



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, October 26, 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, October 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.

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=bkZvRTlDM1FqREMxeVE2c0czdndGUT09>

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 September 28, 2022.

UPDATE

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

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

1. Discussion of Administrative Design Review applications associated with Accessory Dwelling Units.

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

ADR22-039

*Item removed from
Agenda*

APN: 301-025-09

Location: 437 Pine Needles

Owner/ Applicant: ARJ Trust

Applicant Representative: Soheil Nakhshab, Nakhshab Development & Design

Zone: R1-10

Overlay: Wildland Urban Interface (WUI)

Environmental Status: Exempt

Staff Contact: Jean Crutchfield, Associate Planner

Description: The applicant is requesting an *Administrative Design Review (ADR) Permit* to install 42-inch-high guardrails and low-level landscape lights to utilize the green roof on the detached accessory dwelling unit as a

deck. The accessory dwelling unit is currently in construction and received a separate permit approval.

CONTINUED APPLICATIONS:

ITEM 2

DRB22-001

CDP22-001

APN: 300-182-12-00

Location: 118-120 6th Street

Owner/ Applicant: Mary VonderReith

Applicant Representative: Warren W. Scott

Zone: R2

Environmental Status: Exempt

Staff Contact: Jennifer Gavin, Associate Planner

Description: A request for *Design Review and Coastal Development Permits* to demolish a unit from an existing duplex and to construct a new one-story residential unit over basement with detached garage and associated grading and other site improvements.

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

NEW APPLICATIONS:

ITEM 3

DRB22-017

APN: 299-182-04

Location: 457 Culebra Street

Owner/ Applicant: Morgan Scudi

Applicant Representative: Daniel Jensvold, Jensvold Associates

Zone: R1-10

Environmental Status: Exempt

Staff Contact: Madeline Shute, Assistant Planner

Description: A request for *Design Review Permits* to expand two (2) existing decks by 280 square-feet, construct a new 132 square foot wood awning at the east side, and a less than 6-foot-high storage pop-out on the existing garage at the north elevation.

ITEM 4

DRB22-021

APN: 300-242-09

Location: 1090 Klish Way

Owner/ Applicant: Scott & Marci Duhs

Applicant Representative: Kevin Farrell, Farrell Design Associates, Inc.

Zone: R1-10

Overlay: Wildland Urban Interface (WUI)

Environmental Status: Exempt

Staff Contact: Madeline Shute, Assistant Planner

Description: A request for a *Design Review Permit* to: enlarge an existing raised deck at the west side of the home 145 square-feet and construct a new planter and glass screen wall at the western extent of the deck; install an approximately 180 square-foot retractable awning and replace a ground level picture window with a sliding patio door all at the home's west elevation.

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, October 13, 2022.



Madeline Shute, Assistant Planner