

## **Matt Bator**

---

**From:** Chris Jones <christopherjones8888@gmail.com>  
**Sent:** Monday, July 25, 2016 8:31 AM  
**To:** Matt Bator  
**Cc:** Tom Blakely  
**Subject:** Chimney Alterations at 1110 Luneta Dr.

I am sending you this in total support of Tom Blakely's (1109 Luneta Dr.) objections to the major alterations to the design of the chimney on the construction at 1110 Luneta Dr. If the original "Story Poles" were correct, then this change is certainly not within the building permit issued by Del Mar. Such a major change to the permitted design should not be allowed, especially when it impacts someones view corridor.

I would appreciate your serious review of this apparent permit violation.

Thank you.

Christopher Jones  
1140 Cuchara Dr.  
Del Mar, CA 92014

Phone: 858 205 3704  
Email:christopherjones8888@gmail.com

**Matt Bator**

---

**Subject:** FW: Delivery Status Notification (Failure)

**From:** Carl Winston <[cwinston@mail.sdsu.edu](mailto:cwinston@mail.sdsu.edu)>

**Date:** July 21, 2016 at 12:01:27 PM PDT

Subject: New home project at 1110 Luneta Dr

Hello Del Mar Planner,

We have learned that the home at 11th and Luneta is knowingly building a chimney not approved by DRB that adds bulk & mass while blocking views, ETC.

We are also building two homes at 320 11th Street and wonder if we too can not follow the approved plans. (Just kidding, but hopefully you get my point.)  
Do you all just let this happen? Why?

Carl Winston  
320 11th St  
Del Mar.

---

**From:** Ted Shank <[REDACTED]>  
**Sent:** Thursday, July 21, 2016 1:35 PM  
**To:** Matt Bator  
**Subject:** Re: Howard Gad project at 1525 Luneta

To: Del Mar Design Review Board and Matt Bator

Mr. Gad has certainly made improvements since the first design of this project.

However, so far as I can see past the bushes which he refuses to cut, the project still encroaches on the view from my Living Room. The bushes I suppose are intended to hide the flags and poles. One can only see what is intended by walking up the driveway to see from an angle the flags and poles that are behind the bushes.

The project is still very large (6,000 sq ft). I don't know if it looms over Luneta.

Sincerely,

Ted Shank



July 22, 2016

City of Del Mar  
Design Review Board  
c/o Joseph Smith  
2010 Jimmy Durante Boulevard, Suite #120  
Del Mar, CA 92014

**RECEIVED**

JUL 22 2016

CITY OF DEL MAR  
PLANNING DEPARTMENT

RE Project DRB 15-031, 2004 Ocean Front

Dear Design Review Board members.

I am writing in response to a letter received from the Herricks regarding the proposed house at 2004 Ocean Front.

The Herricks were concerned about the affect of the house on their views to the west from their master bedroom and roof deck. I spoke to Mr. Herrick regarding the house and explained that the location of the house on the lot is extremely limited due to the lot's substandard size and setbacks. I also explained that lowering the house would not improve their views, since it is the location of the house that is affecting them. Perhaps most importantly, the views discussed are not from their primary living area/primary view, and as such are not protected under the DRO. While our preference would be to accommodate everyone's concerns, in this case, we really don't have a viable alternative to the location of the second floor.

I will be stopping by the Herrick's house on Monday to discuss the matter in person and see the views from their master bedroom and roof deck. Based on my understanding of the configuration of their house, I do not think any adjustments to the proposed design would be particularly helpful to them or necessary based on the DRO regarding primary scenic views.

Based on input from the Planning Commission, and the neighbors, we have tried very hard to minimize the second floor area, and have made specific adjustments to improve the views from the Duckett's house to the east (where the proposed house can see the house from a primary scenic view). We have also taken great care to carve away the corners of the second floor to maximize diagonal views across the site. Unfortunately, we do not have any options that can solve all the issues while still allowing the owners to create a home of appropriate scale and equal quality to the other houses in the neighborhood.

I will follow up again next week, should we discover any other solutions upon visiting the Herricks house next Tuesday.

Thank you,

Brian Church AIA



RECEIVED

JUL 25 2016

July 7, 2016

CITY OF DEL MAR  
PLANNING DEPARTMENT

City of Del Mar  
Design Review Board  
c/o Joseph Smith  
2010 Jimmy Durante Boulevard, Suite #120  
Del Mar, CA 92014

Dear Design Review Board members,

*Our* *we*  
My name is *Bruce + Julie Huebner* and I live at *2004 Coast Blvd*. I am writing this letter in support of project DRB15-031, a new two story house at 2004 Ocean Front. We have reviewed the house plans and the story poles for the proposed house, and look forward to this improvement to our neighborhood.

Thank you for your time and consideration.

Sincerely,

*Sue A Huebner*

RECEIVED

JUL 22 2016

City of Del Mar  
Administrative Services Dept.

7

RECEIVED

JUL 21 2016

CITY OF DEL MAR  
PLANNING DEPARTMENT

July 20th, 2016

Mr. Anthony J. Varano, Jr.  
2004 Ocean Front Lane  
Del Mar, California 92041

RE: Design Plans for 2004 Ocean Front Lane

Dear Mr. Varano:

I am the duly authorized representative of the Duckett Family, the owners of the properties located at 2001 Ocean Front Lane and 2008 Ocean Front Lane, Del Mar, California. Both properties are adjacent to 2004 Ocean Front Lane. I am writing concerning the design plans for a new home to be constructed on the property.

I appreciate your efforts to notify me of your intentions, sharing with me the building design plans, and meeting with me to review them. I was glad to have the opportunity to provide you with my thoughts about how the project might impact the Duckett properties and pleased that you have considered my comments and concerns in a positive manner.

I have reviewed the revised plans you have provided me showing the comparison with the original plans. The elevation you have provided indicates you are amenable to lowering the planter area and moving the deck roof frame north to align with the house, in accordance with the existing ten foot set-back. Based on these changes I will give my consent to and approval of the plans. By copy of this letter, with the revised plans attached, I am notifying the Design Review Board of same.

Please acknowledge your agreement with the above and confirm that the revised plans I have reviewed will be the plans submitted to the Board for approval. I wish you luck with the new home and believe it will be an attractive addition to the neighborhood and enhance both the aesthetics and values of all of our properties.

Very truly yours,

  
Richard Staunton

CC: Design Review Board  
Copy attached.

**Shaun McMahon**

---

**From:** [REDACTED]  
**Sent:** Monday, July 25, 2016 3:20 PM  
**To:** Shaun McMahon  
**Subject:** 1970 Zapo Street

Design Review Board  
c/o Shaun McMahon, Assistant Planner  
City of Del Mar

Re: APN 299-193-03 1970 Zapo Street

Dear Design Review Board Members

I am the homeowner of an adjacent property, 1986 Zapo Street, directly east (behind) the applicants property.

The main concerns that I would like to address are listed below.

23.08.040

B. The neighborhood presently has a terracing type of flow so that homes have maintained both privacy and unobstructed views. The proposed home extends far into that view corridor further restricting that openness.

D. The overall size of the proposed property and the closeness to the street on the N/E side of Zapo Street create a crowded aspect to the neighborhood.

The height of structure in front of my home are 204.63 inches. (This figure was obtained by looking at the plans.)

23.08.072 D. Privacy. The master bedroom and bath planned are directly in front of the main living area of my home. Would like to be assured that frosted windows be installed for respective occupants privacy.

23.08.76 landscape concerns

The trees proposed on the north side of Zapo

Thornless Palo Verde (4) 20-30 feet tree height

Ice Blue Podocarpus all along west and east property 25 feet tree height

While both types of trees are attractive, my concern is they will further impede my view. I would like to see a type of tree choice without the risk of view blockage and also have a covenant on future types of trees that may be planted that could restrict views from my home.

Respectfully

Beth Sutter Allen

1986 Zapo Street  
Del Mar

Bethsutter777@gmail.com  
858-444-7833