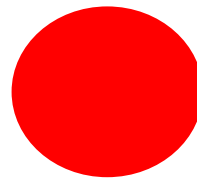




PLANNING | ENTITLEMENTS | SUSTAINABILITY



November 4, 2022

Ms. Jessica Evans, Senior Planner
City of Del Mar
1050 Camino Del Mar
Del Mar California 92014

Re: Information for V22-001 (785 Kalamath - Schuckit)

Dear Ms. Evans,

Marc and Judy Schuckit are the owners at 785 Kalamath Drive and are requesting a Variance for a 5'-0" pool security fence to enclose an existing pool located within the front and side yard setbacks. The purpose of this letter is to: 1) provide background on the property; 2) describe the nature of the improvements made to the property; and 3) present you with information in support of the referenced Variance application.

Property Site Description/Development History:

The subject property is a corner lot located at the corner of Crest Road and Kalamath Drive. The site is flat and rectangular and contains an existing two-story structure, built in 1929, and associated site improvements including a kidney-shaped pool that was originally built in or around 1935. The location of the pool is considered [legal] non-conforming in that it is located within the front and street yard setbacks.

The pool security barrier, i.e. the method by which the pool is required to protect people entering the pool area, has historically been by way of an old chain link fence and extensive landscape shrubbery along both the Crest and Kalamath frontages which has provided an impenetrable barrier to keep folks out and keep the pool private and safe.

In early 2022, a construction vehicle drove through a section of the hedge, exposing a small hole opening between the street and the pool area. As a result of the breach in the security barrier, the City's Code Compliance Officer issued a Notice of Violation for the owner to meet the minimum pool security requirement for a 5'-0" fence, as is requested in this Variance.

Variance Application:

The variance request is for relief to exceed the fence height in order to meet pool security requirements. The proposed fence would be aligned just along the edge of the existing pool patio, interior to the large hedge that surrounds the property. At 5'-0" the height of the fence is the minimum necessary to meet current pool safety code requirements.

Letter to Jessica Evans, Senior Planner
Re: Schuckit Variance Request (V22-001)
November 4, 2022
Page #2

The fence is designed with black vinyl chain link in a manner that would allow the vegetative hedge to grow through, up, and around the fence, making the site appear as it always has with an abundant privacy hedge running along the Crest and Kalamath frontages. The new fence will not be visible from neighboring properties or public rights-of-way.

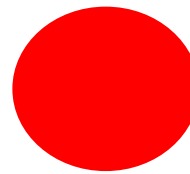
We have reviewed the pertinent standards for the granting of variances and believe that our request meets those standards. We support the staff analysis and recommendation that there are unique circumstances with respect to the age, location, and surroundings of both the home and pool that warrant approval of the Variance. We hope you agree.

Please contact me at (858) 692-8832 or owner Judy Schuckit at (858) 229-3544 with any questions or if any Planning Commissioners would like to schedule a time to visit the site.

Thank you for your assistance.

Sincerely,

Robert J. Scott, PhD
Principal Planner



From: Jessica Evans
Sent: Monday, November 7, 2022 4:44 PM
To: Adriana Jaramishian
Cc: Matt Bator
Subject: FW: Schuckit Fence Variance (V22-001) -- Proposed Red-Dot Special Condition

Hi Adriana,

Here's another red dot correspondence for PC. Thanks!

Jessica Evans, AICP | Senior Planner
City of Del Mar | Planning and Community Development
1050 Camino del Mar
Del Mar, CA 92014
☎ 858.755.9313 | 📠 858.755.2794 | ✉ jevans@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 for more information.

From: Robert Scott <rjsplanning@gmail.com>
Sent: Monday, November 7, 2022 4:43 PM
To: Jessica Evans <jevans@delmar.ca.us>; Matt Bator <MBator@delmar.ca.us>
Cc: judith schuckit <jjschuckit@yahoo.com>; Jack Smyer <jack@smyerarc.com>
Subject: Schuckit Fence Variance (V22-001) -- Proposed Red-Dot Special Condition

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.

Hello Jessica and Matt,

Please forward this email to the Planning Commission as red-dot correspondence. Based on a (re)assessment of the existing site conditions at 785 Kalamath (Schuckit Residence), the owners believe they may be able to repair or replace the existing chain link fence along the Crest Road and not have to build the new fencing interior to the hedge.

Below is a proposed special condition (SC-2) that would allow them such a design alternative, subject to the Planning Director's approval.

SC-2 [Development alternative authorization under this variance]

The Planning Commission's approval of V22-001 may allow an alternative revision to the submitted plans dated **October 26, 2022**, to repair and/or replace the

existing approximately 4.5-foot-high chain link fence along the Crest Road property frontage in order to meet pool security fencing requirements, at a maximum height of 5 feet, and shall be constructed with fencing material to match the existing fence. Such revision shall require submittal of revised plans subject to review and approval by the Planning Director and shall be subject to a Design Review Permit. Any other revisions or proposals for modification, aside from this condition to repair or replace the existing fencing, shall require review by the Planning Commission.

Please call or email if you have any questions.

Thanks,

Bob

--

Robert J. Scott, AICP, LEED AP
RJS Planning + Land Use Solutions, Inc.
1155 Camino del Mar #119
Del Mar, CA 92014
Tel. 858.692.8832