

## **CALIFORNIA COASTAL COMMISSION**

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# **F8a**

**A-6-DMR-22-0020 (Watermark DM, L.P.)**

**November 15-17, 2023**

**CORRESPONDENCE**

## LETTERS IN OPPOSITION OF PROJECT



# DELANO & DELANO

November 9, 2023

California Coastal Commission  
San Diego Coast District  
7575 Metropolitan Drive #103  
San Diego, CA 92108  
[SanDiegoCoast@coastal.ca.gov](mailto:SanDiegoCoast@coastal.ca.gov)

Re: Appeal No. A-6-DMR-22-0020; CDP21-005

Dear Coastal Commission:

This letter is submitted on behalf of Del Mar Hillside Community Association in connection with the appeals of the City of Del Mar's ("City") approval of Watermark Del Mar Project ("Project") Administrative Coastal Development Permit ("CDP"). The Project is inconsistent with provisions of the City's Local Coastal Program ("LCP").

It should be telling that the staff report is over 50 pages, with over 100 pages of exhibits, all to support staff's assertion of no substantial issue. But the very fact that it takes that many pages for staff to claim no substantial issue arises should give the Commissioners pause, particularly on a project that has never been through any kind of public hearing.

I. The Project Is Inconsistent with Protections of Coastal Lagoon Areas and Wetland Resources

The City's LCP defines the Lagoon Overlay Zone, composed of properties located directly in or in proximity to the Los Peñasquitos and San Dieguito Lagoons. DMMC § 30.53.010. The purpose of the Lagoon Overlay Zone is to "protect the wetland resources of these lagoon areas and their sensitive upland habitats" by requiring all development in the zone to be "designed and implemented in a manner that is consistent with wetland habitat protection and enhancement." DMMC § 30.53.010. The Project is inconsistent with the protection of wetland resources of coastal lagoon areas, and the Staff Report fails to prove issues in relation to wetland delineation, wetland buffer zone protection and steep slopes are not substantial.

*A. Wetland Delineation*

The Project is inconsistent with the protection of wetland resources of coastal lagoon areas, and the on-site wetland has not been adequately delineated and protected. Hamilton Biological noted: "Observations of standing water, muddy soil, and obligate wetland plants outside of the delineated wetlands, as well as the repeated dumping of large

amounts of gravel across the northern part of the site, all indicate that the area of wetlands — at least those satisfying Coastal Commission criteria — is more extensive than has been delineated to date.” Hamilton Biological, *Review of Merkel & Associates Biological Reports, Watermark Del Mar Project*, Nov. 24, 2021, (“Hamilton Review”), at 14.

Despite the fact that “obvious, unambiguous wetland characteristics have persisted [on] site for at least four years,” the Biological Report and Wetland Delineation submitted by the Applicant (“Merkel Reports”) failed to complete “any field data sheets in this part of the property.” Hamilton Review, at 12. The Merkel Reports failed to address human modification and ongoing disturbance to the site, and the Applicant’s consistent application of gravel prevented an accurate wetland delineation. I am enclosing a letter from Hamilton Biological, dated today, which discusses these issues further.

The Staff Report acknowledges the change from previous studies to 2021 determinations. It also acknowledges the human modification and disturbance in the northern part of the site:

The Commission ecologist concurs with Hamilton that numerous activities have occurred on the site, including historic sand mining, Fairgrounds event parking, French drain installation, and intermittent dumping of gravel for parking. After reviewing the reports and addendums listed above, as well as other resources ... the Commission ecologist determined that the majority of disturbance, before and after establishment of the Coastal Act, occurred on the northern flat portion of the site.

Staff Report, at 26. It also admits Coastal Act violations:

While application of an atypical wetland delineation might reveal that wetland habitat may have established further into the northern portion of the site absent the history of site activities, numerous site activities have occurred, included those that were pre-Coastal and both permitted and *unpermitted post-Coastal*, making such atypical wetland delineation results irrelevant for the current proposed development.

Staff Report, at 26. However, it contradicts itself by concluding “atypical wetland delineation methodology is irrelevant” and fails to effectively address these actions with an adequate wetland delineation of the site.

#### *B. Wetland Buffer*

Due to its proximity to the San Dieguito Lagoon, the site is considered a “Wetland Buffer,” defined as “lands which provide a buffer between human development activity and wetland areas and which serve to protect the environmental and functional habitat values of the wetland.” DMMC § 30.53.030(A)(2). Development projects sited on or in



proximity to wetland habitat shall include a “continuous wetland buffer” 100 feet in width, minimum, reduced only by special authorization. DMMC § 30.53.100(A)-(B). Only in exceptional circumstances with the approval from the California Department of Fish and Wildlife (“CDFW”) and the City the wetland buffer can be reduced to 50 feet. The City must find and the CDFW shall concur that the “physical characteristics of the site...are adequate to protect the resources of the adjacent wetlands, based on site-specific factors.” DMMC § 30.53.100(B).

The physical characteristics of the site are in fact not adequate to protect the wetland resources. The Staff Report is relying on a previous project for its determination and CDFW’s approval with some additional mitigation measures such as “removal of invasive plants, planting of southern coastal bluff scrub plants, and a 5-year monitoring plan” included in the current Project. Staff Report, at 27-28. The law requires adequate protection based on site-specific factors, and the Staff Report indicates site-specific factors such as “the type and size of the development proposed or mitigation measures provided” are relevant in determination. Staff Report, at 27. However, it does not provide an explanation for how an approval of a 50-foot buffer based on a previous project “with substantially the same footprint” can satisfy the legal standard for the current Project and conditions.

In addition, the Staff Report provide no discussion on why the Project cannot be accomplished with a 100-foot bufer. Nor does it present other feasible alternatives of development with 100-foot or not even an indication for lack of such alternatives. Had the Staff Report analyzed this more closely, it could have discussed an alternative that would address multiple issues. Moreover, the 50-foot wetland buffer is directly adjacent to the proposed steep slope encroachment. Staff Report Exh. 5. It is clear that 100-foot wetland buffer as required by law would also cover some of this proposed steep slope encroachment, if in fact an alternative was discussed. However, there is no discussion of this in the Staff Report or any reasons how 50-foot buffer will not reduce the protection envisioned with a 100-foot buffer.

*C. The Project Is Inconsistent with Protections of Steep Slopes and Bluffs and Height Requirements of LCP*

The Project Site is located within the Bluff, Slope and Canyon Overlay Zone and thereby shall conform to the LCP prohibition on construction, grading, or encroachment on substantial steep slopes. The site elevation ranges from a “high of approximately 90 feet above mean sea level [] at the top of the sandstone bluff, to 12 feet above [mean sea level] at the top of the slope near Jimmy Durante Boulevard.” Merkel & Associates, Inc., *Jurisdictional Resources Delineation Report and Environmentally Sensitive Habitat Area (ESHA) Evaluation*, Dec. 6, 2018, (“Merkel Report”), at 14. Slopes on the bluff particularly range from 9-50% and are already severely eroded. Merkel Report, at 14.

The Project is inconsistent with the LCP protections of the Bluff, Slope and Canyon Overlay Zone due in part to its steep slope encroachment that granted a waiver for an allowance of up to 10% encroachment. Applicant provided neither evidence showing an absence of a feasible alternative siting that would eliminate or substantially reduce the need for such an allowance, nor proof that the Project development has been minimized to preserve the site's physical characteristics.

Instead, what is presented and somehow found sufficient by the Staff Report are not alternatives but seem to be excuses not to change the Project design. Alternative designs with potential to minimize the Project's steep slope encroachment might include clustering in the northwestern side, redesigning the Project's rectangular, parallel orientation to better fit within the site's natural characteristics, reorienting the direction of the specific units within the encroaching zones, or altering the sited location of such units to the empty space located in the top right corner of the Project site plan (see Map: Watermark Exhibit 5, included as Enclosure 3).

The Applicant reasoned that the northwestern side cannot be clustered because the area is specifically kept as outdoor amenity area for "potential impact of noise on immediate neighbors" and "aesthetic presentation." Staff Report, at 39. Applicant did not present any other feasible alternative that will respect the site's characteristics and mitigate other potential impacts. Moreover, "Applicant did not consider adding an additional story" to preserve "the public view of the sandstone bluff and ridgeline Torrey Pines." Staff Report, at 39. However, the photos of the proposed conditions in contrast to existing condition in Key Observation Points show that the view that Applicant alleges to protect is already substantially blocked with the current design. Staff Report Exh. 10.

In fact, Applicant requested and was granted a significant concession for "an increase in maximum allowed height from 14-feet in the Bluff, Slope, Canyon Overlay Zone to 47-feet, 6-inches." City of Del Mar Director of Planning and Community Development, Administrative CDP Resolution (CDP21-005), at 4. Specifically, this section limits structures to a height of 14 feet "in order to preserve view sheds and the open space appearance of the area from a distance". The Project lacks the Design Review Board approval to go above 14 feet. Therefore, Applicant's excuse for not presenting any alternatives is not only meaningless but also inconsistent with the LCP.

There is no evidence that, despite the multiple dwelling unit Project sited within the Bluff, Slope and Canyon Overlay Zone, the Applicant or the City considered the clustering approach, or any other project design alternatives, that would minimize the Project development to preserve the site's physical characteristics and protect the sensitive slope area. In addition to a lack of consideration of alternative design, as pointed out above, it is noteworthy that the maintenance of a 100-foot wetland buffer, as opposed to the 50-foot reduction, would effectively preclude almost all of the encroachment upon the sensitive slopes (see Map: Staff Report Exh. 5.).

*D. The Project Is Inconsistent with Protections of Floodplain Zones*

The LCP defines the Floodplain Overlay Zone, composed of “those properties located within the 100-year floodplains of the San Dieguito River and the Los Peñasquitos Lagoon...subject to periodic inundation due to flooding.” DMMC § 30.56.010.

The Project is located partially within the San Dieguito River’s 100-year floodplain. Merkel Report, at 14, Staff Report, at 42. Despite its location within the Floodplain Overlay Zone and consequent regulatory requirement to obtain a Floodplain Development Permit, the Applicant has not submitted proof of a permit approval. The Staff Report states that “while the project may not have received a Floodplain Development Permit, given the design of the project and the special conditions imposed upon the project through the CDP, the project conforms to the requirements of the Floodplain Overlay Zone and thus this concern does not raise a substantial issue.” Staff Report, at 43. However, it also raises concern for vulnerability to flooding exacerbated by climate change impacts and that during extreme flow conditions (e.g., 100-year flow event considered by FEMA), portions of the site would be submerged by floodwaters from the San Dieguito River.” Staff Report, at 43.

II. Conclusion

Accordingly, Del Mar Hillside Community Association asks the Coastal Commission to find substantial issue with the Project and conduct a *de novo* hearing. Thank you for your consideration of these concerns.

Sincerely,



Everett DeLano

Enc.

November 9, 2023

Everett DeLano  
DeLano & DeLano  
220 West Grand Avenue  
Escondido, CA 92025

**SUBJECT: REVIEW OF COASTAL COMMISSION STAFF REPORT  
APPEAL A-6-DMR-22-0020, WATERMARK DEL MAR PROJECT**

Dear Mr. DeLano,

Hamilton Biological is a consultancy specializing in field reconnaissance, regulatory compliance, preparing CEQA documentation, and providing third-party review of biological technical reports and CEQA analyses. In 2017, Hamilton Biological reviewed biological issues raised in the Draft EIR (DEIR) for the Watermark Del Mar Specific Plan project, located in the City of Del Mar (the City), San Diego County, California. A follow-up letter, dated November 24, 2021, reviewed two subsequent biological reports, prepared by Merkel & Associates in 2018 and 2020. The City found the project to be consistent with its certified Local Coastal Program (LCP) and issued a Coastal Development Permit (CDP) that was appealed to the California Coastal Commission (CCC) on May 9, 2022. The CCC staff has now prepared a staff report dated November 2, 2023, recommending that the CCC deny the appeal because, in the opinion of CCC staff, no substantial issue exists with respect to the grounds on which the appeal was filed. This letter requests further consideration of selected items in the staff report.

**UNPERMITTED DUMPING OF GRAVEL BURIES WETLANDS AND PREVENTS  
THEIR NATURAL EXPRESSION**

The proposed development area is relatively flat, with a slight slope from southwest to northeast, such that the portion of the site near San Dieguito Drive is at lower elevation than the rest of the site. Because this part of the site is subject to periodic inundation, the land owner has repeatedly, *and without a CDP*, dumped large volumes of gravel on this part of the site, raising the elevation enough to prevent wetland conditions from developing there.

Local resident Arnold Wiesel (pers. comm.) reports having observed trucks dumping gravel across the northern part of the property in early 2021. See Photo 1 on the next page.





**Photo 1.** View from the southern part of the property facing north toward the intersection of Jimmy Durante Blvd. and San Dieguito Drive, during a rain event on 10-25-21. The rectangular pool of rain water, its northern limit forming an unnaturally straight line, demarcates the limit of where gravel was most recently dumped to raise the elevation of the northern part of the site. *Photo: Arnold Wiesel.*

The placement of any type of fill in a wetland is a “substantive change in site use or site conditions.” As noted in my previous letters, however, Merkel & Associates (2018:22) characterizes the dumping of gravel on this site as nothing more than a standard “dust control” measure:

Since approximately 2003, the level unvegetated areas on the site have been used as overflow parking for the Del Mar Fairgrounds. During this time, portions of the site have been modified to support vehicle parking uses inclusive of **dust control such as application of gravel**, placement of large boulders along the northern perimeter, and demarcation of parking spots with white chalk. [emphasis added in bold]

The CCC staff report seems to accept this explanation—“dust control”—as the reason for spreading large volumes of gravel across the part of the site that naturally becomes wet and muddy. As Figure 1 shows, gravel is not spread across dustier part of the site, to the south. Figure 2, on the next page, shows a line of boulders that have effectively prevented a sliver of the site from being covered with gravel. Photos 1–3 show the coastal wetlands that have naturally developed along this line of boulders.





**Figure 2.** Aerial image showing in yellow the line of boulders along the northeastern edge of the project site, adjacent to San Dieguito Drive.

**Photo 1.** Showing *Jaumea carnosa*, an obligate wetland indicator plant species, growing along the line of boulders, outside of delineated wetlands, 10-21-21. Note the large areas of gravel spread on both sides of the boulders to suppress the expression of coastal wetlands.

*Photo: Robert Hamilton.*



**Photo 2.** Standing water and *Salicornia pacifica*, an obligate wetland indicator plant, along San Dieguito Drive, on 11-7-17. The water was not associated with any recent rains. Gravel is evident in the upper left and lower right corners of the image.

*Photo: Robert Hamilton.*





**Photo 3.** *Distichlis spicata*, a facultative wetland indicator plant species, growing in standing water north of the delineated wetlands along San Dieguito Drive, 10-21-21. The water was not associated with any recent rains.

*Photo: Robert Hamilton*

My 2017 review letter specifically called out and photographed these unambiguous indicators of coastal wetlands, yet Merkel & Associates did not complete any wetland data sheets along the line of boulders when they revisited the wetland delineation in 2018 and 2020.

My 2021 review letter again documented standing water and obligate wetland plants in this same part of the site, far north of the delineated wetland boundary, but these observations have also been ignored without explanation.

On what basis has Coastal Commission staff determined that the documented occurrence of unambiguous coastal wetlands, consisting of obligate wetland-indicator plants growing in standing water, occurring well outside the delineated wetland boundary, fails to constitute a substantial issue for appeal of the project's CDP?

Page 12 of the staff report summarizes the situation as follows:

Operations of the parking lot have included intermittent dumping of gravel on the site as a form of **dust control** and **to maintain parking conditions**. The applicant has stated that while **it did not receive a Coastal Development Permit (CDP)** for the gravel placement from the City, gravel placement avoided the onsite coastal brackish marsh. In 2016, the City issued an Administrative Design Review permit for the installation of parking pay machines on the site. The City determined that installation of these machines was exempt from CDP requirements.

Although the entire flat portion of the site has been used for parking, the periodic dumping of gravel *without a CDP* has been required "to maintain parking conditions" and for "dust control" only in the muddy northern part of the site, not the dry and dusty southern part. This is because "maintain parking conditions" and "dust control" appear to be euphemisms for "bury coastal wetlands and prevent their expression."

Neither the Merkel reports, nor the CCC staff report, has attempted to explain why standing water and obligate wetland vegetation exists along the line of boulders between the project site and San Dieguito Avenue.

Page 16 of my 2021 letter contained the following specific recommendation to determine the extent to which unpermitted dumping of gravel has altered the site's natural hydrology.

To address the relevant questions unanswered by Merkel & Associates (2018, 2020), I recommend that geotechnical site testing be conducted to determine how far down gravel fill has penetrated native soil across the northern part of the site. On November 24, 2021, I spoke with Torin Ng, Staff Engineer at Associated Soils Engineering, Inc., in Signal Hill, CA (<http://www.associatedsoils.com/>). Mr. Ng indicated that such an investigation could be readily conducted by drilling down through the gravel-filled area and drilling into the nearby wetlands that have not been subject to fill. By comparing the results, a geotechnical engineer could evaluate the extent to which the northern part of the site has been artificially raised by the repeated placement of fill over the years. He estimated that his company could complete such an investigation and report for a cost of approximately \$4,000 to \$5,000.

I continue to believe that this type of detailed investigation is needed to provide a valid basis for determining the true extent of Coastal Commission jurisdictional wetlands on this heavily altered site.

## CONCLUSION

I appreciate the opportunity to provide this further review of the ongoing and proposed actions on this site. Please call me at 562-477-2181 if you have questions or wish to further discuss any matters; you may send e-mail to [robb@hamiltonbiological.com](mailto:robb@hamiltonbiological.com).

Sincerely,



Robert A. Hamilton, President  
Hamilton Biological, Inc.  
<http://hamiltonbiological.com>

November 13, 2023

California Coastal commission  
San Diego Coast District  
7575 Metropolitan Drive, Suite 103  
San Diego, CA 92108  
SanDiegoCoast@coastal.ca.gov

**VIA EMAIL**

**RE: Appeal No. A-6-DMR-22-0020, Watermark**

Dear Coastal Commission:

Thank you for the opportunity to comment on the Watermark Project at the southeast corner of Jimmy Durante Boulevard and San Dieguito Road in the City of Del Mar. As a member of the San Dieguito River Park Joint Powers Authority for more than 20 years, and the former San Diego County Supervisor for District Three, I am surprised by the staff recommendation of “No Substantial Issue” for this project.

Watermark proposes the construction of a 50-unit apartment building on a project site that is 125 feet from the San Dieguito River Wetland Restoration Project. I personally advocated for Wetland Restoration Project for decades. It is disappointing the staff is not recommending a de novo hearing on the coastal development permit for this large project on a sensitive site. The site contains a floodplain, wetland, steep slopes, and environmentally sensitive habitat. Many of the bird species that inhabit the San Dieguito River Wetland Restoration Project roost and nest in the trees found on the project site. The staff report states the project will implement a mitigation measure limiting construction during the nesting season; yet no such measure is a condition of the only discretionary permit issued for this project, the City’s coastal development permit. With a finding of “No Substantial Issue” the Coastal Commission cannot add the special conditions necessary to protect the bird species that use this project site.

I am asking you to vote No on the motion to determine the project raises no substantial issue and set a de novo hearing on the Watermark hearing at a future hearing. Thank you for your consideration of my request.

Sincerely,

Pam Slater-Price  
1757 Grand Ave.  
Del Mar, CA 92014

November 13, 2023

California Coastal commission  
San Diego Coast District  
7575 Metropolitan Drive, Suite 103  
San Diego, CA 92108  
SanDiegoCoast@coastal.ca.gov

**VIA EMAIL**

**RE: Appeal No. A-6-DMR-22-0020, Watermark**

Dear Coastal Commission:

Thank you for the opportunity to comment on the Watermark Project at the southeast corner of Jimmy Durante Boulevard and San Dieguito Road in the City of Del Mar. As a resident who lives within 1000 feet of this project, I have questioned over the years how there is no impact here with regard to water table and wetlands issues. Any studies that were done had to date from the depth of the drought years in southern California. At present the level of the nearby lagoon is much closer to historical norms. And with El Nino and sea level rise coming, who knows what to expect. It would seem prudent to send this project back for another groundwater study in order to be sure it will stand the test of time.

Del Mar absolutely needs more housing. But we don't need something that is going to be plagued with undermining because of a misunderstood level of groundwater so close to the site.

Please vote "No" on the motion to determine the project raises no substantial issue and set a new hearing on the Watermark in the very near future. Thank you in advance for your consideration.

Sincerely,

<signed>

John W Spelich  
2143 David Way  
Del Mar, CA 92014

## Concerns over the Watermark project in Del Mar, Ca.

ACWmd@lapbypass.com <acwmd@lapbypass.com>

Mon 11/13/2023 3:33 PM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

 1 attachments (16 MB)

Watermark appeal Nov 23.docx;

Stephanie,

I have attached a letter of concern that I would like to be given to the commissioners. I live only a few blocks away from the proposed project. The project will adversely affect the community, the environment, the wetlands (for sure) and the wildlife.

Thank you

Alan

**Alan C. Wittgrove**, MD, FASMBS, FACS, Diplomate of the American Board of Obesity Medicine

**Past President ASMBS**

Medical Director

Wittgrove Bariatric Center

12865 Pointe Del Mar Way, Suite 130

Del Mar, CA 92014

858-350-4700

[www.lapbypass.com](http://www.lapbypass.com)

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## Alan C. Wittgrove MD, FACS

12865 Pointe Del Mar Way

Suite 130

Del Mar, CA 92014

Phone: 858.350.4700

FAX: 858.350.4710

Dear Chairperson and Commissions,

Re: - Appeal Id Number: N A-6-DMR-22-0020, Watermark

Due to the late notice of this meeting and over a holiday weekend and the distance of the meeting we write to you instead of appearing in person. This letter represents 93 concerned residents who walk by the iconic and beautiful bluff on this property numerous times per week on our way to the adjacent lagoon trail. We are seriously concerned that the proposed project will completely destroy the bluff and hide what remains behind a 48-foot block of concrete. We urge the Commissioners to see this sight for themselves prior to this massive development.

**This project has never had a Public Hearing. Its height and FAR are in excess by four-fold what the LCP allows. It cuts and hides a natural Coastal Bluff with nesting herons and Egrets in large mature Torrey Pine trees.**

This property is surrounded by sensitive, protected lands, two lagoons, crest canyon and coastal bluffs all in the coastal zone.

Our Community Plan co-authored by Del Mar resident David Keeling (father of the Keeling Curve) was designed to protect all these sensitive lands and their habitats for so many rare and threatened species. The noise and nightlight that this huge project would produce will have an adverse impact on our rare, threatened, and endangered species who nest here there.

**The City Council had no choice but to approve high density multi-family housing in the North Commercial zone adjacent to the San Dieguito Lagoon and its wetlands.**

They depended on the assurance that Del Mar's Community Plan and its Certified Local Coastal Program (LCP) would continue to protect all of the precious, natural



resources in and around Del Mar for our residents, millions of annual visitors and generations to come.

The project under appeal asked for waivers and concessions that violate the terms of the LCP:

- **48 foot height instead of the LCP's 14-foot height to protect a natural coastal bluff on both parcels and public views of those bluffs from the west.**
- **129% FAR (interior square feet) instead of the LCP's 30% to protect open spaces and public views.**
- **Grading and cutting into the coastal bluff 50 feet from wetlands on the parcels rather than abiding by the LCP to protect the toe of the Bluff and Bluff integrity. Nowhere in Del Mar is this allowed.**
- **The project will place 48- 6-foot-tall air conditioning units on the roof and thus bring the roof to 54-foot height by Del Mar's reckoning. The noise from this equipment will be a mere 10 feet from the nesting Egret birds and interfere with other bird's flight pattern to the lagoon.**

Del Mar residents increased the protection of the LCP when the City Council approved the state-mandated density increase on these parcels. This was discussed at a recorded City Council meeting in March 2021. They relied on the state laws recognizing that they deferred to the Coastal Act.

There IS a substantial issue -- the project conflicts with our LCP terms that were designed to protect the sensitive wetlands, bluffs, lagoons, and chaparral in Del Mar.

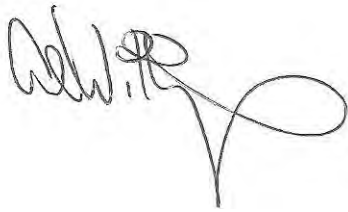


This picture was taken on my walk this morning (13 November 2023) and we have not had rain in Del Mar for weeks! **This clearly shows the degree of wetlands involved in this project.** They have tried to cover this up. **Is the Coastal Commission not mandated to protect the coast and related wetlands?**

Please vote NO on the Coastal staff recommendation that there is no substantial issue, and thus place a de novo hearing on a future calendar.

Respectfully,

Del Mar Hillside Resident

A handwritten signature in black ink, appearing to read 'Alan C. Wittgrove', with a large, stylized loop at the end.

**Alan C. Wittgrove**, MD, FASMBS, FACS, Diplomate of the American Board of Obesity Medicine

## Watermark Project

becky beckywalkerinc.com <becky@beckywalkerinc.com>

Mon 11/13/2023 3:03 PM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

**A-6-DMR-22-0020 Correspondence:  
One of 11 copies received**

Dear Chairperson and Commissions,

Re: - Appeal Id Number: N A-6-DMR-22-0020, Watermark

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**This project has never had a Public Hearing. Its height and FAR are in excess by four-fold what the LCP allows. It cuts and hides a natural Coastal Bluff with nesting herons and Egrets in large mature Torrey Pine trees.**

This property is surrounded by sensitive, protected lands, two lagoons, crest canyon and coastal bluffs all in the coastal zone.

Our Community Plan co-authored by Del Mar resident David Keeling (father of the Keeling Curve) was designed to protect all these sensitive lands and their habitats for so many rare and threatened species. The noise and nightlight that this huge project would produce will have an adverse impact on our rare, threatened, and endangered species who nest here there.

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They depended on the assurance that Del Mar's Community Plan and its Certified Local Coastal Program (LCP) would continue to protect all of the precious, natural resources in and around Del Mar for our residents, millions of annual visitors and generations to come.

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**the lagoon.**

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There IS a substantial issue -- the project conflicts with our LCP terms that were designed to protect the sensitive wetlands, bluffs, lagoons, and chaparral in Del Mar.

Please vote NO on the Coastal staff recommendation that there is no substantial issue. and thus place a de novo hearing on a future calendar.

Respectfully,

Del Mar Hillside Residents

Rebecca Walker

1440 Oribia Rd.

Del Mar, CA 92014

(619) 884-6095

## LETTERS IN SUPPORT OF PROJECT



1140 South Coast Hwy 101  
Encinitas, CA 92024  
Tel 760-942-8505  
Fax 760-942-8515  
[www.coastlawgroup.com](http://www.coastlawgroup.com)

**November 10, 2023**

**VIA ELECTRONIC MAIL**  
**stephanie.leach@coastal.ca.gov**

Stephanie Leach  
Coastal Planner  
California Coastal Commission  
7575 Metropolitan Drive  
Suite 103  
San Diego, CA 92108

**RE: Applicant's Response to Staff Report for Watermark Del Mar Appeals**

Appeal No. A-6-DMR-22-0020

Item F8a, November 17, 2023

Dear Ms. Leach:

Coast Law Group, LLP represents Watermark DM, L.P., applicant in the above-referenced appeals ("Watermark"). Watermark has worked diligently over many years to address a multitude of questions and concerns raised by Coastal Commission staff and other stakeholders. As a result, what is now before the Commission is a much refined housing and restoration proposal with significant community and environmental benefits (including meaningful affordable housing near the coast and a substantial habitat restoration component). As such, **we strongly support the recommendation that the Commission find "no substantial issue" on appeal.**

Understanding the unique background and approval of the Watermark project at the local level will help contextualize the appeals. In 2013, after failing to meet affordable housing requirements of its 4<sup>th</sup> Cycle housing element, the City of Del Mar committed to the State of California Department of Housing and Community Development ("HCD") that it would rezone the Watermark properties to provide for "by right" development at a density range of 20-25 du/ac within 12 months of adoption of the 2013-2021 Cycle Housing Element. The City ignored the requirement entirely.

By mid-2020, after 7 years of trying to work collaboratively with the City of Del Mar staff, elected officials, and the community on a specific plan for Watermark that would support the density proposed in the adopted housing element, it became clear many in the City had no real intention of facilitating much needed affordable housing. Notwithstanding the housing element rezone mandate, homeowners and elected officials alike voiced opposition to the project's density and proximity to the nearby well heeled neighborhood. One hurdle after another was placed in front of the applicant, with virtually no appreciation for its numerous concessions attempting to reach consensus with all stakeholders. The applicant's reward for its efforts was repeated delays and an ever-increasing list of unrealistic demands.



Thus, in October of 2020, Watermark notified the City it would be abandoning the unsuccessful specific plan process and instead intended to pursue approval of the project pursuant to California Government Code section 65583(g)(1). Under this provision the City:

*“...may not disapprove a housing development project, nor require a conditional use permit, planned unit development permit, or other locally imposed discretionary permit, or impose a condition that would render the project infeasible, if the housing development project (A) is proposed to be located on a site required to be rezoned pursuant to the program action required by that subparagraph and (B) complies with applicable, objective general plan and zoning standards and criteria, including design review standards, described in the program action required by that subparagraph.”*

Despite the many years of work completed on the Watermark specific plan, including publication of a Draft Environmental Impact Report and multiple public workshops and hearings before the Planning Commission, Design Review Board, and City Council, because the City had failed to rezone the property within the timeframe required by the housing element, the City was legally obligated to process Watermark as a “by right” project with no exercise of discretion permitted. The City approved Watermark’s Administrative Coastal Development Permit (CDP21-005) on April 19, 2022. The current appeals were shortly thereafter filed on May 9, 2022.

The Commission’s staff has done a thorough and commendable job responding to every issue raised by appellants, and there is nothing to be gained by repeating the points here. Suffice it to say, staff’s determination of “no substantial issue” is supported by well-reasoned expertise and evidence in the record, and is deserving of approval by the Commission.

The City of Del Mar has for too long failed to appreciate and meet its responsibility to provide a range of affordable living opportunities in proximity to coastal resources, and the Watermark project is an important aspect of compliance with longstanding State requirements.

Watermark representatives will be available at the upcoming hearing to answer any questions Commissioners might have, and we respectfully request that they agree with the staff’s recommendation and find “no substantial issue” raised by the appeals.

Sincerely,

**COAST LAW GROUP, LLP**



Marco A. Gonzalez  
Attorney for Watermark DM, L.P.

CC: Clients

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Wed 11/8/2023 12:16 PM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

---

**From:** Ray Adams <ray.adams@kidder.com>

**Sent:** Wednesday, November 8, 2023 12:11 PM

**To:** SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

**Subject:** Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

Dear Coastal Commission,

I am in favor of the Watermark Project. It provides needed housing including affordable housing in a beach community. The location is ideal for more coastal housing. Please deny this Appeal.

Sincerely,

**Ray Adams**

T 619.884.5456

**FW: Public Comment on November 2023 Agenda Item Friday 8b - Appeal No. A-6-ENC-23-0024 (Beacon's Beach Parking Lot, Encinitas)**

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Wed 11/8/2023 7:28 AM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

-----Original Message-----

From: Annewc <annewc@cox.net>

Sent: Tuesday, November 7, 2023 5:41 PM

To: SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Subject: Public Comment on November 2023 Agenda Item Friday 8b - Appeal No. A-6-ENC-23-0024 (Beacon's Beach Parking Lot, Encinitas)

I am in complete 100% support for Watermark - Del Mar project.

I have lived in Del Mar for decades and think this will be a beautiful, necessary addition to our community!

Sent from my iPhone

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

Palato, Adriana@Coastal <adriana.palato@coastal.ca.gov>

Mon 11/13/2023 9:23 AM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

Hi Steph,

Please see below for public comment.

Thank you,

Adriana Palato  
Management Services Technician  
California Coastal Commission  
7575 Metropolitan Drive #103  
San Diego, CA 92108

-----Original Message-----

From: Tyler Buffett <chaos69order@mac.com>

Sent: Thursday, November 9, 2023 7:59 PM

To: SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Subject: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

To those concerned,

The affluent coastal community of Del Mar is in dire need of affordable housing. The proposed Watermark Del Mar project provides well-planned affordable housing at a critical time.

Many thanks,

Tyler

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Wed 11/8/2023 7:29 AM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

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**From:** Cindy Burns <cindyjburns@gmail.com>

**Sent:** Tuesday, November 7, 2023 8:03 PM

**To:** SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

**Subject:** Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

I'm in support of the Watermark Del Mar project which offers affordable housing opportunities within a wealthy coastal community.

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Tue 11/7/2023 3:24 PM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

---

**From:** Tony Cassolato <outlook\_14E9E3608CB0F94C@outlook.com>

**Sent:** Tuesday, November 7, 2023 3:20 PM

**To:** SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

**Subject:** Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

I am in full support of the Watermark project. It is a beautiful project and supplies affordable housing to a City that is in desperate need of this income level of housing. It will be a great asset for the City of Del Mar.  
Tony Cassolato

Sent from [Mail](#) for Windows



**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

Palato, Adriana@Coastal <adriana.palato@coastal.ca.gov>

Mon 11/13/2023 9:22 AM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

Hi Steph,

Please see below for public comment.

Thank you,

*Adriana Palato*

Management Services Technician  
California Coastal Commission  
7575 Metropolitan Drive #103  
San Diego, CA 92108

---

**From:** Michael Cassolato/USA <Michael.Cassolato@cushwake.com>

**Sent:** Thursday, November 9, 2023 7:20 PM

**To:** SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

**Subject:** RE: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

Resending this message because I forgot to make it clear I am asking you to deny this appeal.

Hello,

I am writing to you as father of a young son working to raise a family with my wife. We grew up in the coastal communities and do not know how we can afford to live here until developments like the Watermark come to fruition. Not everyone can afford nor wants to live in an oversized home. We urge you to approve this project and keep the San Diego coastal communities accessible to everyone. This is not some oversized monstrosity, this is a forward thinking development that the community will be proud of.

Thank you

**Michael Cassolato**

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**From:** Michael Cassolato/USA

**Sent:** Thursday, November 9, 2023 7:18 PM

**To:** [SanDiegoCoast@coastal.ca.gov](mailto:SanDiegoCoast@coastal.ca.gov)

**Subject:** Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

Hello,

I am writing to you as father of a young son working to raise a family with my wife. We grew up in the coastal communities and do not know how we can afford to live here until developments like the Watermark come to fruition. Not everyone can afford nor wants to live in an oversized home. We urge you to approve this project and keep the San Diego coastal communities accessible to everyone. This is not some oversized monstrosity, this is a forward thinking development that the community will be proud of.

Thank you

**Michael Cassolato**

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**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Wed 11/8/2023 7:30 AM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

---

**From:** GARRETT CHAN <gchanrn@comcast.net>

**Sent:** Tuesday, November 7, 2023 9:59 PM

**To:** SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

**Subject:** Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

Re: Please deny this Appeal

Dear Commissioners,

I have been coming to the Del Mar community for many years and have worked in nearby Sorrento Valley until September 2023. I would have loved to be able to afford to live in Del Mar. However, the housing market is unaffordable for me as a registered nurse. The appeal by the Hillside Community Association and Jill Schultz would reduce the number of affordable housing units in an incredibly wealthy neighborhood. Therefore, I urge the Coastal Commission to deny the appeal to allow for more affordable housing in the Del Mar community.

Respectfully,

Garrett Chan, RN

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

Palato, Adriana@Coastal <adriana.palato@coastal.ca.gov>

Mon 11/13/2023 9:25 AM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

Hi Steph,

Please see below for public comment.

Thank you,

Adriana Palato  
Management Services Technician  
California Coastal Commission  
7575 Metropolitan Drive #103  
San Diego, CA 92108

-----Original Message-----

From: JOE COLINA <joe.colina@gmail.com>

Sent: Friday, November 10, 2023 9:19 AM

To: SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Subject: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

Dear Sir/Madam:

I am a resident of San Diego and I stand strongly for sensible development projects in San Diego. I believe it is all San Diego communities responsibility to have a solution for the housing problems in San Diego County. A project like Water Mark which is both beautiful and helps contribute to the solution of affordable housing in San Diego County is what Del Mar needs. I am confident if you truly evaluate the pros and cons of the Water Mark project the only sensible conclusion is to deny this Appeal.

Jose M Colina  
San Diego Tax Payer  
San Diego County Resident

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

Palato, Adriana@Coastal <adriana.palato@coastal.ca.gov>

Mon 11/13/2023 9:25 AM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

Hi Steph,

Please see below for public comment.

Thank you,

*Adriana Palato*

Management Services Technician  
California Coastal Commission  
7575 Metropolitan Drive #103  
San Diego, CA 92108

---

**From:** Rita DiLello <rdilello@jlohr.com>

**Sent:** Friday, November 10, 2023 9:08 AM

**To:** SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

**Subject:** Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

Del Mar desperately needs new housing opportunities. Please deny the appeal and approve this well designed and well-conceived project.

Thank you,

*Rita*

**J. Lohr Vineyards & Wines |**

**Rita Di Lello**

V.P. National Accounts On Premise & e-Commerce  
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**J. Lohr Vineyards & Wines | [jlohr.com](http://jlohr.com)**

Headquarters: 1000 Lenzen Avenue, San Jose, CA 95126

[RDilello@JLohr.com](mailto:RDilello@JLohr.com) | c 858.229.6751

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CHILDREN OF RESTAURANT EMPLOYEES



**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Wed 11/8/2023 12:14 PM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

-----Original Message-----

From: Evan Cassolato <ecassolato@gmail.com>

Sent: Wednesday, November 8, 2023 8:42 AM

To: SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Subject: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

To Whom This May Concern,

I have been a local resident and supporter of Del Mar my entire life and confident Watermark will be a great asset to the city. It's a beautiful project and I am very much in favor. This community is desperately in need for a project like this. Please deny this appeal.

Best regards,  
Evan

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Thu 11/9/2023 2:56 PM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

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**From:** Derek Empey <dereke@reylenn.com>

**Sent:** Thursday, November 9, 2023 2:41 PM

**To:** SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

**Subject:** Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

Please deny the appeal on the Watermark Del Mar project. Healthy communities provide for all kinds of housing, including affordable housing, for their residents. I support the Watermark project which offers affordable housing opportunities within this coastal community.

Thanks

Derek Empey

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**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Wed 11/8/2023 7:32 AM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

-----Original Message-----

From: Robert Fleet <fleet.robert@icloud.com>

Sent: Wednesday, November 8, 2023 4:37 AM

To: SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Subject: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

Hello,

My name is Robert Fleet. I'm a long time resident and business owner in Del Mar. I believe Watermark is a much needed project for our community as it provides much needed housing stock and at a lower than average price point in a community that has very limited affordable and attached product. Please deny the appeal and approve Watermark!

Respectfully,

Robert Fleet

Sent from my iPhone

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Wed 11/8/2023 4:32 PM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

-----Original Message-----

From: Nicholas Genovese <genovesen9@gmail.com>

Sent: Wednesday, November 8, 2023 3:18 PM

To: SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Subject: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

I am in support of building affordable housing in wealthy communities by the beach. Watermark Del Mar fills a critical need for low-cost homes in Del Mar.

Thank you,  
Nicholas Genovese, MD

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

Palato, Adriana@Coastal <adriana.palato@coastal.ca.gov>

Thu 11/9/2023 12:23 PM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

Hi Steph,

Please see below for public comment.

Thank you,

*Adriana Palato*

Management Services Technician

California Coastal Commission

7575 Metropolitan Drive #103

San Diego, CA 92108

---

**From:** Kevin Held <khboulevard@gmail.com>

**Sent:** Thursday, November 9, 2023 11:04 AM

**To:** SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

**Subject:** Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

I think Watermark is a great development project on an underutilized lot and will be a great asset to the City. Del Mar desperately needs more affordable housing and the greater San Diego region in general needs more housing. This shortage of for rent housing is the main cause of the unaffordability of housing in San Diego county and especially in the beach communities. The more for rent units that get built the more affordable it will be for everybody. The affordable component to this project is awesome and will allow a great lifestyle for working class people to work and can also live in this coastal neighborhood. More projects like this need to be built throughout the coastal communities.

Please Deny this Appeal.

Sent from [Mail](#) for Windows

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Wed 11/8/2023 12:13 PM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

-----Original Message-----

From: Kate jeffery <katejeffery@cox.net>

Sent: Wednesday, November 8, 2023 8:30 AM

To: SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Subject: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

Dear Coastal Commissioners-

Please deny the appeal of the Watermark project in Del Mar. I am in favor of affordable housing in wealthier communities and this appeal prevents much needed affordable housing in the area.

Thank you for your time.

Kate Jeffery  
San Diego

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Wed 11/8/2023 12:14 PM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

-----Original Message-----

From: Kailea Cassolato <kaileacassolato@gmail.com>

Sent: Wednesday, November 8, 2023 9:02 AM

To: SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Subject: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

To Whom This May Concern,

As a local resident, I am in favor of the watermark project and am asking that you deny this appeal. Watermark is a beautiful project and our community is in need of more affordable housing in this area.

Best Regards,  
Kailea

Sent from my iPhone

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

Palato, Adriana@Coastal <adriana.palato@coastal.ca.gov>

Mon 11/13/2023 9:25 AM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

Hi Steph,

Please see below for public comment.

Thank you,

*Adriana Palato*

Management Services Technician  
California Coastal Commission  
7575 Metropolitan Drive #103  
San Diego, CA 92108

---

**From:** Jason Kimmel/USA <Jason.Kimmel@cushwake.com>

**Sent:** Friday, November 10, 2023 9:16 AM

**To:** SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

**Subject:** Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

Hello Coastal Commission:

It's important to me that there is more Affordable Housing in wealthy beach communities.

This is the “infill” development that California is looking for; bring more families closer to urban nodes, close to the coast on an underutilized parcel. The proposed project fits perfectly within the community. Walkable to retail, restaurants, access to the coast, and the Del Mar racetrack.

We can not let wealthy homeowners impede on development projects that are a complement to the community because they don't want “those people”. Please allow families the opportunity to have access to the coast.

Please deny this appeal.

**Jason Kimmel**

Senior Director

CA License #01496694

Direct: +1 858 546 5414

Cell: +1 858 922 3459

Fax: +1 858 452 3206

[jason.kimmel@cushwake.com](mailto:jason.kimmel@cushwake.com)



12830 El Camino Real, Suite 100  
San Diego, CA 92130 / USA  
[cushmanwakefield.com](https://www.cushmanwakefield.com)

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**FW: Public comment on November 2023 agenda item-Friday 8a Appeal No. A-6- DMR 22-0020. Watermark Del Mar, DM, LP, Del Mar**

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Wed 11/8/2023 4:19 PM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

-----Original Message-----

From: Laura Glatthorn <lglatthorn@icloud.com>

Sent: Wednesday, November 8, 2023 4:15 PM

To: SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Subject: Public comment on November 2023 agenda item-Friday 8a Appeal No. A-6- DMR 22-0020.  
Watermark Del Mar, DM, LP, Del Mar

I am in support of building affordable housing in wealthy communities by the beach. I want my daughters to be able to live close to where I live! Watermark Del Mar provides affordable housing in Del Mar which is very needed.

Thank you,

Laura Glatthorn

Sent from my iPhone



**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Thu 11/9/2023 1:51 PM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

-----Original Message-----

From: Ed Lewis <ealewis2424@comcast.net>

Sent: Thursday, November 9, 2023 1:44 PM

To: SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Subject: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

I fully support the Watermark project in Del Mar. We need projects like this one, which include an affordable housing component!

Please deny this appeal!!

Thanks very much,

Edward A. Lewis

Sent from my iPhone

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

Palato, Adriana@Coastal <adriana.palato@coastal.ca.gov>

Thu 11/9/2023 8:31 AM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

Hi Steph,

Please see below for public comment.

Thank you,

*Adriana Palato*

Management Services Technician

California Coastal Commission

7575 Metropolitan Drive #103

San Diego, CA 92108

---

**From:** MARY WOODWARD <woodwardmc@aol.com>

**Sent:** Thursday, November 9, 2023 8:27 AM

**To:** SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

**Subject:** Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

Hello:

This appeal should be denied. *The appellant is an entity with too much time to waste.*

( And your time is considered ripe for wasting after all the approvals your committees and others have passed. )

Check out the developments built by this builder. Aesthetic. High quality materials. Sensitive to the various sites. High percentage of sales and leasing.

Buyers and renters will compete to live in this project and it enhances North County San Diego presence as a place to live and pay TAXES. Also, it includes low income units.

NO BRAINER??

I endorse this project and urge you to approve.

Sincerely,

Mary Woodward

50 year property owner in Del Mar.

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Thu 11/9/2023 3:54 PM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

---

**From:** Carrie Meyer-Gladden <carriem@land-partners.com>

**Sent:** Thursday, November 9, 2023 3:53 PM

**To:** SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

**Subject:** Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

To whom it may concern - this project adds much-needed residential in a beautiful design with needed retail.

I love that The project includes pedestrian and bicycle access to the lagoon trail, bike routes, beaches, and the Del Mar Village. It makes our community much more walkable!! Love it!!

-Carrie Meyer

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Wed 11/8/2023 12:18 PM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

-----Original Message-----

From: Bill Neff <bkneff@sbcglobal.net>

Sent: Wednesday, November 8, 2023 12:17 PM

To: SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Subject: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

To whom it may concern,

I am in favor of the Watermark project. I think it really good for the area. Please deny this appeal.

Sincerely,

Dr William L Neff

Sent from my iPhone

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Wed 11/8/2023 4:17 PM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

---

**From:** Kevin Nolen <kev33e@gmail.com>

**Sent:** Wednesday, November 8, 2023 3:45 PM

**To:** SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

**Subject:** Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

I support the Watermark project in Del Mar. It provides a substantial amount of needed housing to the city. The project is well thought out, having been designed over the course of nearly ten years. The additional support of the State and a Del Mar Housing Element Plan that includes this site make the approval a must.

Sincerely,  
Kevin Nolen

## Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

Christopher Pederson <cpedersonlaw@gmail.com>

Fri 11/10/2023 11:26 AM

To: SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Cc: Schwing, Karl@Coastal <Karl.Schwing@coastal.ca.gov>; Lilly, Diana@Coastal <Diana.Lilly@coastal.ca.gov>; Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>; Warren, Louise@Coastal <Louise.Warren@coastal.ca.gov>; Mayer, Robin@Coastal <Robin.Mayer@coastal.ca.gov>

Dear Chair Brownsey and Commissioners:

I strongly support the staff recommendation for the Commission to find that the appeals of the Watermark multifamily housing development in Del Mar fail to raise a substantial issue. The staff report exhaustively analyzes the appeals' allegations and correctly concludes that the proposed development will not harm any significant coastal resources.

I am concerned, however, that it has taken more than one and one-half years for the Commission to hold a hearing on the appeals. The staff report does not include any information to suggest that that delay was in any way attributable to the applicant. Prolonged delays can kill a project as effectively as a formal denial or the imposition of infeasible permit conditions. Given the urgency of the state's housing crisis and the pressing need to expand the supply of affordable housing in the coastal zone, the Commission should prioritize expedited review of multifamily housing, especially when it includes affordable housing. Anything less falls short of the Legislature's directive that the Commission encourage housing for low- and moderate-income households. (See Pub. Resources Code, § 30604(f)-(g).)

To the extent that exceptions to the project received from some technical zoning code requirements in the LCP may have delayed or complicated review of the project, the Commission should advocate for clarifications to existing law regarding the relationship between state density bonus law and the Coastal Act. Specifically, the Coastal Act should be amended to clarify that concessions or waivers of technical LCP requirements must be granted for density bonus projects if those concessions or waivers do not conflict with Chapter 3 requirements for the protection of significant coastal resources. That clarification would be consistent with how the Commission has implemented the law, but would shut the door to other potential contrary interpretations.

Thank you for your consideration of my comments.

Sincerely,

Christopher Pederson

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Wed 11/8/2023 5:02 PM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

-----Original Message-----

From: Mary Raser <msraser@gmail.com>

Sent: Wednesday, November 8, 2023 4:43 PM

To: SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Subject: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

I am in support of building affordable housing in wealthy communities by the beach. Watermark Del Mar provides affordable housing in Del Mar, which is very needed.

Thank you,  
Your Mary Raser

Sent from my iPhone



**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

Palato, Adriana@Coastal <adriana.palato@coastal.ca.gov>

Mon 11/13/2023 9:28 AM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

Hi Steph,

Please see below for public comment.

Thank you,

*Adriana Palato*

Management Services Technician  
California Coastal Commission  
7575 Metropolitan Drive #103  
San Diego, CA 92108

---

**From:** Melissa Ruskauff <mruskauff89@gmail.com>

**Sent:** Friday, November 10, 2023 2:12 PM

**To:** SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

**Subject:** Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

It is crucial to have affordable housing available in affluent coastal communities. This allows all members of our community the opportunity to enjoy the area. Watermark Del Mar addresses this need by offering affordable housing in the Del Mar area. Thank you for your support.

- Melissa Ruskauff

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Wed 11/8/2023 5:02 PM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

---

**From:** Sean Jenkins <jenkinsseand@gmail.com>

**Sent:** Wednesday, November 8, 2023 4:52 PM

**To:** SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

**Subject:** Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

I think Watermark could be a beautiful project and ultimately become a great long term asset to the city and its community. Please deny this appeal.


Sean Jenkins

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Wed 11/8/2023 7:32 AM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

 1 attachments (2 KB)

Legal Disclaimer.txt;

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**From:** Seiber, Stephen <stephen.seiber@ubs.com>

**Sent:** Wednesday, November 8, 2023 6:24 AM

**To:** SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

**Subject:** Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

Deny the appeal on the watermark project. I am in support of affordable housing opportunities within wealthy coastal communities.



Stephen J. Seiber | Senior Vice President | Wealth Management  
UBS Financial Services, Inc. | The Seiber Group  
1200 Prospect Street, suite 100 La Jolla, CA 92037  
(P) 858-551-9403 (F) 888-584-2642  
[www.UBS.TheSeiberGroup.com](http://www.UBS.TheSeiberGroup.com) [stephen.seiber@ubs.com](mailto:stephen.seiber@ubs.com)

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Wed 11/8/2023 4:37 PM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

---

**From:** Robert Schramm <RSchramm@kitchell.com>

**Sent:** Wednesday, November 8, 2023 2:51 PM

**To:** SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

**Subject:** Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

Del Mar needs affordable housing and this project will provide 10 affordable units.

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Wed 11/8/2023 5:04 PM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

-----Original Message-----

From: Ira Schwartz <sdira26@gmail.com>

Sent: Wednesday, November 8, 2023 2:43 PM

To: SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Subject: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

Honorable Coastal Commissioners,

I urge you to deny the appeal that has been filed in the above referenced matter. San Diego County's housing shortage is eroding the quality of life in our community. Government and related agencies can assist by approving projects that meet a city's development criteria and have the support of a city's elected officials.

Watermark is such a project. Please do your part to ensure that the developer's housing units can be delivered for occupancy at the earliest possible date.

Sincerely,

Ira Schwartz  
(760) 419-5657  
sdira26@gmail.com

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

Palato, Adriana@Coastal <adriana.palato@coastal.ca.gov>

Thu 11/9/2023 10:18 AM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

Hi Steph,

Please see below for public comment.

Thank you,

*Adriana Palato*

Management Services Technician

California Coastal Commission

7575 Metropolitan Drive #103

San Diego, CA 92108

---

**From:** Ric Shwisberg <rics@reylenn.com>

**Sent:** Thursday, November 9, 2023 9:53 AM

**To:** SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

**Subject:** Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

Members of the Commission: We respectfully request that you **deny the appeal** of the Watermark Del Mar project as this project offers affordable housing opportunities within a wealthy coastal community where it is badly needed. The project design is excellent and will provide a significant benefit to this community.



Ric Shwisberg, Principal

ReyLenn Properties LLC

[rics@reylenn.com](mailto:rics@reylenn.com)

Office: 858.436.7703 | Cell: 619-520-0510

444 S. Cedros Ave, Suite 180

Solana Beach, CA 92075

[www.reylenn.com](http://www.reylenn.com)

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**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Wed 11/8/2023 7:51 AM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

-----Original Message-----

From: Joseph Vettel <joe.vettel@icloud.com>

Sent: Wednesday, November 8, 2023 7:45 AM

To: SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Subject: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

We need affordable housing in every community in San Diego - this project provides some of that affordable housing Please approve

Sent from my iPhone

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

Palato, Adriana@Coastal <adriana.palato@coastal.ca.gov>

Mon 11/13/2023 9:28 AM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

Hi Steph,

Please see below for public comment.

Thank you,

*Adriana Palato*

Management Services Technician  
California Coastal Commission  
7575 Metropolitan Drive #103  
San Diego, CA 92108

---

**From:** Andrew E. Woodward <andrew@thewoodwardteam.com>

**Sent:** Saturday, November 11, 2023 1:47 PM

**To:** SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

**Subject:** Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

Dear Ladies & Gentlemen,

I am in support of The Watermark project as it will address the issue of Affordable Housing within the Del Mar community. The Watermark project is not a, "Cookie Cutter," development and is a beautiful project which will be an asset to Del Mar.

Please DENY this appeal.

Thank you,

Andrew E. Woodward  
323 697 5808 cell/text

[Redacted Signature]

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

Palato, Adriana@Coastal <adriana.palato@coastal.ca.gov>

Thu 11/9/2023 8:30 AM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

Hi Steph,

Please see below for public comment.

Thank you,

Adriana Palato  
Management Services Technician  
California Coastal Commission  
7575 Metropolitan Drive #103  
San Diego, CA 92108

**A-6-DMR-22-0020 Correspondence:  
One of six copies received**

-----Original Message-----

From: Melissa Abramo <melabramo23@gmail.com>

Sent: Thursday, November 9, 2023 5:04 AM

To: SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Subject: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

I am in support of building affordable housing in wealthy communities by the beach. Watermark Del Mar provides affordable housing in Del Mar, which is very needed.

Thanks,  
Melissa Abramo

Sent from my iPhone

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Wed 11/8/2023 2:12 PM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

---

**From:** Brad Anderson <BAnderson@kitchell.com>

**Sent:** Wednesday, November 8, 2023 1:55 PM

**To:** SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

**Subject:** Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

**It's important for there to be affordable housing in wealthy communities by the beach. Watermark Del Mar provides affordable housing in Del Mar.**

**Thank you**

**Brad Anderson,**

1707 East Highland, Suite 100

Phoenix, Arizona 85016

O: 602.631.6101 | C: 602.390.3178

**A-6-DMR-22-0020 Correspondence:  
One of 22 copies received**

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

Palato, Adriana@Coastal <adriana.palato@coastal.ca.gov>

Mon 11/13/2023 9:25 AM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

Hi Steph,

Please see below for public comment.

Thank you,

**A-6-DMR-22-0020 Correspondence:  
One of eight copies received**

*Adriana Palato*

Management Services Technician  
California Coastal Commission  
7575 Metropolitan Drive #103  
San Diego, CA 92108

---

**From:** Al Apuzzo <aapuzzo@lee-associates.com>

**Sent:** Friday, November 10, 2023 9:13 AM

**To:** SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

**Subject:** Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

I am in favor of the Watermark Project. Please deny this Appeal.

**Al Apuzzo**

President

Lee & Associates

D 760-448-2442

O 760-929-9700

F 760-929-9977

[aapuzzo@lee-associates.com](mailto:aapuzzo@lee-associates.com)



1902 Wright Place | Suite 180  
Carlsbad, CA 92008

[www.lee-associates.com](http://www.lee-associates.com) | [www.leelandteam.com](http://www.leelandteam.com)

Corporate ID 01096996 | License ID 01323215

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

Wed 11/8/2023 4:41 PM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

---

**From:** Joshua Bunton <bunton2279@me.com>

**Sent:** Wednesday, November 8, 2023 2:40 PM

**To:** SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

**Subject:** Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

I think Watermark is a beautiful project and a great asset to the City. Please Deny this Appeal.

Joshua Bunton

**A-6-DMR-22-0020 Correspondence:  
One of seven copies received**

**FW: Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)**

Palato, Adriana@Coastal <adriana.palato@coastal.ca.gov>

Mon 11/13/2023 9:23 AM

To: Leach, Stephanie@Coastal <stephanie.leach@coastal.ca.gov>

Hi Steph,

Please see below for public comment.

Thank you,

**A-6-DMR-22-0020 Correspondence:  
One of 12 copies received**

*Adriana Palato*

Management Services Technician  
California Coastal Commission  
7575 Metropolitan Drive #103  
San Diego, CA 92108

---

**From:** Brittney Waterman/USA <Brittney.Waterman@cushwake.com>

**Sent:** Friday, November 10, 2023 8:46 AM

**To:** SanDiegoCoast@Coastal <SanDiegoCoast@coastal.ca.gov>

**Subject:** Public Comment on November 2023 Agenda Item Friday 8a - Appeal No. A-6-DMR-22-0020 (Watermark DM, L.P., Del Mar)

I am in favor of the Watermark project. It's important to me that there is more Affordable Housing in wealthy beach communities. Please deny this appeal.

**Brittney Waterman**

Marketing Coordinator  
Life Science & Office Division

Direct: +1 858 546 5483

Mobile: +1 760 715 0040

Fax: +1 858 630 6320

[brittney.waterman@cushwake.com](mailto:brittney.waterman@cushwake.com)



12830 El Camino Real, Suite 100

San Diego, CA 92130 | USA

[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

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