



**CITY OF DEL MAR
DESIGN REVIEW BOARD REGULAR MEETING
ACTION MINUTES
July 28, 2021 – 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 Warren called the Regular Meeting to order at 6:01 p.m.

ROLL CALL

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

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 June 23, 2021

IT WAS MOVED BY VICE CHAIR GOODKIND, SECONDED BY BOARD MEMBER LEVINE, TO APPROVE THE JUNE 23, 2021 MINUTES (VOTE 6-0).

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

Noes: None

UPDATES

Principal Planner Bator gave the following updates to the Board:

1. Recommendations for video usage on zoom at DRB meetings.
2. Remote meetings will continue through the end of September, for re-evaluation in October
3. Gala Yayla has been appointed to the DRB by City Council.
4. DRB19-028, the project at 465 Hidden Pines Lane has been remanded back to the DRB by the City Council.
5. Philip Szymanski will now be the acting ex-officio member of the DRB, replacing Elena Oanta.

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

None.

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

None.

DISCUSSION AND BRIEFING (Application Items)

Principal Planner Bator reviewed the agenda and indicated no items were eligible for the Consent Calendar.

ADMINISTRATIVE APPLICATIONS

ITEM 1

ADR21-007

APN: 299-096-02

Location: 2318 Ocean Front

Owner/Applicant: Fog Beach, LLC

Applicant Representative: Bokal & Sneed Architects (Jim Sneed)

Zone: R1-5B

Staff Contact: Adriana Jaramishian, Assistant Planner

Description: A request for an *Administrative Design Review Permit* to construct new site walls, gates, and a spa, and to install new windows, doors, and to construct new flat roofs in association with the exterior remodeling of the existing single dwelling unit on site.

Board Member Thomas announced she was recused due to proximity to the project.

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

The Board provided disclosures.

Chair Warren opened the public hearing.

Jim Sneed, representative for the property owners, gave a presentation and answered questions from the Board.

Chair Warren opened the item to public testimony and the following spoke:

- Glenn and Lynne Carlson, 2402 Ocean Front
- Jeff Stoke, 2323 Ocean Front
- Marilyn Stoke, 2323 Ocean Front
- Nancy Stoke, 2323 Ocean Front

Jim Sneed provided rebuttal to public testimony.

Board Members discussed the project and found that, as designed, it may conflict with Regulatory Conclusions of the Del Mar Municipal Code related to the following:

- Privacy concerns from the neighbors to the East (2323 Ocean Front)
- Landscaping on-site as it relates to potential private view blockage
- Clarifying the exterior lighting plan/proposal

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

IT WAS MOVED BY VICE CHAIR GOODKIND, SECONDED BY BOARD MEMBER ROTHNEM, TO CONTINUE ADR21-007 DUE TO CONFLICTS WITH THE REGULATORY CONCLUSIONS OF THE DESIGN REVIEW ORDINANCE. (VOTE 5-0-1).

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

NEW APPLICATIONS:

ITEM 2

DRB21-001
CDP21-002
LC21-001

APN: 300-040-51-00

Location: 1411 Via Alta

Owner/Applicant: KFH Properties, LLC

Applicant Representative: Brian Church Architecture

Zone: R1-10

Staff Contact: Jennifer Gavin, Associate Planner

Description: A request for *Design Review, Land Conservation and Coastal Development Permits* for the construction of a new two-story residential unit over basement, with swimming pool, associated grading and other site improvements.

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

The Board provided disclosures.

Chair Warren opened the public hearing.

Brian Church, representative for the property owners, gave a presentation and answered questions from the Board.

Chair Warren opened the item to public testimony and the following spoke:

- Carter Maurer, 1367 Via Alta
- Jackie Workman, 1383 Via Alta
- Michael Yanicelli, 539 15th Street
- Margaret Pope, 1430 Via Alta
- Mara Bickett, 508 Van Dyke
- Barb Davis, 755 Kalamath

Brian Church answered additional questions from the Board.

Board Members discussed the project and found that, as designed, it may conflict with Regulatory Conclusions of the Del Mar Municipal Code related to the following:

- Massing from FAR exempt elements, specifically related to the second story deck
- Neighborhood scale related to plate heights and apparent height
- Landscaping percentage, failure to minimum hardscape
- Bulk and mass related to the garage and retaining walls; advised the applicant to include landscaping that planted over the taller retaining walls to soften their appearance
- Exterior light spillage onto neighboring properties

Additionally, the Board requested that staff revisit the sewer easement with Public Works to determine width and access road/landscape materials within the easement.

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

IT WAS MOVED BY CHAIR WARREN, SECONDED BY VICE CHAIR GOODKIND, TO CONTINUE DRB21-001, CDP21-002, AND LC21-001 DUE TO CONFLICTS WITH THE REGULATORY CONCLUSIONS OF THE DESIGN REVIEW ORDINANCE. (VOTE 6-0).

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

RECESS: The Board took a 10 minute recess starting at 9:15 pm and re-adjourned at 9:25pm.

ITEM 3 DRB21-009 CDP21-007 LC21-005	APN: 300-060-25-00 Location: 1305 Crest Road Owner/Applicant: Mitgang Family Trust Applicant Representative: Brian Church Architecture Zone: R1-40 Overlay Zone: BSC, WUI Staff Contact: Jennifer Gavin, Associate Planner Description: A request for <i>Design Review, Land Conservation and Coastal Development Permits</i> for the construction of a new two-story residential unit with associated grading, landscape, and other site improvements.
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*This project is located within the Coastal Appeals Area.

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

The Board provided disclosures.

Chair Warren opened the public hearing.

Brian Church and John Wankner, representative for the property owners, gave a presentation and answered questions from the Board.

Chair Warren opened the item to public testimony and the following spoke:

- Rich Jamison, 1209 Crest Road

Brian Church, John Wankner, and Steve Mitgang provided rebuttal to the public testimony.

Board Members discussed the project and found that, as designed, it may conflict with Regulatory Conclusions of the Del Mar Municipal Code related to the following:

- Neighborhood scale related to structural siting, height of the proposed structure
- Neighborhood scale as it related to the three-car garage; the Board advised the applicant to consider redesigning the garage so that it has a two-car appearance
- Exterior light trespass onto neighboring open space
- Potential view impacts from the neighboring property to the south (1233 Crest)

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

IT WAS MOVED BY BOARD MEMBER THOMAS, SECONDED BY BOARD MEMBER LEVINE, TO CONTINUE DRB21-009, CDP21-007, AND LC21-005 DUE TO CONFLICTS WITH THE REGULATORY CONCLUSIONS OF THE DESIGN REVIEW ORDINANCE. (VOTE 6-0).

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

ADJOURNMENT

Chair Warren adjourned the meeting at 10:40pm.



Adriana Jaramishian, Associate Planner