



CITY OF DEL MAR
DESIGN REVIEW BOARD REGULAR MEETING
DRAFT ACTION MINUTES
February 23, 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, Vice Chair Tina Thomas, Board Members, Glenn Warren, Beth Levine, Greg Rothnem, Amy Isackson, and Gala Yayla and Ex-Officio Philip Szymanski

Absent: None

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

APPROVAL OF MINUTES

Design Review Board Hearing Minutes of January 26, 2022.

IT WAS MOVED BY BOARD MEMBER YAYLA, SECONDED BY BOARD MEMBER LEVINE, TO APPROVE THE JANUARY 26, 2022 MINUTES (VOTE 7-0).

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

Noes: None

UPDATES

Principal Planner Bator gave the following updates to the Board:

1. At the February 23, 2022, Design Review Board meeting, Principal Planner Matt Bator introduced Karen Brindley as the new Planning and Community Development Director and notified the Board of Evan Langan's departure to the County of Riverside.
2. Glenn Warren was reappointed to the Design Review Board. Elena Oanta's position as Ex-Officio DRB member has expired and the City is currently advertising to fill the role.

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

None.

DESIGN REVIEW BOARD/STAFF DISCUSSION

- Vice Chair Thomas and Board Member Yayla informed the Board of their decision on an ancient olive tree for the project at 1997 Zapu Street (ADR21-024).

DISCUSSION AND BRIEFING (Application Items)

Principal Planner Bator reviewed the agenda and indicated the applicant for item 2 was unable to attend the Design Review Board meeting and has requested a continuance. Staff further indicated that due to the late timing of the request, the Board would have to determine whether or not to allow the continuance (see Item #2).

CONTINUED APPLICATIONS:

ITEM 1

DRB21-018

CDP21-012

LC21-008

APN: 300-252-14-00

Location: 624 8th Street

Owner/ Applicant: Matt and Chelsea Ziskin

Applicant Representative: Brian Church Architecture

Zone: R1-10

Environmental Status: Exempt

Staff Contact: Jennifer Gavin, Associate Planner

Description: A request for *Design Review, Land Conservation and Coastal Development Permits* to demolish a one-story residential structure and to construct a new two-story residential unit with a second-story deck and built-in spa, and to perform associated grading and other site improvements.

The Board provided disclosures.

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

Chair Goodkind opened the public hearing.

Matt Ziskin (Applicant) and Brian Church (Architect) spoke and answered questions from the Board.

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

- Nigel Hook in opposition (635 Hoska Drive)
- Jamie Jensen in support (434 8th Street)
- Henrik Jensen in support (434 8th Street)
- Brooke Garcia in opposition (641 Hoska Drive)
- Susie McNamara in support (623 Hoska Drive)
- Kelly McQuade in support (623 Hoska Drive)
- Arline Paa (612 8th Street)
- Kelly Welch in support (431 8th Street)

Brian Church (Architect) gave rebuttal.

Chair Goodkind closed the public hearing.

Board Members discussed the project and, with exception to Board Members Isackson and Levine, generally found that the project, as modified, was compatible with and in scale with other homes on 8th Street and that the modifications made since the December hearing addressed Board concerns related to project siting, reducing massing on the east, and privacy to the neighbors to the east and west.

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 DRB21-018, CDP21-012, AND LC21-008 WITH STAFF RECOMMENDATIONS OF CONDITIONS OF APPROVAL (VOTE 5-2).

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

Noes: Board Members Isackson and Levine

NEW APPLICATIONS:

ITEM 2
DRB20-022

APN: 300-012-17-00

Location: 1328 Camino del Mar

Owner/ Applicant: Reza Khaksari

Applicant Representative: Abbas Keshavarzi

Zone: Central Commercial (CC)

Environmental Status: Exempt

Staff Contact: Adriana Jaramishian, Associate Planner

Description: A request for a *Design Review Permit* to construct a 540 square-foot, elevated, outdoor dining deck at the west elevation of an existing commercial structure (Del Mar Seaside Grill).

IN RESPONSE TO THE APPLICANT'S REQUEST, IT WAS MOVED BY BOARD MEMBER LEVINE, SECONDED BY CHAIR GOODKIND TO NOT CONDUCT A PUBLIC HEARING OF THE ITEM AND TO CONTINUE THE APPLICATION TO A FUTURE MEETING (VOTE 7-0).

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

Noes: None

ADJOURNMENT

Chair Goodkind adjourned the meeting at 8:11pm.



Madeline Shute, Assistant Planner