

**CITY OF DEL MAR  
DESIGN REVIEW BOARD REGULAR MEETING  
DRAFT ACTION MINUTES  
October 28, 2020 – 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](http://www.delmar.ca.us/AgendaCenter) or by contacting the Planning Department at (858) 755-9313.

**CALL TO ORDER**

Chair Levine called the Regular Meeting to order at 6:09 p.m.

**ROLL CALL**

Present: Chair Beth Levine, Vice Chair Glenn Warren, Board Members Jason Dempsey, John Goodkind, 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, and Assistant Planner Adriana Jaramishian

**APPROVAL OF MINUTES**

Design Review Board Hearing Minutes of September 23, 2020

**IT WAS MOVED BY MEMBER YUSKIEWICZ, SECONDED BY BOARD MEMBER MAXEY-ALLISON, TO APPROVE THE SEPTEMBER 23, 2020 MINUTES. (VOTE 7-0).**

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

Noes: None

**UPDATES**

1. Principal Planner Bator announced Board Member Goodkind's first term with the DRB was set to end in November, but that he had re-applied and City Council would be doing DRB appointments at their meeting on November 9, 2020.

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

None.

**DESIGN REVIEW BOARD DISCUSSION ITEM 1: DISCUSSION AND POTENTIAL APPROVAL OF DESIGN REVIEW BOARD POLICY MANUAL UPDATE**

Chair Levine reviewed the suggestions/comments provided by Board Member Goodkind.

**IT WAS MOVED BY BOARD MEMBER YUSKIEWICZ, SECONDED BY BOARD MEMBER MAXEY-ALLISON, TO APPROVE THE DESIGN REVIEW BOARD POLICY MANUAL UPDATE AND RECOMMEND TO CITY COUNCIL FOR FINAL APPROVAL. (VOTE 7-0).**

**DESIGN REVIEW BOARD DISCUSSION ITEM 2: DRB19-032/CDP19-025/LC19-016 (355 BELLAIRE ROAD) LANDSCAPING SUBCOMMITTEE**

Board Members Goodkind and Maxey-Allison were elected as the landscaping subcommittee members for this project.

**DISCUSSION AND BRIEFING (APPLICATION ITEMS)**

Principal Planner Bator reviewed the items on the agenda and indicated that both items 2 and 3 were eligible for the Consent Calendar.

**CONSENT CALENDAR**

**ITEM 3  
DRB20-012**

**APN:** 301-024-26  
**Location:** 339 Hidden Pines Road  
**Owners/Applicants:** Alan and Nancie El Shafei  
**Applicant's Representative:** Shafic Budron  
**Zone:** R1-10  
**Overlay Zone:** Wildland Urban Interface (WUI)  
**Environmental Status:** Exempt  
**Staff Contact:** Jennifer Gavin, Associate Planner  
**Description:** A request for approval of a *Design Review Permit* to construct a 168 square-foot addition; to replace the existing deck railings with cable rail; and to install a new fence along the north property line.

**IT WAS MOVED BY BOARD MEMBER YUSKIEWICZ, SECONDED BY BOARD MEMBER GOODKIND TO APPROVE ITEM 3 ON THE CONSENT CALENDAR. (VOTE 6-0-1).**

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

**ADMINISTRATIVE APPLICATIONS:**

**ITEM 1  
ADR20-037**

**APN:** 298-421-12  
**Location:** 107 Via de la Valle  
**Owners/Applicants:** Timothy and Kimberly Schnell

**Applicant's Representative:** C. Samuel Blick, Esq.  
**Zone:** R1-14 (Modified Low Density Residential)  
**Environmental Status:** Exempt  
**Staff Contact:** Matt Bator, AICP, Principal Planner  
**Description:** A request for an *Administrative Design Review (ADR) Permit* to extend the height of an existing concrete block wall located along the property boundary between 107 and 105 Via de la Valle. As proposed, the extension of the wall would not exceed a height of six-feet, as measured from the neighbor's property/grade.

Principal Planner Bator gave a staff presentation and answered questions from the Board.

The Board provided disclosures.

Chair Levine opened the public hearing.

George Mercer and Sam Blick, representatives for the property owners, gave a presentation and answered questions from the Board.

Chair Levine closed the public hearing.

Board Members discussed following items with regard to the project:

- Height of the wall to satisfy applicant's privacy issues
- Building code requirements
- Light and air concerns from neighbor's stand point
- Previous DRB decisions with regard to wall height on this property

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

**IT WAS MOVED BY CHAIR LEVINE, SECONDED BY BOARD MEMBER YUSKIEWICZ, TO APPROVE ADR20-037 WITH THE CONDITIONS PROVIDED IN THE STAFF REPORT. (VOTE 6-1).**

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

Noes: Board Members Dempsey

## **NEW APPLICATIONS:**

**ITEM 2**  
**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 Levine opened the public hearing.

Bob Scott, representative for the property owners, gave a presentation and answered questions from the Board.

Chair Levine closed the public hearing.

Board Members discussed following items with regard to the project:

- Tree removal and arborist report
- Steep slope analysis and geology report due to property in Bluff, Slope, Canyon overlay zone
- Amount of grading on-site and cut into slope
- Provide more native vegetation on-site
- Reduce amount of pervious paving
- Conservation easement/open space deed restriction
- Retaining wall height/location/need for them
- Lighting on proposed deck
- Construction standards with regard to grade restoration on site

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

**IT WAS MOVED BY BOARD MEMBER YUSKIEWICZ, SECONDED BY BOARD MEMBER DEMPSEY TO CONTINUE DRB19-023 AND LC19-009 (VOTE 7-0)**

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

Noes: None

**ITEM 4**  
**DRB20-014**  
**CDP20-009**

**APN:** 299-065-14-00

**Location:** Vacant Lot at the Corner of 26th Street and Camino Del Mar (162 26th Street)

**Owners/Applicants:** Maureen Regan Rafael

**Applicant's Representative:** Sarah Potter

**Zone:** R1-5B

**Overlay:** Floodplain

**Environmental Status:** Exempt

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

**Description:** A request for *Design Review* and *Coastal Development Permits* to construct a new two-story, single dwelling unit residence and attached garage and to perform associated landscape and site improvements on a vacant lot in the Floodplain Overlay Zone.

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

The Board provided disclosures.

Chair Levine opened the public hearing.

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

Chair Levine closed the public hearing.

Board Members discussed following items with regard to the project:

- Chimney/fireplace location and how it is the dominant visual feature from the street
- Privacy of neighbors from proposed deck
- Prominence of the south and north decks from Camino Del Mar
- Bulk and Massing of decks and chimney

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 CONTINUE DRB20-014 AND CDP20-009 (VOTE 6-0-1)**

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

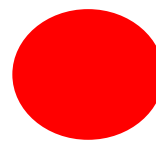
**ADJOURNMENT**

Chair Levine adjourned the meeting at 9:50 p.m.



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Adriana Jaramishian, Assistant Planner



## Jennifer Gavin

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**From:** Rich Bokal <rbokal@bokalandsneed.com>  
**Sent:** Tuesday, November 17, 2020 8:45 AM  
**To:** Jennifer Gavin  
**Subject:** Lippert Residence, Hoska Drive

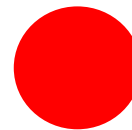
**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jen

It has come to my attention that the tally on the first page of the drawings indicates that our maximum retaining wall height is 5'. This is incorrect. As you indicate in the staff report, the maximum wall height is 4' (in the area adjacent to the trash cans on the east side of the garage). Sorry for the error. Please forward this to Board members.

Thanks,  
Rich

BOKAL & SNEED ARCHITECTS  
481-8244



**From:** Rose Ann Sharp <roseannsharp@gmail.com>  
**Sent:** Monday, November 16, 2020 9:27 AM  
**To:** Planning Mail Box  
**Cc:** Rich Bokal; Ira Sharp  
**Subject:** APN: 300-272-22-00 - 757 Hoska Dr. /Consent Calendar

**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.

November 16, 2020

To: [Planning@delmar.ca.us](mailto:Planning@delmar.ca.us) (Members of the Del Mar Design Review Board)

Cc: Gregory and Lindsay Lippert via Rich Bokal

Re: APN: 300-272-22-00, 757 Hoska Dr. /Consent Calendar or Otherwise

Dear Members of the Del Mar Design Review Board:

Ira and Rose Ann Sharp who reside at 834 Crest Road support the above request by Gregory and Lindsay Lippert for an addition at 757 Hoska Drive, Del Mar, California. Our property abuts 757 Hoska Dr. on Crest Road. We request that this matter be put on the consent calendar if there are no objections.

We are appreciative of the extra expense the applicants made to erect Story Poles thereby assuring us that our primary ocean view sight lines would not be affected by this addition. We are familiar with Rich Bokal's integrity regarding Del Mar's advisory design rules because he was our architect for the remodels of our home.

Jennifer Gavin was helpful to us in this matter by providing the plans electronically before the story poles were completed.

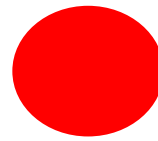
Now, we hope the members of the Design Review Board will approve this project post haste as Del Mar welcomes another young family and helps to create a positive experience for those who appear before the DRB.

Sincerely,

Ira Sharp

Rose Ann Sharp

Rose Ann Sharp  
[roseannsharp@gmail.com](mailto:roseannsharp@gmail.com)  
(858)794-0444 Preferred  
(239)777-9411 Cell



**From:** Adam Cherry <azcherry@mac.com>  
**Sent:** Tuesday, November 17, 2020 2:09 PM  
**To:** Planning Mail Box  
**Subject:** Item 5 Carson Residence 113 9th Street DRB20-16 PLEASE READ INTO THE RECORD

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.

Members of the Del Mar Design Review Board and City Staff -

I reside at 135 9th Street, just east of the subject property at 113 9th Street. I am writing to wholeheartedly and enthusiastically support the proposed Carson Residence as submitted. The design, I believe, is a clean and modern take on the architecture of Early California. The stucco walls and clay tile roof perfectly augment the native plantings and will look wholly appropriate at the end of our street. The design carefully places the garage entrance on the alleyway and immediately proximate to our guest house at 133 9th Street so as to preserve the privacy of our occupant. The landscaping will be a sorely needed respite to the oppressive monolith of the proposed Transit Authority fence, and the structure of the house itself would provide a wonderful gateway to the horizon while keeping mass and scale to an absolute minimum. The north aspect, facing 9th Street, is understated and streamlined. It is a beautiful design, yet bears no intention of forcing itself upon its surroundings.

For the last three decades, I have regarded the Pedrozas as wonderful neighbors, though I must now admit that the half-century-old green house has not kept up with the improvements seen throughout the neighborhood. With few exceptions, every house or apartment on both 9th Street and Shippey Lane has either been remodeled or completely rebuilt since I arrived in 1987. The yard at 113 9th Street has been overgrown and poorly maintained for 15 years and the westernmost section of the alley (Shippey Lane) has been in a constant state of disrepair. In all, the Carson Residence will be a welcome addition to our neighborhood.

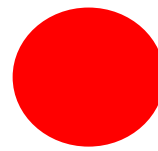
Respectfully,

Adam Z. Cherry

DRB20-16  
CDP20-010  
LC 20-006

## Jennifer Gavin

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**From:** Robert Fried <robertsfried@sbcglobal.net>  
**Sent:** Thursday, November 12, 2020 1:45 PM  
**To:** Jennifer Gavin; Planning Mail Box  
**Cc:** BOB CARSON; Viv Carson; Chrissy Fried  
**Subject:** Full Support for DRB 20-16, Carson Residence, 113 9th St

**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.

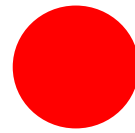
To: Jennifer Gavin, Associate Planner

We fully support DRB 20-016, the proposed Carson's project at 113 9th St. It is quite stunning and with a lovely landscaping plan. The Carson's should be complemented for designing such a beautiful, one-story home that fits so well into the neighborhood, and protects neighbors' scenic ocean views. They have also listened carefully during the 2 CPP Meetings and incorporated many of the suggestions made by their neighbors.

Kind regards,  
Robert and Chrissy Fried  
910 Stratford Ct.  
Del Mar, CA 92014

## Jennifer Gavin

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**From:** Beth Oringer <bloringher@gmail.com>  
**Sent:** Wednesday, November 18, 2020 2:13 PM  
**To:** Jennifer Gavin  
**Subject:** Re: Comment- 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.

That's all correct. Thx Jennifer  
Beth

Sent from my iPad

On Nov 18, 2020, at 2:04 PM, Jennifer Gavin <jgavin@delmar.ca.us> wrote:

Hi Beth,

Per our conversation I am happy to submit your comment to the Board as written correspondence or as a "red dot" Can you confirm that this is the comment that you would like sent to the Board (from your speaker slip):

"Good Evening 113 9th St Home -contractors and subs will leave the site clean of trash and debris daily -no large construction trucks will be parked on 9th street causing damage to the road and home fronts -any damage done to the alley and/or 9th street will be repaired -not vegetation will grow taller than the height of the roof line"

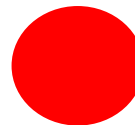
Thank you,

**Jennifer Gavin | Associate Planner**  
**City of Del Mar | Planning and Community Development**  
1050 Camino del Mar  
Del Mar, CA 92014  
☎ 858.755.9313 | 📠 858.755.2794 | ✉ [jgavin@delmar.ca.us](mailto:jgavin@delmar.ca.us)

**Please note that effective July 7, 2020, City Hall hours are 7:30 AM - 5:30 PM, Monday – Thursday. Until the COVID – 19 pandemic ends, service to the public will be provided remotely. Please check our City website at [www.delmar.ca.us](http://www.delmar.ca.us) for more information regarding online services or to submit requests for information.**



# City of Del Mar Staff Report



TO: Design Review Board

FROM: Jennifer Gavin, Associate Planner

DATE: November 18, 2020

RE: Design Review Permit DRB 20-016,  
Coastal Development Permit CDP 20-010  
Land Conservation Permit LC 20-006  
113 9<sup>th</sup> Street



Attached is a specification for the “grass paver” material called out for the proposed driveway at 113 9<sup>th</sup> Street.



## Grasspave<sup>2</sup> Porous Grass Paver

### **Made From 100% Recycled Plastic**

For a green porous paving solution built to last, trust Grasspave2 – the industry’s leader since 1982. Designed by a Landscape Architect, Grasspave<sup>2</sup> comes in easy-to-install rolls. It’s flexible, lightweight, durable and provides design versatility to any project. Due to its incredible strength, Grasspave<sup>2</sup> offers limitless solutions to practical applications such as fire

lanes, parking lots and helicopter landing pads. With an expected lifespan of over 60 years, Grasspave<sup>2</sup> provides a long-term green paving alternative that can reduce CO2 emissions and filter out environmental toxins through bioremediation. In fact, an acre of grass makes a better “carbon sink” than an acre of trees and produces roughly four times the oxygen.

## Grass is Greener

Grasspave<sup>2</sup> is a 100% recycled ring-on-grid structure that supports and protects grass roots to withstand pedestrian and heavy-weight vehicular traffic. With a compression strength of 15,940 psi, Grasspave<sup>2</sup> is over five times stronger than concrete and can support the weight of virtually any vehicle. 92% void space enables excellent root development and rapid stormwater drainage.

Install 430 square feet of product with one person in five minutes with our easy-to-install rolls. Bend, trim with pruning shears, or use our curve chart to easily create curves or customize layouts.

Made in the USA

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## The Grasspave<sup>2</sup> Advantages

- Design Flexibility
- High Compressive Strength (15,940psi)
- Easy, Quick Installation
- 92% Void Space
- All Weather
- Reduces CO2 and Toxin Filtration
- Long Life Span (60+) Years
- Environmental Beautification

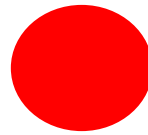
## Applications

- Fire Lanes, Utility and Emergency Access Roads
- Parking Lots
- Driveways
- Outdoor Event Spaces
- Paths and Walkways (ADA Compliant)
- Ramps, Docks and Loading Areas
- Airplane Taxiing Areas
- Helicopter Landing Pads



## Jennifer Gavin

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**From:** Rich Bokal <rbokal@bokalandsneed.com>  
**Sent:** Wednesday, November 18, 2020 12:49 PM  
**To:** Jennifer Gavin  
**Cc:** mikegeremia@gmail.com  
**Subject:** DRB 20-16 Carson Residence

**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.

Jen  
Sorry for the last minute letter. I received an email this morning from Mike Geremia at 120 Ninth Street. He had some concerns about the height of the fence at the northwest corner of the project. I just got back from a meeting with Mike and we have agreed to 3 minor modifications to the proposed plan:

1. We will shift the western most section of the 9<sup>th</sup> Street fence (approximately 13' in length) 4 feet to the south.
2. We will do our best to keep the fence height as close to 5' as possible (it can vary slightly since the grade slopes)
3. We will modify the plantings in front of the fence to something that does not grow taller than 5'

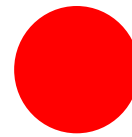
Please forward this email to the Board.

Thanks,  
Rich

BOKAL & SNEED ARCHITECTS  
481-8244

## Jennifer Gavin

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**From:** Michael Geremia <mikegeremia@gmail.com>  
**Sent:** Wednesday, November 18, 2020 11:55 AM  
**To:** Rich Bokal  
**Cc:** Jennifer Gavin  
**Subject:** Re: DRB 20-16 Carson Residence

**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.

Thank you Rich, and to the Carson's for making these alterations to help protect our ocean view through the northwestern area of the property.

We support the proposed Carson residence and look forward to welcoming them to the neighborhood.

Best regards,

Mike Geremia  
120 9th Street

On Wed, Nov 18, 2020 at 11:49 AM Rich Bokal <[rbokal@bokalandsneed.com](mailto:rbokal@bokalandsneed.com)> wrote:

Jen

Sorry for the last minute letter. I received an email this morning from Mike Geremia at 120 Ninth Street. He had some concerns about the height of the fence at the northwest corner of the project. I just got back from a meeting with Mike and we have agreed to 3 minor modifications to the proposed plan:

1. We will shift the western most section of the 9<sup>th</sup> Street fence (approximately 13' in length) 4 feet to the south.
2. We will do our best to keep the fence height as close to 5' as possible (it can vary slightly since the grade slopes)
3. We will modify the plantings in front of the fence to something that does not grow taller than 5'

Please forward this email to the Board.

Thanks,

Rich

**BOKAL & SNEED ARCHITECTS**

481-8244

## Jennifer Gavin

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**From:** Blake Tastad <blake@desantislawcenter.com>  
**Sent:** Monday, November 16, 2020 11:24 AM  
**To:** Rich Bokal  
**Cc:** Jennifer Gavin  
**Subject:** RE: Carson Residence: Email regarding Olive tree in southeast corner

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**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.

Sounds perfect. Much appreciated. We are truly grateful for your thoughtfulness.

Thank you,

Blake Tastad  
Attorney at Law

DE SANTIS LAW CENTER, APC  
298 Third Ave.  
Chula Vista, CA 91910

[blake@desantislawcenter.com](mailto:blake@desantislawcenter.com)

T: 619-425-2020  
F: 619-425-2120

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**From:** Rich Bokal <rbokal@bokalandsneed.com>  
**Sent:** Monday, November 16, 2020 12:22 PM  
**To:** Blake Tastad <blake@desantislawcenter.com>  
**Cc:** Jennifer Gavin <jgavin@delmar.ca.us>  
**Subject:** Carson Residence: Email regarding Olive tree in southeast corner

Hi Blake

We received your email regarding the height of the proposed Olive tree at the southeast corner of the property. The maximum height called out for the trees (taken from Sunset's Western Garden Book) is usually under ideal conditions. This close to the coast, the Olive trees will unlikely reach the maximum height. That being said, the Carsons have agreed to change out the Olive in the southeast corner to a Forest Pansy Redbud (also proposed in the entry courtyard). This tree has a maximum height that is 10' lower. We hope that this will address your concern. I have copied Jennifer Gavin on this email so that she can forward it to the Board members.

Best,  
Rich

BOKAL & SNEED ARCHITECTS  
481-8244