

City of Del Mar

Design Review Board Agenda

Del Mar Town Hall
1050 Camino Del Mar

6:00 P.M.

Wednesday, February 27, 2019

Tim Haviland
Chair

Beth Levine
Vice-Chair

Julie Maxey-Allison
Board Member

Bill Michalsky
Board Member

John Goodkind
Board Member

Edward Yuskiewicz
Board Member

Glenn Warren
Board Member

Chris Moore
Ex-Officio (Primary)

Jianshan Liang
Ex-Officio (Alternate)

Kathleen A. Garcia
Planning and Community
Development Director

Matt Bator
Principal 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

Design Review Board Hearing Minutes of January 23, 2019.

UPDATE

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

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

1. Form 700 Presentation from Management Analyst Sarah Krietor
2. Subcommittee/staff update regarding project plan set submittal requirements.

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.

ADMINISTRATIVE APPLICATION(S):

ITEM 1 **ADR18-098**

APN: 300-321-56-42
Location: 116 Spinnaker Court
Owners/Applicants: Shirli Weiss
Applicant's Representative: MPA Architects
Zone: RM-South
Overlay Zone: Coastal (Appeals Jurisdiction)
Environmental Status: Exempt
Contact Person: Adriana Jaramishian, Assistant Planner
Description: A request for an Administrative Design Review Permit to construct a new opening in the wing wall of an existing balcony at an existing residence.

CONTINUED APPLICATION(S):

ITEM 2 **DRB18-023** **CDP18-014**

Location: 1047 Stratford Court
Owner/Applicant: Jean-Jacques Abitbol, Trustee of the Jean-Jacques Abitbol Living Trust Dated December 17, 2008
Zone: R2
Environmental Status: Categorically Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).
Contact Person: Evan Langan, AICP, Associate Planner

Description: Demolition of an existing single-family residence, and the construction of a new, two-story single-family residence with associated site improvements.

ITEM 3
DRB18-024
CDP18-015
LC18-017
TRP18-019

APN: 299-294-06

Location: 423 Luzon Avenue

Owners/Applicants: Lisa Tam and Everett T. Love

Applicant's Representative: Edinger Architects (Patrick Edinger, AIA)

Zone: R1-10

Overlay Zone: None

Environmental Status: Categorically Exempt per California Environmental Quality Act (CEQA) Guidelines Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures)

Contact Person: Evan Langan, AICP, Associate Planner

Description: Demolition of an existing single-family residence and the removal of one Monterey Cypress Tree, and the construction of a new, two-story, single-family residence with an attached, partially subterranean four-vehicle garage, in conjunction with site improvements to include a new pool and spa, retaining walls and site grading.

MODIFICATION APPLICATIONS:

ITEM 4
MOD19-001
(DRB17-031)

Location: Camino del Mar (9th – 15th Street)

Owners/Applicants: City of Del Mar / DMVA

Zone: Central Commercial (CC)

Environmental Status: Pursuant to requirements of the California Environmental Quality Act (CEQA) and the City of Del Mar's adopted CEQA Supplemental Regulations, an addendum to the adopted Mitigated Negative Declaration (SCH No. 2014111010) was prepared and adopted by the City Council.

Contact Person: Shaun McMahon, Management Analyst

Description: A recommendation on modifications to a previously approved Design Review Board Permit DRB17-031; Modifications include, revisions to selected street furnishings (benches, trash cans, and newspaper racks) as well as revisions to the bus shelters on 9th and 13th Streets, and the removal and installation of a new bus shelter on the corner of Camino del Mar and 15th Street.

NEW APPLICATION(S):

ITEM 5
DRB18-019

APN: 299-192-15

Location: 2074 Gatun Street

Owners/Applicants: Patricia A. McLoughlin and Michael P. McLoughlin

Applicant's Representative: Robert J. Scott, AICP, LEED AP (RJS Planning + Land Use Solutions, Inc.)

Zone: R1-10

Overlay Zone: None

Environmental Status: Categorically Exempt pursuant to Section 15301 (Class 1 - Existing Facilities) and Section 15303 (Class 3 - New Construction or Conversion of Small Structures).

Contact Person: Evan Langan, AICP, Associate Planner

Description: After-the-fact improvements within a front-yard, including a 93 square-foot expansion of an existing wooden deck, new water features (koi pond and fountain), fire-pit, fixed BBQ, elevated wood deck, concrete surfacing and stonework, as well as a 32 square-foot prefabricated greenhouse. No grading and no new landscaping are proposed.

ADJOURNMENT

I, Adriana Jaramishian, 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, February 14, 2019.



Adriana Jaramishian, Assistant Planner