



**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 September 28, 2022

**John Goodkind**  
Chair

**Tina Thomas**  
Vice Chair

**Amy Isackson**  
Board Member

**Beth Levine**  
Board Member

**Glenn Warren**  
Board Member

**Greg Rothnem**  
Board Member

**Gala Yayla**  
Board Member

**Philip Szymanski**  
Ex-Officio (Primary)

**Elena Oanta**  
Ex-Officio (Alternate)

**Karen Brindley**  
Planning and  
Community  
Development Director

**Matt Bator**  
Principal Planner

***Civility Works: The Del Mar Code of Civil Discourse:  
Together we will promote inclusion; listen to understand;  
show respect; be clear and fair; and focus on the issue.***

**Remote Regular Meeting  
VIA TELECONFERENCE ONLY  
Wednesday, September 28, 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.**

**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](mailto: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=bkZvRTlDM1FqREMyeVE2c0czdndGUT09>

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](http://www.delmar.ca.us/telecomment)) to assist with speaker management during the meeting. For more information please visit: [www.delmar.ca.us/publiccomment](http://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](http://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](mailto: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 August 23, 2022.

### **UPDATE**

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

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

1. Appointment of subcommittee for DRB22-002 (210 23<sup>rd</sup> Street)

### **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**  
**ADR22-023**

**APN:** 299-072-38  
**Location:** 2127 Heather Lane  
**Owner/ Applicant:** Clare Ulrich & Graham Ludlow  
**Applicant Representative:** NA  
**Zone:** R1-10  
**Overlay:** Bluff, Slope, and Canyon  
**Environmental Status:** Exempt  
**Staff Contact:** Madeline Shute, Assistant Planner  
**Description:** A request for an *Administrative Design Review Permit* to construct 3-foot-tall site and planter walls between the home and Heather Lane; install one (1) new exterior light on the home's west elevation; and implement various door and window modifications in association with proposed yard/site improvements.

**CONTINUED APPLICATIONS:**

**ITEM 2**

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

**APN:** 300-143-24-00

**Location:** 636 Rimini Road

**Owner/ Applicant:** Brian and Elizabeth Wilson

**Applicant Representative:** Edinger Architects

**Zone:** R1-10

**Overlay:** Wildland Urban Interface

**Environmental Status:** Exempt

**Staff Contact:** Jean Crutchfield, Associate Planner

**Description:** A request for *Design Review, Coastal Development, and Land Conservation Permits* to demolish an existing one-story, detached single-unit residence and construct a replacement two-story, single-unit residence over an FAR-exempt basement with associated grading and site improvements. Also, a request to remodel the existing garage.

**ITEM 3**

**DRB22-003  
CDP22-005  
LC22-002**

**APN:** 299-142-08-00

**Location:** 1921 Santa Fe

**Owner/ Applicant:** Locatelli Family Trust

**Applicant Representative:** Paul Vaughn

**Zone:** RM-West

Overlay: Floodplain

**Environmental Status:** Exempt

**Staff Contact:** Jennifer Gavin, Associate Planner

**Description:** A request for *Design Review, Land Conservation, and Coastal Development Permits* to demolish an existing single dwelling unit and to construct a new two-story residential unit with attached garage and associated grading and other site improvements.

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

**NEW APPLICATIONS:**

**ITEM 4**

**DRB22-008**

**APN:** 300-251-15

**Location:** 810 Klish Way

**Owner/ Applicant:** Glenn and Catherine Evans

**Applicant Representative:** Reggie Reyes, Reyes Studio

**Zone:** R1-10

**Overlay:** Wildland Urban Interface

**Environmental Status:** Exempt

**Staff Contact:** Jean Crutchfield, Associate Planner

**Description:** A request for *Design Review Permits* to remodel an existing one-story, single-unit residence to include: enclosing 75 square-feet of covered outdoor space located under an existing roof to habitable space; a new self-contained spa; a new decorative fountain; new/modified windows/doors; and new/modified walls and fences.

**ITEM 5**

**DRB22-009  
CDP22-007  
LC22-003**

**APN:** 300-172-19-00

**Location:** 931 Stratford Court

**Owner/ Applicant:** David Sweeney, Trustee of Buckeye Investments, Inc.

**Applicant Representative:** Brian Church

**Zone:** R2

**Environmental Status:** Exempt

**Staff Contact:** Jennifer Gavin, Associate Planner

**Description:** A request for *Design Review, Coastal Development, and Land Conservation Permits* to demolish an existing one-story single-unit residence and construct a replacement two-story, single-unit residence over an FAR-exempt basement with associated grading and site improvements.

## **ADJOURNMENT**

I, Madeline Shute, 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, September 15, 2022.



---

Madeline Shute, Assistant Planner