



**CITY OF DEL MAR**  
**DESIGN REVIEW BOARD REGULAR MEETING**  
**DRAFT ACTION MINUTES**  
February 26, 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](http://www.delmar.ca.us/AgendaCenter) or by contacting the Administrative Services Department at (858) 755-9313.

**CALL TO ORDER**

Chair Levine called the Regular Meeting to order at 4:00 p.m.

**ROLL CALL**

Present: Chair Beth Levine, Vice Chair Glen Warren, Board Members Jason Dempsey, Amy Isackson, Elena Oanta, John Goodkind, Julie Maxey-Allison, Phillip Szymanski, Ed Yuskiewicz

Staff Members Present:  
Principal Planner Matt Bator

**ORAL COMMUNICATIONS / PUBLIC COMMENT**

None.

**STAFF AND DRB DISCUSSION REGARDING THE USE AND EFFECTIVENESS OF THE CITYWIDE DESIGN GUIDELINES AND TWO-STEP CITIZENS PARTICIPATION PROGRAM**

Principal Planner Bator solicited Board Member feedback on the effectiveness, benefits and shortcomings of the guidelines. He indicated the data would be presented to the City Council in April. He also requested input on the quality of analysis provided by staff in its agenda reports.

The Board discussed the guidelines and provided the following feedback:

- View Presentation (Good Neighbor Design, Section B.1)

Principal Planner Bator discussed the view blockage charts and 20% of blue water view blockage.

Vice Chair Warren stated they were guidelines that might be situations when the percentage could not be applied.

Member Yuskiewicz stated guidelines should not be developed based on anomalies.

Chair Levine concurred.

Member Yuskiewicz stated perhaps 20% was too low.

Member Goodkind stated history was important and cumulative view blockage should be considered. In response to Chair Levine, Principal Planner Bator discussed the new database.

In response to Maxey-Allison, Principal Planner Bator stated the guideline indicated cumulative should be considered.

Member Goodkind stated neighborhood zoning and views should be retained.

Tim Haviland discussed the important distinction in Section 2-5 between view preservation and view optimization.

- Privacy (Good Neighbor Design, Section B.2)

Chair Levine suggested removal of “not facing toward the street” in Section 2-10, B.2.C, to apply to all second story decks.

Vice Chair Warren stated he did not agree because decks facing towards the street would not have the same noise impacts.

Member Yuskiewicz stated the noise impacts occurred from all decks.

Chair Levine suggested the guidelines related to access through bedrooms should apply to all decks. Principal Planner Bator concurred with that suggested modification. He questioned whether a guideline dealing with bulk and mass of decks should be added in another section.

Member Dempsey questioned whether two 99-square foot decks could be built. Principal Planner Bator stated the Board and staff had read it as total.

Member Goodkind suggested second story balconies limit large crowds and entertainment and suggested an additional guideline.

Member Goodkind suggested quantifying regulations for air conditioners. Principal Planner Bator stated Section B.3.D regulated the location of air conditioners and that the Board could request a noise compliance report.

Member Yuskiewicz confirmed that outdoor speaker guidelines were included.

- Neighborhood Compatibility (Good Neighbor Design, Section C.1)

Chair Levine suggested adding “including corner lots” to C.1.A.

Vice Chair Warren suggested guidelines regarding loss of light and air, and the need for shade studies.

- Other Good Neighbor Design Concerns
- Grading (Site Planning, Section C.3)
- Natural Topography (Site Planning, C.4)

Chair Levine suggested slope encroachment apply to first and second stories, C.4.B. She suggested clarification on the chart on 2-24, C.5 graphic, at a future time.

Principal Planner Bator commended the Board on implementation of natural topography guidelines.

Member Dempsey expressed concern about basements altering topography. Principal Planner Bator discussed a 1989 referendum on basements and floor area ratio. He stated the Board had utilized subterranean design guidelines effectively.

Mr. Haviland discussed Page 221 and 225, topography and retaining walls, indicating projects should be subservient to the land. He suggested additional training sessions.

- Hardscape Design (Site Planning, C.9)
- Landscape and Vegetation (Site Planning, D.1)

Chair Levine discussed the chart on 2-28 but suggested clarification on how to round off the numbers. She suggested clarifying the definition of landscaping not to include impervious material.

- Other Site Planning Concerns
- Building Form and Massing (Building Design, D.1)
- Lighting (Building Design, D.6)
- Other Building Design Concerns

#### **CHAIR COMMENTS/QUESTIONS FROM BOARD MEMBERS**

None.

#### **ADJOURNMENT**

Chair Levine adjourned the meeting at 4:54 p.m.



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Adriana Jaramishian, Assistant Planner