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Evan Langan <elangan@delmar.ca.us>

RED DOT LETTER

September 16, 2020

City of Del Mar
Design Review Board
City Hall, City Council Chambers
1050 Camino Del Mar
Del Mar, CA 92014-2698

Item 1 - DRB 19-006; CDP 19-005; LC19-005; TRP 19-002
New Construction of Residence
Site Location: 429 Carolina Road - APN: 300-030-80
Applicants / Owners: Troy and Sherri Williams

Design Review Board Meeting [DRB] of September 23, 2020

Dear Members of the Design Review Board:

As you know from the previous two hearings, this firm represents **Mr. and Mrs. Troy and Sherri Williams**, the owners of property at 429 Carolina Road, Del Mar, CA, consisting of an undivided, single, legal residential lot measuring over one half an acre, which is the subject of an application to construct a single family residence, to be heard for the third time on September 23, 2020, before the Design Review Board.¹

We respectfully submit these facts and analysis in support of the Staff's Recommendation of Approval of the revised and redesigned project, consistent with the requirements of the DRB Members' comments and the DRB Ordinance and Guidelines.

¹ City of Del Mar Staff Report to Design Review Board - September 23, 2020

Staff Report has consistently supported the home design

Although the first Staff Report of January 22nd, 2020, was supportive, it did not expressly recommend approval of the original project design.²

After the hearing of that date, however, the Williams completely redesigned the layout of the site plan, reversed the entrance design and, understandably, received the unequivocal support of the Staff prior to the second DRB hearing of May 27, 2020.³

The Staff emphasized: "Pursuant to facts in the record, including the analysis herein, staff recommends that the project as revised complies with the feedback provided by the Design Review Board.... Staff accordingly recommends DRB adoption of the draft resolution of approval ...included with this report, thus approving the project as proposes."⁴

The DRB members will note that the Staff Report for the pending hearing of September 23, 2020, offers an even greater level of support for this beautiful home design, which enjoys the enthusiastic support of the surrounding neighborhood.⁵

Williams' family has addressed all DRB concerns

Troy and Sherri Williams have complied with every requirement or even suggestion of the DRB members. Sometimes those demands have changed or expanded from time to time yet the Williams have never refused to comply and redesign.

Without enumerating the order of the countless changes that have been made,⁶ it is a truthful statement to say that this home has been subjected to a wide range of changes at the first hearing and then an entirely new set of changes at the second.

Again, these design changes were not minor or cosmetic. Just a few of the conciliations, as itemized in the Staff Report include:

- *The proposed dwelling's second story has been removed, concurrent with a two-foot increase in the elevation of the finished floor. Overall height has been reduced from 21 feet 11 inches to 16 feet six inches.*

² See Staff Report to Design Review Board – January 22, 2020

³ See Staff Report to Design Review Board – May 27, 2020

⁴ See Staff Report to Design Review Board – May 27, 2020; page 11 of 11.

⁵ See Staff Report of September 23, page 3; *Staff Analysis and Recommendation*.

⁶ Letter from JDF Design & Drafting, LLC Owner, Jim Frisbee, to Evan Langan, September 3, 2020.

- *The footprint of proposed development has been expanded by 603 square feet, and the floorplan have been revised, with the former resulting in new structure setbacks at the front, westerly side and rear yards. See sheet DRB-0 of the project plan-set for a listing of proposed/revised setbacks.*
- *Lot coverage has been increased from 21 percent to 22.5 percent, and; landscaping coverage has been reduced from 60 percent to 58.3 percent. As stated, Board consensus at the project's (most recent) May hearing was to permit a reduction in landscape coverage (to a figure below that recommended by the Design Guidelines) if the proposed dwelling was revised to single-story.*
- *The Project's proposed landscaping palette has been revised to include two new Monterey Cypress Trees along the property's Carolina Road frontage, in addition to another proposed at the property's southeasterly extent. Additional landscape changes include the addition of five new Olive Trees (an increase of one from that originally proposed) and a variety of plantings throughout.*
- *Proposed cut has been reduced from a former 289 cubic yards to 265 cubic yards; proposed fill has been increased from 224 cubic yards to 319 cubic yards. See Sheet DRB-1 for an illustrative grading exhibit (showing areas of proposed cut and fill) and Sheets C-2 and C-3 of the submitted plan-set for the project's Preliminary Grading Plan.*
- *The footprint of the project's proposed swimming pool and spa have been subtly expanded.⁷*

Williams' family has addressed all neighborhood concerns

The Williams' house design has been delayed by not only the DRB concerns, but also those objections presented by certain neighbors.⁸

Throughout this lengthy process, their neighbors to the west [Arapage, Moore, Checkoway] objected to the house design as it impacted their views.

Upon learning of the neighborhood concerns, Troy and Sherri Williams personally met with all concerned parties and directed their Designer, Mr. Jim Frisbee, as well as all consultants [Arborist, Landscape Architect, Engineers, etc.], to address each and every issue.

⁷ See Staff Report of September 23, page 2; *Staff Introduction*.

⁸ See westerly neighborhood letters of opposition [Arapage, Moore] attached as exhibits to City of Del Mar Staff Report to Design Review Board – September 23, 2020

These efforts have not only taken several months' time but have also required significant, costly redesign of the entire structure and landscape. In fact, the Williams have effectively agreed to every request of the neighbors, including the reduction of the home from two stories to one.

Neighbors have withdrawn their opposition

Due to the generous compromises by Troy and Sherri Williams, and the expeditious redesign work of Mr. Frisbee, the neighbors' opposition has been withdrawn, formally and in writing.⁹

The Staff Report specifically references the neighborhood support:

“Project Correspondence

As of this writing, correspondence has been received from eight individuals or households concerning the revised project.

Of the submitted correspondence:

- *Two letters are from individuals or households that opposed the project during earlier hearings, **but have since rescinded their concerns** and provided new correspondence supporting approval of the project as revised.*
- *One letter is from an individual that did not provide correspondence during the project's first and second hearings, initially opposed the current (revised) design, **but has since rescinded those concerns.***
- *Five letters of support from residents or households and whom also submitted materials (**all in support**) during one or both of the project's initial hearings.*

In summary, the project has no remaining opposition.” [All Emphasis Added]¹⁰

⁹ George and Dana Arapage – 439 Carolina Road; see withdrawal of opposition letter August 6th, 2020
Jeff and Bernadette Moore – 449 Carolina Road; see withdrawal of opposition email correspondence August 5th, 2020.

¹⁰ See Staff Report of September 23, page 2 *Project Correspondence*.

Application now represents a Third, Complete redesign of home, as per DRB request

At the January 22, 2020 meeting of the DRB, the members determined that the access from Carolina Road should be eliminated, with access being achieved off the alley to the back of the property.

Although such a change required a complete redesign of the project, the Williams agreed to the DRB request and directed their Designer to comply.

Then, at the DRB meeting of May 27, 2020, the Members decided that the views of the neighbors to the west were so important as to justify their requirement of another complete redesign, including demanding that the house plans be completely redrafted to reflect a modest, one story unit on a large, double wide lot.

Again, the Williams agreed to the reduction of the house to a one story. In addition, Mr. and Mrs. Williams authorized countless changes to the already completed plans, in order to satisfy the suggestions and requirements of the City Staff and DRB.

Remember that the existing property sustains an abandoned, moldy structure and the proposed new home construction will improve the community and neighborhood

I urge you not to forget the enormous aesthetic benefits of building a new house on this run-down site. The neighbors understand this benefit and several have produced letters of support, observing that the lot at 429 Carolina Road is an eyesore without redeeming value.¹¹ They all agree it threatens the property values of the neighborhood and justifies extensive improvement.

Summary - Adopt Resolution No.-2020-00

Finally, I ask you to help the community and entire neighborhood by concluding that an improvement to the neighborhood through the elimination of an abandoned, rotting structure, creates a rising tide of property value that lifts all the comparative City of Del Mar properties.¹²

If you do, you will be joining the enthusiastic opinion of not only the City Staff, but also the entire neighborhood as well as several citizens of the surrounding, City of Del Mar Community.

¹¹ Refer to the Staff Report of May 27, 2020, for photograph of existing lot aerial view.

¹² Other letters of support will be added to the record as Red Dot correspondence.

C. Samuel Blick
Attorney at Law

We urge the Design Review Board Members to honor the hard work and compromise represented by this redesign and to approve this application for Troy and Sherri's new home.

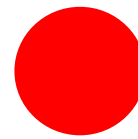
Sincerely,

/s/ C. Samuel Blick

C. Samuel Blick
Attorney at Law

Enclosures:

cc: Mr. and Mrs. Troy and Sherri Williams
Mr. Jim Frisbee, JDF Design and Drafting, LLC Architects
Mr. George Mercer, Landscape Architect
Mr. Mark Wisniewski, Arborist



From: Christopher Kielich <cjkdm@roadrunner.com>
Sent: Wednesday, September 16, 2020 7:34 PM
To: Evan Langan
Subject: 429 Carolina Road

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.

To the members of the Design and Review Board:

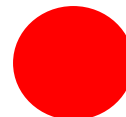
I am the homeowner at 436 Van Dyke Avenue—one of the properties directly behind the proposed project. I am writing to express support for the Williams' single level plan. They have gone the extra mile in addressing the concerns of the DRB, and each of the neighbors impacted by this project.

By reducing the maximum height, shifting the project off the alley and eliminating south facing windows along with landscape enhancements they have addressed all of the privacy concerns that I had.

I think their willingness to compromise and place a priority on good relationships with the neighbors should serve as an example for other individuals looking to construct new homes in Del Mar. I hope the DRB agrees that the current plan addresses all outstanding concerns and approves it as is.

Sincerely,

Christopher Kielich



From: Monica Schneider <overzealousdesign@gmail.com>
Sent: Thursday, September 17, 2020 1:29 PM
To: Evan Langan
Subject: Support for Proposed plans at 429 Carolina Road - Williams family

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.

Dear Mr Langan and Members of the DRB:

We are writing in support of the proposed plans at 429 Carolina Road. We rent a home at 452 Van Dyke Avenue and share the alley with the Williams at 429 Carolina. We look forward to seeing the improved landscaping and a nice home on this property. We think the single story plan is very modest for the neighborhood. We also appreciate the privacy created by the landscape plan along the alley. We understand that the Williams' family has been working on this for more than two years. We respectfully request approval of their plans.

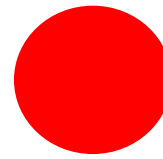
Sincerely,

Don and Monica Schneider

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Monica M Schneider

www.overzealousdesign.com



From: Sheila Unick <sunick@icloud.com>
Sent: Monday, September 21, 2020 11:37 AM
To: Evan Langan
Subject: 429 Carolina

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.

SUBJECT: Support of Williams' project on 429 Carolina

Evan: will you please read this at the hearing next week?

Dear Members of the DRB: I am writing in support of the Williams' project on [429 Carolina Road](#). This is the 3rd letter of support that I've written. I thought that their previous proposals were reasonable given the size of the lot and the size of the Williams' family. In my opinion, the Williams family has listened diligently to the neighborhood feedback and to your feedback. They have made significant changes and compromises over the past 2.5 years, including moving the driveway to the alley from the current location on Carolina, reducing grading, reducing retaining walls, reducing impervious coverage and patio area, reducing ceiling heights, changing the landscape plan several times, etc. Perhaps their most notable compromise is the elimination of the 2nd level altogether, even though it wasn't clear that this compromise was required. I think that this shows a good faith attempt to move forward with full support from the neighborhood. In fact, I really think that this family has done everything that you've asked over the past 2.5 years and have accommodated every possible concern in the neighborhood. I've heard that nearly a dozen neighbors plan on writing letters of support and am aware of no outstanding opposition. We are all ready to see a nice home and landscaping on that lot, so for the benefit of the neighborhood, I respectfully request that you approve this project.

Sincerely,
Sheila Unick