



**CITY OF DEL MAR
DESIGN REVIEW BOARD REGULAR MEETING
ACTION MINUTES**

**January 22, 2020
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 Administrative Services Department at (858) 755-9313.

CALL TO ORDER

Vice Chair Warren called the Regular Meeting to order at 6:03 p.m.

ROLL CALL

Present: Vice Chair Glen Warren, Board Members Jason Dempsey and John Goodkind, Julie Maxey-Allison, Bill Michalsky, Ed Yuskiewicz
Absent: Chair Beth Levine

Staff Members Present:

Principal Planner Matt Bator, Associate Planner Evan Langan, Associate Planner Jean Crutchfield, Assistant Planner Afshin Atapour, Assistant Planner Adriana Jaramishian

APPROVAL OF MINUTES

Design Review Board Hearing Minutes of December 11, 2019

IT WAS MOVED BY MEMBER MICHALSKY, SECONDED BY MEMBER YUSKIEWICZ, TO APPROVE THE DECEMBER 11, 2019 MINUTES. (VOTE 5-1-1, BOARD MEMBER DEMPSEY ABSTAINED AND CHAIR LEVINE ABSENT).

Ayes: Vice Chair Warren, Board Members Goodkind, Maxey-Allison, Michalsky and Yuskiewicz
Abstain: Member Dempsey
Absent: Chair Levine

ORAL COMMUNICATIONS

None.

STAFF UPDATE

Principal Planner Bator announced that Member Michalsky would be completing his service on the Design Review Board and that the Council would be conducting interviews on February 3. He announced the Citizens Participation meeting on 1234 Camino Del Mar on February 12, 2020 at 4 p.m.

DESIGN REVIEW BOARD/STAFF DISCUSSION

1. Form 700 Presentation from Assistant Management Analyst Kseniia Izgarskaia.

Assistant Management Analyst Izgarskaia reminded the Commission of the Form 700 filing requirements.

DISCUSSION AND BRIEFING (Application Items)

Principal Planner Bator reviewed the items on the agenda, indicating requested continuances on Item Nos. 1 and 5; and that Item Nos. 2, 4, and 6 were eligible for the Consent Calendar.

CONTINUANCE REQUESTS

ITEM 1 **ADR19-090**

APN: 300-272-08

Location: 700 Crest Road

Owner/Applicant: Jeannette Fonseca

Applicant's Representative: Howard Anderson Architecture

Zone: R1-10

Overlay Zone: None

Environmental Status: Exempt

Contact Person: Jean Crutchfield, Associate Planner

Description: A request for an Administrative Design Review Permit for an existing single-family residence to include: a new 42-inch high electric rolling vehicular gate fronting Crest Road; a new 42-inch high electric rolling vehicular gate and fence fronting Hoska Lane; reconstruction and relocation of the 6-foot high fence located adjacent to the northerly property line (western-half portion).

IT WAS MOVED BY MEMBER YUSKIEWICZ, SECONDED BY MEMBER GOODKIND, TO CONTINUE ITEM 1. (VOTE 6-0, CHAIR LEVINE ABSENT).

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

Absent: Chair Levine

ITEM 5 **DRB19-009** **LC19-015**

APN: 300-143-50

Location: 1241 Umatilla Street

Owner/Applicant: David and Kimberly Mullarkey

Applicant's Representative: Greg Miller Designs and RJS Planning Consultants

Zone: R1-10

Overlay Zone: None

Environmental Status: Exempt

Contact Person: Jean Crutchfield, Associate Planner

Description: A request for a Design Review and Land Conservation Permit to remodel an existing two-story residential unit and detached garage to include: removal of 54 square-feet of floor area from the garage; removal of 152 square-feet of floor area on the first level and 137 square-feet of floor area on the second level of the home; construction of 28 square-feet of floor area on the first level and

230 square-feet of floor area on the second level of the home; grading and construction of new site retaining walls located at the driveway, front entry and rear yard; modifications to windows, doors and skylights; modification of roof structures of the garage and residence; removal of one chimney and the addition of one new chimney; construction of a new exterior spiral staircase; modification to covered deck areas; installation of new exterior light fixtures; new AC condensing unit, gas fire pit; spa unit with self-containing mechanical equipment; and new landscape/hardscape improvements.

IT WAS MOVED BY MEMBER YUSKIEWICZ, SECONDED BY MEMBER GOODKIND, TO CONTINUE ITEM 5. (VOTE 5-0, MEMBER DEMPSEY RECUSED AND CHAIR LEVINE ABSENT).

Ayes: Vice Chair Warren, Board Members Goodkind, Maxey-Allison, Michalsky and Yuskiewicz
Recused: Member Dempsey
Absent: Chair Levine

CONSENT CALENDAR:

IT WAS MOVED BY MEMBER YUSKIEWICZ, SECONDED BY VICE CHAIR WARREN, TO APPROVE, ON CONSENT, ITEM NOS. 2, 4, AND 6 WITH ADDITIONAL CONDITIONS RELATED TO LIGHTING. (VOTE 6-0, CHAIR LEVINE ABSENT).

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

ITEM 2
DRB19-001

APN: 300-075-08-00

Location: 325 13th Street

Owner/Applicant: Tara & Charles Wegner

Applicant's Representative: Stephen Dalton Architects

Zone: RMC

Overlay Zone: None

Environmental Status: Categorically Exempt pursuant to CEQA Guidelines Section 15301 (e) (Class 1 – Existing Facilities)

Contact Person: Afshin Atapour, Assistant Planner

Description: A request for a Design Review Permit to remodel the exteriors of an existing dwelling unit and detached garage/accessory space. The proposed remodel of the dwelling unit would include: converting an existing shed roof to a gable roof design; modifications to doors and windows; removing an existing masonry fireplace and replacing with a prefabricated fireplace; replacement and addition of exterior wall lights; the construction of a new trellis structure; the construction of a new gate; and the construction of a new fence. The proposed remodel of the detached garage/accessory space would include: a 37 square-foot extension of an existing 196 square-foot deck at the west elevation; replacement of the existing deck guardrail with an open wood railing design; the construction of new stairs and railing; modifications to doors and windows; relocation of an existing skylight; and replacement of existing exterior wall lights with new fixtures.

ITEM 4
DRB19-007

APN: 299-173-16-00
Location: 2045 Seaview Avenue
Owner/Applicant: John Cottingham
Applicant's Representative: Dean Meredith
Zone: R1-10
Environmental Status: Exempt
Contact Person: Adriana Jaramishian, Assistant Planner
Description: A request for a Design Review Permit to construct a 90- square foot-addition and 219 square foot deck at the northeast corner of the residence; the enclosure of an existing 100-square-foot covered porch at the northwest corner of the residence; and the construction of 107 square feet of FAR exempt closet space at the rear of the home, and performance of associated hardscape, landscape, and exterior lighting modifications associated with the proposed new construction.

ITEM 6
DRB19-027
LC19-012

APN: 300-030-58-00
Location: 560 Van Dyke Avenue
Owner/Applicant: Brandon Hale
Applicant's Representative: Brian Church Architecture
Zone: R1-10
Overlay Zone: None
Environmental Status: Categorically Exempt pursuant to CEQA Guidelines Section 15301 (e) (Class 1 – Existing Facilities)
Contact Person: Afshin Atapour, Assistant Planner
Description: A request for a Design Review Permit to remodel an existing single-dwelling unit. Proposed modification would include: removal of 205 square-feet of floor area and construction of 149 square-feet of new floor area; modifications to the existing roof pitch and construct a new roof structure; relocation of the chimney; modifications to existing window and door openings and construction of new window and door openings; construction of two (2) new at-grade decks; installation of new exterior wall lights, path lighting for new landscape improvements; and installation of one (1) new air conditioning at the east elevation of the home.

NEW APPLICATION(S):

ITEM 3
DRB19-006
CDP19-005
LC19-005
TRP19-002

APN: 300-030-80
Location: 429 Carolina Road
Owners/Applicants: Troy and Sherri Williams
Applicant's Representative: JDF Design and Drafting, LLC (Jim Frisbee)
Zone: R1-10
Environmental Status: Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures)
Contact Person: Evan Langan, AICP, Associate Planner
Description: Proposed demolition of an existing residential unit and detached garage, construction of a new, two-story residential unit with attached garage and associated grading and surface

improvements, in conjunction with removal of five Monterey Cypress Trees from the public right of way.

Associate Planner Langan presented the staff report including the scope of work; site plan; building elevations; lighting plan; landscaping plan; analysis of grading/landform alteration, retaining wall height, landscaping palette and coverage, floor area ratio, and plate/ceiling height; public correspondence; and staff recommendations.

In response to Member Maxey-Allison, Associate Planner Langan stated the green roof would not count as landscaping. Principal Planner Bator clarified that it was a decision of the Design Review Board since it was not codified.

Sam Blick, representing the applicant, discussed the current condition of the property and concerns of the neighbors. He explained that a second story was allowed but had been reduced to 700 square feet to prevent view obstruction. He stated the dying Canary Pine would be removed restoring the neighbors' views.

Jim Frisbee, representing the applicant, discussed the need for retaining walls, driveway location, landscape coverage, patio areas, HVAC unit location, plate heights and neighborhood compatibility.

Troy Williams, homeowner, discussed their desire to live in the neighborhood and requested the Board's support.

Bernadette Moore and Jeff Moore deferred their time to Don Countryman.

Don Countryman expressed concern with the plate heights, overhangs and three-story appearance. He discussed issues with privacy and suggested reduction of bulk and mass. He suggested a slip roof design system and stated the project was incompatible with the neighborhood. He suggested the project be referred for redesign.

Dana Aragage expressed concern about the second story, overhang and proposed landscaping blocking their views.

Barb Davis indicated support for the project.

Sam Blick discussed the changes made to the project and compromises to accommodate the neighbors. He stated the property owner had a right to views and the project would improve the neighboring property values. He urged the Board to approve the project.

The Board provided disclosures.

Member Michalsky suggested re-siting the location to the north or west. He stated bulk and mass was an issue from some areas. He questioned the driveway access, suggesting it be off the alley. He asked if the City reviewed the trees. Principal Planner Bator stated Planning staff agreed with the arborist's opinion. Member Michalsky stated the trees should be replaced rather than allowing a contribution to the mitigation fund. He expressed concerns about the roof overhangs and retaining walls.

Member Goodkind asked the location of the dead trees. Mr. Frisbee provided an image showing the dead trees.

Member Yuskiewicz expressed concern that adjustments on staff's issues were not made.

Member Maxey-Allison expressed concern with the landscaping and encouraged replanting of Cypress Trees. She discussed the vehicular entrance and excessive grading. She suggested additional landscaping. She discussed the visual bulk and mass from Carolina.

Member Dempsey discussed the need to evaluate the visual impacts of bulk and mass; consistency with the community plan; preservation of the natural state of topography; excessive paving; view impacts; and neighborhood compatibility.

Vice Chair Warren asked staff's opinion on the scale of bulk and mass. Associate Planner Langan stated he walked the neighborhood, which was eclectic neighborhood and that staff's opinion was that either one or two story was appropriate. Principal Planner Bator explained the definition of bulk and mass. Vice Chair Warren stated he was not troubled by removal of existing vegetation. He discussed the proposed grading, which could be diminished. He agreed that the garage could come off Carolina. He stated he was not disturbed by the amount of view that would be lost. He expressed concern with the scale from Carolina and the appearance of a three-story structure.

Ex-Officio Member Szymanski agreed that the view of the building would be prominent.

Principal Planner Bator discussed the concept of apparent height of the building.

Member Yuskiewicz expressed concern with the appearance of bulk and mass.

Member Goodkind suggested trees be included to fit into the neighborhood.

Vice Chair Warren asked if there was consensus on siting. Member Michalsky suggested the project be moved down the property. Member Yuskiewicz suggested continuing the matter to consider the location of the building.

Mr. Blick agreed to a continuance.

IT WAS MOVED BY MEMBER MICHALSKY, SECONDED BY MEMBER YUSKIEWICZ, TO CONTINUE ITEM NO. 3. (VOTE 6-0, CHAIR LEVINE ABSENT).

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

Absent: Chair Levine

ADJOURNMENT

Vice Chair Warren adjourned the meeting at 7:30 p.m.



Adriana Jaramishian, Assistant Planner