

2 June 2021

Evan Langan
City of Del Mar
1050 Camino del Mar
Del Mar CA, 92014

Re: Zable McLean Residence - 465 Hidden Pines Lane

Evan:

In response to comments by the Design Review Board as well as, your staff report we have made the following changes to the Zable McLean Residence:

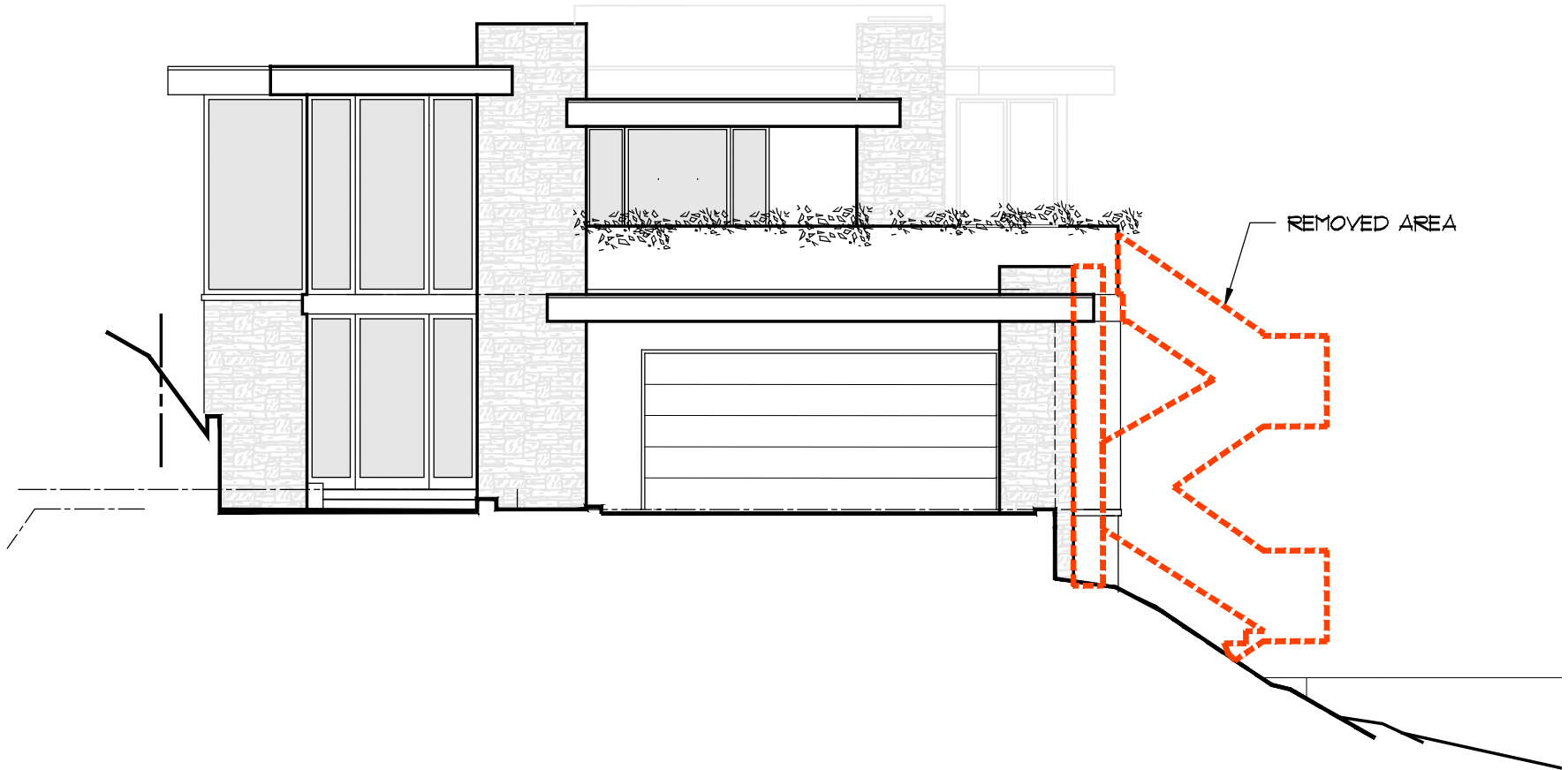
- 1) The exterior stairs have been modified to reduce bulk and mass and reduce the deck sizes.
- 2) The area of covered decks has been reduced by 53 SF.
- 3) The area of uncovered decks has been reduced by 107 SF including the addition of a planter at the west side of the garage deck.
- 4) The garage has been shifted 18" to the north to reduce the amount of fill required for the driveway.
- 5) The eastern most portion of the residence has been shifted to the north to create more articulation in the south elevation and to reduce grading.
- 6) Said eastern most portion of the building has been raised by 12" to reduce the amount of cut required for the northeast patio.
- 7) The entire driveway and the pool patio have been changed to pervious material.
- 8) The portion of wall below the garage floor has been opened to break up the mass.
- 9) We have submitted a letter from the soils engineer indicating that there is no risk of destabilizing the bluffs as a result of the basement construction.
- 10) We have eliminated 3 proposed non-native trees from the undisturbed area of the site.
- 11) Landscaper will try to remove other existing non-native species in the undisturbed area of the site.

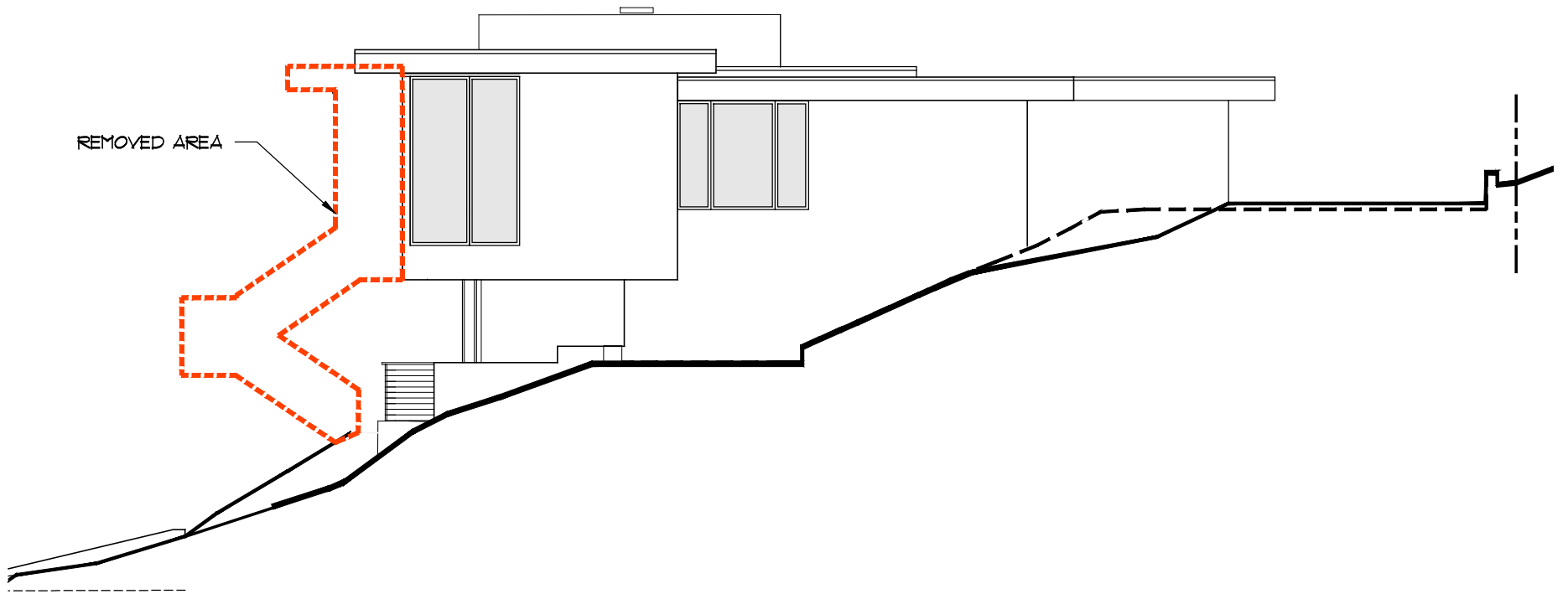
Hopefully, this list will assist in reviewing the modified drawings.

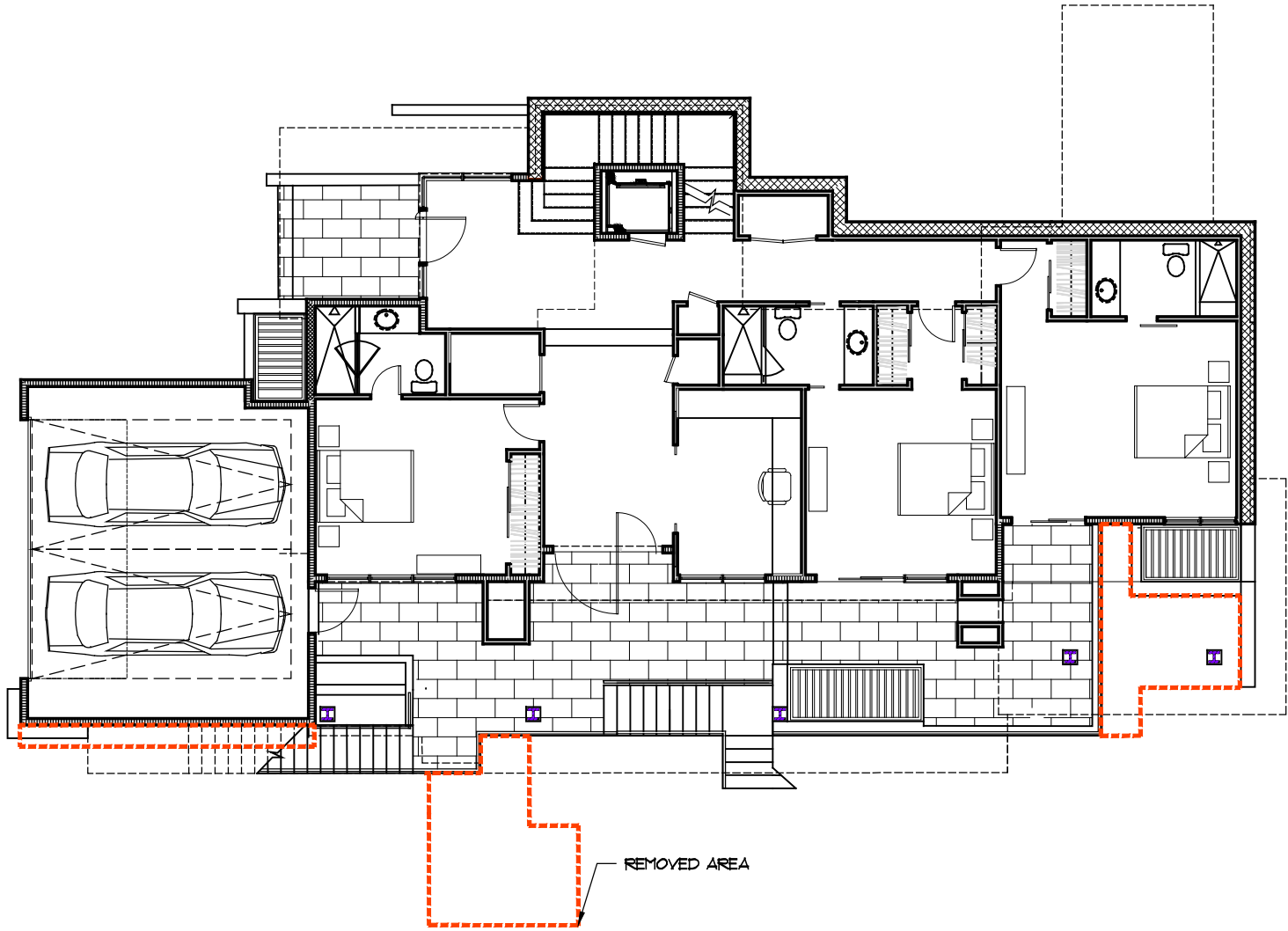
Best regards,



Richard D Bokal
BOKAL & SNEED ARCHITECTS







REMOVED AREA



Geotechnical Exploration, Inc.

SOIL AND FOUNDATION ENGINEERING • GROUNDWATER • ENGINEERING GEOLOGY

02 June 2021

Lauren Zable and Jeff McLean
465 Hidden Pines Lane
Del Mar CA 92014

Job No. 20-12768

Subject: **Hillside Stability Geologic Reconnaissance**
Zable/McLean Residence
465 Hidden Pines Lane
Del Mar, California

Dear Ms. Zable and Mr. McLean:

On May 17, 2021, our Certified Engineering Geologist visited the subject property to evaluate the slope and excavation characteristics of the hillsides that rise from the north side of the home. The slope face soils are well exposed due to natural weathering processes and were observed to be comprised of dense, very competent Torrey Sandstone formational materials with no significant jointing or weak planar surfaces. In our opinion, the existing bluff face and excavated formational materials would be able to safely stand vertical to heights of up to 15 feet during future basement excavation work.

As always, during such work, we will require daily observation by our geologic staff during excavation work along the north wall of the proposed basement and supplemental recommendations will be provided if considered warranted.

This opportunity to be of service is sincerely appreciated. Should you have any questions please do not hesitate to contact us. Reference to our **Job No. 20-12768** will expedite a response to your inquiries.

Respectfully submitted,

GEOTECHNICAL EXPLORATION, INC.

Leslie D, Reed, President
C.E.G. 999/P.G. 3391

