



**CITY OF DEL MAR  
DESIGN REVIEW BOARD REGULAR MEETING  
ACTION MINUTES  
April 22, 2020 – 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 Administrative Services Department at (858) 755-9313.

**CALL TO ORDER**

Chair Levine called the Regular Meeting to order at 6:00 p.m.

**ROLL CALL**

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

Absent: None

Staff Members Present:

Principal Planner Matt Bator, Associate Planner Evan Langan, Management Analyst Shaun McMahon, Assistant Planner Adriana Jaramishian, and Assistant Planner Afshin Atapour

**APPROVAL OF MINUTES**

Design Review Board Hearing Minutes of February 26, 2020

**IT WAS MOVED BY MEMBER YUSKIEWICZ, SECONDED BY MEMBER GOODKIND, TO APPROVE THE FEBRUARY 26, 2020. (VOTE 7-0).**

Ayes: Chair Beth Levine, Vice Chair Glenn Warren, Board Members Jason Dempsey, John Goodkind, Julie Maxey-Allison, Amy Isackson, and Ed Yuskiewicz

Abstain: None

Absent: None

**UPDATES**

1. Principal Planner Bator stated there were no updates for the board.

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

None.

## **DESIGN REVIEW BOARD/STAFF DISCUSSION**

None.

## **DISCUSSION AND BRIEFING (Application Items)**

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

## **CONSENT CALENDAR**

### **ITEM 4**

**DRB19-029**

**APN:** 350-300-28-00

**Location:** 411 Hidden Pines Lane

**Owner/Applicant:** Steven & Adina Chinowsky

**Applicant's Representative:** Hamid Bagheri, Planning & Design Group

**Zone:** R1-10 (Low Density Residential)

**Overlay:** WUI (Wildland Urban Interface)

**Environmental Status:** Exempt

**Contact Person:** Afshin Atapour, Assistant Planner

**Description:** A request for a *Design Review Permit* to construct a 470 square-foot, one-story bedroom addition, raised decking, and a raised access walkway at the north elevation of the existing single dwelling unit on the property.

**IT WAS MOVED BY VICE CHAIR WARREN, SECONDED BY MEMBER YUSKIEWICZ, TO APPROVE ITEM 4 ON THE CONSENT CALENDAR. (VOTE 6-0-1, BOARD MEMBER ISACKSON IS RECUSED).**

**Ayes:** Chair Beth Levine, Vice Chair Glen Warren, Board Members Jason Dempsey, John Goodkind, Julie Maxey-Allison, and Ed Yuskiewicz

**Absent:** Board Member Amy Isackson

## **CONTINUED APPLICATIONS:**

### **ITEM 1**

**DRB17-012**

**APN:** 299-137-02

**Location:** 2118 Ocean Front

**Owner/Applicant:** Jennifer Moores

**Applicant's Representative:** Anne Sneed Architectural Interior (John Waters)

**Zone:** R1-5B (Medium Density Single-Family Residential – Beach)

**Environmental Status:** Exempt

**Contact Person:** Adriana Jaramishian, Assistant Planner

**Description:** A request for a *Design Review Permit* to construct a new 112 square-foot, second story covered deck at the east elevation of an existing single dwelling unit, including a new spa, built-in barbeque, and six (6) exterior lights located on the proposed deck

Principal Planner Bator discussed the procedure for how the meeting will be conducted.

Assistant Planner Jaramishian gave a staff presentation including project site, background on prior Board consideration, project description, applicant's plan, correspondence, and staff recommendation.

Chair Levine asked for clarification regarding the size of certain improvements on the story pole certification.

Assistant Planner Jaramishian stated that she has discussed this with the applicant and that the

improvements are compliant with Design Guidelines.

The Board provided disclosures.

Chair Levine opened the public hearing.

John Waters, Anne Sneed Architectural Interior, provided a presentation to address Board Member Yuskiewicz concern. (The Del Mar Live TV experienced technical difficulties)

Chair Levine closed the public hearing.

Board Member Yuskiewicz stated that he has difficulty approving a project when the story plans do not show an accurate depiction of what is being constructed, and that proper story poles should be placed on the site.

Board Member Warren stated that he is satisfied with what the story poles depict and would be inclined to approve the project.

Board Member Maxey-Allison stated she had no concerns.

Board Member Goodkind stated he had no concerns.

Board Member Dempsey stated that he understood the concerns raised by Board Member Yuskiewicz, however sees that there has been significant changes in size from the previous proposal.

Board Member Isackson stated that she also understood the concerns raised by Board Member Yuskiewicz, however does not see any violation with the Design Review Ordinance and therefore would be inclined to approve the project.

Chair Levine stated that she agrees with all of the comments stated by the Board Members and does not see any violations with the Design Review Ordinance.

Board Member Maxey-Allison stated she believes the concerns raised by Board Member Yuskiewicz is a very valid point, however does not see any violations.

Board Member Dempsey stated a concern regarding privacy issues from the Design Review Ordinance.

Board Member Yuskiewicz stated that he believes it sets a bad precedence in approving a project does not show an accurate depiction of what is being constructed, and that proper story poles.

Board Member Maxey-Allison stated that she also had concerns about privacy, however since neighbors did not express concern she was inclined to be okay with it.

Board Members discussed privacy issues in regards to neighbors expressing concern.

Chair Levine stated she understands the arguments raised for privacy issues, however thinks that the size of the improvements would make it an approvable project.

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

**IT WAS MOVED BY VICE CHAIR WAREEN, SECONDED BY MEMBER DEMPSEY, TO APPROVE DRB17-012. (VOTE 6-1).**

Ayes: Chair Levine, Vice Chair Warren, Board Members Dempsey, Maxey-Allison, Isackson, and Goodkind

Noes: Member Yuskiewicz

**NEW APPLICATION(S):**

**ITEM 2**  
**DRB18-029**

**APN:** 300-030-86-00

**Location:** 1555 Camino del Mar

**Owner/Applicant:** Del Mar Plaza (Brixton Capital)

**Applicant's Representative:** Avanti Development Partners (Bob Lisle)

**Zone:** Plaza Specific Plan

**Environmental Status:** Exempt

**Contact Person:** Shaun McMahon, Management Analyst

**Description:** A request for approval of revisions to the previously approved Plaza Design Manual (previously named Tenant Design Manual). The Plaza Design Manual (PDM) is the governing document for the review of individual storefront improvements, signage, and improvements to common areas within the Del Mar Plaza. The proposed revisions address the following areas of the PDM:

- Allowable Storefront and Signage Design
- Allowable Storefront and Signage Types
- Allowable Common Area Signage and Design; and
- Allowable Materials.

Management Analyst McMahon gave a staff presentation including project site, project description, applicant's plan, correspondence, and staff recommendation.

Chair Levine asked the sub-committee if they wanted to add anything from reviewing the project.

Board Member Yuskiewicz stated that he believes the changes made to the document have been a good learning experience.

Vice Chair Warren commended Management Analyst McMahon for all of his hard work and agrees with Member Yuskiewicz in that they believe they have reached a good final product.

Board Member Goodkind stated he concurs with the other Board Members.

The Board provided disclosures.

Bob Lisle, Avanti Development Partners, gave a presentation to discuss the Design Manual for the Del Mar Plaza.

Chair Levine stated she had numerous questions regarding the project, and wanted to see if other members of the board had questions as well.

Board Member Maxey-Allison asked questions in regards to reflective surfaces, maximum number of signs and banners, and retail merchandise services.

Management Analyst McMahon stated that the number kiosks is regulated in the specific plan.

Bob Lisle and Management Analyst McMahon proceeded to provide clarifications in regards to Member Maxey-Allison's questions.

Chair Levine asked for clarification for types of signs and the allowance of how many for each tenant.

Management Analyst McMahon stated that tweaks to the manual can be made by the sub-committee.

Chair Levine asked for clarification on the different types of signs that are visible from the right-of-way and common areas.

Bob Lisle and Management Analyst McMahon proceeded to provide clarifications in regards to Chair Levine's questions.

Board Member Yuskiewicz stated that the sub-committee is a good idea to oversee the design manual for cleaning up any inconsistencies.

Board Member Goodkind stated that the square footage of signs can be fixed by a sub-committee.

Chair Levine asked for clarifications on different areas of the design manual.

Bob Lisle and Management Analyst McMahon proceeded to provide clarifications in regards to Chair Levine's questions.

Chair Levine closed the public hearing.

Board Member Yuskiewicz stated the sub-committee can be used to clean up any additional information needed along with lighting concerns.

Management Analyst McMahon provided clarifications on the lighting in the design manual.

Chair Levine asked for Bob Lisle to provide clarification as well.

Bob Lisle provided clarifications on the lighting in the design manual.

Board Member Yuskiewicz and Goodkind discussed the different lumen ratings in correspondence with different street sides with Bob Lisle and Management Analyst McMahon.

Board Member Dempsey stated he has nothing to add because he feels as the other board members have put in a lot of hard work.

Board Member Maxey-Allison suggested a short list be made of items that could be covered by the sub-committee.

Chair Levine thanked the sub-committee for their hard work in going over the design manual.

Board Member Yuskiewicz stated that aside from the lighting, there are no other issues to be resolved.

Chair Levine summarized the reworking of the submittal.

Board Member Goodkind stated that clear notes should be available to the sub-committee.

Board Member Yuskiewicz stated the sub-committee along with staff will be able to handle any further issues.

Vice Chair Warren volunteered to step off the sub-committee and have Chair Levine take his place.

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

**IT WAS MOVED BY MEMBER YUSKIEWICZ, SECONDED BY MEMBER MAXEY-ALLISON, TO CONDITIONALLY APPROVE DRB18-029 SUBJECT TO A REVIEW BY A SUB-COMMITTEE COMPRISED OF CHAIR LEVINE, BOARD MEMBERS GOODKIND, AND YUSKIEWICZ. (VOTE 7-0)**

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

**ITEM 3**  
**DRB19-021**  
**CDP19-015**

**APN:** 299-147-19  
**Location:** 1804 Coast Blvd.  
**Owners/Applicants:** David Bommarito & Margaret Lee  
**Applicant's Representative:** House Design Architects (Mark House)  
**Zone:** RM-West (Medium Density Mixed Residential – West)  
**Overlay:** Coastal Appeals Jurisdiction; Floodplain Overlay  
**Environmental Status:** Exempt  
**Contact Person:** Adriana Jaramishian, Assistant Planner  
**Description:** A request for *Design Review* and *Coastal Development Permits* to demolish an existing residential structure and to construct a new, two-story single dwelling unit with associated hardscaping and landscaping site improvements.

Assistant Planner Jaramishian gave a staff presentation including project site, project description, applicant's plan, correspondence, and staff recommendation.

The Board provided disclosures.

Mark House, House Design Architects, gave a presentation to discuss the project proposal.

Board Member Dempsey questioned the design change at the end of the presentation.

Board Member Goodkind gave insight on the design change.

Mark House showed the view studies from the presentation to answer Member Goodkind's and Dempsey's concern.

Board Member Isackson asked if a study was done to observe different view impacts from the neighboring properties.

Mark House proceeded to answer Member Isackson's question.

Assistant Planner Jaramishian read four letters of concerns into the record from nearby properties.

Board Member Goodkind asked for clarification regarding the story poles.

Principle Planner Bator and Mark House addressed Member Goodkind's concern.

Mark House provided rebuttals to the letters of concern from the neighbors.

Chair Levine closed the public hearing.

Vice Chair Warren stated that this is normally the kind of the project where he would like to visit the site to view potential view blockages, and believes the project should be continued so that new story poles could be placed to provide a better understanding.

Board Member Goodkind agreed with Vice Chair Warren.

Board Member Dempsey agreed with Vice Chair Warren, and stated that he would not be comfortable approving the project based on the current story poles and not being able to visit the neighbor's primary living areas to understand their views.

Board Member Maxey-Allison stated that the main floor and the second story deck of the project is acceptable, however she agrees with the other Board Members that she cannot make a determination until a revised plan is shown that address the story poles and lighting.

Board Member Isackson stated that she would not be comfortable approving the project without being able to visit the neighbor's primary living areas. Member Isackson also expressed concern regarding the lighting and air conditioning unit.

Chair Levine agreed with all the Board Members comments. Chair Levine also addressed the need to visit the neighbor's primary living areas

Board Member Isackson made a clarification regarding the Design Review Ordinance.

Principle Planner Bator made a clarification regarding the borrowed view in the Design Guidelines.

Principle Planner Bator suggested making the motion to a time when visiting the neighboring properties can be made.

**IT WAS MOVED BY MEMBER DEMPSEY, SECONDED BY MEMBER MAXEY-ALLISON, TO CONTINUE DRB19-021, CDP19-015 UNTIL DRB CONCERNS ARE ADDRESSED AND MEMBERS OF THE BOARD CAN VISIT THE PRIMARY LIVING AREAS OF THE NEIGHBORING PROPERTIES (VOTE 6-0-1, BOARD MEMBER YUSKIEWICZ IS RECUSED).**

Ayes: Chair Beth Levine, Vice Chair Glenn Warren, Board Members Jason Dempsey, John Goodkind, Julie Maxey-Allison, and Isackson

Absent: Board Member Yuskiewicz

**ITEM 5**

**DRB19-030**

**CDP19-024**

**LC19-014**

**APN:** 300-261-07

**Location:** 1075 Klish Way

**Owner/Applicant:** Fignu LLC

**Applicant's Representative:** EOS Architecture, Inc.

**Zone:** R1-10

**Overlay Zone:** Wildland Urban Interface (WUI)

**Environmental Status:** Exempt pursuant to Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures).

**Contact Person:** Evan Langan, AICP, Associate Planner

**Description:** A request for *Design Review, Land Conservation, and Coastal Development Permits* to demolish an existing residential duplex, and construct of a new, single-story residential unit with attached garage and fully subterranean basement. Proposed site improvements would include the performance of associated grading, the installation of hardscape and landscaping improvements.

Associate Planner Langan gave a staff presentation including project site, background, project description, applicant's plan, correspondence, and staff recommendation.

Vice Chair Warren asked questions in regards to the storage spaces, covered patio, retaining wall, excess height of the basement, setbacks, height of the roof at the ridge, and overall height for the proposed project.

Associate Planner Langan addressed all of Vice Chair Warrens questions.

Board Member Dempsey asked a question regarding the basement and at which point of the basement no longer counts towards floor area ratio.

Associate Planner Langan addressed all of Board Member Dempsey questions.

Board Member Isackson asked a question regarding the setbacks of the property.

Associate Planner Langan addressed all of Board Member Isackson questions.

Jennifer Bolen, EOS Architecture, Inc. gave a presentation to discuss the project proposal.

Board Member Isackson asked questions regarding the basement of the project and asked for clarification.

Jennifer Bolen addressed Board Member Isackson questions.

Board Member Dempsey asked questions regarding views on Klish Way from neighboring properties, setbacks, and asked for Jennifer Bolen's understanding.

Jennifer Bolen addressed Board Member Dempsey's questions

Associate Planner Langan read letters of concerns into the record from nearby properties.

Jennifer Bolen addressed the letters of concerns.

The Board provided disclosures.

Board Member Yuskiewicz stated that he does not much to add other than what staff and the board have already addressed. Furthermore, he would like the project come into conformance with the Design Review Guidelines and Design Review Ordinance.

Board Member Isackson stated that she has concerns regarding the project as outlined by staff and would like to see the project come into compliance with the Design Review Guidelines and Design Review Ordinance.

Board Member Goodkind stated that exceptions should not be made in regards to the Design Review Guidelines and Design Review Ordinance.

Board Member Maxey-Allison stated that she has no issues of the additional square feet or grading of the property. However, also stated that there are many concerns still with the Design Review Guidelines and Design Review Ordinance.

Vice Chair Warren stated that the Design Review Ordinance and the project would be consistent with each other. Vice Chair Warren, also discussed the improvements of the project and believes the Design Review Ordinance and Design Review Guidelines have not been violated in any way.

Board Member Dempsey made comments in response to Vice Chair Warren's comments and the staff report.

Board Member Yuskiewicz agreed to what Board Member Dempsey stated. As well, as concerns that the project should be in compliance for granting a continuance.

The Board made motions of continuance.

Jennifer Bolen accepted the continuance of the item. However, stated that some concerns of the Board were not given to her in sufficient time and that it is not her intention to disregard the Design Review Ordinance and Design Review Guidelines.

Vice Chair Warren and Principle Planner Bator stated that staff will review all of the concerns addressed by the Board with the applicant.

Board Member Yuskiewicz stated that he has concerns with issuing continuances on projects that have multiple violations in regards to the Design Review Ordinance and Design Review Guidelines.



Board Member Isackson agreed with Member Dempsey's comments towards the applicant.

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

**IT WAS MOVED BY MEMBER DEMPSEY, SECONDED BY MEMBER GOODKIND, TO CONTINUE DRB19-030, CDP19-024, LC19-014 UNTIL MEMBERS OF THE BOARD CAN VISIT THE PRIMARY LIVING AREAS OF THE NEIGHBORING PROPERTIES (VOTE 5-1-1, VICE CHAIR LEVINE IS RECUSED).**

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

Noes: Board Member Yuskiewicz

Absent: Chair Levine

### **ADJOURNMENT**

Vice Chair Warren adjourned the meeting at 10:50 p.m.

A handwritten signature in blue ink that reads "Afshin Atapour". The signature is fluid and cursive, with the first name "Afshin" and the last name "Atapour" clearly distinguishable.

---

Afshin Atapour, Assistant Planner