

December 23, 2015

To: City Council:

From: Ethel Grant (owner) Del Mar Resident since 1985  
1005 Stratford Court  
Del Mar, CA 92014

I am in opposition of the proposed Development of the City Hall:  
APN: 301-021-05. I understand the need to renovate City Hall, but do  
not agree with this massive proposed project.

My concerns are as follows:

1. My understanding the DRB is to insure applicants adhere to these basic concepts:
  - a. To maintain the character of the neighborhood.
  - b. To prevent Mansionization projects, keeping in mind bulk and mass.
  - c. To preserve public views.
  - d. To maintain reasonable privacy.
  - e. Prevent excessive noise pollution.
  - f. Mitigate increased traffic.

The DRB Meeting that was held on December 16, 2015 was disgraceful. The very Design Review Board that was put in place to protect and preserve the Village character of Del Mar has failed to uphold its obligation to the citizens of Del Mar.

The City held the Design Review board hostage. Let me explain: If an ordinary citizen presented an important study regarding the project without enough time for board members to read it, let alone study it, their project would be denied. On December 16, the Environmental Impact Report, was delivered to the board members less than an hour prior to the meeting. The members of the board stated that because the information was not received in a timely manner, it was unread. Despite this important information not being read, the board was "encouraged" to approve the project.

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2. This project does not fit the neighborhood. There is no doubt that the current City Hall needs to be renovated. The rest of the project is a wolf in sheep's clothing. The current parking spaces are under utilized. The spokeswoman for the Environmental Impact Report stated "currently between 18 and 25 cars use the existing parking lot" she also stated that when the new 160 car parking structure was completed that the number of cars expected would be " between 18 and 25 cars". Yes, Citizens of Del Mar, we won't be visiting City Hall any more frequently than we do now. Why would the board approve a totally unnecessary ( projected to be \$18 million, possibly up to \$24 million) multi-million dollar parking structure and town hall?

3. Why the need for 160 parking spaces? The current parking available is under utilized. Where are the occupants of these 160 cars going to go? Potentially 600 people!!!

The proponents of this project love to tell us how this project was voted upon and approved by the citizens of Del Mar. Not so, there was a poll taken, only 400 residents responded out of over 4,000 residents. The poll was conducted with a format that only accepted online surveys if the person used a PC, not a Mac. That format eliminated many households from participating in the online survey. If this project proceeds as written, the expansion for a commercial center will take place without a vote ever taking place. It is unconscionable that we are not given the real purpose of the Town Hall Project.

4. What are the expected costs to maintain such a large complex? Water, power, cleaning, trash, etc. Asked at DRB, not answered.

5. Does our community of 4,000 plus people want or need such a large public plaza to the tune of \$24 plus million dollars? Not asked.

6. What is the impact on the homes surrounding this? View Blockage, Traffic, Noise, Litter, Safety, Light pollution.

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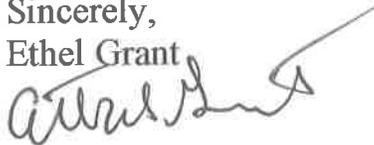
7. When numerous speakers came to the podium to express their concerns regarding: Privacy, Traffic, Noise, Lighting, Litter, Character of the Neighborhood, the board heard them, but the Board was only really interested in addressing one speaker's concerns. Yes, that would be the neighbor who serves on the board. We all matter.

8. The DRB and the City Council have a fiduciary relationship with the citizens of Del Mar. We the citizens must demand that the DRB and the City Council represent us and protect the Village of Del Mar.

9. We the citizens of Del Mar demand to know exactly what the City has in mind for this future expansion. How can we protect the village character of Del Mar if the City is not honestly informing us of the exact intentions for future expansion? We deserve to have our City Council tell us exactly what is going on with this development and to preserve our community and to let us have a vote.

Thank you for your consideration in rethinking of this project and it's impact on the quality of life in Del Mar.

Sincerely,  
Ethel Grant



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