

## Jennifer Gavin

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**From:** Bradford Harcourt <bradford@harcourtmanagement.com>  
**Sent:** Wednesday, July 19, 2023 7:21 AM  
**To:** Jennifer Gavin  
**Cc:** Emily Harcourt  
**Subject:** 1945 Santa Fe Avenue

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jennifer,

We are writing to inform you that we are in support of the design build application submitted by the Borts' for the home at 1945 Santa Fe Avenue. We feel the new home will add value and a nice aesthetic to our neighborhood.

Thank you,

**Bradford Harcourt**  
1942 Santa Fe Ave  
Del Mar, CA 92014

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## Borts house - 1945 Santa Fe Avenue

Re: Justifications for proposed FYSB of Borts House

Hi Jennifer,

I think it is important to take a comprehensive look at the surrounding neighborhood when considering the building massing and setbacks. The proposed house would have the most generous FYSB of any other lot of roughly the same size and configuration. The massing of houses on the street with similar lots are significantly closer to the street and have all of their second story massing right at the minimum FYSB. None of the houses on the street meet the flood plain elevation standards. Below I have included an outline of points regarding the surrounding neighborhood.

- The average FYSB (1900 block) is 17'-8" (many at the minimum 10'-0")
- The FYSBs for all houses directly across the street are 10'-0" or less
- The average FYSB (1900 block) for second floor components is 21'-7"
- The FYSB of the existing Borts house (1945 Santa Fe) is 22'-0"
- The FYSB for the Locatelli house just approved at 1921 Santa Fe is only 16'-9" and the FYSB of the house next door to that is 48'-11"(!)
- The FYSB for the adjacent house to the north (1953) should not be used as a direct comparison
  - It sits on a corner lot with more flexibility of building placement (garage on 20<sup>th</sup> Street)
  - It has nonconforming side and rear yard setbacks (8'-0" and only 3'-8"!)
  - It has a detached garage with only a 4'-0" rear yard setback
  - It does not conform to flood plain elevation requirements
- The FYSB for the adjacent house to the south (1935) should not be used as a direct comparison
  - It is twice as deep (and wide) with more flexibility in building placement
  - It has a substandard side yard setback (4'-3")
  - It does not conform to flood plain elevation requirements

Proposed Borts House:

- FYSB Proposed for the partially below-grade garage is 18'-0" (better than average)
- FYSB for Proposed first floor is 23'-8" (better than existing and better than house to the south)
- FYSB for proposed second floor: 28'-7" (better than average)

Please let me know if I can provide any additional information regarding the neighborhood or proposed house.

Thank you,



Brian Church, AIA

## Jennifer Gavin

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**From:** brian@brianchurcharchitecture.com <brian@brianchurcharchitecture.com>  
**Sent:** Tuesday, July 25, 2023 4:33 PM  
**To:** Jennifer Gavin <jgavin@delmar.ca.us>  
**Cc:** Matt Bator <MBator@delmar.ca.us>; 'Allison Borts' <allisonborts@gmail.com>  
**Subject:** RE: Borts - DRB Staff report

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Hi Jennifer,

I am attaching a revised sheet A0 (Area Plans). I have highlighted the various area types in color to more clearly illustrate the FAR exempt areas being referenced.

I added colors (pink and green) to the legend to indicated the areas reference in Section D.3 that are recommended to be limited to 15% of the allowable FAR. Please note that the green area is below grade.

It is my understanding that overhangs of less than 48" (yellow) are just overhangs and should not contribute to the areas referenced in D.3. Please note that there are NO OVERHANGS elsewhere on the house, which would be typical for a traditional house.

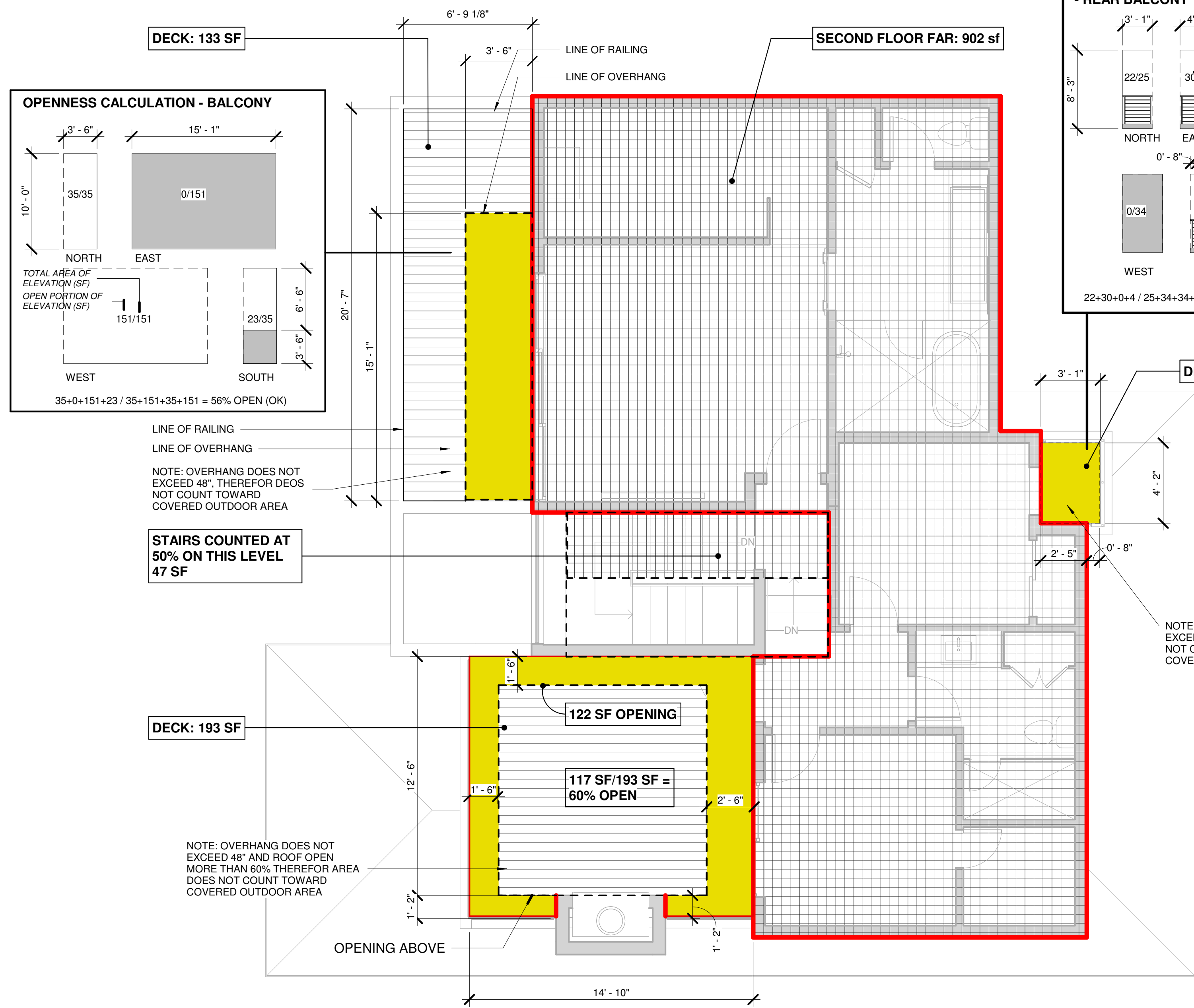
Please let me know if you have any comments or questions.

Let me know if you think this would be helpful to share with the DRB.

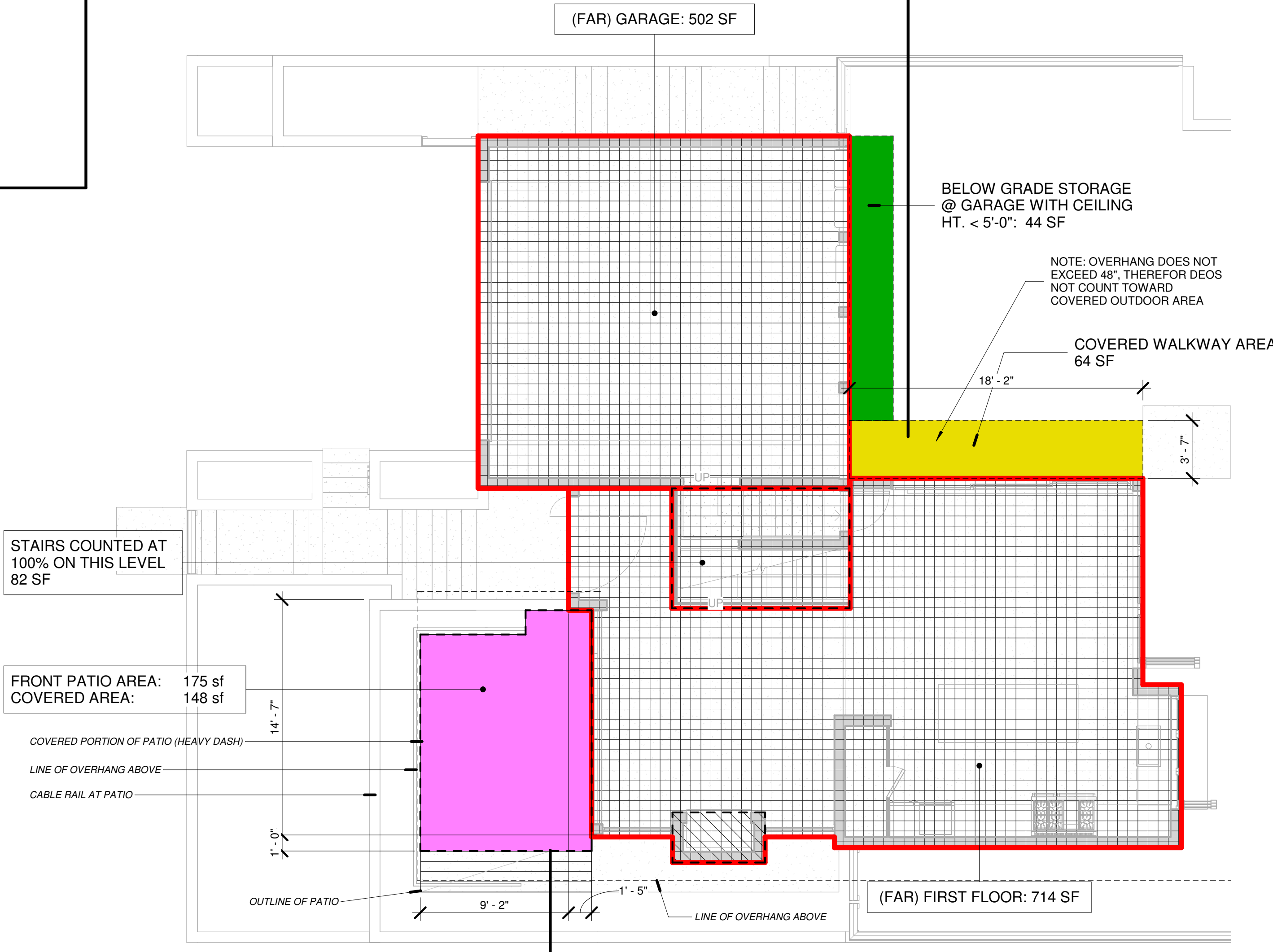
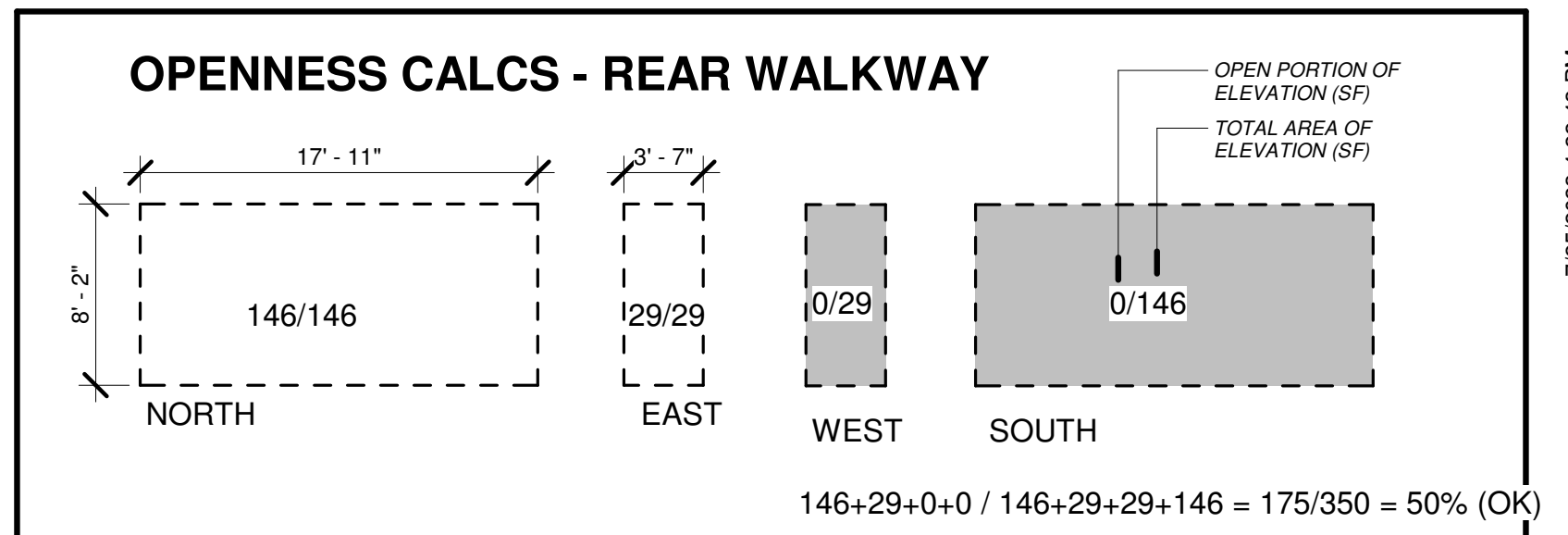
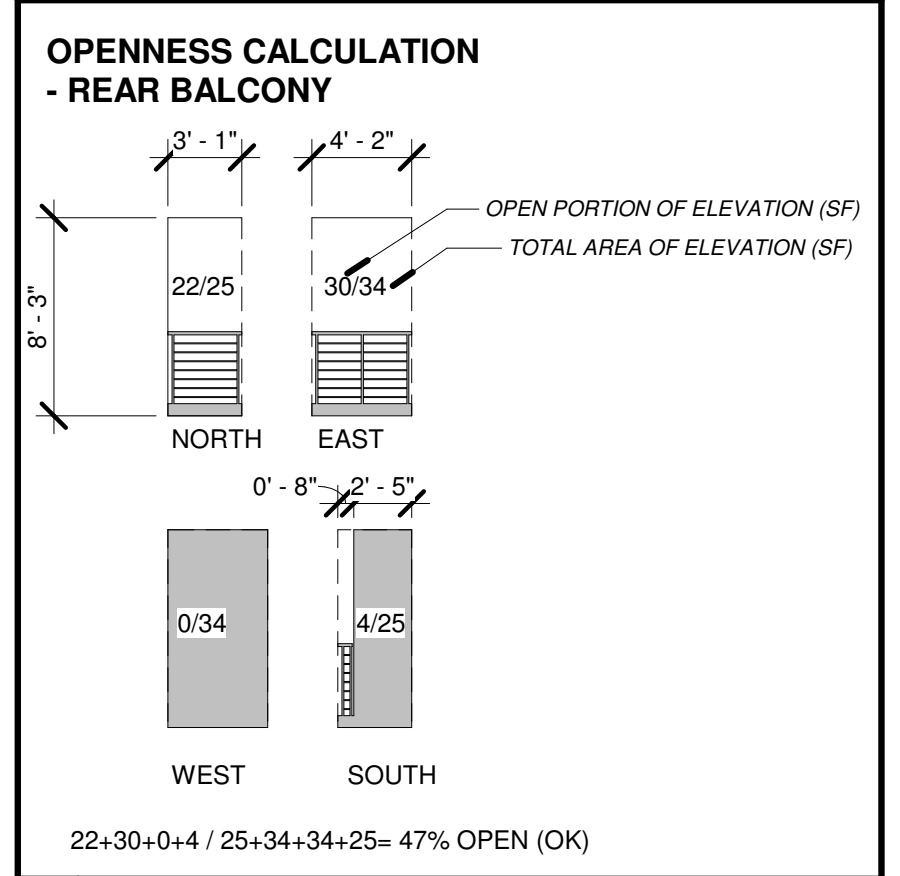
Thank you,

**Brian Church AIA**

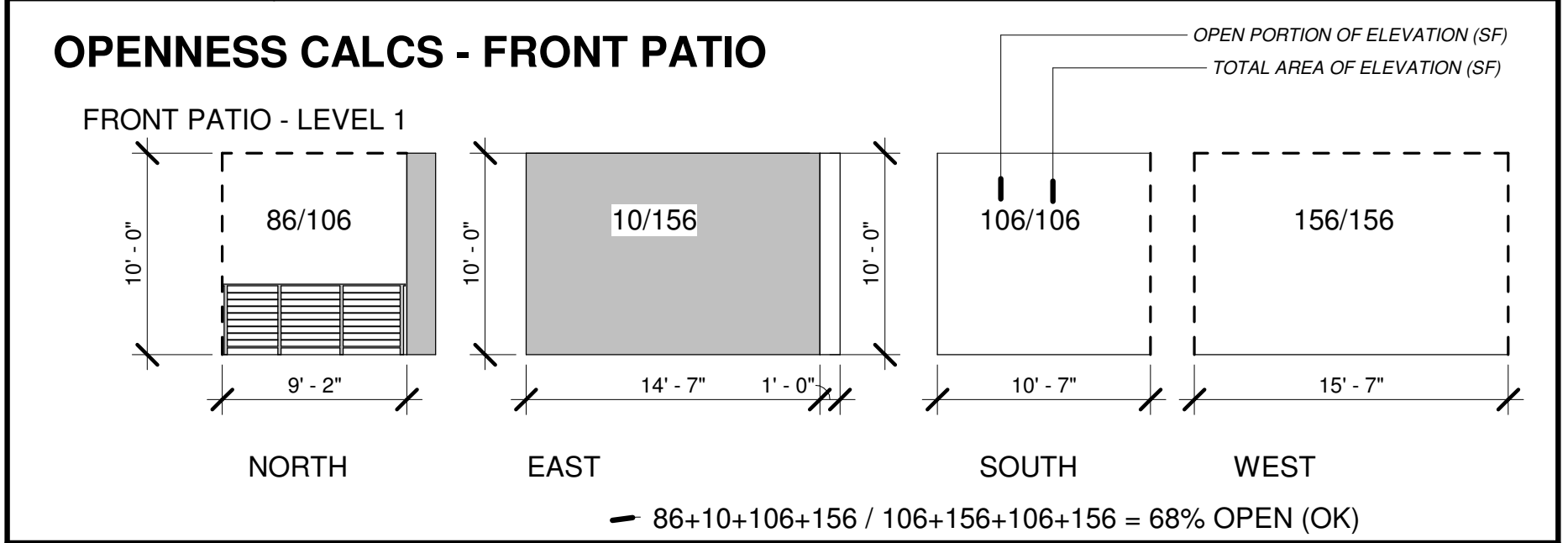
Brian Church Architecture



**2 AREA PLAN - 2**  
1/4" = 1'-0"



**1 AREA PLAN - 1**  
3/16" = 1'-0"



SITE AREA		BUILDING AREAS		
		LEVEL	AREA (FAR)	LIVING AREA
SITE AREA :	4,995	GARAGE	502 SF	0 SF
FAR:	45%	FIRST FLOOR	714 SF	714 SF
ALLOWABLE FAR SF:	2,248 SF	STAIRS - FIRST FLOOR	82 SF	82 SF
FAR EXEMPT AREA RECOMMENDED:	(15%) 337 SF	SECOND FLOOR	902 SF	902 SF
		STAIRS - SECOND FLOOR	47 SF	47 SF
		<b>TOTAL</b>	<b>2,247 SF</b>	<b>1,745 SF</b>

DECKS & BALCONIES	
AREA NAME	AREA
LEVEL 2 FRONT DECK <sup>1</sup>	193 SF
LEVEL 2 MASTER BEDROOM BALCONY <sup>1</sup>	133 SF
LEVEL 2 REAR BALCONY <sup>1</sup>	13 SF
<b>TOTAL</b>	<b>339 SF</b>

1. DECKS HAVE LESS THAN 4'-0" OVERHANG AND THEREFORE DO NOT CONTRIBUTE TO FAR EXEMPT OUTDOOR AREAS.

FAR EXEMPT AREAS	
AREA NAME	AREA
LEVEL 1 FRONT PATIO (COVERED)	148 SF
GARAGE STORAGE (<5'-0" HT.)	44 SF
<b>TOTAL</b>	<b>192 SF</b>

192<337 (OK)

AREA LEGEND	
FAR AREA	
DECK AND PATIO AREAS (UNCOVERED)	
DECK AND PATIO AREA - COVERED W/ OVERHANGS LESS THAN 48"	
FAR EXEMPT AREA (<5'-0" HT.) BELOW GRADE	
FAR EXEMPT COVERED OUTDOOR AREAS AS REFERENCED IN DESIGN GUIDELINES SECTION D.3	

7/25/2023 4:22:43 PM

SUBMITTALS / REVISIONS

#	Date	Revision/Submital

**BCA**

Brian Church Architecture  
507 S. Cedros Ave  
Solana Beach, CA 92075  
(858) 793-3437

**BORTS**  
1945 SANTA FE AVENUE, DEL MAR, CA 92015

STATE OF CALIFORNIA  
C-22-251  
BRIAN CHURCH  
09/30/23

SCALE: As indicated  
DATE: 07/25/23  
SHEET

**AO**

AREA PLANS

NOT FOR CONSTRUCTION

## Jennifer Gavin

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**From:** Neal Gobar <nealgobar@gmail.com>  
**Sent:** Tuesday, July 25, 2023 4:32 PM  
**To:** Jennifer Gavin; Neal Gobar  
**Subject:** Re: Correspondence to Board

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I REQUEST APPROVAL OF THE 1945 Santa Fe proposed new home by the DRB tomorrow... I have reviewed the plans, looked at the property from the street and talked to the neighbor immediately north.. I believe the proposed home [about 150 feet from mine] will be a substantial addition to Del Mar and to this unique. area between Coast and Camino del Mar where I have lived since 1977 and should be built as soon as possible...

Neal Gobar, 258 19th street

On Tue, Jul 25, 2023 at 4:08 PM Jennifer Gavin <[jgavin@delmar.ca.us](mailto:jgavin@delmar.ca.us)> wrote:

Hi Neal,

You may respond to this email with any correspondence you would like the Board to consider for the project at 1945 Santa Fe Avenue.

Thank you,

**Jennifer Gavin | Associate Planner**

**City of Del Mar | Planning and Community Development**

1050 Camino del Mar

Del Mar, CA 92014

☎ 858.755.9313 | 📠 858.755.2794 | ✉ [jgavin@delmar.ca.us](mailto:jgavin@delmar.ca.us)

**City Hall is open for public services Monday-Thursday, from 7:30 AM- 5:30 PM and Friday from 7:30 AM- 4:30 PM. Counter hours for Planning and Building services are Monday and Wednesday between 1:00 PM to 5:30 PM or by appointment. All remote services will continue to be provided during regular City hours. Please check our City website at [www.delmar.ca.us](http://www.delmar.ca.us) for more information.**