



**CITY OF DEL MAR
DESIGN REVIEW BOARD REGULAR MEETING
ACTION MINUTES**

March 27, 2019

Del Mar Town Hall 1050 Camino Del Mar, Del Mar, California



The minutes set forth the actions taken by the Design Review Board on the matters stated. Audio/video recordings of the Design Review Board proceedings are retained for a period of ten years, in accordance with the City's Records Retention Schedule. Audio/video recordings, as well as written materials presented to the Design Review Board, including Red Dots (materials provided to the Design Review Board after the agenda has published), are available on the City's website at www.delmar.ca.us/AgendaCenter or by contacting the Administrative Services Department at (858) 755-9313.

CALL TO ORDER

Chair Haviland called the Regular Meeting to order at 6:01 p.m.

ROLL CALL

Present: Chair Tim Haviland, Vice Chair Beth Levine, Board Members John Goodkind, Julie Maxey-Allison, Bill Michalsky, Chris Moore, Glenn Warren, and Ed Yuskiewicz

Staff Members Present:

Principal Planner Matt Bator, Assistant Planner Adriana Jaramishian, Associate Planner Evan Langan, Associate Planner Jean Crutchfield, and Assistant Planner Afshin Atapour.

APPROVAL OF MINUTES

IT WAS MOVED BY MEMBER YUSKIEWICZ, SECONDED BY BOARD MEMBER MICHALSKY, TO APPROVE THE MINUTES OF FEBRUARY 27, 2019, AS AMENDED. (VOTE 6-0-1, Board Member Goodkind abstaining).

Ayes: Chair Haviland, Vice Chair Levine, Board Members Maxey-Allison, Michalsky, Warren and Yuskiewicz

Abstain: Goodkind

STAFF UPDATE

Principal Planner Bator informed the Board that staff would begin including draft resolutions with staff reports, including conditions of approval and findings. He added that staff was working with the DRB Subcommittee to add summary tables and information on plans, which would be coming back to DRB for approval.

ORAL COMMUNICATIONS

None.

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

None.

DISCUSSION AND BRIEFING (Application Items)

Principal Planner Bator reviewed the items on the agenda, indicating Items 2, 3, 5, and 7 were eligible for the Consent Calendar.

CONSENT CALENDAR

ITEM 2
MOD18-005
LC19-001
LANDSCAPE PLAN

Continued from the
January 23, 2019 DRB
Hearing

APN: 300-071-11
Location: 118 13th Street
Owner/Applicant: 13th Street LLC
Applicant's Representative: Julia Lange (Green Leaf Environmental Services)
Zone: R2
Overlay Zone: Coastal (Appeals Jurisdiction)
Environmental Status: Exempt
Contact Person: Adriana Jaramishian, Assistant Planner
Description: A request for Design Review Board approval of a comprehensive Landscape Plan associated with a previously approved application (MOD18-005) to construct various exterior improvements to an existing single-family residence. This Landscape Plan is also associated with the demolition of the adjacent residence at 106 13th Street and the merging of the 106 and 118 13th Street lots.

ITEM 5
DRB18-013

APN: 300-410-34
Location: 428 10th Street
Owners/Applicants: Brian Porter
Applicant's Representative:
Zone: R1-10
Overlay Zone: None
Environmental Status: Exempt
Contact Person: Jean Crutchfield, Associate Planner
Description: Remodel of an existing single-family residence to include: construction of 464 square-feet of new floor area; demolition of 171 square-feet of floor area; addition of 252 square-feet to existing open deck located above the garage; new 277 square-foot covered patio; new outdoor gas fireplace; new driveway gate with site walls; and new AC condensing unit.

ITEM 7
DRB19-005

APN: 300-072-02-02
Location: 123 13th Street
Owner/Applicant: Cindy & Dave Patterson
Applicant's Representative: Bokal & Sneed Architects
Zone: R2 (High Density Mixed Residential)
Overlay Zone: Coastal (Appeals Jurisdiction)
Environmental Status: Exempt
Contact Person: Afshin Atapour, Assistant Planner
Description: A request to convert 27 square feet of existing partially enclosed area to fully enclosed living space, construct a 72 square foot trellis structure, modify existing door and window openings, construct pop-outs for existing recessed shelves, and to rebuild an existing outdoor fireplace and BBQ unit with trellis as permanent structures at an existing single family residence.

IT WAS MOVED BY CHAIR HAVILAND, SECONDED BY BOARD MEMBER MICHALSKY, TO APPROVE, ON CONSENT, ITEM 2 AS MODIFIED, ITEM 5 WITH AN ADDED CONDITION REGARDING RELOCATED SKYLIGHTS, AND ITEM 7. (VOTE 7-0).

The applicant agreed to the added condition on Item 5.

Ayes: Chair Haviland, Vice Chair Levine, Board Members Goodkind, Maxey-Allison, Michalsky, Warren and Yuskiewicz

ITEM 3
DRB18-010
CDP18-008
LC18-012

Continued from the
January 23, 2019 DRB
Hearing

APN: 300-145-01-00
Location: 755 Kalamath Drive
Owners/Applicants: Timothy and Barb Davis
Applicant's Representative: John Jensen Architects
Zone: R1-10
Overlay Zone: WUI
Environmental Status: Exempt
Contact Person: Jennifer Gavin, Associate Planner
Description: A request to demolish an existing single-family residence and construct a new single-story single-family residence with associated grading and site improvements.

IT WAS MOVED BY BOARD MEMBER MICHALSKY, SECONDED BY BOARD MEMBER MAXEY-ALLISON, TO APPROVE ITEM 3 ON CONSENT WITH AN ADDED CONDITION REGARDING PROTECTED TREES. (VOTE 5-0).

The applicant accepted the added condition.

Ayes: Board Members Goodkind, Maxey-Allison, Michalsky, Warren and Yuskiewicz
Recused: Chair Haviland and Vice Chair Levine

NEW APPLICATION(S):

ITEM 6
DRB18-028

APN: 300-020-13
Location: 345 14th Street
Owners/Applicants: Andrew White
Applicant's Representative: PQ Design Studio
Zone: RM-Central
Overlay Zone: None
Environmental Status: Exempt
Contact Person: Adriana Jaramishian, Assistant Planner
Description: A request for a Design Review Permit for various exterior improvements to an existing single-family residence. Improvements include: full enclosure of 62 square feet of existing FAR at the north elevation, construction of a new 18" high deck with a fire pit in the rear yard, construction of a new fence and gate at the south elevation, and installation of one new air conditioning unit.

Assistant Planner Jaramishian presented the staff report outlining concerns regarding noise from the AC unit.

In response to Chair Haviland, Assistant Planner Jaramishian stated she had not discussed the type of AC unit with the applicant.

Principal Planner Bator stated the condition required the applicant to show that sound attenuation would meet code for decibel levels prior to issuance of building permits.

Member Michalsky requested set back requirements be an added condition.

Andrew White, applicant, clarified that the deck would not be in front of the house and agreed to sound blanket and appropriate setbacks.

Member Michalsky requested continuance to review the proposed sound mitigation and setbacks.

IT WAS MOVED BY CHAIR HAVILAND, SECONDED BY BOARD MEMBER YUSKIEWICZ, TO APPROVE WITH REMOVAL OF WEST SIDE AC UNIT FOR SEPARATE ADMINISTRATIVE REVIEW. (VOTE 7-0).

Ayes: Chair Haviland, Vice Chair Levine, Board Members Goodkind, Maxey-Allison, Michalsky, Warren and Yuskiewicz

ADMINISTRATIVE APPLICATION(S):

ITEM 1
AMOD18-008 **APN:** 299-186-12
Location: 1832 Seaview Avenue
Owners/Applicants: Richard & Joyce Durra
Applicant's Representative: Philip Lizarraga (team G7 Landscape Design & Construction)
Zone: R1-10
Overlay Zone: Coastal (Appeals Jurisdiction)
Environmental Status: Exempt
Contact Person: Adriana Jaramishian, Assistant Planner
Description: A request to modify a previously-approved Administrative Design Review Permit (ADR18-026) to include an increase in height of the previously approved gates, from 4'2" to 5'6", proposed at the south elevation of an existing single family residence.

Assistant Planner Jaramishian presented the staff report.

The Board provided disclosures.

David Durra, representing the applicant, explained the intent to raise the height of the fence for added security and privacy. He clarified that the existing fence would remain.

Ahmet Tutuncu stated the applicant had agreed in July 2018 to retain existing structures at 4 foot 2 inches. He discussed the two existing gates and suggested additional structures were not necessary.

Mr. Durra explained modification of the landscaping plan and desire to increase fence height.

Assistant Planner Jaramishian stated the applicant initially requested six foot gates but had compromised at 4'2".

The Board determined that there was no violation of DROs and it could, therefore, approve the application.

IT WAS MOVED BY CHAIR HAVILAND, SECONDED BY BOARD MEMBER WARREN, TO APPROVE. (VOTE 7-0).

Ayes: Chair Haviland, Vice Chair Levine, Board Members Goodkind, Maxey-Allison, Michalsky, Warren and Yuskiewicz

RECESS

Chair Haviland called a recess. The meeting reconvened with all Members present.

CONTINUED APPLICATION(S):

ITEM 4
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

Continued from the
February 27, 2019
DRB Hearing

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.

Associate Planner Langan presented the staff report.

The Board provided disclosures.

Patrick Edinger thanked the Board and staff for guidance through the project. He presented the landscaping plan, removal of patio covers, reduction of pathway, and garage alignment.

In response to Vice Chair Levine, Mr. Edinger stated they were aware of lighting guidelines but had not selected lighting. He confirmed that plantings would be retained at six feet or below. He explained the walls bordering the driveway.

Member Michalsky expressed concern regarding the lighting plan. Principal Planner Bator stated the Board could create a subcommittee for lighting.

Sam Blick, representing the neighbors, stated bulk and mass had to be addressed. He presented the story poles depicting view blockage. He stated the downstairs room was not a primary living space, rather a dining room.

In response to Chair Haviland, Mr. Blick stated the photograph was taken from the upstairs office. Principal Planner Bator clarified that Ms. McDonald testified that the area was protected. Mr. Blick stated the Design Review Ordinance had not been satisfied.

Wes Cross indicated support for the applicants and the project.

Will Schieffer indicated support for the project.

Betty McDonald presented images of the current story poles, wall and gate posts depicting the blockage of their views. She discussed their view from the second floor.

John Bonadeo presented an image of the view blockage and discussed the views from their upstairs area. In response to Member Yuskiewicz, Mr. Bonadeo stated their primary view was the upstairs area.

Lisa Tam, applicant, stated the primary living area was not upstairs, as it had been previously considered a closet. She stated they had responded to protecting the neighbor's primary view from downstairs by removing the trellis. She encouraged neighborliness and thankfulness.

In response to Member Michalsky, Associate Planner Langan provided the measurements of the wall between the ADU and home.

Everett Love discussed the primary viewing area of the neighbors.

Chair Haviland stated he was pleased with the color modifications and that his prior concerns had been addressed. He suggested the gate in view corridor needed to be addressed and the tree should be reviewed by a city arborist. He agreed with the need for a lighting subcommittee.

In response to Chair Haviland, Principal Planner Bator stated the Board should consider existing conditions,

rather than the views available if new windows were installed.

Vice Chair Levine stated she was previously concerned about view blockage from the gate, but her sense was that there would not be view blockage. She stated the primary living area was downstairs and agreed with the proposed lighting and landscape subcommittee and arborist.

Member Yuskiewicz expressed concern about the stairway creating bulk and mass.

Member Michalsky stated the gate height would impact views and the stairway was still too big. He agreed with a lighting and landscaping subcommittee.

Member Goodkind concurred and suggested the wall cuts for the driveway be softened.

Member Warren stated his prior concerns had been addressed except the stairs were still too wide.

Member Maxey-Allison agreed that the downstairs area was the primary view. She suggested modifying the staircase.

Chair Haviland reiterated consensus on the need to protect the tree, formation of a lighting subcommittee, reduction of the staircase and softening of the garage walls.

Associate Planner Langan pointed out the required tree protection plan. Principal Planner Bator suggested a condition that the City arborist peer review the report and make any recommendations.

In response to Chair Haviland, Mr. Love explained the purpose of the gate for safety and expressed frustration with continued modifications.

RECESS

Chair Haviland called a recess. The meeting reconvened with all Members present.

Mr. Edinger stated the owners were willing to drop the wall to 42 inches and reduce the width of the staircase by two feet.

IT WAS MOVED BY BOARD MEMBER MICHALSKY, SECONDED BY CHAIR HAVILAND, TO APPROVE WITH CONDITIONS TO REQUIRE A LIGHTING AND LANDSCAPING SUBCOMMITTEE; THIRD PARTY REVIEW AND CONCURRENCE WITH CONSTRUCTION PROTECTION STANDARDS FOR TREE PROTECTION; AND FINAL PLANS TO SHOW GATE WALL AT 42 inches AND STAIRWAY AT 5 FEET IN WIDTH. (VOTE 7-0).

Ayes: Chair Haviland, Vice Chair Levine, Board Members Goodkind, Maxey-Allison, Michalsky, Warren and Yuskiewicz

ADJOURNMENT

Chair Haviland adjourned the meeting at 8:26 p.m.



Adriana Jaramishian, Assistant Planner