

City of Del Mar

Design Review Board Agenda

Del Mar (Temporary) Council Chambers
2010 Jimmy Durante Boulevard Suite #100

6:00 P.M.

Wednesday, September 27, 2017

Tim Haviland
Chair

Beth Levine
Vice-Chair

Bill Michalsky
Board Member

Scott MacDonald
Board Member

John Goodkind
Board Member

Terry Gaasterland
Board Member

Edward Yuskiewicz
Board Member

Jianshan Liang
Ex-Officio

Kathleen A. Garcia,
Planning and Community
Development Director

Breann Guzman
Assistant Planner

It is the intention of your Design Review Board to be receptive to your concerns about your community. Your participation in local government will assure a responsible and efficient City of Del Mar.

The Design Review Board is composed of seven (7) Del Mar residents appointed by the City Council and an eighth member known as an ex-officio member. The ex-officio is a design professional appointed by the City Council to provide the DRB members with input on architectural questions. The ex-officio is not a voting member of the Design Review Board.

Regular Meetings of the Design Review Board are held on the fourth Wednesday of the month, beginning at 6:00 p.m. For further information regarding the scheduling of meetings or meeting agendas, check the **City's web-site at www.delmar.ca.us**, or call the Planning Department's office at 858-755-9313. A full Design Review Board agenda packet with all backup information is available at City Hall, the Del Mar Library, and on the City's web site the Friday before each Design Review Board meeting.

Applicants shall limit their presentations to 10 minutes or less. Other speakers may address the Design Review Board for three minutes on items on the Agenda, except Administrative Hearings. Please submit a "Request to Speak" form to the staff member prior to the Chair announcing the agenda item. The forms are located near the door at the rear of the Meeting Room. The Agenda item number being addressed should appear on the speaker slip. The Chair will call you forward at the appropriate time. The applicant or authorized representative must be present in order to ensure action by the Board.

When addressing the Design Review Board, please step up to the podium and state your name and address for the record. There is a time limit of three minutes, unless additional time has been arranged with the Chair in advance. Whenever possible, lengthy testimony should be presented to the Board members in writing and only pertinent points presented orally.

Consent Calendar: Items are eligible to be placed on the Consent Calendar if no concerns regarding their consistency with the Design Review Ordinances are raised by the Design Review Board members or the public. Agenda items on the Consent Calendar will be voted on as a block and these items will not have full public hearings. In placing an item on the Consent Calendar, the Board members are making the determination that after reading the staff report and visiting the site, the project as conditioned by staff, is consistent with the DRO. Any member of the public can have an item removed from the Consent Calendar and given a full hearing by: sending an email expressing their concern, submitting a speaker slip, or indicating from the audience that they wish the item to be heard. The Consent Calendar is considered by the Design Review Board near the beginning of the agenda.

This notice will be the only written notice sent. Items, which are continued by the DRB from one DRB meeting to another “time certain” meeting date, will not be re-noticed through the mail.

Final Action: The decision of the Design Review Board is final unless a written appeal is filed with the City Clerk, accompanied with a processing fee, within ten (10) working days from the date of notice of the action taken on the application. An approved permit shall not be valid until the 10-day appeal period has expired. The appeal is then forwarded to the City Council, which determines at the Initial Consideration whether to reject the appeal, thereby upholding the Design Review Board’s decision, or to set the matter for a subsequent date for a new (de novo) public hearing review. If a de novo public hearing is set by the City Council, an additional fee will be required.

Special Needs: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk’s office at 1050 Camino del Mar, or by calling 858-755-9313. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

As a courtesy to all meeting attendees, **please set cellular phones, pagers and other electronic devices to silent mode.** If you need to engage in a phone conversation, please do so outside of the Board members’ Chambers.

Correspondence: Please direct correspondence to the Planning staff member noted as the “Contact Person” under the agenda item. Staff will distribute correspondence received on application items to DRB members based on the following schedule:

- Received prior to the Wednesday of the week before the DRB hearing: Reproduced and included in the exhibits(s) for the corresponding staff report
- Received starting on Thursday of the week prior to the DRB meeting up until 3:00 p.m. on the day of the DRB hearing: Scanned, e-mailed to DRB members and uploaded to City’s website.
- Received after 3:00 p.m. on the day of the DRB meeting: Reproduced and distributed at DRB meeting.

Meeting Decorum:

All persons attending the Design Review Board meeting shall conduct themselves in a courteous and respectful manner. Comments shall be directed to the members of the Board, rather than to others in attendance at the meeting. The Chairperson (or Vice Chair or Chair pro-tem in their absence), is designated as the parliamentarian for the meeting. As deemed appropriate, they may interrupt a speaker with instruction to redirect their remarks to relevant points on the agenda item before the Board. They may also terminate a speaker’s oral presentation if comments continue to be non-relevant or become disrespectful.

NOTE: The DRB members have expressed their preference that correspondence be submitted as early as possible so that they may have adequate time to review the material.

All correspondence is maintained in [active] application files for review by applicants and interested parties.

The entirety of the City of Del Mar is located within the Coastal Zone. Some of the development projects listed on this agenda, as noted, require the receipt of a Coastal Development Permit. Some of these projects may also lie in what is known as the “Coastal Development Appeals Area”. For the projects located in the appeals area, the City’s action on the requested Coastal Development Permit may be appealed to the California Coastal Commission. An appeal may be filed with the Coastal Commission within the ten calendar days following the Coastal Commission’s receipt of a notice from the City of its final action on the Coastal Development Permit application. However, before an appeal may be filed with the Coastal Commission, the City’s action on the CDP application must be final, meaning that all of the City’s [separate and internal] appeals processes must first be exhausted.

ROLL CALL

APPROVAL OF MINUTES (Continued)

1. Approval of August 2017 Minutes

UPDATE

HEARING FROM AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA (ORAL COMMUNICATIONS)

DESIGN REVIEW BOARD/STAFF DISCUSSION (Non-Application Items)

1. Selection of Chair and Vice Chair

DISCUSSION AND BRIEFING (Application Items)

CONSENT CALENDAR

The Design Review Board at the beginning of the meeting can place any item on the agenda upon the Consent Calendar. Consent Calendar items are not subject to public testimony. If you have a concern and wish to present information to the DRB, you must be present at the beginning of the meeting to ensure the item will not be placed on consent, or write a letter to the DRB prior to the meeting expressing why the application should be taken off the Consent Calendar.

CONTINUED APPLICATION(S):

ITEM 1
MOD17-001

APN: 298-421-12
Location: 107 Via de la Valle
Owner/Applicant: Amigas Investments, LLC
Applicant's Representative: Bokal and Sneed Architects
Zone: R1-10
Environmental Status: Exempt
Contact Person: Breann Guzman, Assistant Planner
Description: A request for a *Modification Permit* (MOD17-001) to a previously approved *Design Review Permit* (DRB15-015) construct a 114 square-foot addition on the west side of an existing single family residence.

ITEM 2
DRB16-045

APN: 300-262-05
Location: 999 Crest Road
Owners/Applicants: Eric and Zary Ostertag
Applicant's Representative: Jon Dominy, AIA (DomusStudio)
Zone: R1-10
Environmental Status: Exempt
Contact Person: Evan Langan, AICP, Associate Planner
Description: A request for a *Design Review Permit* to allow a remodel of the interior and exterior of an existing, nonconforming single-family residence. Proposed exterior improvements would include the construction and modification of several decks, new and modified doors and windows, roof-form alterations and new building materials/colors.

ITEM 3
DRB17-008

APN: 300-071-11
Location: 118 13th Street
Owner: 13th Street, LLC
Zone: R2
Environmental Status: Exempt
Contact Person: Breann Guzman, Assistant Planner
Description: A request for a *Design Review Permit* to change the pitch in roof, expand existing decks, construct an outdoor staircase, installation of a new spa, fire features, walls, fences, boulders, and barbeque area, outdoor bar area, and pizza oven at the site of an existing single family residence.

NEW APPLICATION(S):

ITEM 4
CDP17-004
LC17-011

APN: 299-133-01
Location: (No address)
Project site is bound by 21st Street to the north, Camino del Mar to the west and railroad right-of-way to the east.
Owner: City of Del Mar
Zone: PP
Environmental Status: Mitigated Negative Declaration
(SCH No. 2017081007)
Contact Person: Evan Langan, AICP, Associate Planner
Description: A request that the Planning Commission recommend for approval by the City Council of a *Coastal Development Permit* and *Land Conservation Permit* to allow the placement of a new drain pipe within 203 linear feet of an existing drainage feature, grading resulting in the addition of approximately 450 cubic yards of fill, in conjunction with the adoption of a Mitigated Negative Declaration.

ADJOURNMENT

I, Breann Guzman, Assistant Planner for the City of Del Mar, certify that a copy of the foregoing was posted at the Del Mar City Hall on Thursday, September 14, 2017.



Breann Guzman, Assistant Planner