

City of Del Mar

Design Review Board Agenda

Del Mar Town Hall
1050 Camino Del Mar
6:00 P.M.

Wednesday, January 22, 2020

Beth Levine
Chair

Glenn Warren
Vice-Chair

Jason Dempsey
Board Member

John Goodkind
Board Member

Julie Maxey-Allison
Board Member

Bill Michalsky
Board Member

Edward Yuskiewicz
Board Member

Philip Szymanski
Ex-Officio (Primary)

Chris Moore
Ex-Officio (Alternate)

Joseph Smith
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 lectern 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 December 11, 2019.

UPDATE

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

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

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 APPLICATIONS:

ITEM 1
ADR19-090

APN: 300-272-08
Location: 700 Crest Road
Owner/Applicant: Jeannette Fonseca
Applicant's Representative: Howard Anderson Architecture
Zone: R1-10
Overlay Zone: None
Environmental Status: Exempt
Contact Person: Jean Crutchfield, Associate Planner
Description: A request for an Administrative Design Review Permit for an existing single-family residence to include: a new 42-inch high electric rolling vehicular gate fronting Crest Road; a new 42-inch high electric rolling vehicular gate and fence fronting Hoska Lane; reconstruction and relocation of the 6-foot high fence located adjacent to the northerly property line (western-half portion).

NEW APPLICATION(S):

ITEM 2
DRB19-001

APN: 300-075-08-00
Location: 325 13th Street
Owner/Applicant: Tara & Charles Wegner
Applicant's Representative: Stephen Dalton Architects
Zone: RMC
Overlay Zone: None
Environmental Status: Categorically Exempt pursuant to CEQA Guidelines Section 15301 (e) (Class 1 – Existing Facilities)
Contact Person: Afshin Atapour, Assistant Planner

Description: A request for a Design Review Permit to remodel the exteriors of an existing dwelling unit and detached garage/accessory space. The proposed remodel of the dwelling unit would include: converting an existing shed roof to a gable roof design; modifications to doors and windows; removing an existing masonry fireplace and replacing with a prefabricated fireplace; replacement and addition of exterior wall lights; the construction of a new trellis structure; the construction of a new gate; and the construction of a new fence. The proposed remodel of the detached garage/accessory space would include: a 37 square-foot extension of an existing 196 square-foot deck at the west elevation; replacement of the existing deck guardrail with an open wood railing design; the construction of new stairs and railing; modifications to doors and windows; relocation of an existing skylight; and replacement of existing exterior wall lights with new fixtures.

ITEM 3
DRB19-006
CDP19-005
LC19-005
TRP19-002

APN: 300-030-80
Location: 429 Carolina Road
Owners/Applicants: Troy and Sherri Williams
Applicant's Representative: JDF Design and Drafting, LLC (Jim Frisbee)
Zone: R1-10
Environmental Status: Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures)
Contact Person: Evan Langan, AICP, Associate Planner
Description: Proposed demolition of an existing residential unit and detached garage, construction of a new, two-story residential unit with attached garage and associated grading and surface improvements, in conjunction with removal of five Monterey Cypress Trees from the public right of way.

ITEM 4
DRB19-007

APN: 299-173-16-00
Location: 2045 Seaview Avenue
Owner/Applicant: John Cottingham
Applicant's Representative: Dean Meredith
Zone: R1-10
Environmental Status: Exempt
Contact Person: Adriana Jaramishian, Assistant Planner
Description: A request for a Design Review Permit to construct a 90-square foot-addition and 219 square foot deck at the northeast corner of the residence; the enclosure of an existing 100-square-foot covered porch at the northwest corner of the residence; and the construction of 107 square feet of FAR exempt closet space at the rear of the home, and performance of associated hardscape, landscape, and exterior lighting modifications associated with the proposed new construction.

ITEM 5
DRB19-009
LC19-015

APN: 300-143-50
Location: 1241 Umatilla Street
Owner/Applicant: David and Kimberly Mullarkey
Applicant's Representative: Greg Miller Designs and RJS Planning Consultants
Zone: R1-10
Overlay Zone: None
Environmental Status: Exempt
Contact Person: Jean Crutchfield, Associate Planner
Description: A request for a Design Review and Land Conservation Permit to remodel an existing two-story residential unit and detached garage to include: removal of 54 square-feet of floor area from the garage; removal of 152 square-feet of floor area on the first level and 137 square-feet of floor area on the second level of the home; construction of 28 square-feet of floor area on the first level and 230 square-feet of floor

area on the second level of the home; grading and construction of new site retaining walls located at the driveway, front entry and rear yard; modifications to windows, doors and skylights; modification of roof structures of the garage and residence; removal of one chimney and the addition of one new chimney; construction of a new exterior spiral staircase; modification to covered deck areas; installation of new exterior light fixtures; new AC condensing unit, gas fire pit; spa unit with self-containing mechanical equipment; and new landscape/hardscape improvements.

ITEM 6
DRB19-027
LC19-012

APN: 300-030-58-00
Location: 560 Van Dyke Avenue
Owner/Applicant: Brandon Hale
Applicant's Representative: Brian Church Architecture
Zone: R1-10
Overlay Zone: None
Environmental Status: Categorically Exempt pursuant to CEQA Guidelines Section 15301 (e) (Class 1 – Existing Facilities)
Contact Person: Afshin Atapour, Assistant Planner
Description: A request for a Design Review Permit to remodel an existing single-dwelling unit. Proposed modification would include: removal of 205 square-feet of floor area and construction of 149 square-feet of new floor area; modifications to the existing roof pitch and construct a new roof structure; relocation of the chimney; modifications to existing window and door openings and construction of new window and door openings; construction of two (2) new at-grade decks; installation of new exterior wall lights, path lighting for new landscape improvements; and installation of one (1) new air conditioning at the east elevation of the home.

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, January 9, 2020.



Adriana Jaramishian, Assistant Planner