



**CITY OF DEL MAR  
DESIGN REVIEW BOARD REGULAR MEETING  
ACTION MINUTES  
March 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](http://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 6:00 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 Jean Crutchfield, Assistant Planner Madeline Shute, and Management Analyst Kseniia Izgarskaia

**APPROVAL OF MINUTES**

Design Review Board Hearing Minutes of February 23, 2022.

**IT WAS MOVED BY BOARD MEMBER ROTHNEM, SECONDED BY BOARD MEMBER LEVINE, TO APPROVE THE FEBRUARY 23, 2022, MINUTES AS AMENDED (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 notified the Board that quarterly training, including the introduction to Objective Design Standards, would be pushed to the April 27<sup>th</sup> Design Review Board meeting.
2. On April 1<sup>st</sup>, the River Path CEQA Negative Mitigation Declaration (NMD) public review period ends.

Management Analyst Izgarskaia gave the following announcement to the Board to file Form 700.



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

The Board provided disclosures.

Chair Goodkind opened the public hearing.

Jim Sneed (Architect), Robert Scott (Architect), Warren and Leslie Kneeshaw (Applicant) spoke and answered questions from the Board.

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

- Isabela Rodriguez on behalf of Sandra Dijkstra in opposition (650 Rimini Road)
- Sandra Dijkstra in opposition (650 Rimini Road)
- Karen Hoehn in opposition (730 Kalamath Drive)
- Philip Posner (699 Rimini Road)

Jim Sneed (Architect) gave rebuttal.

Chair Goodkind closed the public hearing.

Board Members discussed the project, excluding Board Member Levine, generally found the air conditioning condenser equipment should be relocated, the rock roof architectural elements should either be lowered with the roof line or removed completely, to have appropriate height of trees, vegetation screening on the north side to hide massing, and to form a landscape subcommittee for landscaping on the north side.

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

**IT WAS MOVED BY BOARD MEMBER THOMAS AND SECONDED BY BOARD MEMBER WARREN TO APPROVE DRB21-025, CDP21-018, AND LC21-010 WITH AMENDMENTS MADE BY THE ARCHITECT TO REMOVE THE ABOVE ROOF ROCK PROJECTIONS TO BE IN LINE WITH THE ROOF AND TO FORM A LANDSCAPE AND MECHANICAL SUBCOMMITTEE MADE UP OF BOARD MEMBERS WARREN AND YAYLA TO HAVE FULL AUTHORITY OF THE BOARD SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION (VOTE 5-1-1).**

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

Noes: Board Member Isackson

Recused: Board Member Levine

## **ADJOURNMENT**

Chair Goodkind adjourned the meeting at 8:33pm.



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Madeline Shute, Assistant Planner