



CITY OF DEL MAR NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, the 25th day of February, 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: DRB25-020, LC25-005, CDP25-017

APN: 299-181-10-00

Location: 422 Culebra Street

Owner/Applicant: Naveen and Andrea Rao

Applicant Representative: Matthew Burr, Wallace E. Cunningham, Inc.

Zone: R1-10

Environmental Status: Exempt

Staff Contact: Jean Crutchfield, Associate Planner, 858-704-3647 or jcrutchfield@delmar.ca.us

Description: A request for Design Review, Coastal Development and Land Conservation Permits for the demolition of a one-story residence and detached garage and construction of a new one-story, single dwelling unit over a partially subterranean garage/basement, and to perform associated grading and site improvements which include a new pool/spa.

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. 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 February 12, 2026