

Adriana Jaramishian

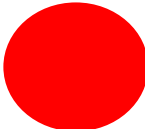
From: Steve Shields <steve@transprop.com>
Sent: Friday, January 21, 2022 11:13 AM
To: Planning Mail Box
Subject: Rimini Rd Wilson project

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I am a neighbor of the subject site (Wilson residence) and support their proposed project. The design is well designed incorporating much of the existing footprint, bluff preservation and set back of Rimini are a few highlights.

Please advise if I can share any other thoughts. Thank you.

Steve Shields
TPC
858 204 0626



Evan Langan

From: Malea Smith <maleasmith1@gmail.com>
Sent: Thursday, January 20, 2022 8:12 AM
To: Evan Langan
Cc: Sam Blick; Pete Smith
Subject: Feedback for DRB regarding 636 Rimini Development – APN: 300-143-24

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Hi Evan,
Pete and I have compiled a list of our concerns regarding the development project located at 636 Rimini Road (APN 300-143-24). Please confirm with me when you have passed these concerns along to the DRB members.
Let me know if you have any questions.
Malea

To the Design Review Board,

We invite each member of the Design Review Board to visit our home, stand on our deck and in our primary living area to view the story poles in order to observe the effect the proposed project has on our property. Pete and I can be reached on our mobile phones: Pete Smith (858-997-4674) and Malea Smith (858-822-8424).

While we are supportive of owners’ rights to improve their property we do have significant concerns regarding the current development proposal at 636 Rimini Road. We have provided the developers with our concerns on multiple occasions. Our home located at 1232 Crest Road is the adjacent property directly east of the project development site.

23.08.072D The design will create an unreasonable invasion of privacy to our property. The proposed master bathroom window (located next to the bathtub) and windows in the stairwell leading to the master on the east side of the second story will have direct sight lines into every west facing window of our house (including direct horizontal sight lines into 3 bedrooms) as well as the entire back yard.

23.08.072J The proposed development locates structures which unreasonably, adversely impact outdoor areas on our property.

1. The location of the structure and its second story mass placed centrally in the lot and directly on the easterly setback has a looming effect on our outdoor living space. It greatly impacts our outdoor scenic views, eliminates virtually all ocean views, and dramatically reduces afternoon sunlight. The windows on the second story will have direct sight lines onto our entire backyard eliminating its privacy.

C9. Landscape and Vegetation Design Guidelines

I. New landscaping should be selected to provide a level of screening that would not block views for neighboring homes.

- 1.
- 2. **Avoid**
- 3. **columnar and/or densely planted trees.**
- 4.

We would like to note and object to the 60 x 20 ft. Ficus columnar screening hedge that was installed in June 2020 along the south end of our adjacent property line. This hedge to provide privacy for the proposed pool negatively impacts our outdoor living space by its sheer size and bulk. The hedge eliminates light and natural breezes to our backyard as well as drastically changes our scenic views. Between the proposed structure, the

hedge and the trees that have not been trimmed since the developers purchased the property in August 2014 there will be no scenic nor ocean views left from our backyard living space. This hedge has not been properly maintained since installation and carries disease: white fly and black sooty mold. The location of the pool in proximity to the hedge will encourage their notoriously invasive root systems to grow east into our property. The remaining

60 x 12 ft. hedge installed at an earlier date along the north end of the adjacent property line is welcome. For clarity the total length of the hedge runs 120 ft. along the entire length of our adjacent property line. The northerly portion of the hedge replaces a Eugenia hedge previously removed by the developers. We do, however, object to it growing in height to match the rest of the 20 ft. hedge.

23.08.076A The natural state topography or landscaping is not being preserved insofar as practical, by minimizing tree and soil removal.

While we do not have specific objections to the proposed removal of various trees from the property we do have major concerns with the growth rate of all Torreys on the property as well as the Norfolk Island Pine. In the seven years we have owned this house we have seen a significant change in our scenic and ocean views due to the growth of trees on this property.

23.08.077C The design is out of scale with structures in the neighborhood. The proposed second story is too high and inconsistent with the height of other houses up the slope of the hill. T

23.08.077D The design is not harmonious with or is functionally incompatible with the surrounding neighborhood in one or more of the following respects:

2. **Structural siting on the lot.** The placement of the structure and second story are located centrally in the lot. The structure's location directly on the easterly set-back creates a significant impact on our property.

4. **Architectural features and ornaments.** The placement of the chimney on the second story is located dead center in our primary view.

23.08.077F The design would adversely affect the lighting or noise quality of the local neighborhood. The installation of a pool and outdoor speakers would adversely impact the noise quality of the neighborhood. There are already 3 pools and one set of outdoor speakers immediately adjacent to our property and due to the acoustics of the hillside this is a cause for concern.

23.08.077H The proposed development unreasonably encroaches upon primary scenic views of neighboring property. The proposed development occupies over 30% of the scenic view from our primary living space (living room) from multiple vantage points. Our scenic view consists of views of the community, its landscapes, the urban forest character and the ocean.

23.08.068A - Required Components of a Citizens' Participation Program Introductory Meeting Prior to any preparation of architectural design plans the Property Owner shall conduct an informal meeting with neighbors whether or not CPP is required. We did not receive any correspondence regarding the first CPP meeting (held in 2018) from neither the city nor the property developer. The property developer did not reach out to us prior to preparing architectural plans presented at the second CPP meeting. My husband attended the second CPP meeting (in 2018) and expressed our concerns. After the 2nd CPP meeting the architect requested to visit our house to take photographs from our living room and deck. The property developer then asked if we could meet with him and his architect at his architects' place of work. We accepted and met with them at their offices. That project was never submitted. About three years later, a new set of story poles appeared unannounced

(Feb. 2021). The first CCP meeting for this second proposal was deemed unnecessary as the developers could use feedback from 2018. The current proposal is designed by a different architect, but the story poles are strikingly similar from our perspective. It appears that none of our concerns from 2018 were incorporated. We were not approached by the developer nor new architect for feedback before the current design was created. Our concerns expressed in both 2018 and 2021 do not seem to have been considered. Instead, the current location of the structure has moved significantly closer in proximity to our house now sitting directly on the lots easterly setback compared to the 2018 version of the design. It remains centrally on the lot, and centrally in our view corridor.

As long term Del Mar residents our purchase of the house on 1232 Crest Road was a transformative decision in our lives. We plan to spend the rest of our lives here. A major contributing factor in the purchase of this home

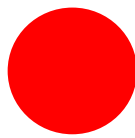
was our confidence that the Design Review Ordinance, and the process managed by the Board that enforces adherence to the Municipal Codes (DMMC 23.08) and Design Review Guidelines as well as the The Trees, Scenic Views and Sunlight Ordinance (DMMC 23.51) would ensure that the value of the home, its views and its privacy would be secure.

Before purchasing the lot on Crest knowing we planned to make upgrades to the property we both carefully examined all codes and guidelines as well as carefully considered all neighboring perspectives especially The Davis', directly east of us before putting pen to paper. Our project not only received full support from the DRB, but we also received multiple letters of support including one from the Davis' and one from The Wilsons. The existing footprint of the primary story did not change and due to the nature of the lot we were able to expand the existing living space under the primary story. It would have been much easier logistically and financially to add a second story, but that would have not only been out of line with codes and guidelines, but also completely out of line with our character to design a structure aimed to obscure The Davis' scenic view. We would appreciate the same respect from our westerly neighbors.

We have lived in Del Mar for 20 years. Fifteen of those years at 549 Rimini Road and 5 at our current residence. In those 20 years we have been supportive of all developments in close proximity to our property at the time as all these previously proposed developments have been very respectful of codes and guidelines. We do not feel the same about this proposal. Between the 2018 and current iteration of this project we have been staring at crude story poles for 18 months of the 5 years we have lived here. It is our hope that the codes and guidelines speak for themselves and not allow for this to continue.

Again, we invite each member of the DRB to visit our home to fully appreciate the impact of the project design on our home.

Malea Smith (858-822-8424)
Pete Smith (858-997-4674)



Evan Langan

From: ewilson002@gmail.com
Sent: Friday, January 21, 2022 8:20 AM
To: Evan Langan
Cc: 'Brian Wilson'; 'Alex Stone'
Subject: Rimini APN 300-143-24
Attachments: Smith Project Privacy Impact.pdf

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Hi Evan, please see below and attached in response to the “red dot” posted on the City website regarding 636 Rimini APN 300-143-24

Dear Design Review Board,

Please consider this additional context in response to the concerns expressed by Pete and Malea Smith regarding our proposed home at 636 Rimini Road. We became friends with the Smith family a decade ago when they lived on Rimini and our children attended grade school together at Del Mar Heights Elementary. When they purchased their Crest property, we were supportive of their project, though admittedly we did not grasp the full impact of their project on our Rimini property until their project was underway. Nevertheless, we have remained committed to being good neighbors as we have struggled with and incurred significant costs related to mitigating: (1) the runoff resulting from open-faced drains installed just above our property line and (2) the uncomfortable loss of privacy resulting from the removal of mature trees between the properties and the installation of floor-to-ceiling windows and glass doors looking down on our home. Please see attached images.

Throughout the entire design process for our home, we again have remained committed to being good neighbors. We stood on the Smiths’ deck to observe their views and discuss their concerns. Principal goals of our project have always included restoring privacy between the two homes and respecting the Smiths’ beautiful ocean views. We have oriented the indoor and outdoor living spaces of our proposed home to the west, away from the Smiths’ home, with limited windows on the east side of our home. Our proposed second story element is a modest master suite that does not obstruct any ocean view and is positioned (at the Smiths’ 2018 request) to the northeast side of our property in order to respect the Smiths’ non-ocean view corridors from their second story great room and their second story master suite. Their views were improved when we undergrounded the power lines to the west and should improve further with the proposed removal of our pepper tree and proposed Torrey pine relocation.

Several months ago, the Smiths’ architect reached out requesting a meeting with our architect. At the meeting, he was not willing to share any specific concerns about our project. He simply informed us that the Smiths will object to anything other than a single story home, regardless of whether or not the second story element obstructs their ocean views. The Smiths had directed him to obtain a copy of our plans so that he, the Smith’s architect, could “get to work” on re-designing our home as a single story residence. We were taken aback by the request and declined, disappointed in the refusal to engage in collaborative discussion.

We have worked tirelessly to ensure that our home incorporates Del Mar’s design guidelines, is complementary to the surrounding two story homes, and is respectful of our neighbors. We would welcome the opportunity to meet with you, walk around the property, and answer any questions you may have.

Sincerely,
Brian & Elizabeth Wilson
Brian Cell: 858-692-4279
Elizabeth Cell: 619-787-5463

Prior to Smith Project:



After Smith Project:



EAST
Smith home ->

property line ->

Wilson home ->
WEST

Smith Project:

- mature trees and vegetation that previously provided an almost complete screen between the properties were removed
- Smith 2nd story expanded to create cathedral ceilings with new floor-to-ceiling windows and glass doors opening to deck facing west toward Wilson property, looming above and creating light house effect at night
- paved bocce court along property line; hot tub on 2nd story deck located off of master suite, overlooking Wilson property



Smith Project open-faced drains installed just above Wilson property (locations marked with red "D")



Smith Project at night from Wilson backyard