

City of Del Mar

Design Review Board Agenda

Del Mar Town Hall – **VIA TELECONFERENCE ONLY**

1050 Camino Del Mar

6:00 P.M. (or as soon thereafter as practicable)

Wednesday January 26, 2022

Remote Regular Meeting
VIA TELECONFERENCE ONLY
Wednesday, January 26, 2022, at 6:00 PM

In the interest of public health, and consistent with the provisions of Assembly Bill 361 (AB 361) and related resolutions adopted by the Del Mar City Council, the City of Del Mar is temporarily taking actions to mitigate the COVID-19 pandemic by holding Design Review Board Meetings electronically or by teleconference. The Town Hall will not be open to the public for this meeting.

John Goodkind
Chair

TBD
Vice Chair

Amy Isackson
Board Member

Beth Levine
Board Member

Glenn Warren
Board Member

Greg Rothnem
Board Member

Tina Thomas
Board Member

Gala Yayla
Board Member

Philip Szymanski
Ex-Officio (Primary)

Elena Oanta
Ex-Officio (Alternate)

Vacant
Planning and Community
Development Director

Public Participation/Comment

Members of the public can participate in the meeting by either submitting a written red dot comment via email to planning@delmar.ca.us or by speaking live using the Zoom link and/or dial-in information provided below. The deadline to submit written comments is 12 p.m. on the day of the meeting and the subject line of your email should clearly state the agenda item you are commenting on. Those wishing to comment live should join the Zoom meeting when the item(s) they wish to speak on is announced or at the meeting start time for items not on the agenda.

Zoom Link:

<https://us02web.zoom.us/j/89670991856?pwd=bkZvRTlDM1FqREMyeVE2c0c2dndGUT09>

Phone: (669) 900-6833
Meeting ID: 896 7099 1856

While registration is not required, staff recommends members of the public submit an optional tele-comment request form (www.delmar.ca.us/telecomment) to assist with speaker management during the meeting. For more information please visit: www.delmar.ca.us/publiccomment.

Viewing the Meeting and Access to Agenda Materials

Members of the public can watch the meeting live on the City's website at: <http://delmar.12milesout.com/Video/Live> and on Cable TV Spectrum Ch. 24, AT&T Ch. 99 starting at 6:00 PM.

Agenda materials and communications from the public on agenda items, "Red Dots", are available on the City's website <http://www.delmar.ca.us/AgendaCenter>

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.

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. The Consent Calendar is considered by the Design Review Board near the beginning of the agenda.

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 Administrative Services Department via email at cityclerk@delmar.ca.us or by calling 858-755-9313, preferably at least 48 hours in advance of the meeting if possible.

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 3:30 p.m. on the day of the DRB hearing: Scanned, e-mailed to DRB members and uploaded to City's website.
- Received after 3:30 p.m. on the day of the DRB meeting: Uploaded to City's website

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

1. Design Review Board Hearing Minutes of November 17, 2021
2. Design Review Board Hearing Minutes of December 15, 2021

UPDATE

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

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

1. Selection of Vice Chair and Substantial Conformance Officer

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
ADR21-024

APN: 299-192-18
Location: 1997 Zapo Street
Owner/Applicant: Ken Assi
Applicant Representative: Bob Trettin
Zone: R1-10
Environmental Status: Exempt
Staff Contact: Adriana Jaramishian, Associate Planner
Description: A request for an *Administrative Design Review Permit* to install a new pool with associated landscaping and decking in the rear yard of a site containing an existing single dwelling unit.

NEW APPLICATIONS:

ITEM 2

**DRB21-012
CDP21-011
LC21-006
TRP21-007**

APN: 300-143-24

Location: 636 Rimini Road

Owner/Applicant: Brian and Elizabeth Wilson

Applicant Representative: Edinger Architects (Alex Stone)

Zone: R1-10

Environmental Status: Categorically Exempt per Section 15303 (a)
(Class 3 - New Construction or Conversion of Small Structures)

Staff Contact: Evan Langan, AICP, Senior Planner

Description: A request for *Design Review, Coastal Development, Land Conservation and Tree Removal Permits* to allow the demolition of an existing residential unit and the construction of a new, two-story, residential unit, grading and site improvements, in conjunction with the removal of one (1) Torrey Pine Tree.

ITEM 3

DRB21-016

APN: 299-021-03-00, 299-021-10-00

Location: 2828 Ocean Front

Owner/ Applicant: Matt and Laurie Coleman

Applicant Representative: Jason Barry; EOS Architecture

Zone: R1-5B

Environmental Status: Exempt

Staff Contact: Jennifer Gavin, Associate Planner

Description: A request for *Design Review* to remodel an existing one-story residential structure and detached two-story accessory structure including to raise and reorient the height of the roof, install a new skylight, and fire pit, and construct a new covered patio on the west side of the existing residence; and to modify the roof overhang and railing type of the existing balcony of the detached two-story accessory structure.

ITEM 4

**DRB21-017
CDP21-019**

APN: 299-200-34

Location: 1505 San Dieguito Drive

Owner/Applicant: Tony Khattar

Applicant Representative: Jennifer Johnson (Studio JJ Architecture and Design) & Dean Meredith (Dean Meredith Architecture)

Zone: R1-40

Overlay Zone: Coastal Appeals; Bluff, Slope, Canyon; WUI

Environmental Status: Exempt

Staff Contact: Adriana Jaramishian, Associate Planner

Description: A request for *Design Review and Coastal Development Permits* to construct one new 480 square foot detached garage at a site with an existing single dwelling unit.

**This project is located within the Coastal Commission's Appeal Jurisdiction.*

ADJOURNMENT

I, Adriana Jaramishian, Associate 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 13, 2022.



Adriana Jaramishian, Associate Planner