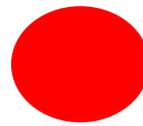


September 14, 2021



To: Members of the Design Review Board
From: Mel Gregory and Carmel Myers
Re: **RED DOT** for DRB meeting of Sept. 22, 2021 re 1411 Via Alta continuance from July 28, 2021

We want to reiterate our invitation to you to view the new September story poles from our home and our primary view area. We can be available any time from Saturday, Sept. 18 through Wednesday, Sept. 22. If you would like to set up a time, please call us on our landline at 858.481.9289. (The architect has also been invited as he has not seen the story poles from our home since the first installation in 2020 for CPP2.)

In addition, we discuss our ongoing concerns below:

1. We continue to ask that the height of the structure be reduced. As of the CPP2 on August 24, 2020, the architect agreed, verbally and in writing, to lower the structure by 1 foot 8 1/4 inches. Instead, the height of the structure was raised by about 1.5 feet, as reflected in the story poles erected for the July 28, 2021 DRB meeting. Now, as of the current September 2021 story pole installation, portions of the structure been moved 6 feet to the north, giving the appearance of an increase in height, as well as further increasing the obstruction from our primary view area. The failure to adhere to the agreement from CPP2, combined with the increase in height of the July 28 story poles, and the 6-foot northward relocation of story poles, result in our request to lower the structure by at least 3 feet. This can be accomplished perhaps by lowering the plate heights 3 feet and/or reducing the interior height of rooms on all floors, including the basement, from 10 feet to 9 feet, or so.

2. Reducing the height of the structure will also reduce obstruction of our view of the urban forest to the west, including numerous Torrey Pines, which we have enjoyed for more than 43 years.

3. Reducing the height will also reduce the amount of light intrusion or light "trespass" from windows on the east and north side. Purportedly, the windows in the closet and stairwell are intended to allow "natural light"; however, natural light will not be sufficient after the sun sets. At that time, interior lighting will be necessary. Thus, we suggest eliminating windows in the closet and stairwell, which will permit anyone in the closet or stairwell to turn lights on whenever they are in these areas without infringing on the dark sky environment we all enjoy each evening and night.

4. We continue to be concerned about the size of the 2nd floor deck off the master bedroom, now reportedly reduced by 41 sf to 324 sf. Although we have read the design guidelines, we continue to wonder why adding a stairway and an elevator, from ground level to a 2nd floor deck, off a bedroom or not, facing the street or not, renders the size of such a deck of less, or no, concern. Just as we have learned that agreements reached in the CPP process are not binding, we understand that guidelines are not binding either. In fact, the DRB has considerable discretion in all matters. We ask that you consider the possible effects of this particular deck in our quiet hollow and the precedent you would be creating if you approve this.

5. Finally, we want to confirm the most recent change, as of the now third landscape plan, to use Orange Jasmine along the eastern property line, which should not exceed 11 feet, rather than the July 28, 2021 plan for Italian Cypress (40-60 feet) and an interim plan to use Indian Laurel Fig (25-35 feet).

What you approve for this site will set a precedent for the development of the other half of 1411 Via Alta as well as other properties in Del Mar. We know that you know this and we thank you for your consideration of our concerns.