect, Mike Jobes of Miller-Hull Partnership, and the project landscape architect, Andy Spurlock of Spurlock Poirier. The meeting was facilitated by Planning and Community

Development Director Kathy Garcia. Director Garcia provided an introduction to the evening, overview of the CPP purpose and City review process, and facilitated dialogue between the neighbors and design team. Additional City staff included Senior Planner Joseph Smith and Assistant Planner Shaun McMahon who assisted with the event, shared information with the attendees, and answered questions. Three Council members were also in attendance in an observation role only (none spoke on the project), including Mayor Al Corti and Council members Terry Sinnott and Dwight Worden. Following the presentation, there was an open dialogue with the attendees, and neighbors were able to ask questions of the design team and provide input on the design concept before the plans are finalized for consideration by the Design Review Board and City Council.

IV. CPP Attendees

Eleven (11) members of the public attended the meeting, including the following (Attachment B):

1. Jeffrey Barnouw, Amphitheatre Drive
2. Tanya Blackshaw, 10th Street
3. Phyllis Cardon, 11th Street
4. Bill Demers, 10th Street
5. Suren Dutia, 11th Street
6. Joy Ehrenfeld, 10th Street
7. Rick Ehrenfeld, 10th Street
8. Marc Gittelsohn, 11th Street
9. Mailon Gittlesohn, 11th Street
10. Pat Jacoby, Ocean View
11. Beth Levine, Crest Road

V. Techniques Used to Notify and Involve the Public of the CPP Meeting

A letter was mailed on Tuesday, November 3, 2015 inviting all property owners and occupants within 300 feet of the site to attend the CPP meeting (Attachment A). The letter was also mailed to all interested parties that had requested notification on the project. Additionally, the meeting was advertised on the City's website, verbally announced at City Council and DRB meetings, and included as part of City information e-blasts.

As previously-discussed, on January 3, 2015 the City Council adopted an expanded CPP process for this project which has included several community meetings and workshops, individual meetings with neighbors, and designated open community forums at every City Council meeting since. Past community meetings, Council workshops, and preliminary DRB meetings were advertised on the City website, published in the Del Mar Times, and mailed to interested parties and neighbors within 300 feet of the project site.

VI. CPP Meeting Comments and Responses

Since this project includes an expanded CPP process, Attachment D includes past notes and summaries from earlier citizen participation activities. These are provided for reference and as a supplement to the information contained in this report. As presented in the attached material, the project has continually evolved in response to past community feedback and Council input since the project first commenced.

Earlier designs of the project included the following components which have since been eliminated due to past community feedback and Council input:

1. Placement of structures closer to the west property line
 - a. Early options for siting the buildings explored a full parking podium with city administrative offices on the western setback line. These options were eliminated through public discussions in 2014 and early 2015 due to height and privacy concerns. As a result, structures have been relocated closer to Camino del Mar and further away from the west residences, thereby providing a +75-foot building setback in lieu of the code-required 10-foot side yard setback between the footprint of the parking garage/City Hall and the west property line. The buffer currently includes a minimum 8-foot tall solid wall (as measured on the inside face) to mitigate noise and lighting impacts and an additional 10-foot wide vegetated screening buffer between the wall and the west property line. The vegetated buffer currently include screening plants to enhance privacy to west residences and to further reduce noise and lighting impacts to west residences. The wall extends to the limits of the surface parking lot and the vegetated buffer generally extends from the north property line to the south property line.
2. Additional bulk and mass to Town Hall and City Hall with greater structure height and minimal articulation
 - a. Structures have been redesigned to remove unnecessary bulk and mass, reshaped to provide further articulation of building walls; rooflines have been angled and redesigned to reduce the boxy appearance of structures; and footprints have been lowered into the site and shifted closer to Camino del Mar.
3. Façade and building designs that did not embrace the historic nature of Del Mar and community character along Camino del Mar
 - a. Several design modifications are included in the design that replicate historic design elements in the city, including roofline forms that resemble the character of other buildings on Camino del Mar and Ocean Avenue, exterior materials typical of community character, native landscaping palettes, and outdoor amenities such as public viewing areas, seating and trellis details resembling other public areas in the city. In addition, the project also incorporates an exterior lighting scheme that would utilize LED fixtures with full cut-off performance and a general site design to reduce lighting to the maximum extent feasible. Lighting

would be on controlled circuits to provide automated shut-off when the site is not in use, with override nighttime security circuits to keep a minimal number of low-intensity lights on for security. In addition, pole lights are no longer considered for the west surface parking area.

4. Limited onsite public amenities including public viewing areas, open space, and areas to accommodate a Farmers Market
 - a. Site layout has been redesigned to accommodate new public areas to the maximum extent, including several new outdoor public viewing areas of the ocean and west horizon, outdoor seating areas and open space arrangements throughout the site, and flexible space of adequate size to accommodate a Farmers Market.

5. Multi-purpose use of the Town Hall and public plaza
 - a. Building and design provides several options for multi-purpose events. For example, Town Hall has the ability to expand from 100 seats to 250 seats for larger events, as well as having the ability to be segregated into space to accommodate smaller events. The outdoor breezeway is designed to function as a central lobby into City Hall/Town Hall, but also function as a spill-over area for larger indoor events if needed. The public plaza (Town Hall Commons) has been redesigned to allow for use typical of public facilities with options to also accommodate a Farmers Market, community events or as a new open space amenity for the public to enjoy.

The following table summarizes the comments, concerns, and issues heard from the attendees at the November 19, 2015 CPP meeting. Written comments were also submitted from attendees and neighbors and are included in Attachment B. The table also summarizes the steps taken by the design team to address the items heard. For those items that are still under consideration or could not be addressed at this time, the table also provides a brief explanation why.

Comments, Concerns, and Issues Heard from the Neighbors	Steps Taken by the Design Team to Address the Comments, Concerns and Issues Heard	Response to those Concerns and Issues Heard that were Unable to be Addressed/Not Yet Resolved
Topic: Traffic Circulation		
<p>Safety concerns with the proposed vehicle ingress/egress from the parking garage and surface lot onto 11th Street.</p> <p>Comment that placing the majority of traffic flow onto 11th Street (in lieu of 10th Street as is currently provided at the existing City Hall) is preferred due to unsafe conditions and topography when attempting to make a right-turn onto Camino del Mar from 10th St.</p> <p>Privacy and noise concerns to northwest neighbors as a result of two curb cuts proposed on 11th Street; request to delete surface lot ingress/egress from 11th Street and relocate to either 10th Street or a connection to the surface lot exclusively via the parking garage.</p>	<p>No traffic impacts rising to a level of significance were identified as part of the project EIR that required additional mitigation or redesign of the proposed ingress/egress to the parking garage and surface lot.</p> <p>Note that the design includes ingress-only into the parking garage from 10th Street due to various constraints, including the 10th Street and CDM intersection.</p> <p>Similar comments were received in the Draft EIR, and responses to comments will be provided with the release of the Final EIR, as dictated by the California Environmental Quality Act (CEQA).</p> <p>Reviewed with the EIR traffic engineer as well as the City's traffic engineer, including the methodologies used in the traffic study and data obtained. Project will provide signage at the exits of the garage and the surface lot to encourage a "right-hand turn only" to direct traffic flow east to Camino del Mar and away from the residential neighborhoods. The City can also provide traffic control for event or emergency situations to allow for efficient egress in a special situation.</p>	<p>The City Council will consider options to modify the circulation (ingress/egress) to the garage and the parking lot at its December 7, 2015 City Council meeting.</p> <p>Egress onto 10th Street from the parking garage has traffic flow constraints with the intersection and slope at Camino del Mar, and the inability to make a left-turn onto Camino del Mar from 10th Street because of the median.</p> <p>Ingress/egress into the surface lot from 10th Street is not currently provided due to a future expansion area space considered in the southwest portion of the site (Expansion Area C).</p> <p>Ingress/egress directly from Camino del Mar is not recommended due to the public plaza space proposed along Camino del Mar and the desire to avoid new curb cuts along Camino del Mar (existing ingress/egress to the site is by 10th and 11th Street).</p>

Comments, Concerns, and Issues Heard from the Neighbors	Steps Taken by the Design Team to Address the Comments, Concerns and Issues Heard	Response to those Concerns and Issues Heard that were Unable to be Addressed/Not Yet Resolved
	<p>Currently there is active loading and parking along 11th Street in front of the City Hall and cut-through traffic through the lower parking lot. The Project will eliminate the cut-through traffic and the parking/loading zones will be moved into the garage reducing the activity on 11th Street.</p> <p>Project will also incorporate an 8-foot solid privacy wall along the western property setback line at the surface parking lot to mitigate noise and headlights from the surface lot per the requirements in the EIR.</p> <p>Additionally, the project will preserve the existing eucalyptus tree in the northwest corner of the site and utilize new plant screening to provide a vegetated buffer between the surface lot and west/northwest neighbors.</p>	

Comments, Concerns, and Issues Heard from the Neighbors	Steps Taken by the Design Team to Address the Comments, Concerns and Issues Heard	Response to those Concerns and Issues Heard that were Unable to be Addressed/Not Yet Resolved
Topic: Farmers Market		
<p>Concerns how the areas proposed to accommodate a Farmers Market compare to the existing areas being used, as well as concerns for pedestrian connectivity between the proposed areas and vehicle accessibility to the public plaza.</p>	<p>Two areas have been designed to accommodate a Farmers Market – the surface parking lot and public plaza (Town Commons/Ocean View Terrace). The design incorporates an outdoor staircase between the two areas parallel the north property line, as well as an internal stair and elevator with ADA accessibility. The public plaza has been designed to accommodate food carts, whereas larger trucks could vend in the surface lot area. Emergency and maintenance vehicle access to the public plaza would be possible, but it would be limited to infrequent events due to the quality of the paving materials. Combined, the two areas (Commons & Ocean View Terrace = approximately 15,000 SF and Surface Parking Lot = approximately 16,200 SF) would provide substantially more space than existing conditions (approximately 14,000 SF) to accommodate a Farmers Market.</p>	

Comments, Concerns, and Issues Heard from the Neighbors	Steps Taken by the Design Team to Address the Comments, Concerns and Issues Heard	Response to those Concerns and Issues Heard that were Unable to be Addressed/Not Yet Resolved
Topic: Site Programming, Future Events, and Activation of Outdoor Space		
<p>Concerns for privacy and noise impacts to west and southwest neighbors due to future use of the outdoor areas; requested an explanation of anticipated programming of the site and how the outdoor is being activated; request to remove the two outdoor overlook areas on the south end (10th Street) of the project, known as Town Hall Terrace and Town Hall Overlook.</p> <p>Comment in support of multi-purpose outdoor space of varying types and locations; emphasizes that multi-purpose space to be used for events is a community need and is desired.</p>	<p>Town Hall Overlook: Town Hall Overlook is at the southeastern corner of the property and was provided at the request of previous community meetings to increase the public view westerly to the ocean. The elevation is slightly above the sidewalk elevation at Camino del Mar and the overlook is very small (approximately 625 SF). Its only access is from Camino del Mar sidewalk. It is not functional for a Special Event and is not envisioned to be used as such.</p> <p>Town Hall Terrace: Town Hall Terrace is located at the southern end of the City Hall, is approximately 2,500 SF and is identified as Expansion Area B. The purpose in the interim is to use it during the daytime for staff outdoor use and managed activity associated with some events in the Town Hall. A City staff person would be available whenever the Terrace was used after regular business hours and would be a point of contact for any noise complaints.</p> <p>A gate can close off Town Hall Terrace after City Hall business hours, when there is no managed activity.</p> <p>Gathering on the Town Hall</p>	<p>The City Council will consider options to address the activities and associated design at the outdoor spaces at its December 7, 2015 City Council meeting.</p> <p>The Town Hall Overlook on the southeast side of the project is provided for a new public view opportunity of the ocean to the west. The Town Hall Terrace reserves the area for future expansion (Expansion Area B) as described in the project description and provides the ability for multi-purpose use in the event the City Council desired to program/activate the space, in addition to staff outdoor lunch space.</p> <p>The Town Hall Commons, north of the Town Hall along Camino del Mar is envisioned to be the major gathering space for Special Events.</p>

Comments, Concerns, and Issues Heard from the Neighbors	Steps Taken by the Design Team to Address the Comments, Concerns and Issues Heard	Response to those Concerns and Issues Heard that were Unable to be Addressed/Not Yet Resolved
	<p>Terrace after 10:00 PM can be limited per the noise ordinance.</p> <p>Methods for addressing privacy are discussed below.</p>	
Topic: Lighting		
<p>Concerns regarding lighting impacts to southwest, west, and northwest neighbors resulting from the outdoor areas (including the two south overlook areas).</p>	<p>Incorporating outdoor lighting fixtures and system designs that are dark-sky compliant with full-cut off performance; low-intensity fixtures that are downward directed and shielded; fixtures that are dimmable and an emphasis on step and/or wall-inset lighting, and/or bollard lighting in lieu of pole lighting. Lighting systems are being considered that separate the site into controlled lighting zones with automatic shut-offs and/or dimming to prevent unnecessary illumination. Lighting will meet building codes and safety standards for public buildings.</p>	

Comments, Concerns, and Issues Heard from the Neighbors	Steps Taken by the Design Team to Address the Comments, Concerns and Issues Heard	Response to those Concerns and Issues Heard that were Unable to be Addressed/Not Yet Resolved
Topic: Landscaping along the West Property Line		
<p>Concerns regarding the type and extent of the proposed plantings within the 10-ft setback area along the west property line</p>	<p>Incorporating a plant palette that will provide privacy screening to west neighbors, in addition to further reducing noise and lighting impacts.</p> <p>Tall shrubs/small trees along the western setback area (10' east of property line to wall) will be screening planting, 12 feet to 15 feet high, planted on the slope which is approximately 3 to 4 feet above the adjacent property. This can extend south to the front yard setback of 10th St. and extend north to the front yard setback of 11th St.</p> <p>Screen plantings are also being considered to provide an aesthetic vegetation buffer along the eastern side of the west wall at Expansion Area C, and along the surface parking lot and west garage wall.</p>	<p>In order to preserve public views of the ocean from the site and public right-of-way, care is being taken in key view areas to avoid view blockage by species that would grow taller than the ocean viewshed. The viewshed is established to be above the roofline of the adjacent residences to the west.</p>

Comments, Concerns, and Issues Heard from the Neighbors	Steps Taken by the Design Team to Address the Comments, Concerns and Issues Heard	Response to those Concerns and Issues Heard that were Unable to be Addressed/Not Yet Resolved
Topic: Solid Wall near the West Property Line		
<p>Concerns that the proposed 8-ft high wall parallel to the west property line will not be tall enough to provide for adequate noise, light and privacy to west neighbors, in addition to concerns that the wall should have a full extension to the south property line and run east to provide additional privacy to west and southwest neighbors.</p>	<p>The EIR requires an 8-ft high solid wall to run the length of the surface parking lot, setback 10 feet from the property line for the control of light and noise from the parking lot. While the 8-ft high solid wall provides mitigation for surface parking light and noise, neighbors also desire the wall for privacy.</p> <p>Considering lateral extension(s) of the wall beyond that required by the EIR, to provide more privacy to the west and southwest neighbors, in addition to improved planted screening.</p> <p>On the north side, the wall could extend to align with the face of the garage at 225/227 11th Street (front yard setback of adjacent property). On the south side, the wall could extend to the front yard setback of 220 10th Street. This provides privacy adjacent to the residences and maintains the front yard character of the adjacent residential zone.</p> <p>In addition to the wall, screening planting can occur on the south edge of the parking lot to block any light spill across the street to 10th Street residences. Screening planting can occur east of the site wall in Expansion Area C site and adjacent to the garage.</p>	<p>Extension of the wall to the north property line is not desired as it may negatively impact the roots of the existing, mature eucalyptus that is proposed to remain in the northeast corner of the site. Additional screening can be accomplished with screening plants.</p> <p>Extending the wall to the south property line, including an option to also extend the wall along the southeast property line, may result in conflicts with the 10th Street 20-foot front yard setbacks, as it would bring a tall wall to the edge of the public right of way near the property line adjoining the R-2 Zone. Screening planting can shield the southern edge of the parking lot to block headlights.</p>

Comments, Concerns, and Issues Heard from the Neighbors	Steps Taken by the Design Team to Address the Comments, Concerns and Issues Heard	Response to those Concerns and Issues Heard that were Unable to be Addressed/Not Yet Resolved
Topic: Privacy		
<p>Concerns with pedestrian views from the site to the west, specifically views from the two south overlook areas (Town Hall Overlook and Town Hall Terrace) and the outdoor staircase parallel to the north property line; requests to widen the planters and/or plant taller species in the west and south borders of the south overlook areas to reduce visibility down into the west and southwest neighbors; request to remove the two overlook areas entirely; request to remove the staircase parallel to the north property line entirely.</p> <p>Note: related privacy concerns are also discussed under the topics above – Landscaping along the West Property Line and Solid Wall near the West Property Line.</p>	<p>Widening and raising the planters surrounding the Town Hall Terrace is being considered to increase the privacy.</p> <p>Additional planting along the western edge of the Town Hall Terrace (screening palette) will improve privacy to neighbors to the west.</p> <p>Enhanced landscaping along the southern edge of the Town Hall Terrace (screening palette) will improve privacy to neighbors to the southwest.</p> <p>Additional planting under the existing eucalyptus tree is being considered for the northwest neighbor to improve privacy from pedestrians using the outdoor staircase.</p> <p>Additional measures are outlined in Traffic, Site Programming, Lighting, Landscaping, Solid Wall and View Impact Sections.</p>	<p>Removal of the two south overlook areas will be considered at the City Council discussion on December 7, 2015.</p> <p>The Town Hall Overlook provides a public viewing area to the ocean immediately off the Camino del Mar public right of way and is over 100 feet from the nearest residence (231 10th Street) and is over 170 feet from the home to the west of City Hall property (220 10th Street). Public view protection from the Town Hall Overlook is proposed to be maintained per the requirements of the EIR.</p> <p>The Ocean View Terrace is 75-80 feet away from the adjacent residence at 225/227 11th Street. Planting and an 8-ft. high wall will also provide separation.</p> <p>The stairway from Ocean View Terrace is part of the pedestrian circulation between the public plaza and the surface parking lot and the lower level of the garage.</p>
Topic: View Impacts		
<p>Potential concerns associated with private and public view blockage of the ocean due to proposed structures.</p>	<p>Strict adherence to the maximum-allowed 14-ft height limit along Camino del Mar has been observed as part of the project, including several design changes to move the</p>	

Comments, Concerns, and Issues Heard from the Neighbors	Steps Taken by the Design Team to Address the Comments, Concerns and Issues Heard	Response to those Concerns and Issues Heard that were Unable to be Addressed/Not Yet Resolved
	<p>taller portions of Town Hall to the extreme southeast corner of the site and lower roof elevations across the site to the west and northwest. The project includes several new public viewing areas and the structures are articulated and designed to sit into the grade to the maximum extent feasible to respect views and structural massing. Story poles are being installed to fully understand any potential impact(s) to private and/or public views.</p>	
Topic: Overall Design		
<p>Concern over the location of the catering kitchen and distance to Town Hall and potential for smoke and fumes from the kitchen.</p> <p>Concern with the devaluation of property values of the adjacent neighborhood with homes.</p> <p>Positive comments on the overall design and support for the project, changes that have been made to-date to respond to earlier comments, and the amenities that are proposed as part of the project, including the design detail of Town Hall.</p>	<p>The conference rooms off the breezeway opposite Town Hall can provide a corridor/staging area for catering activities using City Hall.</p>	<p>The catering kitchen is not currently considered as a restaurant type kitchen intended to be designed similar to Powerhouse catering kitchen (residential style). Kitchen is approximately 100 feet from the adjacent residence. The catering kitchen was designed to be co-joined with the City Hall lunchroom to create efficiencies. Relocating it to be adjacent to the breezeway could displace the conference rooms that also serve to expand Town Hall.</p> <p>The City does not have a designated historic district along 10th Street, although there are a number of original homes in the area. Redevelopment of the public property may also improve property values.</p>

VII. Attachments

Attachment A – CPP Meeting Notice, Distribution List and Radius Map

Attachment B – CPP Meeting Sign-in Sheet and Written Comments Received

Attachment C – Preliminary DRB Plans: Can be found online at this link:

<http://www.delmar.ca.us/AgendaCenter/ViewFile/Agenda/11182015-989>

Attachment D – Summaries from Past Community Participation Events (provided for reference)

Attachment E – CPP Response Envelopes



Attachment A

City of Del Mar



NOTICE OF A CITIZEN'S PARTICIPATION PROGRAM (CPP) MEETING FOR THE DEL MAR CITY HALL/TOWN HALL PROJECT

This letter serves as a courtesy notice that the CITY OF DEL MAR will be holding a Citizen's Participation Program (CPP) meeting for the new City Hall/Town Hall Project on **Thursday, November 19, 2015 from 6:30-8:00PM** at the Del Mar Communications Center located at 240 Tenth Street, Del Mar, California. The purpose of this meeting is to field any questions or comments regarding the design and use of the proposed facilities that the community may have.

We also invite you to attend the City's Design Review Board Meeting on November 18th at 6:00PM in the Del Mar Communications Center for a discussion item on the project design. The public hearing for this project with the Design Review Board is scheduled for the December 16th meeting.

Project Location: The proposed Project would be located on the existing City administration property at 1050 Camino del Mar (APNs 300-093-02 and 300-093-03). The project site is approximately 1.5 acres and is located between 10th and 11th streets, west of Camino del Mar in the City of Del Mar.

Project Description: The proposed Project would replace the City administration offices, parking lots, City Council hearing room, and the Del Mar television studios currently located on the property with new city offices, meeting spaces, hearing room, plaza, outdoor spaces, and parking for up to 160 vehicles. Also included in the project are future expansion areas for additional on-site facilities (up to an additional 20,000 square feet). All components of the project have been analyzed within the Draft Environmental Impact Report (EIR), including demolition, construction and operation of the proposed new City Hall/Town Hall; and proposed improvements; placement/removal, utility connects, and use of temporary relocation facilities.

More information, including design plans, the Draft EIR, previous workshops and City Council meetings, may be found at: www.delmar.ca.us/cityhall

If you cannot make the meeting, you may send in comments via email or U.S. Postal service at the address show below. If you wish to send in comments, please send them prior to the meeting date of November 19, 2015. Written comments shall be sent via email to cityhallarchitects@delmar.ca.us or delivered/mailed to:

City of Del Mar Planning Department
1050 Camino del Mar
Del Mar, CA 92014

Note: During construction, the City operations that currently exist at 1050 Camino del Mar are proposed to be relocated to the Shores Park (APN 300-200-01) in portable structures. A separate CPP meeting will be held at a later date in order to field questions or comments regarding the temporary relocation site.

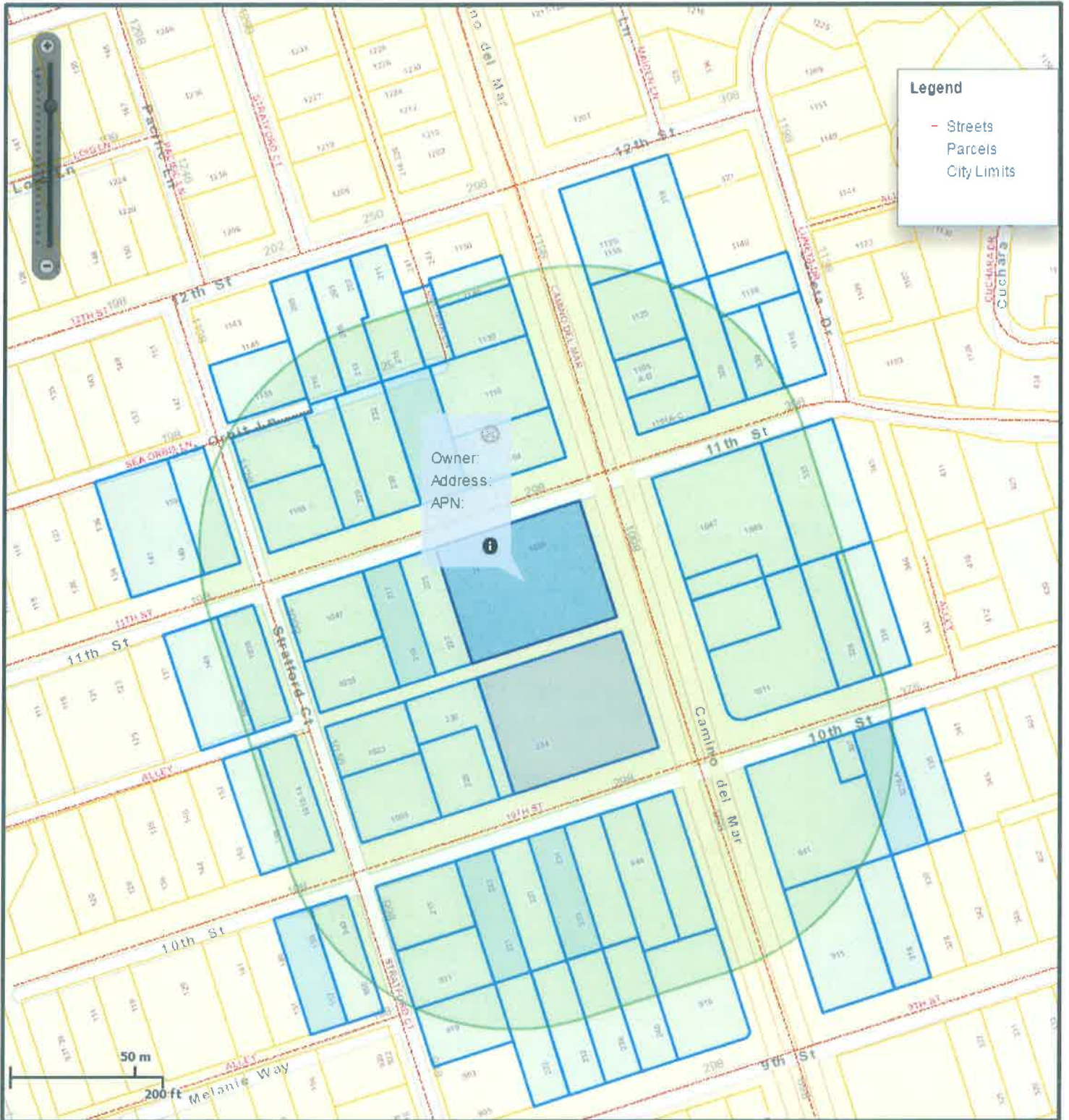
AddressLine1	AddressLine2	AddressLine3	AddressLine4
3004010700	FOUCAULT-NELSON TRUST 04-09-13	330 11TH ST	DEL MAR CA 92014
3000920100	MCMILLAN FAMILY TRUST 11-18-93	203 12TH ST	DEL MAR CA 92014
3000920600	SAE-ONGE SULANA B LIVING TRUST	944 CAMINO DEL MAR	DEL MAR CA 92014
3001720400	SAE-ONGE SULANA B LIVING TRUST	944 CAMINO DEL MAR	DEL MAR CA 92014
3001721200	MCGUIRE 2010 TRUST 01-20-10	222 9TH ST	DEL MAR CA 92014
3001721300	ANGELLO ROBERT&KATHY TRUST 02-	745 BARBARA AVE	SOLANA BEACH CA 92075
3004102600	PECK FAMILY TRUST 02-12-99	333 11TH ST	DEL MAR CA 92014
3000941700	GERBER LIVING TRUST A 12-21-92	1050 STRATFORD CT	DEL MAR CA 92014
3000931000	VINCENT RICHARD J	3077-B CLAIREMONT DR #248	SAN DIEGO CA 92117
3002210202	POWELL FAMILY BYPASS TRUST 08-	329 10TH ST	DEL MAR CA 92014
3004011000	YOUNG WAYNE C&JUNIE	1101 CAMINO DEL MAR #B	DEL MAR CA 92014
3000920300	YOUNG CHILDRENS TRUST 12-23-92	14219 MANGO DR	DEL MAR CA 92014
3001720102	DONNELLY FAMILY 2010 TRUST	950 BLAIR CT	PALO ALTO CA 94303
3004102800	CANTERBURY CORNER	3621 RIVIERA DR	SAN DIEGO CA 92109
3004102900	CANTERBURY CORNER	3621 RIVIERA DR	SAN DIEGO CA 92109
3000941600	NYSTROM JAMES T	9300 73RD AVE N	BROOKLYN PARK MN 55428
3000931300	RAEL FAMILY TRUST 04-16-08	234 10TH ST	DEL MAR CA 92014
3000922000	MCGUIRE SURVIVORS TRUST 04-17-	1105 STRATFORD CT	DEL MAR CA 92014
3000921900	MCGUIRE SURVIVORS TRUST 04-17-	1105 STRATFORD CT	DEL MAR CA 92014
3004010800	WINSTON FAMILY TRUST 01-09-15	320 11TH ST	DEL MAR CA 92014
3001720101	DONNELLY FAMILY 2010 TRUST 06-	950 BLAIR CT	PALO ALTO CA 94303
3004102500	PECK FAMILY TRUST 02-12-99	333 11TH ST	DEL MAR CA 92014
3004102700	CANTERBURY CORNER	3621 RIVIERA DR	SAN DIEGO CA 92109
3000922200	BURNS LIVING TRUST 10-03-90	420 NAUTILUS ST	LA JOLLA CA 92037
3002210201	DRAKE ROBERT P&PAOLERCIO NANCY	28160 RAWLINGS RD	HEMET CA 92544
3000921000	GROSS FAMILY TRUST 02-09-06	1604 SAN DIEGUITO DR	DEL MAR CA 92014
3000921400	BRIGGS&BRIGGS L L C	1039 SHAFER ST	OCEANSIDE CA 92054
3000921800	MCGREAL FAMILY TRUST 01-14-15	1135 STRATFORD CT	DEL MAR CA 92014
3000911600	DAVIS GEORGE S&NANCY N FAMILY	1104 STRATFORD CT	DEL MAR CA 92014
3004010300	REINHOLZ CARL F FAMILY TRUST 1	1125 CAMINO DEL MAR	DEL MAR CA 92014
3004011500	CHRONES THOMAS A TR (DCSD)	2870 VIA VIEJAS OESTE	ALPINE CA 91901
3004011700	STUCKELMAN MARK W TRUST 03-14-	1136 LUNETTA DR	DEL MAR CA 92014
3000930800	MINDELL BLANCHE M SEPARATE PRO	1023 STRATFORD CT	DEL MAR CA 92014
3000931102	MUHLKE KAROLEN L LIVING TRUST	219 11TH ST	DEL MAR CA 92014
3002210300	MCGEE LIVING TRUST 06-25-13	P O BOX 8310	SAN JOSE CA 95155
3001710702	CHAO LIN&RANG ULLA C	159 10TH ST	DEL MAR CA 92014
3004010900	YOUNG WAYNE C&JUNIE	1101 CAMINO DEL MAR #B	DEL MAR CA 92014
3004011400	EASLER LINDA C SEPARATE PROPER	7610 ILUMINADO	SAN DIEGO CA 92127
3001720302	WHEELER CHARLES E&MARILYN S	510 1ST AVE #1803	SAN DIEGO CA 92101
3001721000	FREEBERN CHARLES L TRUST 05-19	236 9TH ST	DEL MAR CA 92014
3001721100	LIMBAUGH ROSALIND LIVING TRUST	410 CHESTNUT ST	PACIFIC GROVE CA 93950
3001721800	MACK STEVEN REVOCABLE TRUST	P O BOX 400640	LAS VEGAS NV 89140
3001721900	CORSO LIVING TRUST 03-28-00	931 STRATFORD CT	DEL MAR CA 92014
3004103000	UNDERHILL CHRIS	326 10TH ST	DEL MAR CA 92014
3000941800	BECKHAM GREGORY	14153 RECUERDO DR	DEL MAR CA 92014
3000940700	BOLITHO DOUGLAS G&COLETTE J	149 11TH ST	DEL MAR CA 92014
3000912100	BINGHAM FAMILY TRUST 02-25-99	140 11TH ST	DEL MAR CA 92014
3000930900	GRANT DANNYÐEL	1005 STRATFORD CT	DEL MAR CA 92014
3000920901	DUTIA-GREWAL TRUST 01-09-15	234 11TH ST	DEL MAR CA 92014
3001710701	DRUKER DAVID S&KRISTEN H	157 10TH ST	DEL MAR CA 92014
3001720200	ALLISON-MAXEY FAMILY TRUST 07-	227 10TH ST	DEL MAR CA 92014
3000931400	EHRENFELD FAMILY TRUST 11-28-1	220 10TH ST	DEL MAR CA 92014
3000920700	GOLDEN HAROLD P&JEAN M TRUST 1	21331 SAN MIGUEL	MISSION VIEJO CA 92692
3000920902	DUTIA-GREWAL TRUST 01-09-15	234 11TH ST	DEL MAR CA 92014
3000921300	DUKE WILLIAM&CHARLEEN PROPERTI	300 HILL ST	SAN FRANCISCO CA 94114
3001720900	LEVAK FAMILY TRUST 07-15-10	211 23RD ST	DEL MAR CA 92014
3001721400	ANGELLO ROBERT&KATHY TRUST 02-	745 BARBARA AVE	SOLANA BEACH CA 92075
3001720301	BLACKSHAW TANYA R FAMILY TRUST	231 10TH ST	DEL MAR CA 92014
3001722000	HILLMANN THEODORE R	P O BOX 2341	DEL MAR CA 92014
3000930700	D M I G 1035 STRATFORD CT L L	505 LOMAS SANTA FE DR #103	SOLANA BEACH CA 92075
3002213400	ALDIBS JEAN C	300 9TH ST	DEL MAR CA 92014
3004010400	LANDIA L L C	125 REVERE DR	NORTHBROOK IL 60062
3000920200	YOUNG CHILDRENS TRUST 12-23-92	14219 MANGO DR	DEL MAR CA 92014
3001721700	P D S DEL MAR L L C	910 CAMINO DEL MAR #A	DEL MAR CA 92014



3000931101 JELLCO LLC
3000921500 BRIGGS&BRIGGS L L C
3002212300 SHAHON MAURICE&MARSHA S TRS C/O DELTA PROP MGMT
3000931200 BOA SORTE LTD PARTNERSHIP C/O DOUGLAS CHEESMAN
3004103100 A J V REAL PARTNERS L P C/O DSG INC
3001711700 BROWN DOROTHY M TR (DCSD) C/O GEOFF AND MARK BROWN
3002213300 D M ASSET RECOVERY L P C/O KITCHELL DEVEOPMENT COMPAN
3002213200 D M ASSET RECOVERY L P C/O KITCHELL DEVEOPMENT COMPAN

6490 MONTREUX LN
1039 SHAFER ST
8341 LEMON AVE #B
1819 E SOUTHERN AVE #B10
325 TECHNOLOGY DR
5916 FILAREE HTS
853 CAMINO DEL MAR #200
853 CAMINO DEL MAR #200

RENO NV 89511
OCEANSIDE CA 92054
LA MESA CA 91941
MESA AZ 85204
MALVERN PA 19355
MALIBU CA 90265
DEL MAR CA 92014
DEL MAR CA 92014

DRB15-017



1" = 188 ft	City Hall Mailing	08/12/2015		
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This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact DelMar Staff for the most up-to-date information.

Attachment B



CITY HALL / TOWN HALL & CIVIC PLAZA PROJECT
CITIZEN'S PARTICIPATION PROGRAM (CPP) MEETING



Thursday, November 19, 2015

Name	Email Address
Tanya Blackshaw	Blackshaw.Tanya@gmail.com
Maree + Maileen Gittelsohn	MLG11@ICLOUD.COM
Phyllis Cardon	phylliscardon@gmail.com
Jett Barnouw	barnouw@yahoo.com
Beth Levine	BLLMOM@YAHOO.COM
[Redacted]	[Redacted] Dean V...
Bill Demers	
Joy Ehyvika	[Redacted] -10/57
RICK EHRENFELT	" "
Suren Dutia	suren@dutia.net



City of Del Mar



CITY HALL / TOWN HALL PROJECT

CITIZEN'S PARTICIPATION PROGRAM (CPP) MEETING RESPONSE FORM

Thursday, November 19, 2015

In order for us to properly record your comments of either support or concern, please fill out all of the applicable information below including your name, address, Email address, and a detailed explanation of your support or concerns about the proposed project.

Name: RICK EHRENFERD

Address: [REDACTED] 10th

Email Address: _____

Comments: PLEASE EXTEND THE WALL ^{8ft}

AS CLOSE TO 10th AS POSSIBLE.

PLEASE SUGGEST PLANTINGS UP TO 15ft?

ON THE WEST SIDE OF THE WALL!!

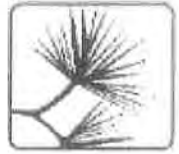
-PLEASE MOVE PARKING LOT (SURFACE LOT)

FOR NORTH - ELIMINATE SPOTS ON SOUTH-

COUNT SPOTS ON CDM TOWARD 160



City of Del Mar



CITY HALL / TOWN HALL PROJECT

CITIZEN'S PARTICIPATION PROGRAM (CPP) MEETING RESPONSE FORM

Thursday, November 19, 2015

In order for us to properly record your comments of either support or concern, please fill out all of the applicable information below including your name, address, Email address, and a detailed explanation of your support or concerns about the proposed project.

Name: Pat Saloby

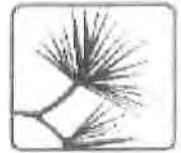
Address: [REDACTED] Ocean View

Email Address: _____

Comments: Would it be possible to
(one of the)
reverse the conference room end
the kitchen, ^{to allow} for proximity to
the breezeway?



City of Del Mar



CITY HALL / TOWN HALL PROJECT

CITIZEN'S PARTICIPATION PROGRAM (CPP) MEETING RESPONSE FORM

Thursday, November 19, 2015

In order for us to properly record your comments of either support or concern, please fill out all of the applicable information below including your name, address, Email address, and a detailed explanation of your support or concerns about the proposed project.

Name: Joy Ehrlinfield

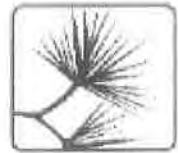
Address: [REDACTED] 102 St

Email Address: Joydelmar@gmail.com

Comments: the west wall should protect
the house at 220-102 St from the
project impacts
light should be off at night &
view check & roof deck -



City of Del Mar



CITY HALL / TOWN HALL PROJECT

CITIZEN'S PARTICIPATION PROGRAM (CPP) MEETING RESPONSE FORM

Thursday, November 19, 2015

In order for us to properly record your comments of either support or concern, please fill out all of the applicable information below including your name, address, Email address, and a detailed explanation of your support or concerns about the proposed project.

Name: Tanya Blackshaw

Address: [REDACTED] 10th St.

Email Address: _____

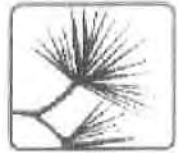
Comments: Fund raising how many per year, what kind of functions are going to be allowed and what is the cost to user -

- loitering after hours

- Gate locked by employees break area. optional Secluded after hours - a station



City of Del Mar



CITY HALL / TOWN HALL PROJECT

CITIZEN'S PARTICIPATION PROGRAM (CPP) MEETING RESPONSE FORM Thursday, November 19, 2015

In order for us to properly record your comments of either support or concern, please fill out all of the applicable information below including your name, address, Email address, and a detailed explanation of your support or concerns about the proposed project.

Name: Jeffrey Barnow

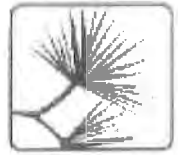
Address: [REDACTED] Amphitheatre Drive

Email Address: barnow@yahoo.com

Comments: I'm quite happy with designs and
impressed with the consideration of the surrounding
neighborhood that has gone into the designs.
The decision to hold the Farmer's Market in
the parking lot is excellent. It allows for a
nice flow between different areas of the Entry
Garden and Commons. I'm looking forward to
the realization of these plans. Thank you!



City of Del Mar



CITY HALL / TOWN HALL PROJECT

CITIZEN'S PARTICIPATION PROGRAM (CPP) MEETING RESPONSE FORM

Thursday, November 19, 2015

In order for us to properly record your comments of either support or concern, please fill out all of the applicable information below including your name, address, Email address, and a detailed explanation of your support or concerns about the proposed project.

Name: Suren Dutia

Address: [redacted] 11th Street, Del Mar

Email Address: dutia@sbcglobal.net

Comments: Very disappointing presentation -- for the following reasons.

① Architects have been negligent and blatantly ignored all the feedback and comments regarding "ingress" and "egress" on the 11th Street. This (current) design will create congestion and SERIOUS safety issues.

② In response to comments given to EIR consultants, we were assured ~~that~~ that our concerns ~~had disappeared in the black hole~~. will be studied and you will get back to us. This has not happened. It appears that all our comments and concerns have fallen in the black hole.

③ We strongly oppose the proposed "egress" and "ingress" on the 11th Street. In good conscience, until our concerns are addressed and satisfactorily resolved, we strongly oppose the proposed design and plan.

Suren Dutia

November 13, 2015

City Council of the City of Del Mar
and its Design Review Board
1050 Camino Del Mar
Del Mar, CA 92014

RECEIVED
NOV 16 2015
City of Del Mar
Administrative Services Dept.

Re: Proposed Design of City Hall/Town Hall

Del Mar City Council & Design Review Board:

Thank you for soliciting comments on the proposed design of Del Mar's new City Hall. For the last 35 years, my family has enjoyed our homes adjacent to the city's property. Our homes on 11th Street are contiguous with the west side of the city's property.

The most recently proposed design will have a significant impact on our experience as your neighbors. In particular, certain features of the northwest corner of the city's property will disrupt the tranquility of our property. We spend the majority of our time in Del Mar on our front patio to enjoy the ocean views and cool breeze, so these proposed changes will have a huge impact on the quality of our experience.

The design features with the most negative direct effect on our property include:

Traffic. The new city hall is designed to accommodate higher levels of activity, traffic, and parking than ever before. All the traffic is funneled to the corner of the property closest to our property. The delivery trucks, farmer's market vendors, and community traffic will all be pushed closer to our front patio than ever before.

Ocean View Terrace. The most recently proposed design includes an ocean view terrace with a large stairway directly across from our front patio. The terrace will provide countless visitors a new view of the ocean not previously accessible at the City Hall, but that view comes at the cost of looking directly down on our patio and yard.

Parking. The proposed design brings the parking lot as close as possible to our property. The noise, pollution, and glare from the vehicles will be a nuisance.

In reviewing the proposed design, it appears our property in particular will suffer the brunt of the negative impact while other neighboring properties will benefit from manicured lawns and large trees and redirecting the traffic from 10th Street to 11th Street. The new traffic, raised terrace, and parking lot will all detract from our experience in Del Mar.

As a small token of good will to mitigate the impact, we politely request that the design be modified to remove the first few parking spaces at the northwest corner of the surface lot and convert that area into landscaping. That simple change will ensure the viability of the existing tree and provide space for

additional hedges and shrubs to mitigate the unfavorable impact of the new City Hall on our neighboring property. I have included a simple drawing of this small accommodation for your reference.

Thank you in advance for your consideration. Please feel free to contact me with any questions or to collaborate on alternative solutions.

Phyllis Cardon

Phyllis Cardon
(602) 363-9000
[REDACTED] 11th Street
Del Mar, CA 92014



From: [Juliana Maxey-Allison](#)
To: [Adam Birnbaum](#); [Kathleen A. Garcia](#)
Subject: City Hall
Date: Wednesday, November 18, 2015 8:45:30 PM

Hello to the City Hall team:

As the design team goes forward with evolving versions of what the proposed new City Hall will become, I am writing to restate what I said at the November 18th DRB meeting regarding the proposed layout of space. I am away for the November 19th CPP.

My concerns as a close neighbor are not the daily use of the structures. We are used to having a civic organization operate during weekdays and the Farmers' Market in use on Saturdays. Presently the only night time functions are city business related meetings that may indeed go into the night but are enclosed and quiet.

However, the new proposed entertaining space able to expand and seat 250 people suggests a very different use, possibly into late evening hours. It would seem to be placed in the center of the complex and more or less contained. I remain concerned about the noise levels and the lighting of that structure, but far more concerning is the elevated building on the south east corner of the site with a "view area". There, noise and glare lighting become major issues on 10th Street. So do any unattended attractions for nighttime wanderers. I am in favor of trees but trees are no screen for noise, light, trash, etc.

I appreciate your attention as the development process proceeds.

Best,

Julie Maxey-Allison

Joseph Smith

From: Joy <joydelmar@gmail.com>
Sent: Sunday, November 22, 2015 12:13 PM
To: Kathleen A. Garcia; mJobs@millerhull.com; Joseph Smith
Subject: CPP Input Del Mar City Hall

Follow Up Flag: Follow up
Flag Status: Flagged

Nov. 22, 2015

To: Kathy Garcia

RE: City Hall CPP Input

I am a 30 year full time resident-owner of the single family home at 220 -10th Street. My home originally dates to 1884, as do several other homes on the block & is directly west of the City Hall property. 10th Street is an historical block, which of course used to have many more original Del Mar houses such as the Alvarado House. (Please see the the Community Plan Goal 3 F. & the objectives of Goal 4B)

I think that this project as currently proposed will devalue our old historic homes. These old houses are not designed to be placed next to such a large, looming project. We have large front yards facing the street, side patios & small houses. This project will lead to a redevelopment of our large R-2 lots because new homes can be designed to minimize the City Hall impacts. I can't do this with my old house and to me it will be unlivable. No screening, shrubs etc. will be completely effective with the current plan because of the grade difference. Also, trees don't stop noise.

While I did attend the CPP meeting I did not feel comfortable expressing my views in the televised, microphone passing format which unfortunately also included several community members who were there disputing the comments of the neighbors. Also, the meeting was cut off abruptly at 8:00, leaving me little time to complete my CPP Form. There was no break- out session as planned, so I did not have time to speak to the architectural team. I do not feel that the goals of a CPP were met.

Therefore, at your suggestion, I am sending you my written requests:

- 1) Remove the large- elevated "Town Hall Terrace" which would loom over my property. This terrace has morphed on the plans from a small staff lunch area into an entertainment area capable of holding 50-75 people, complete with an adjacent kitchen. Originally we were told that all entertainment areas would be screened by the buildings.
- 2) Remove the extra, recently added, parking spaces which are now shown on the west wall very close to my house. Count the street spaces to reach your goal of 160.
- 3) Place a 10 foot tall masonry fence along the western edge of the City Hall project so that it screens my entire property.
- 4) Relocate the "catering kitchen" away from 10th Street so that I am not exposed to smoke & fumes.

Please respond to my comments as you would to any comments made at the CPP meeting. I support the idea of a new City Hall & look forward to substantial changes.

Sincerely,

Joy Shadle Ehrenfeld
█ 10th Street
Del Mar, CA 92014

From: [suren dutia](#)
To: [Kathleen A. Garcia](#); [Shaun McMahon](#); [Joseph Smith](#); [CityHallCEQA](#)
Subject: Fw: YES - Del Mar Does Need A City Hall
Date: Saturday, November 21, 2015 5:30:47 PM

FYI

Suren G. Dutia



On Saturday, November 21, 2015 5:17 PM, suren dutia <dutia@sbcglobal.net> wrote:

Dear Editor,

In response to Ralph Peck's questioning the size of the proposed City Hall and projected expenditure of \$18 million, I must respectfully disagree with the premise of his letter. The functions of municipal government have evolved and greatly increased since 1959 when the City of Del Mar was incorporated and became a legally defined government entity. In order to attract and retain the talent, we must provide descent working conditions and an environment that motivates and inspires productivity and ensures good governance. While I have serious concerns about the egress and ingress on the 11th Street for the proposed Civic Hall project that will undoubtedly create unsafe conditions and traffic fatalities, I do agree that we need a new City Hall to replace the dilapidated facility we currently use. However, in order to sell the idea of the City Hall to the community, the Machiavellian idea of the Town Hall with 160 parking spaces and "a catering to handle up to 250 people" was conceived and promoted. I am afraid that the Town Hall with all the amenities and greatly expanded parking structure will be used infrequently and it is highly questionable if costs involved justifies such an expansion. Keeping aside these reservations, I support building an attractive City Hall that provides suitable infrastructure for our dedicated staff and effective management of essential municipal functions.

Suren Dutia
Del Mar

Suren G. Dutia



RECEIVED

DEC 01 2015

City of Del Mar
Administrative Services Dept.

11th Street
Del Mar, CA 92014

Tel: [REDACTED]

E-Mail: suren@dutia.net

Suren G. Dutia

COPY HAND-DELIVERED AND ALSO DELIVERED BY EMAIL

November 30, 2015

Honorable Al Corti and Del Mar City Council Members
City of Del Mar
Del Mar, CA 92014

SUBJECT: Request Review and Reconsideration of Proposed Egress and Ingress on the 11th Street

Dear Mayor Corti and Members of the City Council:

For 25 years, we have lived across from the City Hall on 11th Street, one of most heavily travelled traffic arteries in the City of Del Mar. The purpose of this letter is to request your review of the Civic Center project and reconsideration of the proposed design of "egress" and "ingress" which is placing the predominant burden of traffic flow on 11th Street residents.

We believe that the architects have forged ahead and injudiciously provided two sets of egress and ingress, in close proximity, on 11th Street and that this approach is misguided and will likely result in unsafe flow of traffic and detrimental conditions for the neighborhood. At you know, currently there are egress and ingress on both 10th and 11th streets and the city hall complex is so small in comparison to what is being planned. **Why would a significantly larger proposed project with almost three times the number of parking spaces (160 parking spaces) than the current City Hall complex (with 56 parking spaces) not have a similar distribution of traffic flow instead of the chosen approach of directing a huge amount of traffic onto 11th street only?** Unless there is a cogent explanation that has not been disclosed to the community, we find it difficult to understand the rationale and justification for creating a disproportionate adverse impact on 11th street.

Further, we are concerned that a decision has already been made, and that the "process" and EIR are **not** being carried out in good faith but are merely machinations designed to placate the council, DRB and influential members of the community. We also wish to point out that when it comes to providing the specifics of how the parking areas into the Civic Center would be accessed to and from 11th Street, a key element of any good faith review process, the process thus far has

been deficient and lacking transparency despite City Council and DRB directives to the architects and consultants specifically to address this issue.

When the architects were instructed to meet with "immediate neighbors" and came to meet with us on May 20th at our home across the street from the City Hall, I was asked if there were areas of concern about the proposed Town Hall and City Hall project. **They never once told us about their planning, presumably already firmed up, that a great deal of traffic would be routed in and out of 11th Street.** But, having lived across the City Hall for almost 25 years and witnessed dangerous situations a number of times, on my own recognizance I raised the issue of "egress" and "ingress" being one of my major concerns with the Architects. Considering this was one of the most important issues we raised, the Architects have never addressed or further discussed this issue with us since we met with them more than six months ago.

We have steadfastly informed all parties concerned of potentially hazardous conditions due to a combination of high traffic volumes and the various uncommon traffic issues that create complex traffic situations posing a safety risk in direct proximity of City Hall on 11th street.

The unique traffic issues which complicate any further egress and ingress from 11th Street and posing safety risk (and not addressed by the EIR) are:

- With the major four-way intersection at Camino Del Mar and 11th Street, many cars enter the residential district on 11th street at considerable speed.
- Right across from City Hall is a commercial alleyway home to 51 parking spaces used and into which many cars throughout the day are turning off 11th Street, and this is very close to the intersection with Camino Del Mar.
- 11th Street is "surf alley" and there are many cars driving west and also pedestrians walking on the roadway all hours of the day and starting quite early and going until dark, especially during the summer months. Please note that while our home has a sidewalk, good portion of the 11th street does not have any paved areas where pedestrians can walk. Our concern is exacerbated by the fact that there are children and elderly in the neighborhood, including those who visit and stay with us on a periodic basis.
- Our family home is directly across from the City Hall Complex and we fear for our safety when backing out of our driveway in the proximity of the intersection with Camino Del Mar and the commercial alley. With the proposed egresses and ingresses, we will be even more concerned with further access points to and from City Hall – complicating the overall traffic flow directly outside our home and posing a serious safety risk.
- If there is a serious traffic fatality that necessitates blockage of 11th street near the City Hall, how will the city evacuate people and cars that are parked in 160 parking spaces? With such a large expansion in infrastructure (from 56 to 160 parking spaces) for the proposed Civic Center, a prudent approach to planning would mandate egress and ingress on both 10th and 11th streets.
- The entire neighborhood is impacted by the imbalance of safety risk to the 11th street corridor and would be better served by a more equitable distribution of

safety risk throughout the neighborhood on both 10th street and 11th street as it is now.

Our position is that while the architects have followed a standardized process and given “lip” service, no serious attempt has been made to address our primary concern regarding the safety issues around the proposed “egress” and “ingress” on 11th Street as stated above in many discussions with the architects. It should be pointed out that this lack of focus on the traffic safety concerns is despite both the City Council and DRB specifically instructing the architects and consultants to step back and address this issue.

As you will clearly note from the supporting documents, we have repeatedly raised this issue and brought this matter to the attention of the architects, EIR Consultants and our city staff.

Proposals we have made to date to address the safety issues are:

Preponderance of the traffic to the Civic Center does not have to come in from and out on 11th street as planned now from both the garage (109 spaces) and the surface parking lot (51 spaces) with a total of 160 parking spaces. This approach is imbalanced and creates an inequitable traffic safety risk for the 11th Street neighborhood.

Ingress and Egress of both parking facilities should also be through 10th street as it is now, including where a 4,500 SF area is earmarked for expansion. If 10th Street is set up and used for Ingress and Egress from City Hall, this will balance the traffic flow into the neighborhood versus 80%+ of it is being concentrated on 11th Street.

We were told the objections to this suggestion are:

- *That there is no left turn on 10th street because of a median.* To this we suggested the median can be easily removed, a stop sign or electrical signal added – and that such reconfiguration is viable and reasonable given that City Hall is a major redevelopment and that any rules against stop signs on 10th street were made in a different era – before such a major redevelopment as City Hall was envisioned.
- *The slope of 10th street would somehow not allow ingress or egress into the parking structure.* Keeping aside engineering solutions to the slope issue, and these do not involve rocket science, we think this is a false pretext and not a reasonable or persuasive explanation. We cannot help but wonder why isn't it feasible to exit as well as enter from 10th street into the garage? We are also at a loss as to why egress and ingress into and out of the surface parking area from 10th street isn't being planned, especially where “future expansion” space is set aside for an unknown and unplanned future use? In our opinion, it should be plausible to set

aside and designate the area or space for an unknown and unplanned future on 11th Street (where temporary sheds or portable offices are currently housed) versus a location that has been shown on various schematics on 10th street.

In our view both objections are surmountable if the true goal is to achieve lower safety risk on 11th street and have a more equitable flow of traffic and safety for the neighborhood.

In response to the concerns we have raised, we were advised to look at the finding of the EIR. When we finally saw the draft EIR, we found it to be essentially flawed as it only focused on traffic volume and standard and generic benchmarks of LOS and other measures that fail to take into account the tangible safety issues we have raised and failed to explain in any detail what alternative options for ingress and egress were raised and considered and why those were rejected as it appears to be the case.

As most of you know, there are nearly 1.3 million deaths annually or 3,287 deaths a day from auto-related accidents. In addition to these frightening numbers, there are 20-25 million people injured or disabled. Why would Del Mar be immune from the single most source of deaths in the US? What happens if there is an accident that requires 11th street in front of the Civic Center closed by the law enforcement personnel? How will we evacuate cars and people who are trapped in 160 parking spaces when there is no egress and ingress on 10th street? With the expanded scale of the infrastructure (increasing parking capacity from current 56 spaces to planned 160 spaces), it would be essential to provide egress and ingress on both 10th and 11th streets. We are also puzzled that there is no contingency planning by the architects and EIR is totally silent on this issue.

We also note that any undertaking by the City to direct traffic during city hall events, if really true as it was stated by the architect in one of the meetings, will put the burden of considerable expense on the city for this flawed design and does not address the everyday safety concerns we have outlined.

And so, we met with the EIR team again and explained our concerns. They assured us that they would study it further and get back to us. This has not happened and we are concerned that there is no indication of a good faith formal process that shows a serious and credible effort to modify the design and prevent hazardous conditions and to balance the safety risk in the neighborhood as a whole.

And again, we reiterate, as we have done so all along, that unless this ill-advised situation involving traffic flow on the 11th Street is corrected, we are likely to endanger elderly and children's lives and witness traffic fatalities resulting in litigation and liabilities for the City, and our sense of personal safety as residents living across from City Hall will be gravely impacted.

Lastly, we ask you: Isn't this the right time to carefully consider all options, plan properly and make sure we prevent unsafe conditions for pedestrians, children,

elderly and ongoing traffic and members of the community who reside across the street from the City Hall Complex? We believe that the City government has a responsibility to ensure the safety of all of its residents and ensure equitable measures for all residents of the neighborhood.

For the purpose of this appeal, we enclose the following documentation.

1. Email dated June 26, 2015 from Jas Grewal to architect Mike Jobes re Del Mar City Hall and Parking Issues
2. Email dated August 26, 2015 from Suren Dutia re Del Mar City Hall and Parking Issues
3. Email dated August 27, 2015 from Suren Dutia re Del Mar City Hall and Parking Issues
4. Email dated September 10, 2015 from Shaun McMahon with CPP Response to Community and DRB Comments
5. Email dated September 29, 2015 from Suren Dutia with comments on the Draft EIR – Adverse Impact of Traffic on the 11th Street
6. Email dated November 21st to the Editor of Del Mar Times

In addition to our formal submission of the above documents, we met with the architects on May 20th, attended the June 15th meeting of the City Council, August 26th DRB meeting, September 28th City Council meeting, met with EIR team on October 12th and presented in two sessions where community comments were invited and/or were feasible, including one on November 19th.

Finally, we wish to request that this letter be shared with the members of the Design Review Board (DRB). We respectfully request both the City Council and DRB to weigh in and help develop the path for a fair and equitable distribution of traffic flow from both 10th and 11th Streets. While we feel strongly that the egress and ingress remains a fairly serious issue for us that needs resolution, we want you to know that we agree that the City of Del Mar needs a new City Hall and are supportive of the proposed Civic Center.

Thank you for your consideration and we would appreciate hearing from you imminently.

Sincerely,



Suren G. Dutia
[REDACTED] 11th Street, Del Mar, CA 92014

CC: Kathy Garcia Scott Huth Shaun McMahon Dawn Wilson
Jas Grewal Mike Jobes Joseph Scott
Bobbi Herdes Caroline Kreiser Kurt Stolle

----- Forwarded Message -----

From: Jas Grewal <jas.grewal@sbcglobal.net>

To: "mjobes@millerhull.com" <mjobes@millerhull.com>

Cc: suren dutia <dutia@sbcglobal.net>; Kathleen A. Garcia <kgarcia@delmar.ca.us>

Sent: Friday, June 26, 2015 8:02 AM

Subject: Re: Del Mar City Hall and Parking Issues

Dear Mike,

After attending your presentation at the Del Mar City Council meeting on Monday, June 15th, I had to leave town to assist my elderly parents in Toronto once again. However, I have been thinking about the project and wanted to give you my feedback.

I know Suren appreciated meeting with you and Curt and he had specifically voiced his concerns about the impact "parking" would have on traffic and safety on the 11th Street. While I realize that the artists' rendering you shared at the City Council meeting is preliminary and lot of details have yet to be worked out, I was nevertheless favorably impressed with your presentation, your recommendation for the site and glad this project is shaping up. As a longtime resident of Del Mar, I would like to see the proposed project and the City Hall come to fruition. Because I live across the street, I am directly impacted by it than most other city residents. The one issue that is of great concern to me however is the large number of parking spaces, the overall impact it would have on traffic congestion on the 11th Street and safety (backing out of my driveway given it's grade and the increased traffic activity).

I am not certain where you will have the entrances and exits. Could you also answer a few specific questions? .

1. When will you publicly disclose details of how parking will be handled? It was not clear to me whether there will be an entrance and an exit to the parking spaces from both 10th and 11th streets or through the 11th Street only or through 10th Street only? I am specifically referring to ingress and egress involving the access to the parking area. I am hoping that the exit will be on 10th street since there is a commercial building across the street and the increased traffic would not impact any residences.

2. Who is doing an environmental impact report?

3. Is a traffic study being done? If so, when will this be published?

4. As you well know, 11th Street is the main surf alley of Del Mar and most of the surfers come to and use 11th Street for their surfing activity. Excessive traffic on the 11th Street will impact public access to the beach, so will the Coastal Commission review the proposed plan and its likely impact?

I heard the arguments for keeping the 160 spaces only by those who wish to have events on the site. However, the parking needs to be balanced for other uses as well. I heard comments that people will not park and then walk north where all the shops, restaurants and beaches are. Well, I see that happening today on the streets around 11th street since it's free parking. Therefore, with the 160 recommended parking spaces, which are expected to be free, I can assure you that it will be non-residents of Del Mar that will be in fact parking in the free spaces when they come to spend time in del mar beaches, restaurants, shops and parks since we have limited free parking in town. Therefore, the city will lose revenue from meters and the plaza will lose revenue from their parking structure. I don't see the benefit for del mar residents expect for an occasional convenience for event parking. This will be an amenity that we are spending a lot of money for that will be used by those that do not pay taxes in del mar and use our infrastructure. This is of great concern. to me. One solution I suggest to address this issue is that the spaces be limited now and then expand as the site buildings expand a few years down the road.

I would appreciate your response to the above four questions and my serious concern about the parking spaces and traffic flow any other relevant information to help me understand. Again, thank you for meeting with Suren recently and know that we appreciate the chance to provide our comments and would like to see this project progress further.

Sincerely,

Jas Grewal
[REDACTED] 11th Street
Del Mar, CA 92014
[REDACTED] [REDACTED]

On Wednesday, August 26, 2015 3:30 PM, suren dutia <dutia@sbcglobal.net> wrote:

Thank you, Shaun.

Overall, I am enthused about the proposed development and support most of the concepts. However, please note and inform the DRB that we remain **greatly** concerned about the **ingress** and **egress** involving the parking structure as well as the surface parking. A lot more thought and study is needed before finalizing mechanisms for egress and ingress to the parking facilities that are currently proposed. Our concerns are based on the following:

1. This is a heavily traveled street (known as the surf alley) and proposed approach will undoubtedly add to additional traffic and congestion
2. We are requesting a careful review and better method for providing two ingress and egress in a short distance
3. Based on having lived on this street almost 25 years, we are greatly concerned about the safety issues. It would be prudent that we thoroughly review this issue that could present serious challenges once we have traffic fatalities due to this design and resulting from it, likely litigation.
4. I personally think that 10th street needs to be better utilized for access and exit from the parking structure

Thank you for your consideration.
Suren

Suren G. Dutia



From: suren dutia [mailto:dutia@sbcglobal.net]
Sent: Thursday, August 27, 2015 11:05 AM
To: Shaun McMahon
Cc: Jas Grewal; Kathleen A. Garcia
Subject: Re: Del Mar City Hall and Parking Issues

Shaun,

This is to provide you and your colleagues, including our architects and members of the DRB, some feedback from our meeting last night. While you might not have received the unconditional endorsement for the proposed Civic Center, I think most people I spoke with are strongly behind the project and there were a number of good suggestions. It is always refreshing to see the passion of the people who live in this community and democracy in action.

I am always puzzled by the frequent use of phrase "community character" to advance a preferred style of architecture. I am not sure that I really understand what "community character" of Del Mar is since I believe it means different things to different people. For instance, when I relocated from Boston to San Diego in 1989 and purchased the property across the City Hall, I encountered the same language in my private conversations with some people as well as with members of the DRB. In 1989, to design our new home in Del Mar, we had selected architects who specialized in the Le Corbusier style of architecture. I vividly remember the amount of discussion and "preferences and prejudices" expressed by several individuals, including some on the City Council and DRB. I quickly concluded that even a home designed by Frank Lloyd Wright will not satisfy everyone and we should simply accept the reality of having so many smart and wonderful people with varied opinions who live in our beautiful Del Mar. For me, as long as the proposed project is within the regulatory framework that we currently have in place, the word "eclectic" that respects our individual preferences and tastes describes it better as to what community character means.

On a related subject, there was a fair amount of discussion about the challenges of providing effective ingress and egress to the parking facilities. The cost of making 10th Street more functional and reducing heavy reliance and adverse impact on 11th Street should be considered. I especially would like to bring to your attention one more relevant fact that has not been mentioned in any discussion (as far as I know) and it involves the use of 11th Street corridor for entering the commercial alley across the City Hall. As the parking study is carefully conducted, I would like to request that persons involved in this project take into consideration the access route to the commercial alley across the City Hall. Please note that there are five commercial buildings in the commercial alley with 36 surface parking slots and 15 spaces underground with a total of 51 parking spaces. What is even more important is that about 90% of the traffic into the commercial alley uses 11th Street to enter and occupy these parking spaces during the week.

Hopefully this feedback might of some help.

Kind regards,
Suren

Suren G. Dutia



CPP Response to Community & DRB Comments

DRB Meeting 1/CPP Meeting on City Hall, August 26, 2015

Response prepared Wednesday, September 9, 2015

To view the August 26th meeting its entirety please visit: <http://delmar.12milesout.com/>

DRO AND OTHER CONCERNS RAISED	CPP RESPONSES
<p><u>DRO Concerns:</u> Project could unnecessarily add to traffic congestion along 10th Street and 11th Street, and could increase public safety concerns to motorists and pedestrians on 11th Street.</p> <p>DRO Sections: 23.08.074.B, F, H Commenters: SD, JC</p>	<ul style="list-style-type: none"> • Project team is reviewing considerations for reducing potential impacts to traffic and congestion to 10th and 11th Street, including a detailed analysis in the project's Draft Environmental Impact Report (DEIR) scheduled to release for public review on September 11, 2015. • Project team is reviewing options and constraints associated with the following circulation design alternatives: 1) add egress onto 10th Street (in addition to ingress); 2) remove ingress from 11th Street (egress would remain); and 3) use of traffic control devices such as forced turns in/out of parking lot and structure, curved lanes, directional signage, and medians. • Project includes the use of an internal vehicle ramp between the upper and lower garage levels to reduce circulation impacts to the surrounding streets. • Project includes an increase in the availability of public parking onsite for use by the public and surrounding businesses in order to lessen the demand for on-street parking on Camino del Mar and residential side streets, where parking availability and circulation is already constrained. • Project includes the addition of designated pedestrian walkways, by use of painted markings and adequate signage, in areas where pedestrians and vehicles intersect in order to notify drivers and pedestrians of crossings. • Project includes an increase in pedestrian and bicycle access to the site, including several points of entry around the perimeter, and ample bicycle storage in order to encourage the use of non-motorized traffic to the site.

<p><u>DRO Concerns:</u> Project could result in an unreasonable amount of bulk and mass on the south elevation due to the design and placement of the proposed TV studio component, when viewed from northbound Camino del Mar.</p> <p>DRO Sections: 23.08.077.D.2 & G Commenters: GR, DM, BM, JC</p>	<ul style="list-style-type: none"> ▪ Project team is reviewing considerations for reducing and/or eliminating potential bulk and mass impacts of the structure when viewed from northbound Camino del Mar. ▪ Project team is reviewing options and constraints associated with the following location alternatives: 1) shift Town Hall to the northeast corner of the site; 2) keep Town Hall in the southeast corner of the site, but shift the structure further north and/or west. ▪ Project team is reviewing options and constraints associated with the following design alternatives: 1) improve the south elevation design of the TV studio, including wall and roof articulation, incorporating transparent or open-design methods; and 2) lowering the height of the TV Studio or to a different part of the site so the northbound view along Camino del Mar is the Town Hall expression and not the TV studio.
<p><u>DRO Concerns:</u> Project could result in unreasonable massing if designed as a box-like structure with open-beams, reminiscent of an industrial design. In context to the development profile along Camino del Mar, the size of Town Hall could appear out of scale when viewed from the public plaza.</p> <p>DRO Sections: 23.08.077.D.4, 5 Commenter: BM, KL, IG</p> <p><u>Non-DRO Concerns:</u></p> <ol style="list-style-type: none"> 1. Project could result in poor indoor acoustics as a result of the design. 2. Project could result in increased heat impacts to interior spaces as a result of the open, glass design. <p><u>Commenter:</u> TH</p>	<ul style="list-style-type: none"> ▪ Project team is reviewing considerations for reducing unnecessary mass impacts of the structure, including reviewing options and constraints associated with the following design alternatives: 1) adding roof articulation to break up flat-roof segments; 2) incorporating the use of A-frame trusses to avoid a box-like structure; 3) relocating the siting of Town Hall, including wall articulation; 4) softening the building designs; 5) enhancing shading devices; and 6) revisions to the layout, elevation, and orientation of the public plaza. ▪ Project team is reviewing articulation considerations and the 1991 prior design by Robert A.M. Stern. ▪ Project team will take indoor acoustics and potential indoor heat impacts into consideration.
<p><u>DRO Concerns:</u> Project could result in an unreasonable amount of sound, light, and noise pollution on nearby residential areas, in addition to heat island effects from the proposed surface parking lot and structure.</p> <p>DRO Sections: 23.08.077.F, K</p>	<ul style="list-style-type: none"> ▪ Project team is reviewing options and constraints to reduce the amount of sound, light, and noise pollution to nearby residential areas, in addition to potential heat island effects resulting from the surface lot, as a result of the proposed parking facilities. Considerations under review include: 1)

<p>Commenters: RE, BM</p>	<p>addition of a minimum 8-ft solid wall along the western edge of the surface parking lot; 2) enhanced landscape in the surface lot; 3) enhanced landscape screening and buffer along the west property line and along the west wall of the parking structure; 4) use of louvers or other screening devices, or provide a full closure of the openings along the west elevation of the parking structure; and 5) use of dark-sky compliant lighting to minimum extent necessary, including the use of low-intensity bulbs, down-shielded fixtures, and timers and controls to prevent unnecessary evening lighting.</p>
<p><u>DRO Concerns:</u> Project should embrace the vision of the Del Mar Community Plan by utilizing an inspirational design that facilitates in the creation of a vibrant downtown, in addition to protecting the City's historic character.</p> <p>DRO Section: 23.08.072.A Commenter: SM, JW, GR</p>	<ul style="list-style-type: none"> ▪ Project team is reviewing options and constraints associated with incorporating an architectural style that embraces Del Mar's historic style and blends in new, modern styles for the future of Del Mar's Village District. ▪ Project team is considering the "human scale" in the design of the Project, including the community characteristics, architecture, signage, streetscapes, and open space/plazas in context to public facilities in the Village District.
<p><u>DRO Concerns:</u> Project could result in impacts to public views of the ocean from surrounding public streets, including additional public view blockage in the event the proposed expansion spaces were constructed at a future date</p> <p>DRO Section: 23.08.077.A Commenter: BM</p> <p><u>Non-DRO Concern:</u> Project could result in impacts to private views of the ocean from surrounding commercial properties</p> <p>Commenter: TS</p>	<ul style="list-style-type: none"> ▪ Project team is reviewing options and constraints associated with the following design alternatives: 1) articulation of height envelope to break up flat-roofs in areas of potential public view obstruction; 2) develop new public views over the site from the surrounding public streets as a result of site demolition of structures impeding views; and 3) develop new outdoor and indoor viewpoints of the ocean from City administration buildings (indoor) and public plaza areas (outdoor) at the northwest and southwest areas of the site. ▪ Project to be designed in accordance with all development regulations for height, viewshed protection, and design requirements. ▪ Review of potential public view obstruction is included in a detailed visual analysis in the project's Draft Environmental Impact Report (DEIR) scheduled to release for public review on September 11, 2015.

Other Concerns Raised:

1. Project does not appropriately accommodate a Farmer's Market in the public plaza. Project does not appear to provide activated uses of the plaza space outside of City administrative functions and Farmer's Market. Project does not enhance retail activities at the south end of Camino del Mar.

Commenters: JC, TH, BM, KL, DM, IG

2. Use of decomposed granite surfacing for high-use outdoor areas, such as the public plaza, is inappropriate as a result of its limited durability, maintenance needs, dust effects, and impacts to indoor flooring.

Commenters: KL, TH

- Project team is reviewing considerations for accommodating the Farmer's Market and other activated uses of the public plaza, including reviewing options and constraints associated.
- Project team is reviewing options to accommodate a Farmer's Market in various locations on the site, including use of the surface parking lot on the west portion of the site in addition to the public plaza on the east portion of the site.
- Project team is considering other permeable outdoor surface materials.

Commenter abbreviations:

JC = Joe Curtis, Chair, DRB member

BM = Bill Michalsky, DRB member

SM = Scott Macdonald, DRB member

TH = Tim Haviland, DRB member

JW = Jim Watkins

KL = Kit Leeger, [REDACTED] CDM

TS = Tom Seymour, [REDACTED] CDM, Canterbury Court

RE = Rick Ehrenfeld, [REDACTED] 10th St (spoke as a resident and not a member of the DRB)

SD = Surin Dutia, [REDACTED] 11th St

GR = Greg Rothnam, 9th St

DM = Dean Meredith, [REDACTED] CDM

MM = Monica Meredith, [REDACTED] Seaview Dr

IG = Ivan Gayler, [REDACTED] 15th St

On Tuesday, September 29, 2015 5:54 PM, suren dutia <dutia@sbcglobal.net> wrote:

Dear Sir/Madam:

In response to the Draft EIR for the Del Mar City Hall/Town Hall Project, I am writing this to formally express my **serious** concerns about the section on Traffic and strongly disagree with the author's presumptuous conclusion that it "would not have significant impacts." My position is that unless actions are taken to mitigate likely problems resulting from traffic movement on 11th street, it will have significant adverse impact on those residents who reside in the vicinity of the proposed City Hall/Town Hall Project and on the 11th street. Unfortunately, no time was spent last night by the presenters in explaining how "ingress" and "egress" would work. Further, as of today, I have not seen any comparative information about the placement of "entrances" and "exits" on Camino Del Mar, 10th and 11th streets and there appears to be a bias or predisposition for routing great deal of traffic to the 11th street versus studying this issue carefully and examining options that would minimize adverse impact and distribute traffic more equitably. In fact, the section on traffic is amateurish with very little conclusive data. While I am a strong support of the proposed City Hall, I am bothered by the fact that last night little, if any, time was devoted to explaining how traffic movement on the 11th street will impact the current residents. I spoke with two persons who sat through discussion on EIR and they also told me that there was hardly any mention of traffic movement and how it would impact the neighborhood. It is my belief that this topic of traffic and its impact is glossed over in the Draft EIR and could be a very serious source of conflict and schism with the immediate neighbors involving the proposed Del Mar City Hall/Town Hall Project.

Let me share some of my comments and concerns. While I have had some discussion with Kathee and Joseph as well the architect Mike Jobes about the challenges of providing effective ingress and egress to the parking facilities, I was advised to wait and look at the EIR section dealing with traffic. Now that I have seen the Draft EIR analysis, I am alarmed. Last night, our Mayor summarized his comments and mentioned that impact of traffic needs be looked at. We remain **greatly** concerned about the **ingress** and **egress** involving the parking structure as well as the surface parking. A lot more thought and study is needed before finalizing mechanisms for egress and ingress to the parking facilities that are currently proposed or considered.

I feel that the cost of making 10th Street more functional and reducing heavy reliance and adverse impact on 11th Street should be considered. I especially would like to bring to your attention one more relevant fact that has not been mentioned in a meaningful way in any discussion (as far as I know) and certainly not in the Draft EIR analysis. It involves the use of 11th Street corridor for entering the commercial alley across the City Hall. Although I had suggested that as the parking study is being conducted, the person involved in this aspect of the EIR take into consideration the

access route to the commercial alley across the City Hall. Please note that there are five commercial buildings in the commercial alley with 36 surface parking slots and 15 spaces underground with a total of 51 parking spaces. What is even more important is that bulk of the traffic into the commercial alley uses 11th Street to enter and occupy these parking spaces during the week.

In addition to the above, my concerns are based on the following:

1. This (11th Street) is a heavily traveled street (known as the surf alley) and proposed approach will undoubtedly add to additional traffic and congestion
2. We are requesting a careful review and better method than what appeared to be a provision for two ingress and egress on the 11th street in a very short distance. What are the options and/or alternatives?
3. Based on having lived on this street almost 25 years, we are greatly concerned about the safety issues. It would be prudent that we thoroughly review this issue that could present serious challenges once we have traffic fatalities due to this design and resulting from it, likely litigation.
4. I personally think that 10th street needs to be better utilized for access and exit from the parking structure

I would welcome further dialog on options being considered for **ingress** and **egress** and how the adverse impact of traffic on the 11th street will be mitigated. Thank you for your consideration.

Suren

Suren G. Dutia
[REDACTED] 11th Street
Del Mar, CA 92014
[REDACTED] [REDACTED]

On Saturday, November 21, 2015 5:17 PM, suren dutia <dutia@sbcglobal.net> wrote:

Dear Editor,

In response to Ralph Peck's questioning the size of the proposed City Hall and projected expenditure of \$18 million, I must respectfully disagree with the premise of his letter. The functions of municipal government have evolved and greatly increased since 1959 when the City of Del Mar was incorporated and became a legally defined government entity. In order to attract and retain the talent, we must provide descent working conditions and an environment that motivates and inspires productivity and ensures good governance. While I have serious concerns about the egress and ingress on the 11th Street for the proposed Civic Hall project that will undoubtedly create unsafe conditions and traffic fatalities, I do agree that we need a new City Hall to replace the dilapidated facility we currently use. However, in order to sell the idea of the City Hall to the community, the Machiavellian idea of the Town Hall with 160 parking spaces and "a catering to handle up to 250 people" was conceived and promoted. I am afraid that the Town Hall with all the amenities and greatly expanded parking structure will be used infrequently and it is highly questionable if costs involved justifies such an expansion. Keeping aside these reservations, I support building an attractive City Hall that provides suitable infrastructure for our dedicated staff and effective management of essential municipal functions.

Suren Dutia
Del Mar

Attachment D

CPP Response to Community & DRB Comments

DRB Meeting 1/CPP Meeting on City Hall, August 26, 2015

Response prepared Wednesday, September 9, 2015

To view the August 26th meeting its entirety please visit: <http://delmar.12milesout.com/>

DRO AND OTHER CONCERNS RAISED	CPP RESPONSES
<p>DRO Concerns: Project could unnecessarily add to traffic congestion along 10th Street and 11th Street, and could increase public safety concerns to motorists and pedestrians on 11th Street.</p> <p>DRO Sections: 23.08.074.B, F, H Commenters: SD, JC</p>	<ul style="list-style-type: none"> • Project team is reviewing considerations for reducing potential impacts to traffic and congestion to 10th and 11th Street, including a detailed analysis in the project's Draft Environmental Impact Report (DEIR) scheduled to release for public review on September 11, 2015. • Project team is reviewing options and constraints associated with the following circulation design alternatives: 1) add egress onto 10th Street (in addition to ingress); 2) remove ingress from 11th Street (egress would remain); and 3) use of traffic control devices such as forced turns in/out of parking lot and structure, curved lanes, directional signage, and medians. • Project includes the use of an internal vehicle ramp between the upper and lower garage levels to reduce circulation impacts to the surrounding streets. • Project includes an increase in the availability of public parking onsite for use by the public and surrounding businesses in order to lessen the demand for on-street parking on Camino del Mar and residential side streets, where parking availability and circulation is already constrained. • Project includes the addition of designated pedestrian walkways, by use of painted markings and adequate signage, in areas where pedestrians and vehicles intersect in order to notify drivers and pedestrians of crossings. • Project includes an increase in pedestrian and bicycle access to the site, including several points of entry around the perimeter, and ample bicycle storage in order to encourage the use of non-motorized traffic to the site.

<p><u>DRO Concerns:</u> Project could result in an unreasonable amount of bulk and mass on the south elevation due to the design and placement of the proposed TV studio component, when viewed from northbound Camino del Mar.</p> <p>DRO Sections: 23.08.077.D.2 & G Commenters: GR, DM, BM, JC</p>	<ul style="list-style-type: none"> ▪ Project team is reviewing considerations for reducing and/or eliminating potential bulk and mass impacts of the structure when viewed from northbound Camino del Mar. ▪ Project team is reviewing options and constraints associated with the following location alternatives: 1) shift Town Hall to the northeast corner of the site; 2) keep Town Hall in the southeast corner of the site, but shift the structure further north and/or west. ▪ Project team is reviewing options and constraints associated with the following design alternatives: 1) improve the south elevation design of the TV studio, including wall and roof articulation, incorporating transparent or open-design methods; and 2) lowering the height of the TV Studio or to a different part of the site so the northbound view along Camino del Mar is the Town Hall expression and not the TV studio.
<p><u>DRO Concerns:</u> Project could result in unreasonable massing if designed as a box-like structure with open-beams, reminiscent of an industrial design. In context to the development profile along Camino del Mar, the size of Town Hall could appear out of scale when viewed from the public plaza.</p> <p>DRO Sections: 23.08.077.D.4, 5 Commenter: BM, KL, IG, SA</p> <p><u>Non-DRO Concerns:</u></p> <ol style="list-style-type: none"> 1. Project could result in poor indoor acoustics as a result of the design. 2. Project could result in increased heat impacts to interior spaces as a result of the open, glass design. <p><u>Commenter:</u> TH</p>	<ul style="list-style-type: none"> ▪ Project team is reviewing considerations for reducing unnecessary mass impacts of the structure, including reviewing options and constraints associated with the following design alternatives: 1) adding roof articulation to break up flat-roof segments; 2) incorporating the use of A-frame trusses to avoid a box-like structure; 3) relocating the siting of Town Hall, including wall articulation; 4) softening the building designs; 5) enhancing shading devices; and 6) revisions to the layout, elevation, and orientation of the public plaza. ▪ Project team is reviewing articulation considerations and the 1991 prior design by Robert A.M. Stern. ▪ Project team will take indoor acoustics and potential indoor heat impacts into consideration.
<p><u>DRO Concerns:</u> Project could result in an unreasonable amount of sound, light, and noise pollution on nearby residential areas, in addition to heat island effects from the proposed surface parking lot and structure and noise impacts from the proposed location for mechanical equipment.</p>	<ul style="list-style-type: none"> ▪ Project team is reviewing options and constraints to reduce the amount of sound, light, and noise pollution to nearby residential areas, in addition to potential heat island effects resulting from the surface lot, as a result of the proposed parking facilities. Considerations under review include: 1)

<p>DRO Sections: 23.08.077.F, K Commenters: RE, BM, CMW</p>	<p>addition of a minimum 8-ft solid wall along the western edge of the surface parking lot; 2) enhanced landscape in the surface lot; 3) enhanced landscape screening and buffer along the west property line and along the west wall of the parking structure; 4) use of louvers or other screening devices, or provide a full closure of the openings along the west elevation of the parking structure; 5) use of dark-sky compliant lighting to minimum extent necessary, including the use of low-intensity bulbs, down-shielded fixtures, and timers and controls to prevent unnecessary evening lighting; and 6) adjustments to the elevation of the proposed surface parking lot.</p> <ul style="list-style-type: none"> ▪ Project team is reviewing alternatives for the location and venting options for mechanical equipment including building air conditioning and parking garage exhaust venting. ▪ A detailed analysis of the project’s impacts from exhaust, noise and glare will be included in the project’s Draft Environmental Impact Report (DEIR) scheduled to release for public review on September 11, 2015.
<p><u>DRO Concerns:</u> Project should embrace the vision of the Del Mar Community Plan by utilizing an inspirational design that facilitates in the creation of a vibrant downtown, in addition to protecting the City’s historic character.</p> <p>DRO Section: 23.08.072.A Commenter: SM, JW, GR, SA</p>	<ul style="list-style-type: none"> ▪ Project team is reviewing options and constraints associated with incorporating an architectural style that embraces Del Mar’s historic style and blends in new, modern styles for the future of Del Mar’s Village District. ▪ Project team is considering the “human scale” in the design of the Project, including the community characteristics, architecture, signage, streetscapes, and open space/plazas in context to public facilities in the Village District.
<p><u>DRO Concerns:</u> Project could result in impacts to public views of the ocean from surrounding public streets, including additional public view blockage in the event the proposed expansion spaces were constructed at a future date</p> <p>DRO Section: 23.08.077.A Commenter: BM</p> <p><u>Non-DRO Concern:</u> Project could result in impacts to private views of the ocean from surrounding commercial properties</p>	<ul style="list-style-type: none"> ▪ Project team is reviewing options and constraints associated with the following design alternatives: 1) articulation of height envelope to break up flat-roofs in areas of potential public view obstruction; 2) develop new public views over the site from the surrounding public streets as a result of site demolition of structures impeding views; and 3) develop new outdoor and indoor viewpoints of the ocean from City administration buildings (indoor) and public plaza areas (outdoor) at the northwest and southwest areas of the site.

<p>Commenter: TS</p>	<ul style="list-style-type: none"> ▪ Project to be designed in accordance with all development regulations for height, viewshed protection, and design requirements. ▪ Review of potential public view obstruction is included in a detailed visual analysis in the project's Draft Environmental Impact Report (DEIR) scheduled to release for public review on September 11, 2015.
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<p><u>Other Concerns Raised:</u></p> <p>1. Project does not appropriately accommodate a Farmer's Market in the public plaza. Project does not appear to provide activated uses of the plaza space outside of City administrative functions and Farmer's Market. Project does not enhance retail activities at the south end of Camino del Mar.</p> <p>Commenters: JC, TH, BM, KL, DM, IG</p> <p>2. Use of decomposed granite surfacing for high-use outdoor areas, such as the public plaza, is inappropriate as a result of its limited durability, maintenance needs, dust effects, and impacts to indoor flooring.</p> <p>Commenters: KL, TH</p>	<ul style="list-style-type: none"> ▪ Project team is reviewing considerations for accommodating the Farmer's Market and other activated uses of the public plaza, including reviewing options and constraints associated. ▪ Project team is reviewing options to accommodate a Farmer's Market in various locations on the site, including use of the surface parking lot on the west portion of the site in addition to the public plaza on the east portion of the site. ▪ Project team is considering other permeable outdoor surface materials.
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Commenter abbreviations:

- JC = Joe Curtis, Chair, DRB member
- BM = Bill Michalsky, DRB member
- SM = Scott Macdonald, DRB member
- TH = Tim Haviland, DRB member
- JW = Jim Watkins
- KL = Kit Leeger, 1442 CDM
- TS = Tom Seymour, 1011 CDM, Canterbury Court
- RE = Rick Ehrenfeld, 224 10th St (spoke as a resident and not a member of the DRB)
- SD = Surin Dutia, 238 11th St
- GR = Greg Rothnam, 9th St
- DM = Dean Meredith, 1125 CDM
- MM = Monica Meredith, 1975 Seaview Dr
- IG = Ivan Gayler, 410 15th St
- SA = Sissy Alsabrook, 457 Avenida Primavera (submitted comments by correspondence)
- CMW = Charles & Marilyn Wheeler, 233 10th St (submitted comments by correspondence)

CPP Response to Community Comments Community Workshop/CPP Meeting on City Hall/Town Hall September 28, 2015

Responses prepared October 13, 2015
Similar comments are grouped together

To view the September 28th meeting its entirety please
visit: <http://delmar.12milesout.com/>

ARCHITECTURAL CONCERNS RAISED	CPP RESPONSES
<p>1. Character: The updated sketches of the buildings are still too contemporary and too boxy. Buildings need to reflect the community and not the original design presented. Suggests looking at the Old Globe. The craftsmanship should be more like the library. Is looking for something that signals it is our town hall, something that isn't pretentious and shows that it is a small town.</p> <p>2. Height Limit: Concern of the 14 foot height limit from Camino del Mar and the impact on roof. Can the Union Bank Building be squeezed into 14 feet height limit? Questions if the roof (all or part) can exceed the height limit? Fine with adding roof articulation, but shouldn't bust the 14 feet because bad message. Does it actually have to be the maximum of 14 feet?</p> <p>3. Roofs: Consider a 3 and 12 pitch. Do not like the flat roof. Some participants liked the eaves, others did not. Does not prefer a flat roof but likes the idea of trying to capture the breeze. Concern that gabled roof could block more views than flat and won't meet 14 feet height limit. Roof is important because people seeing it from the top. Need the same roof treatment for the whole building, but can you break it up? Use a low pitched roof to save the view. Didn't like the roof that was the same as her elementary school; there is a happy medium; someone on DRB said "break some of the rules if you have to, but make it</p>	<p>1. Character: The architects are further exploring elements of the building that reflect the varied character of the community. City Council has asked them to look more carefully at residential scale and neighborhood compatibility, with the Town Hall being the "jewel" and City Hall as a background, simple building.</p> <p>2. Height Limit: The intent is to maintain the 14 foot height limit from Camino del Mar and the 26 foot height limit overall. The 26 foot height limit is part of our Local Coastal Program and would require an amendment through the California Coastal Commission to change. The 14 foot limit is a requirement of the Zoning Code.</p> <p>3. Roofs: The architects are further exploring roof forms, particularly for the Town Hall to explore pitched, hipped or gabled roofs or some combination. At the City Hall, they are exploring a low pitched shed roof to limit view blockage. They are also looking at ways to articulate the roof plane for visual interest and to break up the mass.</p>

<p>inspirational” Agrees that you can see the roofs of L’Auberge when you are looking from the Plaza and has different heights; doesn’t like all flat roofs.</p> <p>4. Style: Is in agreement with the proposed contemporary building style but would like to see more of a beautiful façade. Look to 1991 Plan for City Hall by Robert AM Stern for inspiration, that plan is more traditional.</p> <p>5. Façade: Can “arches” (trusses) done with wood extend outside? Barcelona civic buildings are simple square buildings but with arches over windows for emphasis. Likes the idea of the wall at Town Hall; is contemporary and cool looking and likes it.</p> <p>6. Materials: Likes the use of stone such as at the Powerhouse and use of the shingles at the Library. Needs a hard surface where the building meets the ground, such as a wainscot. Consider a rammed earth wall. Would go with stucco every time. Likes the open glass. Powerhouse uses stone and asking if it doesn’t work here.</p> <p>7. Elements of the Building: Fan of big wood pivot door. Will there be a trellis?</p> <p>8. Lighting: Wants plenty of lighting, but softer and not intrusive</p> <p>9. Fireplace: Didn’t like the fireplace or the smell of the wood burning. Don’t need people gathering for the fireplace.</p> <p>10. Sun/Shade: What is included to provide shade? How are the architects thinking of capturing sunlight?</p> <p>11. Trees: Some are needed</p>	<p>4. Style: There are many people who would like to see a more traditional style, others desire a modern or contemporary style. At the October 5, 2015 City Council meeting, Council direction was to explore a contemporary interpretation of traditional elements on the Town Hall.</p> <p>5. Facades: In conjunction with the roof design, the architects are exploring simple façade treatments that are looking to express the character of the interior.</p> <p>6. Materials: Materials such as stone may be beyond the budget limitations of the building. The architects are exploring materials on the façade that provide a stronger base where the façade meets with the ground.</p> <p>7. Elements of the Building: The wood pivot doors are under consideration as is a trellis.</p> <p>8. Lighting: The lighting will be designed to be low level and not promote glare.</p> <p>9. Fireplace: A wood burning fireplace would not be included. The architects are exploring a gas fireplace. Gathering areas would be located away from adjacent residents.</p> <p>10. Sun/Shade: Shade elements, such as trellis, small trees, and umbrellas are under consideration. Natural light into the buildings is a design consideration.</p> <p>11. Trees: Trees are being considered where they will not block views but provide shade.</p>
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<p>12. Acoustics: Powerhouse and DM Community Connections have high walls that affect acoustic.</p> <p>13. View Decks: Can the roof be utilized for view decks?</p> <p>14. Western wall: Build it first so it can double as a noise barrier during construction. Build it with concrete block.</p> <p>15. City Hall: Are there certain dimensions for a City Hall?</p> <p>16. Town Hall: The design of the iconic corner at 10th and Camino del Mar needs to be progressed.</p> <p>17. Surface Parking: Can surface parking in the lower lot be set back from the street so there is no parking under the eucalyptus tree and set back approximately 34 feet?</p> <p>18. Visuals: Would be helpful to see sketches from CDM street-level view</p>	<p>12. Acoustics: Town Hall will be considered for its acoustical properties.</p> <p>13. View Decks: The lower roof, such as the TV Studio can be considered for a view deck.</p> <p>14. Western Wall: The contractor is not yet hired to build the building but it will be suggested to build the permanent wall first. A solid noise barrier is required by the Draft EIR.</p> <p>15. The City Council set a target of approximately 9,200 SF for the City Hall. A typical office building is usually less than 60 feet deep in order to allow natural light to penetrate.</p> <p>16. Town Hall: The iconic corner view is being refined.</p> <p>17. Surface Parking: Surface parking is not currently under the eucalyptus tree slated to be maintained. There is potential that additional stalls could be removed, but that would reduce the amount of parking provided.</p> <p>18. Visuals: The architects are exploring additional visual representations.</p>
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LANDSCAPE ARCHITECTURAL CONCERNS RAISED	CPP RESPONSES
<p>1. Plaza Features: Consider temporary planters to increase flexibility of space (in middle of plaza); consider fixed planting at edges; consider an Interactive/Recycled Water Feature; consider an Outdoor Fireplace (however, there is concern with nighttime activity and associated noise); plan for a coffee cart.</p>	<p>1. Plaza Features: Moveable or temporary planters and furnishings are being considered, with fixed planters around edges. A coffee/vendor cart may be considered. Fountains are not recommended during current drought regulations. An outdoor fire pit (not wood burning) is being considered if located where it will not have a noise impact.</p>

<p>2. Other Uses/Features: Suggestions include Outdoor Screen (i.e. "Movie Night"); Intimate Conversation Nooks (Seating) – permanent or temporary; Truck/Loading access for Farmers Market; Dining Areas for Farmers Market; Driveway apron – access to plaza for trucks; Parking on west side of Camino del Mar, that could double as loading for Farmers Market; concern with rodents – plaza surfaces should be cleanable.</p> <p>3. Planting/Trees: Planting should be drought tolerant, and/or native plants in a "naturalized" or earthy arrangement. Monterey cypresses are good. Consider one big Torrey Pine on S/E corner, smaller Torrey Pines, or Canary Island Pines. Doesn't want large Torrey Pines. Use landscape to screen parking lot from 10th Street.</p> <p>4. Surface/Materials: Does not want Decomposed Granite (D.G.); staining from trucks/food products is a concern; use poured in place concrete, consider colored concrete to give interest; consider a mix of materials; there is need for hard surfaces.</p> <p>5. Expansion Areas: Don't Limit Future Expansion</p>	<p>2. Other Uses/Features: Uses such as "movie night" could be set up in the plaza; conversation nooks are being planned. With regards to the Farmer's Market, City Council has indicated their desire to consider the "wet" or messy vendors to be located on the surface parking lot (west side) where there is easy truck access and "dry" or clean vendors to be able to be set up on the plaza. The plaza surface will be designed to be able to be cleaned.</p> <p>3. Plantings suggested are drought tolerant and/or native. Planting arrangements are more natural than linear. The plant species are under consideration. Locations for Torrey Pines or other tall trees will take into account view blockage and be placed strategically.</p> <p>4. Surface/Materials: City Council directed that the landscape architects to have major pathways as hard surface coupled with some permeable surfaces (such as DG and planting) for stormwater infiltration.</p> <p>5. Expansion Areas: Expansion areas are included in the plan.</p>
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In addition to the above comments, a workshop session was also conducted on the Draft Environmental Impact Report (EIR). Comments received regarding the Draft EIR are addressed following the close of public comments (October 26, 2015) through the preparation of the Final EIR and per the regulations of the California Environmental Quality Act (CEQA). Therefore they are not included here as part of the CPP.



City of Del Mar

Where the Turf meets the Surf

1050 Camino Del Mar · Del Mar, California 92014-2698

Attachment E

Gittelson Family
[REDACTED] 11th Street
Del Mar, CA 92014



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where the Turf meets the Surf

1050 Camino Del Mar • Del Mar, California 92014-2693

Phyllis Cardon
[REDACTED] North Val Vista Drive
Mesa, AZ 85213



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1050 Camino Del Mar · Del Mar, California 92014-2698

Pat Jacoby
[REDACTED] Ocean View
Del Mar, CA 92014



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1050 Camino Del Mar · Del Mar, California 92014-2698

Suren Dutia
[REDACTED] 11th Street
Del Mar, CA 92014



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1050 Camino Del Mar · Del Mar, California 92014-2698

Rick and Joy Ehrenfeld
[REDACTED] 10th Street
Del Mar, CA 92014



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1050 Camino Del Mar · Del Mar, California 92014-2698

Beth Levine
[REDACTED] Crest Rd.
Del Mar, CA 92014



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Jeff Barnouw

████████████████████ Amphitheatre Drive

Del Mar, CA 92014



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Tanya Blackshaw and Bill Demers
[REDACTED] 10th Street
Del Mar, CA 92014



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Julie Maxey-Allison
[REDACTED] 10th Street
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