



Subject: FW: CPP Response correction

From: Joy
Sent: Thursday, December 03, 2015 10:29 AM
To: Al Corti; Donald Mosier; Sherryl L. Parks; Terry Sinnott; Dwight Worden; Kathleen A. Garcia; Scott Huth
Subject: CPP Response correction

Dec 3, 2015
Citizen Participation Program City Hall/Town Hall Project/Plaza Project

From: Joy Shadle Ehrenfeld
Re: City Response to the CCP concerns

I would like to point out that the City Response to the CCP contains a serious omission:

In the first column (comments) on page 13 three outdoor areas: TOWN HALL OVERLOOK, OCEAN VIEW TERRACE & TOWN HALL TERRACE are discussed. These are three separate areas.

In the third column (Response Unresolved) the TOWN HALL TERRACE is ignored.

During the CPP I requested that the TOWN HALL TERRACE be removed. (see letter below.) The City Response should have pointed out that this 2400 square foot TOWN HALL TERRACE would be 80 feet from my property & the terrace floor is on top of a 13 foot high roof. Because of the grade difference the Terrace would be 18 feet above my property. After the TV Station is removed people standing at this 23 foot eye level height would be overlooking my property & have a direct sight line into my patio, whole front yard, home & my second story bedroom. The noise would be unmitigated.

At least three other immediate neighbors have expressed serious concerns about this TOWN HALL TERRACE.

The TOWN HALL TERRACE is an entertainment area capable holding 300 people. (Please see attached screen shot from Raphael Party Rentals website stating that a 2400 square foot party space can hold 300 people.)

I am requesting that the City staff correct their Response to the CPP by addressing my concerns about the TOWN HALL TERRACE before the next City Council meeting.

Sincerely,
Joy Shadle Ehrenfeld

A Party Center Tent Calculator ... x RaphaelsPartyRentals (R) ... x A Party Center Tent Calculator ... +

www.apartycenter.com/tentcalc.shtml

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- Business Needs & Items
- Openings
- Chairs
- Chocolate Fountains
- Coffee Urns
- Concession Carts
- Coolers and Cold Bars
- Dance Floor/Platforms/Etc.
- Dinnerware
- Equipment Sales
- Flatware
- Food Service Equipment
- Games & Activities
- Generators
- Glassware
- Linens
- Standard & Specialty
- Lighting
- LED Lighting
- Lighting Decor
- Lounge Furniture
- Mobile Kitchens
- Market Umbrellas
- *New Products*
- Patio Heaters
- Party Related People
- Picnic/Concession Equipment & Supplies
- Plant Rentals
- Silver Service
- Sound Equipment
- Tables
- Trays & Serving Accessories
- Warmers/Servers
- Weddings
- Wedding & Shower Accessories

Tent Calculator - see how much space you need.

Not sure how much space you need to accommodate your group? Our Space Planning Guide can help you choose which tent option is right for you.

Seating		# of people
<input type="checkbox"/>	Theater Style Seating	300
<input type="checkbox"/>	Conference Style Seating	0
<input type="checkbox"/>	Formal Dinner Style Seating	0
<input type="checkbox"/>	Casual Event Style Seating	0
<input checked="" type="checkbox"/>	Cocktail Event Style Standing	300

Bar Areas		# of bars
<input type="checkbox"/>	Bar areas	0

Buffet Tables		# of tables
<input type="checkbox"/>	Buffet tables	0

Waiter Stations		# of stations
<input type="checkbox"/>	Waiter stations	0

Dance Floor	
<input type="checkbox"/>	Dance floor

Band Stage	
<input type="checkbox"/>	Band stage

Total Square Footage Required **2400**

This Tent Calculator is designed to offer you a quick reference in determining how large a tent you'll

From: Joy
 Sent: Sunday, November 22, 2015 12:12 PM
 To: Kathleen A. Garcia; mJobs@millerhull.com; Joseph Smith
 Subject: CPP Input Del Mar City Hall

Nov. 22, 2015

To: Kathy Garcia

RE: City Hall CPP Input

I am a 30 year full time resident-owner of the single family home at 10th Street. My home originally dates to 1884, as do several other homes on the block & is directly west of the City Hall property. 10th Street is an historical block, which of course used to have many more original Del Mar houses such as the Alvarado House. (Please see the the Community Plan Goal 3 F. & the objectives of Goal 4B)

I think that this project as currently proposed will devalue our old historic homes. These old houses are not designed to be placed next to such a large, looming project. We have large front yards facing the street, side patios & small houses. This project will lead to a redevelopment of our large R-2 lots because new homes can be designed to minimize the City Hall impacts. I can't do this with my old house and to me it will be unlivable.

No screening, shrubs etc. will be completely effective with the current plan because of the grade difference. Also, trees don't stop noise.

While I did attend the CPP meeting I did not feel comfortable expressing my views in the televised, microphone passing format which unfortunately also included several community members who were there disputing the comments of the neighbors. Also, the meeting was cut off abruptly at 8:00, leaving me little time to complete my CPP Form. There was no break-out session as planned, so I did not have time to speak to the architectural team. I do not feel that the goals of a CPP were met.

Therefore, at your suggestion, I am sending you my written requests:

- 1) Remove the large- elevated "Town Hall Terrace" which would loom over my property. This terrace has morphed on the plans from a small staff lunch area into an entertainment area capable of holding 50-75 people, complete with an adjacent kitchen. Originally we were told that all entertainment areas would be screened by the buildings.
- 2) Remove the extra, recently added, parking spaces which are now shown on the west wall very close to my house. Count the street spaces to reach your goal of 160.
- 3) Place a 10 foot tall masonry fence along the western edge of the City Hall project so that it screens my entire property.
- 4) Relocate the "catering kitchen" away from 10th Street so that I am not exposed to smoke & fumes.

Please respond to my comments as you would to any comments made at the CPP meeting. I support the idea of a new City Hall & look forward to substantial changes.

Sincerely,

Joy Shadle Ehrenfeld
Del Mar, CA 92014