



# City of Del Mar Staff Report



TO: Honorable Mayor and City Council Members

FROM: Kathleen A. Garcia, Planning and Community Development Director  
Via Scott W. Huth, City Manager

DATE: October 5, 2015

SUBJECT: Summary of the September 28, 2015 City Hall/Town Hall Workshop  
Regarding Design and the Draft Environmental Impact Report

## REQUESTED ACTION/RECOMMENDATION:

Staff requests that the City Council receive the staff report and public testimony and direct staff on future direction for the City Hall/Town Hall/Civic Plaza design.

## DISCUSSION/ANALYSIS:

On September 28, 2015, the City, in conjunction with Miller Hull Partnership, architects for the City Hall project, Spurlock Poirier, landscape architects for the project, and RECON Environmental Inc., preparers of the Draft Environmental Impact Report (EIR), conducted a workshop with the community to gather input. Three topics were discussed with the community:

1. Community Character and Architectural Expression
2. The Plaza and Landscape Character
3. The Draft EIR

Participants, of whom there were approximately 40 in attendance, provided comments on design direction and the Draft EIR. A list of the comments received at the workshop can be found in Attachment A. Additionally, written comments were received as “red dots” from community members (Attachment B).

At the Architectural Character discussions, some community members expressed their concern for the modern style while others expressed appreciation for some of the design elements. There were many opinions of the roof shape, with concerns expressed about a flat roof; the desire to have a more traditional hip roof; and the limitations of the 14 foot (above Camino del Mar) height limit. There was interest in creating Town Hall as the “jewel,” using a solid, expressive wall to anchor it to the land, and exploring the use of texture. There was interest in the shingled look that evoked traditional materials but used in a more contemporary manner.

---

## City Council Action:

At the Landscape Character discussions, community members there was some consensus on program elements, with many feeling that the Farmers Market would function better in the lower surface parking lot. There was the desire to have the plaza be hard surfaced for flexibility but of varied materials. There was concern of a cleanable plaza surface; screening of the parking lot from 10<sup>th</sup> Street; the balance of planting and the need for flexibility; the desire for inviting places to sit; and the challenge of locating trees outside of the view corridors. There was the desire to include the iconic Torrey Pine, but not in areas where it would block views or cause maintenance problems.

At the Draft EIR discussions, the community had a good sense of the impacts disclosed in the Draft EIR, including those associated with relocation alternatives and construction impacts. There remain concerns regarding noise impacts, potential impacts if a wood burning fireplace were to be included, traffic and circulation, including egress and ingress from the garage, view blockage issues and the future use of Expansion Site A for commercial uses.

Following review of the workshop discussion, staff is requesting that City Council identify any key design directions for the design team. With these comments and City Council direction, the design team will further refine their design as it moves through the entitlement process and will return to City Council for review. Likewise the EIR will be available for public review through October 26, 2015. Additional opportunities for the community to provide comments are:

1. City Council Design Forums at 6:30 Time Certain
2. CPP Meeting on October 21, 2015
3. Written comments on the EIR adequacy due no later than October 26, 2015
4. DRB Hearing on November 18, 2015
5. City Council Hearing on December 7, 2015
6. Engage Del Mar at [www.engagedelmar.com](http://www.engagedelmar.com) or as a link from the City's website.

#### FISCAL IMPACT:

The City Hall project efforts to date are funded in the adopted FY 2015 - 2016 and 2016 – 2017 Operating and Capital Budget.

#### ENVIRONMENTAL IMPACT:

A Draft Environmental Impact Report (EIR) is currently under public review, pursuant to the regulations of the California Environmental Quality Act (CEQA).

PRIOR CITY COUNCIL REVIEW:

On April 6, 2015, the City Council initiated the Design phase of work for the City Hall project. On April 20, 2015, the City Council adopted the design schedule, which set the September 28, 2015 Workshop during the Design Development efforts.

ATTACHMENTS:

Attachment A – Design Workshop Summary  
Attachment B – Community Input Letters (Red Dots from Workshop)

## Architectural Character Session with Miller Hull Architects

### Group 1

Pointing to the black and white picture in the middle (the updated sketch), said that it doesn't speak to him. Likes the library, and two other buildings. Too contemporary.

Jim Watkins – still too boxy, loves the idea of the stone material like at the Powerhouse and use of the shingles. Referred to two pictures that he had but needs to reflect more of the community and needs to move away from the original that was presented.

Dean Meredith – needs hard service I the brick coming up so high like a wainscot; referred to a picture on his notepad. Use a 3 and 12 pitch. The rammed earth with the foam in it and made it solid looks like Spurlock Poirier did it up in Laguna Beach and they turned it into seat wall.

Jim Watkins asked if he is referring to the seat wall at the Laguna Community Center – yes.

Commenter - Agree with Jim that there is nothing that can be done to do anything to the boxy. Two years ago said we should keep TV studio and referred to Old Globe. Suggests looking at the Old Globe.

Likes the idea of trying to get the breeze. Doesn't like it looking flat. Loves trying to get the arches with the woodwork, but wants to see it outside and not just keep it inside.

Just sees box when they see original sketch.

Don Mosier reminded them of the 14 feet height limit. If higher would have to go back to Coastal Commission.

If gabled roof done for City Hall, then it could block more views and won't meet 14 feet height limit. Mike said that he wish that he didn't show that example because austere building.

Coastal Commission limit is what drives City Hall height limit.

Mike Jobs - hears commenters. Flat roof won't do it for them. Hip roof is what everyone wants and they are looking more into that.

Have a little bit of room to pop up the roof, but close to hitting the height limit

Suren Dutia - Just came back from Europe in Barcelona, 14<sup>th</sup> century city hall is a square building but has arches with bricks. Striking buildings but difference is windows with arches.

Can do a lot with the building with windows (referred to library picture)

Wants a beautiful façade making it striking

Is in agreement with what's being proposed but would like to see more of a beautiful façade

Roof is important because people seeing it from the top

Council member Mosier – sketch is from a toddler's view; would be helpful to see from CDM street-level view

Have added windows that don't show up well in the sketch

The craftsmanship should be more like the library

## Group 2

Bud Emerson – doesn't like the flat roof, but not completely sold on eaves. Referring to the bank picture, can that be squeezed into 14 feet height limit?

Mike Jobs responded and said looking more into

Phyllis Cardon – are you having the trellis?

Thinks the trellis is what made people think it looked like a high school

Tombstone of okay corral has the largest rose bush because of the trellis

Agrees that the roof is the key, but not seeing it is not as important

Train station is a good example

Need the same roof treatment for the whole building, but can you break it up?

Phyllis Cardon thinks that eaves are beautiful

Bud Emerson – looking for something that signals it is our town hall, something that isn't pretentious and shows that it is a small town

Looking at the concept of one long shingle with low maintenance, but thinks that it may be too quaint

Tanya Blackshaw - Asked about lighting. Wants plenty of lighting, but softer and not intrusive

Didn't like the fireplace or the smell of the wood burning that they get already. Don't need people gathering for the fireplace.

What are you doing about shade?

Town is too concerned about views.

Phyllis – Canary Island pines – 5 of them together are beautiful for a pine tree motif

Mexican restaurant in Phoenix – put pine trees in the plaster

Make a pine tree square and put all different pine trees in it

Fine with adding roof articulation, but shouldn't bust the 14 feet because bad message

Referred to picture but thinks it's too closed off and not as open

Fan of big wood pivot doors

Powerhouse and DM Community Connections has high walls that affects acoustic

Utilizing roof for view decks? Not promoting it, but wondering.

Thinking of capturing sun?

City Councilmember Parks asked the group for feedback on the wall

Have the school do something with a block then put it on the bottom

Would go with stucco every time

Asked about the size of the floor weight

Kit will send Mike a picture of something she saw in La Jolla

### Group 3

Referred to picture that's been floating around (Kit prepared two years ago?), possible to do this?

Should look at the picture as inspiration which is more traditional

Mike explained the sketch in detail more...where there is glass, where the eaves are, etc. Will look more into hip roof

City Hall neighbor – use a low pitched roof - saves the view

KC Viafiadis – didn't like the roof that was the same as her elementary school; there is a happy medium; someone on DRB said "break some of the rules if you have to, but make it inspirational"

Likes the open glass

Roof can achieve from below

Agrees that you can see the roofs of L'Auberge when you are looking from the Plaza and has different heights; doesn't like all flat

Likes the idea of the wall at Town Hall; is contemporary and cool looking and likes it

Powerhouse uses stone and asking if it doesn't work here. Answer is that it costs more.

Mayor Corti – following up on KC's comment, the jewel box -that's the iconic corner and needs to be progressed.

Are there certain dimensions for a City Hall?

Does it actually have to be the maximum of 14 feet?

Phyllis is the neighbor on the west - why not build the western wall first to double as a noise barrier – permanent – concrete block

No parking spaces from street to garage front – 34 feet

Easel Notes from Architectural Character Break Out Session:

- Rammed Earth \$\$\$\$\$
- Like Where You're Heading With Shingles
- Sketch Doesn't Pick Up Architectural Character
- Would Like Pitched Roof
- Too Contemporary
- Shingle Style Good
- Craftsman Design – More Character of Community
- Come Along Way
- Need Masonry At Base
- Like Trellis
- Truss Idea – 3:12 Pitch
- Patina Copper \$\$\$\$
- Seat wall – Laguna Community Center
- Sketch Is Too Far Away
- Old Globe Is Good Example
- Like Passive Ventilation Concept – But Want Traditional Roof
- Like Powerhouse Gabled Roof
- There is a 14' Height Restriction
  - Do We Want to Use It for Roof?
- A Shallow Pitched Roof May Be An Option
- 26' Coastal Commission Limit Will Drive City Hall
- Even in 14<sup>th</sup> Century Buildings That Are Square – Windows/Entry Framed
- The European Buildings Are Not About Roofs
- Like Articulation Of New Sketch
- Would Like A Pedestrian View
- Check Into Acoustic Issues With Roof
- Concerned About Flat Roof
  - Can We Get Some Pitch Roof?
- Architects Will Explore A Hip Roof On Town Hall
  - City Hall May Be Able To Hide All Roof
- Is There Still A Trellis – May Need To Eliminate Trellis And Shape Building With Eaves

- It's Not About Not Seeing It, It's About Articulating The Roof
- Would Like More Articulation
- Driving North – Town Hall Must Make An Impression
- Trying To Interpret Shingles In A Maintainable Civic Way
- Lighting – Must Be Sensitive To Community
- Fire Place Not Desirable
- How Will You Shade Plaza?
  - Trees
  - Umbrella
  - Town Hall Oriented North (Low Light)
- Don't Exceed 14' Above CDM (26' Max) – But Some Articulation
- Architects Plan is More Open – Airy
  - Indoor/Outdoor
  - The Sketch Is More Closed In
- Del Mar Community Center Has Great Windows
- PV Array is Desirable
- What Are Options For Personalized Masonry Wall? Good
- Q. Why Not Traditional Style (Like Sketch)
  - Not A lot of Arches in Del Mar
  - We Will Look to It for Inspiration On Articulation
- Q. Please Explain Your Sketch
  - Large Panes Of Glass
  - A lot of Articulation
  - Glass Clerestory
  - Big Entrance to City Hall
  - Wood Slat System on Town Hall
- Low Pitched Roof is Good
- Many Like Large Airy Glass Façade
- Lobby/Entry Lifted is Good
- Protect Views With Lower Roofs
- Like To See Underside
- Don't Like All Flat – Need A Balance
- Like Masonry/Concrete Wall/Stucco Wall With Personalized Texture
- Would Stone Work Here? \$\$\$\$
- Put \$\$\$ into Town Hall At 'Iconic Corner'
  - Develop That Concept as 'Gem'
  - Yet City Hall Will Need To Blend

## **Landscape Character Session with Spurlock Poirier, Landscape Architects**

The session was introduced by Andy Spurlock who said the first task of the session was to focus on the appropriate uses for the plaza, and the sense of place. The first group suggested various activities such as movie nights, outdoor meeting spaces, spaces for conversation clusters, where individual small groups could gather in intimate corners. Flexible seating and planting which could be moved around to be combined with a certain amount of fixed plantings. Some comments indicated that the “green blocks” which Spurlock Poirier presented as possible plaza designs reduced flexibility – plants in pots would be better.

The comments from the three groups that discussed the outdoor spaces are arranged per the main topics discussed.

### Farmers Market

Significant discussion in the first group revolved around the Farmers Market. Trucks would have difficult accessing the plaza – the Farmers Market staff suggested that a driveway apron could be extended westward of the intersection on 11<sup>th</sup> to permit trucks to enter the plaza – concern was expressed that the best truck access was right at the intersection, which would be difficult to accommodate in terms of traffic flow and the four-way stop at the intersection. Spurlock Poirier indicated that the slope on 11<sup>th</sup> street would make it difficult to access the plaza from a driveway placed further west, without decreasing the elevation of the plaza. It was suggested that the Farmers Market could be split - with arts and crafts up top, or vendors that sell prepared food to eat could be up top, and some of the larger vendors requiring trucks could be situated in the lower lot. Another possibility is that truck parking could occur along Camino del Mar in spaces that could be coned off and reserved for vendor trucks on a Saturday. A resident questioned as to whether it was an EIR issue to have the truck parking on CDM.

Problems with vertical circulation were addressed with the split Farmers Market – it was noted that there will be an exterior staircase and an internal elevator. It was desired that the elevator be large enough to accommodate a standard pallet. The Farmers Market wanted the lower lot to be accessible from both 10<sup>th</sup> and 11<sup>th</sup> streets to allow vendors to enter and exit from both sides. A resident on 10<sup>th</sup> street indicated that they do not want City Hall traffic on 10<sup>th</sup>. The Alvarado House could be moved to location along 10<sup>th</sup> street. It was noted that the current design requires garage access on 10<sup>th</sup> street, but no lower parking lot access on 10<sup>th</sup>.

A question on parking adequacy was brought up – if the Farmers Market is placed on the lower lot, where will the cars park? It was answered that they will park in the garage, just like they park in the upper lot now, and that there will be more parking

available than there is now. A question on garage height clearance was raised – ceiling clearing will be adequate for ADA vans, but not for box delivery trucks.

A large part of a subsequent group felt that the plaza should not be designed around the Farmers Market, which is an event that takes place only three hours a week. There seemed to be more support for putting the Farmers Market down in the lower lot. The Farmers Market representatives expressed concern that the lower lot would lead to decreased visibility. It was suggested that this could be addressed through signs or banners indicating that the Market was open and Del Mar's sign ordinance was brought up as making this difficult. It was noted by the resident just west of City Hall that food waste remaining from the Farmers Market had been creating a rat problem which was cured by street sweeping directly after the market - it was hoped that the surface selected would not trap food which would attract rats, and an impermeable surface was really important. The architects noted that a permeable surface was important for stormwater requirements.

### Landscaping

The corner just south of Town Hall was indicated to be a great spot for an “iconic Torrey Pine tree,” but this had a mixed response. Monterey cypresses were suggested as good alternatives, and the Canary Island pine was also suggested. There was little support for trees that block views, and it was noted that the Torrey Pines drip too much sap to be used in any area in which human activities would take place under the canopy. It was noted that typical Torrey Pine height in the wild is closer to 40 feet, and in Del Mar excessive irrigation is producing much larger trees.

Plantings should be drought tolerant – smaller shade trees on the perimeter, or could be trellises.

A question came up regarding the buffer between the brick wall at the west end of the site and the residential properties – it was indicated that the buffer area would be landscaped.

### Surface Materials

It was noted that concrete can come in an amazing array of colors and textures. Pavers can also be used, but are more subject to cracking and settling. They have the advantage of being more permeable. Decomposed granite was not liked as a surface alternative, however its resistance to staining (stains can just be raked over) was noted. Many liked the way the Del Mar Plaza mixed different surfaces, colors and textures, which help break up the area.

The concrete walls which were poured in place in Laguna Beach were noted by someone as desirable

### Features

Water features were considered attractive – water is a good design element in arid climates, flowing element like the Plaza was desirable – could be a Japanese style drip. The architects noted that water is best used where people will focus on it. The same with turf – it can be worth installing in areas in which people will have direct contact with it. It was brought up that water can be designed to look at, and can be designed to play in (for children) – both have a place.

Outdoor fireplaces were desired by some as sources of an evening draw, but another resident was concerned about any activities which encourage use of the site in the evening. There was a question as to whether residents would be allowed to have a glass of wine on the plaza in the evening.

Moveable coffee carts or other food carts were considered favorable, but some questioned bringing in new businesses to compete with existing businesses, and that the carts should be operated by existing Del Mar restaurants. How much should they charge? It was noted that the south end of town is the “office end of town” and people would like to get out and have a place to have come and eat.

### Town Hall

When will programming within the Town Hall be addressed? What will entry to the City Hall be? We need an appropriate facility for professional staff, not just for community uses.

### Landscape & Civic Character Break Out Session Easel Notes:

#### FEATURES

- Temporary Planters To Increase Flexibility Of Space (In Middle Of Site)
- Fixed Planting At Edges
- Interactive/Recycled Water Feature
- Outdoor Fireplace (Concern With Nighttime Activity)
- Coffee Cart

#### OTHER USES/FEATURES:

- Outdoor Screen (I.E. “Movie Night”)
- Intimate Conversation Nooks (Seating) – Permanent or Temporary
- Truck/Loading Access For Farmers Market
- Dining Areas For Farmers Market

- Driveway Apron – Access To Plaza For Trucks
- Parking On West Side Of Camino del Mar, That Could Double As Loading For Farmers Market
- Concern With Rodents – Type Of Surfaces (Cleanable)

#### PLANTINGS/TREES

- One Big Torrey On S/E Corner (Smaller Torreys)
- Canary Island Pines
- Use Landscape So 10<sup>th</sup> St. Screened From View
- Don't Need Big Torreys
- Monterey Cypress Are Good
- Native Plants/Earthy "Naturalized"
- Drought Tolerant

#### SURFACES/MATERIALS

- No Decomposed Granite (D.G.)
- Staining Is A Concern
- Use Of Color
- Mixed Materials
- Needs A Hard Surface
- Don't Limit Future Expansion
- Concrete Poured In Place

## **EIR Breakout Session with RECON Environmental Inc.**

### **1st Breakout Session**

#### Betty Wheeler

Asked questions about the analysis of temporary City Hall facilities and how the EIR weighs alternatives in terms of feasibility, when facts-on-the-ground show infeasibility due to lack of siting/space options

#### Bobbi Herdes, City's Consultant

Yes, feasibility is factored in, for instance if an alternative is otherwise not feasible due to a lack of space.

#### Tom Seymour

Noted that the proposed massing of the structures might open up new views across some areas of the site but for the building he manages, Canterbury Corners, which is located to the east on Camino Del Mar, the proposed massing shown in the Architect's preliminary plans would block westerly views from some of that commercial complex's second-story offices spaces.

#### Surin Dutia

He is supportive of the project but he reiterated a point made at earlier meetings that he feels more analysis is needed on the potential traffic impacts from the parking-area entrance/egress points that would be located along 11<sup>th</sup> Street.

#### Kit Leeger

Noted that with regard to CEQA issues, not all impacts are bad, in this case an old, outdated building will be replaced. She thinks the EIR process creates an undue focus on the negative.

#### Bobbi Herdes

Reminded all that, ultimately, the EIR is an information document.

#### Betty Wheeler

Asked about how the potential impacts of future use of Expansion Area A would be analyzed in the cumulative.

#### Bobbi Herdes

Such expansion would be subject to its own future CEQA analysis.

#### Julie Maxey-Allison

As a resident of 10<sup>th</sup> street she is concerned about traffic impacts both during construction and then from the expanded intensity of use of public spaces.

#### Tanya Blackshaw

Concerned about the proposed public spaces creating more intensity of use on this site with more noise and parking impacts on nearby streets.

Betty Wheeler

Were alternative traffic circulation approaches considered?

Dawn Wilson, City's Consultant

Yes, but to a certain extent, the analysis on the feasibility of alternatives were limited by factors such as the existence of the four-way stop sign at the Camino Del Mar/11<sup>th</sup> Street intersection.

## **2<sup>nd</sup> Breakout Session**

Paul Rael, (owner of property immediately adjacent to the west)

His concern is with construction-phase impacts. He suggests/requests that the eight-foot-high barrier wall proposed between the project and his property to address noise, privacy and safety issue be installed early on in the construction so that it will be in place to provide protection from the start of the construction phase. He also hopes that the trees that are in ill health along that property line will be removed but wants consideration of which types of replacement trees would be appropriate.

Kc Vafiadis

Asked about how alternatives in the CEQA document are reviewed and considered.

Bobbi Herdes

Explained how the EIR certification process works with review by the City Council of identified potential impacts and determination of whether there are over-riding considerations and/or mitigation measures appropriate.

Paul Rael

Also concerned about construction-phase impacts, allowed hours for construction and in particular, impacts to cyclist on surrounding streets. Asks if the project will include solar panels.

Joseph Smith

Notes that solar panel installation is a consideration but no determination has yet been made.

## **3<sup>rd</sup> Breakout Session**

Carl Wagner

Question of whether there will be a need for a traffic light at either 10<sup>th</sup> or 11<sup>th</sup> streets

Dawn Wilson

Answers that because there was not been determination made in the EIR that there is a significant impact, there has been no corresponding identification of a need for installation of a traffic signal.

Larry Brooks

Asked about the idea of closing a portion of 10<sup>th</sup> street west of the project to create a historic district.

Martha Brooks

Asked about the alternatives suggested for public meeting spaces in temporary City Hall facilities.

Jim Watkins

Spoke of the year-long process to determine the appropriate range of options for use of the site and he is concerned that because the EIR does not include an analysis of future use of the Expansion Area, it amounts to a prohibition on uses in that area, contrary to what the community said they wanted.

Bobbi Herdes and Adam Birnbaum

Explained that the fact that an analysis of future use of the Expansion Area is not included in the draft EIR for the current project does not preclude the potential for use of Expansion Area A. It just means that such future consideration would be subject to its own CEQA review, when more specifics on proposed uses or designs for that area are determined.

Bobbi Herdes

Answered questions about how the analysis of view blockage was determined for particular segments of the Camino del Mar frontage.

EIR Break Out Session, Easel Notes:

- Could Aesthetic Mitigation Include A Requirement That Any Future Build Of Expansion A Require 'X' Percent Of Public View Be Protected – D. Worden
- Clarification of Temporary Public Meeting Locations In Alternatives – Martha Brooks
- EIR Does Not Include An Analysis Of Non-Civic Uses (E.G. Restaurant/Retail) – Jim Watkins; Does This Preclude These Uses From Being Proposed At The Site?
- Clarification If View Impacts Were Based On 'Net' (Of Whole Site), Or 'Expansion A' (Just Expansion A, Not Whole Site) – D. Worden
- Effect On EIR, As Proposed, If Council Were To Include Non-Civic Uses In Expansion Areas. – D. Worden
- Does EIR Give Consideration For DRO Provisions To Protect Private "Residential" Views, As Opposed To Commercial Views. – Casey
- Consideration For Haul Routes During Construction - Paul Rael
- Consideration For Construction Impacts to Cyclists (E.G. Vehicle Parking, Doors, Etc.) And Pedestrians Between 10<sup>th</sup>/11<sup>th</sup> – Camino Del Mar – Paul Rael
  - Clarification If A Traffic Light Would Be Put At Camino Del Mar and 10<sup>th</sup>/11<sup>th</sup> St. – Carl Wagner

- Effect Of Closing 10<sup>th</sup> St. On EIR; Would It Require Recirculation or Amendment to EIR? – Don Mosier
- Programming Impacts to Residents on 10<sup>th</sup> Streets, Especially At Night. – Julie Maxey-Allison and Tayna Blackshaw.
- Verify If All Aspects Of Programming Are Included In EIR Review (E.G. Outdoor Fireplace) – Betty Wheeler
- Were Traffic Alternatives Included in EIR; If Not, Were They Considered? – Betty Wheeler
- Will A Former, Separate Environmental Review Be Required If Expansion Areas Are Built Out As Non-Civic? – Casey
- Consideration of Installing the 8' West Wall Early To Also Mitigate Construction (And Privacy) Impacts (Dust, Noise, Security); More Than Temporary Construction Fencing. \*Enhance Existing Mitigation.
- Temporary Relocation Alternatives – Clarification If Alternatives Are “Feasible”. – Betty Wheeler
- Consideration of Private View Impacts From Commercial Building Across Camino del Mar – Tom Seymour
- Consideration of Commercial Alley North of 11<sup>th</sup> St. As Part Of Traffic Study – S. Dutia
- Verify That EIR Scope (Aesthetics) Does Not Prevent Future Non-Civic Use. – K. Leeger
- EIR Implies That Aesthetic Impact Is Reduced With Project, Yet Expansion “A” Has Similar Impact As Existing. – Betty Wheeler

**Del Mar City Council Meeting Agenda**

Del Mar Communications Center  
240 Tenth Street, Del Mar, California

**September 28, 2015 Special City Council Meeting**

**INFORMATION RECEIVED  
AFTER THE COUNCIL AGENDA  
WAS DISTRIBUTED  
("Red Dots")**



September 24, 2015

RE: CITY HALL DEVELOPMENT

10TH Street, the first Main Street of Del Mar (since 1885), has developed into a quiet residential street with an eclectic design of homes, with neighbors co-existing easily with each other and City Hall.

Having City Hall as a neighbor proves a challenge at times with the Saturday Farmers' Market and the occasional informal meeting carried out in the street away from the 11th Street buildings. For the most part, all is tranquil. There is not much noise overflow, over-lighting, except for the intermittent police car emergency lights.

With the projected building of a new City Hall, whatever plans are eventually initiated, we want to be sure the following items are avoided by any and all planners:

The years of Construction:

- Construction vehicle and equipment are keep off 10th Street
- Working hours are prescribed by city ordinance and adhered to
- Demolition and construction: Noise, dust, debris are contained
- Security lighting is non invasive

Post construction:

- All City Hall property buildings are accessed from within the space, not from 10th Street
- 10th Street is repaved (it has been years since the last maintenance) and converted to a non through street cut off west of the City Hall property
- 10th Street is landscaped
- Noise from all buildings is contained
- Property lighting is non invasive

We also request that 10th Street be respected and refinished as the historic street it is with original houses unique to Del Mar.

Julie Maxey-Allison and Brad Allison



September 25, 2015

TO: CITY HALL

ATTN: KATHLEEN GARCIA, PLANNING AND DEVELOPMENT DIRECTOR

FM: TANYA BLACKSHAW

I agree with my neighbors that having City Hall as a neighbor proves a challenge at times. One being the Saturday Farmers' Market with the increased traffic including all off street parking used up by vendors and shoppers.

Our concerns regarding a New City Hall

First, initially the vote was for a new administration building, since the current building is falling apart. Now the plans are including a town hall, civic plaza and two levels of new parking.

Do we really need all this extra buildout and concerned about what view it will have?

We could hear the bands from KABOO very well, even in our homes, and we are concerned about the noise, the community events and concerts will generate. Conversations, car doors, pollutants from more traffic are also a concern.

I during the council meetings, agenda items should remain in the scheduled time and not be pushed back so late that the residents are not present to vote. Thereby, the rescheduled items have only the council's vote to approve or disapprove.

10<sup>th</sup> Street is the original Main Street of Del Mar. Therefore, it should be treated as a Historic Street and should be closed off west of the City Hall property.

All access should come from 11<sup>th</sup> Street and Camino Del Mar.

The street should be repaved and landscaped with Historical Plaques depicting the original historic homes.

During any construction that all Construction vehicles and equipment are kept off 10<sup>th</sup> Street

Working hours are prescribed by city ordinance and adhered to

Demolition and construction: Noise, dust, debris are contained

Security lighting is non-invasive

Post completion:

Have Security patrolling site after hours

Respectfully, Tanya Blackshaw  
231 10<sup>th</sup> Street



---

**From:** City Clerk Mail Box  
**Subject:** FW: City Hall Site Meeting

---

**From:** Barbara Stegman  
**Sent:** Monday, September 28, 2015 1:49 PM  
**To:** City Clerk Mail Box  
**Subject:** City Hall Site Meeting

**Because I am unable to attend tonight's meeting, I'm taking this opportunity to make a couple of comments on the City Hall development project .**

**First: The large plaza space seems to be pretty much a wasteland Beyond a table or two to accommodate people having a sack lunch or waiting for a meeting, what will it be used for? Have those who lobbied for this large space presented any concrete ideas for its use?**

**As noted by others, the Farmer's Market would probably work better on the lower level parking space where access to their trucks and such would be more easily accommodated. Maybe a second look at this space might help in making that work.**

**Maybe small portion of the Plaza could be set aside to accommodate short-term parking for those who just need to run into City Hall for a minute. The present parking outline seems to require navigating a complex garage arrangement and serious set of stairs just to drop something off at the front deck.**

**Speaking of that staircase. How is Handicapped Parking accommodated? Maybe there could be a space on the Plaza level for those who have to cope with wheelchairs and such.**

**Second: While the outward design of the buildings as proposed at the DRB is attractive, it seems much more suited to a woodsy location. Might look good in Muir Woods, but doesn't seem to have any relationship to Del Mar. Time for a major redesign!!**

**Lots of luck with all of this!**

**Barbara Stegman  
755-8784**