

**CITY OF DEL MAR
DESIGN REVIEW BOARD REGULAR MEETING
DRAFT ACTION MINUTES
February 24, 2021 – VIA TELECONFERENCE ONLY
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 Planning Department at (858) 755-9313.

CALL TO ORDER

Chair Warren called the Regular Meeting to order at 5:01 p.m.

ROLL CALL

Present: Chair Glenn Warren, Vice Chair John Goodkind, Board Members Jason Dempsey, Beth Levine, Julie Maxey-Allison, Amy Isackson, Ed Yuskiewicz, and Ex-Officio Elena Oanta

Absent: None

Staff Members Present:

Principal Planner Matt Bator, Associate Planner Jennifer Gavin, Associate Planner Evan Langan, and Assistant Planner Adriana Jaramishian

APPROVAL OF MINUTES

Design Review Board Hearing Minutes of January 27, 2021

IT WAS MOVED BY MEMBER LEVINE, SECONDED BY BOARD MEMBER YUSKIEWICZ, TO APPROVE THE JANUARY 27, 2021 MINUTES. (VOTE 7-0).

Ayes: Chair Warren, Vice Chair Goodkind, Board Members Dempsey, Levine, Maxey-Allison, Isackson, and Yuskiewicz

Noes: None

UPDATES

1. Principal Planner Bator announced that at the City Council Meeting of March 1, 2021, there will be an item extending certain allowances for businesses due to the COVID-19 pandemic, and another item which would introduce an ordinance to extend discretionary permits that may be expiring in 2021.

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

Terry Pavelko (1661 Luneta Drive) spoke about review of the Design Guidelines and Design Review Ad Hoc Committee goals for the Guidelines.

DESIGN REVIEW BOARD DISCUSSION ITEM: DRB REVIEW AND COMMENT ON DRAFT DESIGN CRITERIA (STANDARDS) APPLICABLE TO PARCELS SUBJECT TO THE PROPOSED HOUSING ELEMENT IMPLEMENTATION OVERLAY ZONE.

The Board provided feedback on the draft design criteria applicable to parcels in the Housing Element Implementation Overlay Zone:

- Need additional time to provide proper, substantial input
- Need quantitative criteria to come close to development standards/DRO of underlying zone
- Create a table that outlines height of building vs. density (or number of units) in coordination with required setbacks
- Don't allow a third story option
- Look at guidelines from other cities that were researched by the Ad-Hoc Development Process Review Citizens' Advisory Committee
- Include standards for height, vegetation, setbacks, light and air, privacy areas, storage, plate heights, skylights, and noise
- No roof decks or pools

DISCUSSION AND BRIEFING (APPLICATION ITEMS)

Principal Planner Bator reviewed the items on the agenda and indicated that item 2 was eligible for the Consent Calendar.

CONSENT CALENDAR

**ITEM 2
DRB20-013
LC20-005**

APN: 299-220-12-02
Location: 1650 Camino Del Mar
Owners/Applicants: 1650 Camino Del Mar, LLC
Applicant's Representative: Batter Kay Associates
Zone: R2
Overlay Zone: Open Space
Environmental Status: Exempt
Staff Contact: Jennifer Gavin, Associate Planner
Description: A request for Design Review and Land Conservation Permits to demolish an existing single-dwelling unit residence and construct a new one-story single dwelling unit residence, with attached garage, and to perform associated grading, landscape, and site improvements.

IT WAS MOVED BY BOARD MEMBER LEVINE, SECONDED BY BOARD MEMBER MAXEY-ALLISON TO APPROVE ITEM 2 ON THE CONSENT CALENDAR. (VOTE 6-0-1).

Ayes: Chair Warren, Vice Chair Goodkind, Board Members Dempsey, Levine, Maxey-Allison, and Yuskiewicz
Noes: None
Absent/Recused: Board Member Isackson

CONTINUED APPLICATIONS:

ITEM 1
DRB19-023
LC19-009

APN: 299-100-16-00
Location: 2194 San Dieguito Drive
Owners/Applicants: Jason and Megan Tackitt
Applicant's Representative: Jack Smyer
Zone: R1-40
Overlay Zones: Bluff, Slope, and Canyon
Environmental Status: Exempt
Staff Contact: Jennifer Gavin, Associate Planner
Description: A request for Design Review and Land Conservation Permits to: demolish an existing single-family residence and construct a new one-story single dwelling unit residence, a detached garage and two accessory buildings; and to perform associated grading, landscape, and site improvements.

Associate Planner Gavin gave a staff presentation and answered questions from the Board.

The Board provided disclosures.

Chair Warren opened the public hearing.

Bob Scott, Jack Smyer, and Jodeen Sutair, representatives for the property owners, gave a presentation and answered questions from the Board.

Chair Warren closed the public hearing.

Board Members discussed following items with regard to the project:

- Torrey Pine tree removal
- Increase in native landscaping
- Increase in permeable surfaces
- Adding additional landscaping to break up impermeable surface areas
- Driveway width/appearance
- Nesting birds and tree pruning

Principal Planner Bator called the role for the vote for this item.

IT WAS MOVED BY BOARD MEMBER DEMPSEY, SECONDED BY BOARD MEMBER YUSKIEWICZ, TO APPROVE DRB19-023 AND LC19-009 WITH THE ADDED CONDITION OF FORMATION OF A LANDSCAPING AND IMPERMEABLE SURFACES SUBCOMMITTEE CONSISTING OF BOARD MEMBERS ISACKSON AND DEMPSEY. (VOTE 7-0).

Ayes: Chair Warren, Vice Chair Goodkind, Board Members, Dempsey, Isackson, Levine, Maxey-Allison, and Yuskiewicz
Noes: None

NEW APPLICATIONS:

ITEM 3
DRB20-018
CDP20-011
LC20-007

APN: 299-181-09
Location: 1925 Balboa Avenue
Owners/Applicants: Naveen Rao
Applicant's Representative: Wallace E. Cunningham (Architect)
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, Associate Planner

Description: Demolition of an existing duplex, and construction of one, new, two-story residential unit over basement, with associated grading, landscaping and other site improvements.

Associate Planner Langan gave a staff presentation and answered questions from the Board.

The Board provided disclosures.

Chair Warren opened the public hearing.

Wallace Cunningham, architect representative for the property owners, gave a presentation and answered questions from the Board.

Chair Warren opened the item to public testimony and the following spoke:

- Wenhsin Lee/Rahman D'Argenio (1946 Zapo Street)

Wallace Cunningham provided rebuttal to public testimony.

Chair Warren closed the public hearing.

Board Members discussed following items with regard to the project:

- Bulk and Mass
- Maintaining topography and native landscaping
- If there would be view blockage from neighboring properties
- Structural siting on the lot related to setbacks
- Maintaining the character defining eucalyptus trees or replacing if arborist report indicates
- Trees/landscaping/plantings
- Potential light glare of glass
- Massing adjacent to the road
- Whether the design is harmonious with neighborhood
- Potential of lowering plate heights

Principal Planner Bator called the role for the vote for this item.

IT WAS MOVED BY VICE CHAIR GOODKIND, SECONDED BY BOARD MEMBER MAXEY-ALLISON TO APPROVE DRB20-018; CDP20-011; LC20-007 WITH THE ADDED CONDITION THAT THE LANDSCAPE PLAN RETURN TO THE BOARD FOR FUTURE REVIEW IN COORDINATION WITH A LANDSCAPING SUBCOMMITTEE CONSISTING OF BOARD MEMBERS LEVINE AND DEMPSEY. (VOTE 5-2).

Ayes: Chair Warren, Vice Chair Goodkind, Board Members Dempsey, Goodkind, Isackson, and Maxey-Allison

Noes: Board Members Levine and Yuskiewicz

RECESS: The Board took a 13 minute recess starting at 7:37pm and re-adjourned at 7:50pm.

ITEM 4

DRB20-020

CDP20-012

LC20-008

APN: 299-181-10

Location: 422 Culebra

Owners/Applicants: Naveen Rao

Applicant's Representative: Wallace E. Cunningham (Architect)

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, Associate Planner

Description: Demolition of an existing residential unit, and construction of one, new, two-story residential unit over partially subterranean basement, with associated grading, landscaping and other site improvements.

Associate Planner Langan gave a staff presentation and answered questions from the Board.

The Board provided disclosures.

Chair Warren opened the public hearing.

Wallace Cunningham, architect representative for the property owners, gave a presentation and answered questions from the Board.

Chair Warren opened the item to public testimony and the following spoke:

- Stuart and Heather Collinson (1934 Zapo Street)

Wallace Cunningham provided rebuttal to public testimony.

Chair Warren closed the public hearing.

Board Members discussed following items with regard to the project:

- Plate heights
- Native topography/slopes
- Light emission from windows
- Landscaping
- Structural siting on the lot
- Torrey pine and eucalyptus trees
- Grading quantities (cut into hillside)
- Bulk and Mass
- Potential view blockage from neighboring properties
- Apparent structural height along Culebra
- Horizontal run on the site
- Tree protection plan
- Excessive hardscape
- Roof size

Principal Planner Bator called the roll for the vote for this item.

IT WAS MOVED BY VICE CHAIR GOODKIND, SECONDED BY BOARD MEMBER MAXEY-ALLISON TO APPROVE DRB20-020; CDP20-012; LC20-008 WITH THE ADDED CONDITION THAT THE LANDSCAPE PLAN RETURN TO THE BOARD FOR FUTURE REVIEW IN COORDINATION WITH A LANDSCAPING SUBCOMMITTEE CONSISTING OF VICE CHAIR GOODKIND AND BOARD MEMBER MAXEY-ALLISON. (VOTE 4-3).

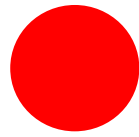
Ayes: Chair Warren, Vice Chair Goodkind, Board Members Isackson and Maxey-Allison
Noes: Board Members Dempsey, Levine, and Yuskiewicz

ADJOURNMENT

Chair Levine adjourned the meeting at 10:12 p.m.



Adriana Jaramishian, Assistant Planner



Jennifer Gavin

From: Rich Bokal <rbokal@bokalandsneed.com>
Sent: Tuesday, March 23, 2021 3:40 PM
To: Jennifer Gavin
Cc: sbevash@pacbell.net
Subject: Carson Residence 113 9th Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Jennifer

At the request of the property owner across Shippey Lane to the south, the Carsons have agreed to add vines between the garage doors similar to the ones shown in the attached photo. Please forward this email as a red dot to the board.

Thanks,
Rich

BOKAL & SNEED ARCHITECTS
481-8244

Jennifer Gavin

From: Nick Blue <nick@nickblue.com>
Sent: Tuesday, March 23, 2021 1:42 PM
To: Jennifer Gavin
Subject: 113 9th St Plans

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Jennifer,

My wife and I recently purchased 154 9th St here in Del Mar and we would like to wholeheartedly express our support for the new project proposed at 113 9th St. As our view is directly impacted by any structure and landscaping plans proposed at this site, we would like to make sure that you and the Board understand that we have reviewed the plans and elevations in full and not only are we impressed with the style and low heights proposed, but we are excited that the reduction in foliage will have multiple benefits such as opening up the view, eliminating a location for vagrants and otherwise tidying up the neighborhood. After speaking with multiple immediate residents, it appears that everyone is in support of this tasteful and well thought out home. We urge you to support this project and help expedite the clearing of the current structure and landscaping that serve as a blight on the otherwise gorgeous ocean front of our neighborhood. Feel free to contact me below should I be able to assist in any way.

Sincerely,

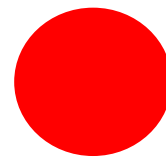
Nick Blue

Founder

ph: 480-688-8904

www.nickblue.com





March 23, 2021

Members of the Design Review Board
Jennifer Gavin, Planning Department
City of Del Mar
1050 Camino del Mar
Del Mar, CA 92014

Subject: DRB Item #20-013

Dear Chairman Warren, Members of the DRB, and Jennifer:

It has been brought to our attention that the applicant for DRB item #20-013, a large single-story residence proposed on two R-2 lots on 9th Street, would like their proposed grass paving driveway to be considered as “landscaping.” In addition, the applicant believes they deserve relief from the 60% minimum landscaping requirement for their project due to the fact that they are not trying to build a basement or second story.

Besides providing for a harmonious blend of buildings and landscape (a Community Plan goal) and reducing runoff/pollution, the Minimum Landscaping Requirement, as established in Design Guidelines Section D.8., presents an essential quantitative standard for evaluating the regulatory conclusion in the Design Review Ordinance concerning excessive hardscape (23.08.076.K). It is also one of the City’s most important tools in reducing greenhouse gas emissions. Landscaping—especially trees and other deep-rooted plants—increase carbon sequestration and reduce the heat island effect (see below) and are therefore vital to Del Mar’s Climate Action Plan. <https://www.epa.gov/heatislands><https://www.epa.gov/heatislands>

It is extremely important to maintain maximum landscaping area ratios in Del Mar, both to achieve Climate Action Plan goals and to provide a bulwark against reductions in landscaping from new ADUs and State-mandated housing projects.

The staff and the Guidelines consultant did review the issue of Lot Coverage+Landscaping Requirement exceeding 100% of lot area for all residential zones and determined that implementing the minimum landscaping requirement would only present a significant design constraint in North Beach. It’s only an issue for this project because the lots have been combined. The Zoning ordinances do not trump the Design Review ordinances so an applicant has no inherent right to claim maximum FAR or maximum Lot Coverage if the result is the inability to avoid a Regulatory Conclusion of the DRO. It is up to the Board to resolve any such conflicts in it’s process of fact finding. But generally speaking, the larger the structure, the more important it is that the landscaping requirement is respected.

As members of the Ad Hoc Committee that helped to develop the City’s Design Guidelines, we reviewed the evidence on grass paving systems, and we do not recommend that landscape “credits” be granted for the above reasons. In addition, our review revealed that grass paving systems are high-maintenance and likely to be abandoned after a few years and replaced with artificial turf, decomposed granite, etc. We were also concerned that allowing landscape credit for these systems would incentivize the expansion of parking areas in yards, which would detract

from the quality of the existing streetscape. The image that illustrates Guideline D.8. clearly shows that driveways are not considered landscaping.

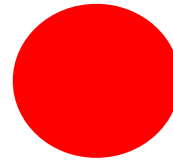
Allowing a grass paving driveway to count for landscaping in this instance would be a dangerous precedent. We urge the DRB to support our Climate Action Plan and follow the good planning principles advanced in the City of Del Mar Design Guidelines by not agreeing with the applicant's request.

Sincerely,

Members of the City of Del Mar Ad Hoc Development Review Process Citizen Advisory Committee, 2015-2018

Harold Feder, Chair
Richard Jamison, Vice-Chair
Anne Farrell, Secretary
Patricia Bone
John Graybill
Art Olson

March 19, 2021



Via email: Jennifer Gavin (jgavin@delmar.ca.us)

Re: Carson Residence Application – 113 9th Street (DRB20-016)

Dear Del Mar DRB:

I am writing to support the proposed house at 113 9th Street. I currently live at 128 8th Street, which nearly backs up to the subject property across the alley (Shippey Lane).

The proposed house appears to be well designed and fits in well with the neighborhood as whole. Additionally, I believe the development will also include the improvement of the alley as this will be used to access their garage. Such improvements will benefit the entire neighborhood as well as provide a better / safer pathway for the many pedestrians that access the bluff via Shippey Lane. Lastly, the improvements of this property will also help alleviate the issues caused by the current trees and bushes that have become overgrown and are not well maintained.

In summary, I would like to express my support for the proposed house, as the addition of a well-designed house and the resulting improvements to the surrounding areas will be a benefit to both the neighborhood and the larger Del Mar community.

Regards,

Kenneth D. Little

Kenneth Little
128 8th Street, Del Mar

Jennifer Gavin

From: Beth Oringer <bloringher@gmail.com>
Sent: Thursday, March 18, 2021 12:29 PM
To: Jennifer Gavin
Subject: Re: Comment- 113 9th Street

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Jennifer

Please ensure that this letter is entered into the file so that the members of the Design Review Board see it prior to the next scheduled meeting.

We live at 147 9th Street and strongly encourage the Design Review Board to approve the Carsons plans for their home. After the last meeting I spoke with a representative from Bokal and Sneed and expressed how deeply sorry I was for the Carsons being denied approval at that time.

At this point in time, I believe that there is not a single objection from neighbors to the home being proposed. Neighbors have expressed detailed reasons why the Carsons home should be approved, I need not rewrite them all.

I encourage the Board to approve the Carson request so that 9th Street and Shippey Lane can once again be the lovely streets they were meant to be.

Beth and Harvey Oringer
147 9th Street

On Mar 18, 2021, at 9:28 AM, Jennifer Gavin <jgavin@delmar.ca.us> wrote:

Hi Beth,

Here is the meeting packet: http://www.delmar.ca.us/AgendaCenter/ViewFile/Agenda/_03242021-2711

Jennifer Gavin

Associate Planner

City of Del Mar

Planning Department

1050 Camino del Mar

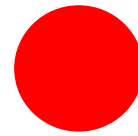
Del Mar, CA 92014-2698

Phone: (858) 755-9313, Ext. 1148

Email: jgavin@delmar.ca.us

<image001.png>

Jennifer Gavin



From: Camilla Rang <camillarang@yahoo.com>
Sent: Tuesday, March 23, 2021 8:59 AM
To: Jennifer Gavin
Subject: Supporting 113 9th Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear DRB,

I just want to chime in with all the other neighbors of 113 9th Street and support the plans for the upcoming residence of that lot. According to the plans, it looks fantastic and will fit in so well with the environment. We are all so incredibly grateful and happy that they have opted for a one story house and so beautifully designed. Their planned landscaping looks fantastic too and we welcome the Carsons to our tight-knitted community.

Sincerely,

Camilla Rang
159 10th Street, Del Mar, CA 92014
858 353 1948