

From: Helen Eckmann <heleneckmann@gmail.com>
Sent: Monday, March 23, 2026 2:31 PM
To: Planning Mail Box
Subject: Please submit to before Wednesday

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To Del Mar

I wholeheartedly support the petition by John and Pauline Freedman for 495 Ocean View Avenue.

I live down the street, but walk by their house once or twice a day.

They are requesting the smallest possible change in elevation so they can add insulation to their remodel.

These are reasonable people and they are making a reasonable request.

Dr. Helen Eckmann
421 West Ocean View Avenue
Del Mar, CA 92014

619 368 6404

Jennifer Gavin

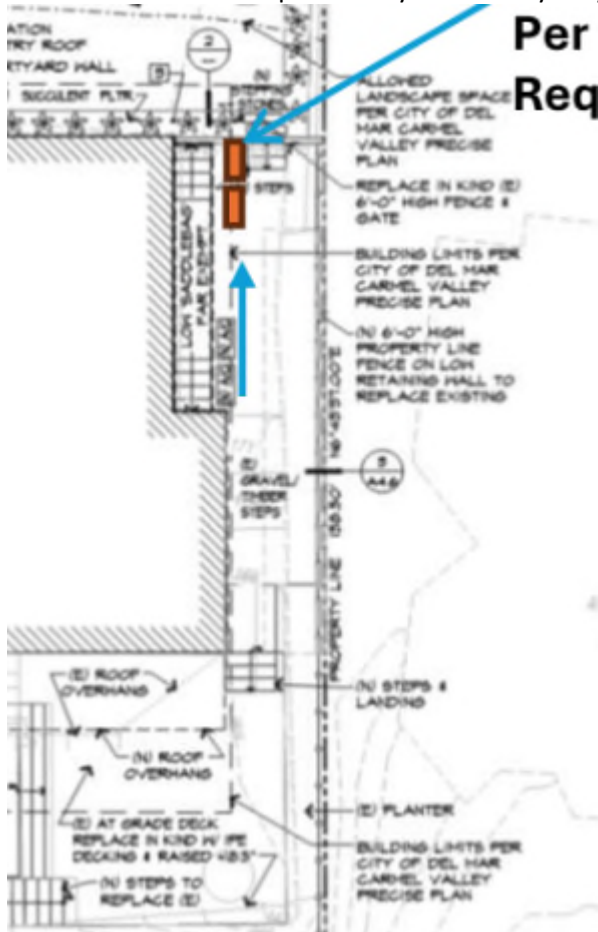
From: Pauline Amar Freedman <amaryoga1@gmail.com>
Sent: Tuesday, March 24, 2026 3:38 PM
To: Jennifer Gavin
Subject: DRB- 495 W Ocean View, minor plan notes

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Hi Jennifer,

This is to clarify that the new door on the east elevation is a solid door and will not have any glass or other transparent material. We value the privacy in our own bedroom as well as the privacy of our neighbor's and are happy to make this official.

In addition, after discussions with neighbors, we will move the heat pump units on the east side of the house further north to reduce the impact of any sound they may create.



Thank you for your assistance.

Pauline and John

Pauline Amar Freedman

March 24, 2026

Dear Del Mar Design Review Board,

We are the residents at 493 West Ocean View Avenue, the eastern neighbor of John and Pauline Freedman at 495 West Ocean View Avenue (Application DRB25-017, LC26-002).

Unfortunately, we are unable to attend your review meeting in person. Thank you for receiving our written comments regarding their application.

We have discussed our concerns with John and Pauline and believe we have come to an agreement on two items:

AC Unit Location: Due to sound concerns with the new AC units being placed below our 2nd-floor bedroom deck and door, they have agreed to place the units as far north as possible. We understand that these units will serve only the main house area, not the new 2 bedroom ADU in the lower level of the house. It is critical that the AC units comply with the City's Noise Ordinance, and we appreciate their relocation to minimize sound pollution on our very quiet cul-de-sac.

New Primary Bedroom Exterior Door: We have been assured that the new door on the eastern side of the home, from the primary suite to the deck, will have no window(s) to ensure privacy for both homes. We hope that this clarification will be documented in the final approval process.

One remaining item for clarification is the exact location of the new retaining wall and fence on the eastern side between our two houses. To ensure accuracy, we have commissioned a formal boundary survey, which will be finalized next week. We understand that the topographic plat submitted for this permit is a separate technical document and does not determine legal property lines. We want to ensure that approval of this application does not determine the wall and fence placement, as we are committed to working closely with John, Pauline, and our experts to confirm the best final placement for the wall and fence.

Thank you for your time and service to our community.

Best,
James & Jacqueline Rogers

From: Will Holliday <will@twosixventures.com>
Sent: Wednesday, March 25, 2026 11:56 AM
To: Planning Mail Box
Cc: Will Holliday
Subject: Item 3 DRB25-015 (Gesher, 1335 Crest Rd)

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TO: Design Review Board,

FR: Will Holliday

RE: Item 3 DRB25-015 (Gesher, 1335 Crest Rd)

I live next door to the Gesher's on the north side and this project has the potential to impact my property the most the neighborhood. The Gesher's are excellent neighbors.

I am supportive of their project. I do have a few concerns that I hope the DRB and Gesher's might be able to address. These concerns are based on the proximity of the project to my primary bedroom and the potential for future use by current or future owners of the additional garage to be used as a workshop with more active use than a typical garage.

North Windows – concern is light, noise, & privacy. Possible adjustments – delete windows or tint, frost, and not have windows that open.

A/C Compressor location – concern is noise. Possible adjustment is relocate to South side of proposed garage. While I understand that modern units are quiet, this neighborhood is nearly silent at night, based on living in my home for over 25 years and enjoy windows open at night.

Garage Door – concern is light from glass doors in the event the space is used at night with the lights on inside. Possible adjustment is having the doors tinted and frosted.

Roof Material/Color – concern is significant glare/light reflection - Request not White or highly reflective material, the glare from white roof on house placed by previous owners and prior to addition of solar panels by current owners was significant.

Rear Porch - concern is light, noise, & privacy. Possible adjustment is North sidewall/fencing for porch.

Thank you,
Will Holliday
1345 Crest Rd



TO: Design Review Board

FROM: Monique Gil, Associate Planner

DATE: March 25, 2026

RE: DRB25-015 / CDP25-016 (Gesher, 1335 Crest Road)

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Planning Department staff suggests that the following condition be added to any approval of DRB-25-015:

DRB-1 *[DRB Added Condition]*

Prior to the issuance of Building Permits the Applicant shall submit revised project plans that depict the following:

North Windows: Remove Windows

A/C Compressor Location: Relocate the AC Condenser to the south side of the garage building.

Garage Door: Change garage door type from Glass to Match Existing (Solid Door to Match Main House Garages).

Roof Material/Color: We propose to garage roof color to light grey.

Rear Porch: Integrate a 45% open screening detail on the north side of the porch to address light/noise concern.

MATRIX DESIGN STUDIO

March 25, 2026

Nico Wallace, CA-38735
CA Licensed Architect
Matrix Design Studio
13444 Barbados Way
Del Mar, CA 92014

Monique Gil
Associate Planner
City of Del Mar Planning and Community Development
1050 Camino del Mar
Del Mar, CA 92014

RE: Response to Will Holliday Comment Email dated March 25, 2026 11:56am

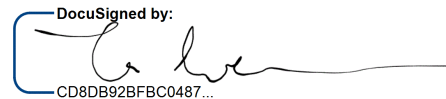
Dear Ms. Gil,

This letter is to acknowledge receipt of the email from Will Holliday sent March 25, 2026 at 11:56am. The clients, Nicole & Ari Gesher, have read the comments and agree that the concerns are easy to address:

We propose to make the following adjustments to the proposed project submittal:

- North Windows: We propose removing these windows.
- A/C Compressor Location: We relocate the AC Condenser to the south side of the garage building.
- Garage Door: We propose to change garage door type from Glass to Match Existing (Solid Door to Match Main House Garages).
- Roof Material/Color: We propose to garage roof color to light grey.
- Rear Porch: We will integrate a 45% open screening detail on the north side of the porch to address light/noise concern.

Warm regards,

DocuSigned by:

CD8DB92BFBC0487...

Nico Wallace
Firm Principal
Matrix Design Studio

DocuSigned by:

CD1E9A408F0C4AD...

Client - Nicole Gesher
1335 Crest Road
Del Mar, CA 92014

Monique Gil

Subject: FW: Item 3 DRB25-015 (Gesher, 1335 Crest Rd)

From: Will Holliday <will@twosixventures.com>
Sent: Wednesday, March 25, 2026 5:08 PM
To: Monique Gil <mgil@delmar.ca.us>
Cc: Brisa Smith <bsmith@delmar.ca.us>
Subject: Re: Item 3 DRB25-015 (Gesher, 1335 Crest Rd)

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Monique,
Yes, that addresses my concerns.
In light of that I withdraw my letter.
Thank you,
Will

Will Holliday
M: 619.218.6632

On Mar 25, 2026, at 5:03 PM, Monique Gil <mgil@delmar.ca.us> wrote:

Hi Will,

Please see the attached acceptance letter and relocated ac unit from the applicant team. If you are okay with the proposed changes staff will incorporate the items as conditions. Please let me know if you would like to withdraw your letter.

Best,
Monique

Monique Gil | Associate Planner
City of Del Mar | Planning and Community Development
1050 Camino del Mar
Del Mar, CA 92014
☎ 858.704.3653 | ✉ mgil@delmar.ca.us

<image001.jpg>

City Hall is open to the public for in-person public services including general walk-in services and payments Monday-Thursday, from 7:30 AM- 5:30 PM. Planning and Building services at the City Hall public counter are

available Monday and Wednesday between 1:00 PM to 5:30 PM. All remote services will continue to be provided during regular City hours. Please check our City website at www.delmar.ca.us for more information.