



## CITY OF DEL MAR NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, the 28<sup>th</sup> day of January, 2026, at 6 p.m., (or as soon thereafter as practicable) in the City of Del Mar Town Hall, 1050 Camino del Mar, Del Mar, California, the Design Review Board will conduct a public hearing on the following:

**Application:** DRB24-010, LC25-001, TRP25-012

**APN:** 299-260-39-00

**Location:** 545 Avenida Primavera

**Owner/Applicant:** Ula Tuszewicka

**Owner's Representative:** Brian Will, Will & Fotsch Architects

**Zone:** R1-10

**Environmental Status:** Exempt

**Staff Contact:** Jean Crutchfield, Associate Planner, 858-704-3647 or [jcrutchfield@delmar.ca.us](mailto:jcrutchfield@delmar.ca.us)

**Description:** A request for Design Review, Land Conservation, and Tree Removal Permits to remodel the exterior of an existing 2,279 square-foot, two-story residence with a 428 square-foot attached garage. Proposed improvements include: construction of a 919 square-foot addition; conversion of the existing 428 square-foot existing garage and 783 square-feet of crawlspace to habitable space; construction of a new 497 square-foot attached garage; construction of 288 square-feet of additional covered patios and 440 square-feet of additional open balcony/deck on the main level; modifications to windows and doors; construction of a new pool, spa and associated mechanical equipment; site grading and new retaining walls; installation of new exterior lighting, landscape, hardscape, fencing and site improvements; and the removal of one Torrey Pine tree.

**Public Testimony:** Those desiring to be heard in favor of or in opposition to this item will be given an opportunity to do so by participating in Design Review Board meetings by addressing the Design Review Board for up to three minutes or by submitting a written comment. Please submit a completed "Speaker Slip", including the item number you wish to speak on, to the Planning Staff prior to the announcement of the agenda item. The forms are located near the door at the rear of the Meeting Room. When called to speak, please approach the podium and state your name for the record.

**Written Comments:** Members of the public can participate in the meeting by submitting a written red dot comment via email to [planning@delmar.ca.us](mailto:planning@delmar.ca.us). The deadline to submit written comments is 12 p.m. on the day of the meeting and the subject line of your email should clearly state the agenda item you are commenting on.

Under California Government Code 65009, if you challenge the nature of the proposed action in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the City at, or prior to, the public hearing.

Notice Posted and Mailed on January 15, 2026