

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, May 27, 2020

Remote Regular Meeting
VIA TELECONFERENCE ONLY
Wednesday, May 27, 2020 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 City Council Meetings electronically or by teleconference. The Town Hall will not be open to the public for this meeting.

Beth Levine
Chair

Glenn Warren
Vice Chair

Jason Dempsey
Board Member

John Goodkind
Board Member

Amy Isackson
Board Member

Julie Maxey-Allison
Board Member

Ed Yuskiewicz
Board Member

Philip Szymanski
Ex-Officio (Primary)

Elena Oanta
Ex-Officio (Alternate)

Joseph Smith
Planning and Community
Development Director

Matt Bator
Principal Planner

Project Applicants/Representatives

Applicants/representatives can email their comments to Planning Staff by 3:30 PM on the day of the meeting. If an applicant, and/or representative, desires to have their comment read into the record, comments will be limited to a combined 1000 words or less, and read into the record by Planning Staff. There is no character limit for comments not being read into the record. All comments will be transmitted to the Design Review Board prior to the start of the meeting.

Public Participation/Comment

Members of the public can participate in the meeting by e-mailing comments to the Planning Department at planning@delmar.ca.us by 3:30 PM the day of the meeting. The subject line of your email should clearly state the item number you are commenting on, or if your comment is not related to an agenda item (Oral Communications). If you desire to have your comment read into the record during the meeting, please note that in the email subject line and limit the comment to 500 words or less. There is no character limit for comments not being read into the record. All comments will be transmitted to the Design Review Board prior to the start 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

Design Review Board Hearing Minutes of April 22, 2020.

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
AMOD20-003

APN: 300-171-03

Location: 119 10th Street

Owner/Applicant: Chris Huber

Applicant's Representative: Bokal and Sneed Architects

Zone: R2 (High Density Residential)

Environmental Status: Pursuant to the requirements of the California Environmental Quality Act (CEQA) and the City's adopted CEQA Supplemental Regulations, staff analyzed the project for its potential to cause significant impacts to the environment, with specific emphasis on potential impact to cultural or historic resources. An Initial Study and Draft Negative Declaration (SCH No. 2017021063) were prepared and

circulated to the public between April 18 and May 18, 2018. The draft Negative Declaration concluded that the site and structures do not qualify as historic resources under CEQA. No comments were received during the 30 day circulation and comment period. The Design Review Board adopted the Negative Declaration at its June 27, 2018 meeting.

Contact Person: Matt Bator, AICP, Principal Planner

Description: The applicant is requesting an Administrative Modification (AMOD) Permit to: modify the project description of DRB15-036 to allow for the complete demolition of the existing residence; and to amend previously approved project development plans to: increase the basement floor area; revise doors and windows; the add one (1) new light well at the southeast elevation, add one (1) new skylight, install two (2) new enclosed A/C units at the building's south elevation, and construct a new trash enclosure.

CONTINUED APPLICATIONS:

ITEM 2

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 in conjunction with grading and the performance of associated site improvements and landscaping. The project also includes removal of five Monterey Cypress Trees from the public right of way.

ITEM 3

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, single-family residence and detached garage to include: removal of 54 square-feet of floor area from the garage; removal of 146 square-feet of floor area on the first level and 89 square-feet of floor area on the second level of the home; construction of 25 square-feet of floor area on the first level and 171 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; 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 4

DRB19-016
CDP19-012

APN: 300-074-05

Location: 1205 Stratford Court

Owners/Applicants: Baron Randall and Kandace 2004 Trust

LC19-007

Applicant's Representative: W. Dean Meredith, AIA

Zone: R-2

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: Demolition of an existing residential unit and detached garage; construction of a new, two-story residential unit with attached garage and subterranean basement, in conjunction with grading and the performance of associated site improvements and landscaping.

NEW APPLICATION(S):

ITEM 5

DRB19-022

CDP19-017

LC19-008

APN: 300-261-06

Location: 722 Amphitheatre Drive

Owner/Applicant: Anthony Dubreville

Applicant's Representative: John Jensen Architects

Zone: R1-10

Overlay Zone: Wildland Urban Interface (WUI)

Environmental Status: Exempt pursuant to Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

Contact Person: Evan Langan, AICP, Associate Planner

Description: Demolition of an existing residential unit, and the construction of a new, two-story residential unit with attached garage and subterranean basement, in conjunction with grading, and associated site improvements and landscaping.

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, May 14, 2020.



Adriana Jaramishian, Assistant Planner