



Breann Guzman

From: Planning Mail Box
Sent: Wednesday, October 25, 2017 11:22 AM
To: Breann Guzman; Evan Langan
Subject: FW: In Support of the Hillstone Group Proposal

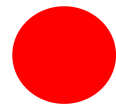
-----Original Message-----

From: Karen Powell [REDACTED]
Sent: Wednesday, October 25, 2017 10:05 AM
To: Planning Mail Box <Planning@delmar.ca.us>
Subject: In Support of the Hillstone Group Proposal

To All Whom It May Concern:

I am writing in support of the Hillstone Group's proposal for the Bully's property. I encourage you to approve their carefully thought out and compliant plans. They are a highly regarded and successful group with a proven business model that will contribute to the economic health of our downtown. With this first major, privately-funded redevelopment project coming on the heels of our downtown streetscape improvements we are on our way to revitalizing our Village center. I urge you to approve this redevelopment project for our residents, local businesses and vitality of the downtown.

Karen Powell
329 10th Street



Breann Guzman

From: Planning Mail Box
Sent: Wednesday, October 25, 2017 12:17 PM
To: Breann Guzman; Evan Langan
Subject: FW: Bully's / Hillstone

Importance: High

From: Jim Watkins [REDACTED]
Sent: Wednesday, October 25, 2017 11:56 AM
To: Planning Mail Box <Planning@delmar.ca.us>
Subject: Bully's / Hillstone
Importance: High

George Bullington purchased Chef Thomas' greasy spoon café in 1969, remodeled and built Bully's into an icon. However, in recent years with Del Mar's continued downtown deterioration, Bully's fell into hard times.

It was exciting to hear of Hillstone's plan to recreate the icon and so important to Del Mar's downtown revitalization. However I doubted will all the rules and obstacles that any plan could be economically feasible. Hillstone is to be congratulated for their commitment and interaction with the community to address all regulation concerns in a professional, realistic manner to provide a sensational plan under the height allowance, low profile, uniquely designed within the character of our Village.

Hillstone's site conversion will also eliminate much of the unattractiveness and disruption to pedestrian traffic flow of the existing parking lot.

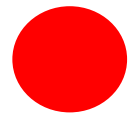
Hillstone's plan in every respect is in keeping with our unique Village character, will be a benefit to the community and the most important upgrade for our downtown in 30 years.

I urge the plans approval.

James M. Watkins
Investment Analyst
P.O. Box 99
Del Mar, CA 92014

(858) 755-3991 Office
(858) 755-8075 Fax

Breann Guzman



From: Planning Mail Box
Sent: Wednesday, October 25, 2017 11:22 AM
To: Breann Guzman; Evan Langan
Subject: FW: DRB - HILLSTONE presentation for Bully's property -SUPPORT

From: Kc Vafiadis [REDACTED]
Sent: Wednesday, October 25, 2017 10:29 AM
To: Planning Mail Box <Planning@delmar.ca.us>
Cc: Te [REDACTED] >
Subject: DRB - HILLSTONE presentation for Bully's property -SUPPORT

Design Review Board Members,

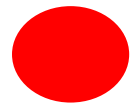
I fully support the proposed plan from the Hillstone Group for the redevelopment of the Bully's property and I hope you will too. Bully's is an icon - a place where my mom was a regular and my dog used to wander down the street to get scraps, but it is time to be updated.

This will be the first privately funded development in Del Mar's downtown in many, many years. Dozens of economic studies have been done by the City and the DMVA and one key point is a need to fill the "missing tooth" space created by the Bully's parking lot. This plan will improve the pedestrian experience and the overall vitality of the village. Additionally, all of these studies say that Del Mar can support and should encourage more restaurants.

From what I've learned, the Hillstone Group is very well respected in the industry and exactly the type of reputable company we want in Del Mar. It is my understanding that they have created a plan that stays within all of our ordinances which in my opinion are extremely restrictive. Therefore, I ask that you carefully consider the essence of this plan and the importance of this major improvement, and approve this Hillstone proposal.

Respectfully submitted,

*KC Vafiadis
Stratford Square Del Mar
1442 Camino Del Mar #215
work:858-755-3991*



Breann Guzman

From: Planning Mail Box
Sent: Wednesday, October 25, 2017 12:18 PM
To: Breann Guzman; Evan Langan
Subject: FW: Hillstone Restaurant Group

-----Original Message-----

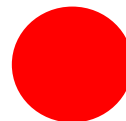
From: Kerri Nicholi [mailto:knicholi@yahoo.com]
Sent: Wednesday, October 25, 2017 12:03 PM
To: Planning Mail Box <Planning@delmar.ca.us>
Subject: Hillstone Restaurant Group

Dear Planning -

I am a resident in Del Mar and live on 27th Street. The purpose of this note is for support of the proposed new restaurant that is planned for Bully's. The Hillstone Group is a top notch organization and will provide much enhanced value, charm and vibrancy to downtown Del Mar. This is greatly needed!! Please support and vote for this redevelopment to occur.

Warm regards, Kerri Brouillette

219 27th Street
Del Mar, CA 92014

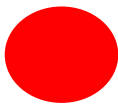


Breann Guzman

From: Planning Mail Box
Sent: Wednesday, October 25, 2017 12:57 PM
To: Breann Guzman; Evan Langan
Subject: FW: Hilltop restaurant

From: merrie craig [REDACTED]
Sent: Wednesday, October 25, 2017 12:48 PM
To: Planning Mail Box <Planning@delmar.ca.us>
Subject: Hilltop restaurant

To whom it may concern I am just writing in support of the redevelopment of Bully's into the new Hilltop restaurant. As a local Delmar resident I am always excited to see new business in our town. I believe it will only enhance our beautiful community even more. Thanks for your consideration, Ryan and Merrie Craig



Breann Guzman

From: Planning Mail Box
Sent: Wednesday, October 25, 2017 12:17 PM
To: Breann Guzman; Evan Langan
Subject: FW: Hillstone Project

-----Original Message-----
From: Jennifer McClellan [REDACTED]
Sent: Wednesday, October 25, 2017 11:24 AM
To: Planning Mail Box <Planning@delmar.ca.us>
Subject: Hillstone Project

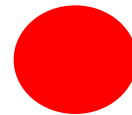
Hello,

I am writing to express my sincere support for the Hillstone Restaurant Group and their plans to redevelop the “Bully’s” property into one of the Hillstone restaurants. I am a resident of Del Mar and I have had the pleasure of eating at several Hillstone restaurants in other towns. I have always been impressed with their food, service, and design. This restaurant will be an incredible addition to our Main Street.

Please support bringing this new wonderful restaurant to Del Mar!

Best,

Jennifer McClellan
251 26th St.



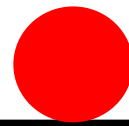
Breann Guzman

From: Planning Mail Box
Sent: Wednesday, October 25, 2017 12:17 PM
To: Breann Guzman; Evan Langan
Subject: FW: Bully's

From: Susan Wagner [REDACTED]
Sent: Wednesday, October 25, 2017 11:59 AM
To: Planning Mail Box <Planning@delmar.ca.us>
Subject: Bully's

To Planning and DRB:
We have reviewed the proposed plans for the Bully's site and are in support of the project.
Sincerely,
Karl and Susan Wagner

Breann Guzman



From: Planning Mail Box
Sent: Wednesday, October 25, 2017 12:17 PM
To: Breann Guzman; Evan Langan
Subject: FW: Support of Hillside redevelopment of Bully's

-----Original Message-----

From: Jill Wheeler [REDACTED]
Sent: Wednesday, October 25, 2017 11:32 AM
To: Planning Mail Box <Planning@delmar.ca.us>
Subject: Support of Hillside redevelopment of Bully's

Hello,

Just a note to share my support for this project. As a Del Mar homeowner and local business person this will be great for our main street.

Thank you,

Jill Wheeler, Realtor, GREEN
Willis Allen Real Estate
1424 Camino Del Mar
Del Mar, CA 92014
p: 858.353.2639
e: jill@willisallen.com
www.jillwheelerhomes.com
Facebook.com/JillWheelerRealtor

From: Sarah Howard [REDACTED]

Sent: Tuesday, October 24, 2017 2:34 PM

To: Evan Langan <elangan@delmar.ca.us>

Cc: 'Glenn Sage' <[REDACTED]>

Subject: Meeting Notes October 23, 2017



Hi Evan,

Thank you for meeting with us yesterday to discuss the potential impact Hillstone's proposed project could have on the residents across the alley. Glenn and I are glad that you had the opportunity to witness first-hand the traffic congestion issues with the large delivery trucks, trash trucks and cars in the narrow alley.

I just want to re-cap the concerns that we expressed to you yesterday:

1. It was unclear to all of us (including you) where the property lines are on both sides of the alley so you will have them clearly marked by tomorrow.
2. There is conflicting information presented on the width of the alley. We would like to know the official width of alley. Is that measured from property line to property line on each side of the alley? There has not been enough factual information provided by Hillstone or the city to prove to us that we will have clear access and clearance to safely enter and exit our garages and it is imperative that we have these facts.
3. As we mentioned, it would be helpful if you can have the parking structure openings and planter wall along the alley marked as well since there are no dimensions on the Hillstone's plans.
4. The note on Figure 4a of Hillstone's plans, denoting the building setback as 18' 9", is incorrect. In the notes on the same sheet, it state the setback as 17' 1".

5. The note on Figure 4c of Hillstone's plans, that identifies the 24' turning radius in the alley for delivery trucks, is incorrect. You indicated yesterday that is the car turning radius, not delivery trucks.
6. The IS/MND and the Staff Report conclusions are based on Hillstone's report that there are "66 seats of dining." This is misleading because in addition there are *25 seats in the bar* and *28 seats of dining outside* for a *total capacity of 123 patrons*. (these actual numbers were obtained by Glenn from Kelly Wallace of Hillstone by phone on October 9, 2017.) That is twice the maximum occupancy of Bully's. We are concerned that the IS/MND tests for traffic and noise may not be accurate because the "project conditions" that were used were not accurate.
7. The story poles on the site do not give a true depiction of the scale of the structure because they represent only the actual building and do not include the areas that will be podium mounted over the parking lot. It would be helpful to see the parking structure walls and staircase structure along the west side of the alley as well. You mentioned a 3-D computer generated image that will be made available for all to see. Will that be presented at the meeting tomorrow night?
8. Lastly, the Bully's structure was built in 1929 and the lots along the alley and the alley were subdivided in the early 1900's when the types and quantities of vehicles using the alley were very different. As we discussed yesterday with you, possible solutions are to set back the parking structure wall on the alley to create an area for delivery trucks to unload and/or to make a designated loading zone on Camino Del Mar.

We just want to convey our perspective regarding the potential problems that this proposed project could create if these issues are not considered and addressed ahead of time.

Sincerely,
Sarah Howard and Glenn Sage



DRB OCT 25TH 2017 ITEM #6 SP14-001 EA14-004

Through the use of Design Review since 1970s Del Mar has been able to preserve its unique charm, small town atmosphere, environmental sensitives and stunning scenic views.

Watermark DM SP statement of project objectives states “ Promote a quality multifamily residential community consistent with the goals and policies of the Del Mar Community plan.” WDMSP fails to do this. A Specific Plan does need to implement the policies, objectives of the Community Plan.

The Del Mar Community Plan Goal #3

Preserve and enhance Del Mar’s special residential character and small town atmosphere with its harmonious blending of buildings and landscape in proximity to a beautiful shoreline.

OBJECTIVES AND POLICES

- A.) MAINTAIN A LOW DENSITY RESIDENTIAL CHARACTER AND ALLOW ONLY ONE AND TWO STORY LOW MASS INTENSITY DEVELOPMENT IN RESIDENTIAL AREAS. This development is neither low density nor low mass as it does butt up against residential on two sides of the lot.
- B) INSURE THAT FUTURE DEVELOPMENT, WEATHER COMMERCIAL OR RESIDENTIAL, DOES NOT DETRACT FROM HIGH QUALITY VISTAS AND TERRAIN, EITHER BY BLOCKING VIEWS OR DISTURBING NATURAL TOPOGRAHPY, MATURE TREES OR NATIVE GROWTH
 - 1)Protect scenic vistas from both private and public areas. This development does block, with tall building walls, the public open view from Heather lane looking north.
- F) ENCOURAGE HARMONIOUS DEVELOPMENT WHICH IS IN SCALE WITH THE CHARACTER OF EXISTING DEVELOPMENT. This proposed development is not in scale with the existing development. It is not harmonious. It is huge.

RELEVANT DESIGN REVIEW ORDIANCES

23.08.072A

The design is inconsistent with the Community Plan.

23.08.072B

The design will create a private or public nuisance by having a swimming pool located at the corner of Jimmy Durante and San Dieguito Drive. Distract drivers, pool party noises will travel with ocean breeze bringing the noise up to residences

23.08.072C

The design will adversely affect the safety of the neighborhood. Again the swimming pool’s location will distract motorists, bicyclists, pedestrians as they navigate a very busy narrow roundabout.

23.08.074 Traffic hazard due to distracted motorists, bicyclists and pedestrians as they navigate a very busy narrow roundabout while watching the activities at the pool.

23.08.077B

The design detracts from the natural beauty of the coastal bluff area and the quite evenings and night time serenity of this neighborhood.

23.08.077D The design is not harmonious with and is incompatible with the surrounding neighborhood in

- 1) Color scheme –not similar to neighborhood and does not blend into the hillside.
- 2) Structural siting on the lot. No residences in this area sit so close to Jimmy Durante. No residences in this area have front doors on Jimmy Durante. No residences in this area have front yards or pools on Jimmy Durante.
- 3) Existing and proposed open spaces. The proposed development has very little set backs from property lot lines. Creates a wall alongside Heather Lane and a congested feeling along Jimmy Durante Blvd.

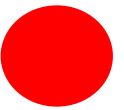
23.08.078 Building Design

- B) The proposed development fails to limit the number of materials on the exterior face of the buildings resulting in inharmonious design and lack of continuity.

Please consider these and other relevant Design Review Ordinances when reviewing the WDMSP. Thank you for preserving Del Mar's unique charm, small town atmosphere, environmental sensitives and stunning scenic views.

Thank you for your consideration.

Annette Wiesel
2139 Heather Lane



Matt Bator

Subject: FW: red dot Item #6 Oct 25th 2017

Red Dot DRB Oct 25th 2017
SP14-001
EA14-004

Respected members of Del Mar DRB,

Thank you for your time and assistance.

Watermark - story poles are needed ASAP

Why is Watermark always displaying the view of this large development from the North West side of the lagoon which is owned by the fairgrounds, not available for public access? Because that is the only angle it looks good from. Watermark has good marketing.

Lets focus on the real public views from across Jimmy Durante Blvd and on the sidewalk in front of the development and from the south residential community (remember us). The lack of adequate setbacks create a monster massive building looming over the side walk unlike anything in Del Mar. More similar to the building in Escondido. We need story poles.

Most important Watermark has never shown what it will look like from the neighboring community to the South. Why? This massive building will create a wall of a view blockage looking north from Heather Lane. This will block out the open space view feeling from the Heather Lane community. Can the south end of Watermark be lowered or stepped to allow a gradual easing into this massive project? And thus possibly minimize open space view blockage. Also, is there reasonable setback from the south lot line? With story poles we could better judge as I and most residents are not architects and are not qualified to read and understand plans. We need story poles.

It is extremely difficult for the average community member to visualize this project with out story poles. Watermark's photos are great salesmanship.

1. Please require Watermark erect story poles as soon as possible.
2. Lower the height of the south end to maintain open space from south community of residences.
3. Ensure adequate setbacks from neighbors and Jimmy Durante Blvd.
4. Maintain Del Mar community character.

Annette Wiesel
2139 Heather Lane
Del Mar, CA 92014



From: Carol Mason <[REDACTED]>
Sent: Tuesday, October 24, 2017 12:33 PM
To: Jean Crutchfield
Subject: To Design Review Board re: 420 Serpentine Drive

My objections to the most recent proposed features at 420 Serpentine:

This is an attempt to monetize every design feature possible to change a beautiful old style Del Mar house into a “true Del Mar trophy estate” and “an extremely hip indoor/outdoor environment.”

(taken from flyer distributed at site)

1. The fire table. In this age of fire danger it is not appropriate to install non utilitarian, outdoor fire features with live flames or charcoal. Upon visiting the site I noticed this feature was already installed on west facing deck.
2. The mechanical equipment for both the pool and the spa need to be insulated for sound. Since the pool and spa are quite widely separated, are there two mechanical installations?
3. Does the 5 foot high pool fence and pool adequately meet street right of way requirements? In this age of water conservation it is not appropriate to build in three water features: spa, pool, water lily trough. The latter especially seems like overkill.
4. The glass guardrail on the west deck is a slick, shiny and reflective surface, not in keeping with the materials John Lloyd Wright used.
At the meeting of neighbors we were assured that the design features and spirit of the world- respected architect would be honored and followed if at all possible.
5. I am concerned about the outdoor lighting. There is so much. Is it all downward facing?
6. I am concerned about taking out another mature Monterey Cypress.
7. Although they were originally designed as almost interlocking dwellings, have adequate protections been assured to protect against noise, drainage and insure privacy of the property next door? If not this could result in a serious diminishment of the accessed value of the neighboring property. Such decisions are precedent setting.

I bring these concerns to your attention because projects like this are changing the residential character of our town. Del Mar has always been known for the eclectic diversity of our housing, but over designed trophy houses look like funeral parlors or casinos.

Thank you for your attention to my concerns.