



CITY OF DEL MAR
DESIGN REVIEW BOARD REGULAR MEETING
DRAFT ACTION MINUTES
January 26, 2022 – 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 or by contacting the Planning Department at (858) 755-9313.

CALL TO ORDER

Chair Goodkind called the Regular Meeting to order at 6:02 p.m.

ROLL CALL

Present: Chair John Goodkind, Board Members, Glenn Warren, Beth Levine, Greg Rothnem, Amy Isackson, Tina Thomas, and Gala Yayla and Ex-Officio Philip Szymanski

Absent: Board Member Greg Rothnem

Staff Members Present: Principal Planner Matt Bator, Senior Planner Evan Langan, Associate Planner Jennifer Gavin, and Associate Planner Adriana Jaramishian

APPROVAL OF MINUTES

Design Review Board Hearing Minutes of November 17, 2021, and December 15, 2021.

IT WAS MOVED BY BOARD MEMBER LEVINE, SECONDED BY BOARD MEMBER ROTHNEM, TO APPROVE THE NOVEMBER 17, 2021 MINUTES (VOTE 7-0).

Ayes: Chair Goodkind, Board Members Levine, Warren, Isackson, Rothnem, Thomas, and Yayla
Noes: None

IT WAS MOVED BY BOARD MEMBER LEVINE, SECONDED BY BOARD MEMBER THOMAS, TO APPROVE THE DECEMBER 15, 2021 MINUTES (VOTE 5-0-2).

Ayes: Chair Goodkind, Board Members Levine, Warren, Thomas, and Yayla
Noes: None
Abstain: Board Members Rothnem and Isackson

UPDATES

Principal Planner Bator gave the following updates to the Board:

1. At the January 26, 2022, Design Review Board meeting, Principal Planner Matt Bator provided an update on the January 26, 2022, Special Meeting of the City Council in which two amended urgency ordinances were adopted to extend the expiration date associated with modifications to temporary commercial sign restrictions and temporary placement of A-frame signage in the public right-of-way from March 1, 2022, to September 30, 2022. The City Council authorized the City Manager to take the following actions to be in effect until September 30, 2022:
 - a. Extend the March 1, 2022, expiration dates for all COVID-related permits issued including temporary Encroachment Permits and Temporary Use Permits.
 - b. Extend the temporary allowance of two A-frame signs per business.
 - c. Extend provisions for use of on-street parking for dining or other uses.
 - d. Continue the temporary streamlined review process for commercial A-frame signage temporarily located in the right-of-way adjacent to all commercial zones.
 - e. Extend the one-hour extension of alcohol sales, service, and consumption for any restaurant with an approved Sidewalk Café permit.

2. Glenn Warren's term is going to expire. On February 7, 2022, City Council will be holding interviews to fill the Design Review Board Member position. Elena Oanta's position for Ex-Officio is also going to expire. There are no applicants for Ex-Officio at this time.

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

None.

DESIGN REVIEW BOARD/STAFF DISCUSSION: Annual Selection of Officers

Tina Thomas was nominated by Glenn Warren for the position of Vice Chair and the nomination was seconded by Gala Yayla. Tina Thomas was selected to be Vice Chair for 2022 (VOTE 4-3).

Beth Levine was nominated by Glenn Warren for the position of Substantial Conformance Officer and the nomination was seconded by Gala Yayla. Beth Levine was selected to be Substantial Conformance Officer for 2022 (VOTE 7-0).

DISCUSSION AND BRIEFING (Application Items)

Principal Planner Bator reviewed the agenda and indicated items 3 and 4 were eligible for the consent calendar.

CONSENT CALENDAR

ITEM 3
DRB21-016

APN: 299-021-03-00, 299-021-10-00

Location: 2828 Ocean Front

Owner/ Applicant: Matt and Laurie Coleman

Applicant Representative: Jason Barry; EOS Architecture

Zone: R1-5B

Environmental Status: Exempt

Staff Contact: Jennifer Gavin, Associate Planner

Description: A request for *Design Review* to remodel an existing one-story residential structure and detached two-story accessory structure including to raise and reorient the height of the roof, install a new skylight, and fire pit, and construct a new covered patio on the west side of the existing residence; and to modify the roof overhang and railing type of the existing balcony of the detached two-story accessory structure.

ITEM 4
DRB21-017
CDP21-019

APN: 299-200-34
Location: 1505 San Dieguito Drive
Owner/Applicant: Tony Khattar
Applicant Representative: Jennifer Johnson (Studio JJ Architecture and Design) & Dean Meredith (Dean Meredith Architecture)
Zone: R1-40
Overlay Zone: Coastal Appeals; Bluff, Slope, Canyon; WUI
Environmental Status: Exempt
Staff Contact: Adriana Jaramishian, Associate Planner
Description: A request for *Design Review and Coastal Development Permits* to construct one new 480 square foot detached garage at a site with an existing single dwelling unit.

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

IT WAS MOVED BY BOARD MEMBER LEVINE, SECONDED BY BOARD MEMBER ROTHNEM TO APPROVE ITEMS 3 AND 4 ON THE CONSENT CALENDAR WITH THE ADDED CONDITIONS ON ITEM 3 OF REQUIRING FILM ON THE SKYLIGHT TO REDUCE LIGHT EMISSION (VOTE 7-0).

Ayes: Chair Goodkind, Vice Chair Thomas, Board Members Isackson, Warren, Levine, Rothnem, and Yayla
Noes: None

ADMINISTRATIVE APPLICATIONS:

ITEM 1
ADR21-024

APN: 299-192-18
Location: 1997 Zapu Street
Owner/Applicant: Ken Assi
Applicant Representative: Bob Trettin
Zone: R1-10
Environmental Status: Exempt
Staff Contact: Adriana Jaramishian, Associate Planner
Description: A request for an *Administrative Design Review Permit* to install a new pool with associated landscaping and decking in the rear yard of a site containing an existing single dwelling unit.

The Board provided disclosures.

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

Chair Goodkind opened the public hearing.

Bob Trettin (Representative), Ken Assi (Applicant), and Michael Brennan (Landscape Architect) spoke and answered questions from the Board.

Chair Goodkind opened the item to public testimony, and the following spoke:

- Thomas Welk in opposition (2015 Zapu Street)
- Beth Allen in opposition (1986 Zapu Street)
- Mac McLoughlin in support (2074 Gatun Street)
- Skip Richmond in support (2076 Gatun Street)
- John Eyler in opposition (1970 Zapu Street)
- Ted Gay in opposition (1962 Zapu Street)
- Trevor Hutchinson in support (2065 Balboa Avenue)

Bob Trettin (Representative), Ken Assi (Applicant), and Michael Brennan (Landscape Architect) gave rebuttal.

Chair Goodkind closed the public hearing.

Board Members discussed the following items with regard to the project:

- Public nuisance with regard to noise
- The design is good but new character trees are needed
- Use landscaping to reduce noise impacts

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

IT WAS MOVED BY BOARD MEMBER ROTHNEM AND SECONDED BY BOARD MEMBER THOMAS TO APPROVE ADR21-024 WITH ADDED CONDITIONS OF APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS TO APPOINT A LANDSCAPING SUBCOMMITTEE TO ADDRESS THE REPLACEMENT OF TREES, A SPECIFIC PLANTING PLAN, AND TO DETERMINE WHETHER THE USE OF KARPPIA IS APPROPRIATE (VOTE 4-3).

Ayes: Vice Chair Thomas, Board Members Warren, Rothnem, and Yayla

Noes: Chair Goodkind, Board Members Isackson and Levine

The subcommittee was formed to include Vice Chair Thomas and Board Member Yayla and will have the authority of the Board to make a determination.

NEW APPLICATIONS:

ITEM 2

DRB21-012

CDP21-011

LC21-006

TRP21-007

APN: 300-143-24

Location: 636 Rimini Road

Owner/Applicant: Brian and Elizabeth Wilson

Applicant Representative: Edinger Architects (Alex Stone)

Zone: R1-10

Environmental Status: Categorically Exempt per Section 15303 (a) (Class 3 - New Construction or Conversion of Small Structures)

Staff Contact: Evan Langan, AICP, Senior Planner

Description: A request for *Design Review, Coastal Development, Land Conservation* and *Tree Removal Permits* to allow the demolition of an existing residential unit and the construction of a new, two-story, residential unit, grading and site improvements, in conjunction with the removal of one (1) Torrey Pine Tree.

The Board provided disclosures.

Chair Goodkind opened the public hearing.

Alex Stone (Architect) provided a presentation and answered questions from the Board.

Chair Goodkind opened the item to public testimony, and the following spoke:

- Michael Yanicelli (539 15th Street)
- James Gilbert (780 Kalamath Drive)
- Tim Haviland (693 Rimini Road)
- Greg Davis (1230 Crest Road)
- Barbara Davis (755 Kalamath Drive)
- Sam Blick representing the Smiths (1232 Crest Road)
- P. Smith (1232 Crest Road)

- Sandy Dijkstra (650 Rimini Road)
- Isabela Rodriguez on behalf of Sandra Dijkstra (650 Rimini Road)

Alex Stone gave a rebuttal to the public testimony.

Chair Goodkind closed the public hearing.

Board Members discussed the following items with regard to the project:

- Landscape alteration
- Neighborhood compatibility in terms of scale
- Cut and fill grading associated with the proposed garage
- The appearance of the project looks to be 3 stories
- The removal of a Torrey Pine tree
- The bulk and mass of the project

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

IT WAS MOVED BY BOARD MEMBER ROTHNEM AND SECONDED BY BOARD MEMBER YAYLA TO CONTINUE DRB21-012, CDP21-011, LC21-006, AND TRP21-007 (VOTE 6-0-1).

Ayes: Chair Goodkind, Vice Chair Thomas, Board Members Warren, Rothnem, Isackson, and Yayla

Noes: None

Recused: Board Member Levine

ADJOURNMENT

Chair Warren adjourned the meeting at 10:07pm.



Adriana Jaramishian, Associate Planner