

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 April 28, 2021

Remote Regular Meeting
VIA TELECONFERENCE ONLY
Wednesday April 28, 2021 at 6:00 PM

Pursuant to the State of California Executive Order N-25-20, and in the interest of public health, 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.

Glenn Warren
Chair

John Goodkind
Vice Chair

Jason Dempsey
Board Member

Amy Isackson
Board Member

Beth Levine
Board Member

Greg Rothnem
Board Member

Tina Thomas
Board Member

Elena Oanta
Ex-Officio (Primary)

Philip Szymanski
Ex-Officio (Alternate)

Joseph Smith
Planning and Community
Development Director

Matt Bator
Principal Planner

Public Participation/Comment

Members of the public can participate in the meeting by either submitting written correspondence via email to the Planning Department at planning@delmar.ca.us, or by speaking remotely during the meeting. To submit a tele-comment request form please visit: www.delmar.ca.us/publiccomment. The subject line of your email or tele-comment request should clearly state the item number about which you would like to comment. The deadline to submit written comments and/or tele-comment requests is 12 p.m. on the day of the meeting.

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 only, as City Hall and the Del Mar Library are currently closed to the public. <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 March 24, 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 new Substantial Conformance officer
2. Appointment of replacement subcommittee members for outgoing DRB members (as necessary)

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.

CONTINUED APPLICATIONS:

ITEM 1
ADR20-043

APN: 299-091-12
Location: 236 24th Street
Owners/Applicants: Richard McKay
Applicant's Representative: Craig Bortman (Boardwalk Construction)
Zone: RM-East
Overlay Zone: Floodplain
Environmental Status: Exempt
Staff Contact: Adriana Jaramishian, Assistant Planner
Description: A request for an *Administrative Design Review Permit* to install one new air conditioning condenser at the site of an existing dwelling unit.

MODIFICATION APPLICATIONS:

ITEM 2
MOD21-004

APN: 301-025-10
Location: 411 Hidden Pines
Owner/Applicant: Steve & Adina Chinowsky
Applicant Representative: Planning & Design Group (Hamid Bagheri)
Zone: R1-10
Overlay Zone: WUI
Staff Contact: Adriana Jaramishian, Assistant Planner
Description: A request to modify Design Review Permit DRB19-029 to allow a 14-inch increase to the maximum height of the previously-approved 470 square foot, one-story addition to the existing single dwelling unit.

NEW APPLICATIONS:

ITEM 3
DRB19-028
CDP19-022
LC19-013
TRP19-018

APN: 301-024-33
Location: 465 Hidden Pines
Owner/Applicant: Lauren Josephine Zable Trust
Applicant Representative: Bokal & Sneed Architects
Zone: R1-10
Overlay Zone: WUI
Staff Contact: Evan Langan, AICP, Associate Planner
Description: Demolition of an existing residential unit, construction of one new, two-story residential unit over basement, with swimming pool, associated grading and other site improvements, including the removal of three (3) Torrey Pine trees.

ITEM 4
DRB20-004
CDP20-003
LC20-003

*Item continued to May
2021 DRB Hearing*

APN: 300-174-11
Location: 128 8th Street
Owner/Applicant: Kenneth Little
Applicant Representative: Brian Church Architects
Zone: R2
Overlay Zone: None
Staff Contact: Evan Langan, AICP, Associate Planner
Description: Demolition of an existing residential unit, construction of one new, two-story residential unit over basement, with associated grading and other site improvements.

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, April 15, 2021.



Adriana Jaramishian, Assistant Planner