



CITY OF DEL MAR
DESIGN REVIEW BOARD REGULAR MEETING
ACTION MINUTES
April 27, 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 or by contacting the Planning Department at (858) 755-9313.

CALL TO ORDER

Chair Goodkind called the Regular Meeting to order at 6:01 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 Adriana Jaramishian, Associate Planner Jennifer Gavin, Associate Planner Jean Crutchfield, and Assistant Planner Madeline Shute.

APPROVAL OF MINUTES

Design Review Board Hearing Minutes of March 23, 2022.

IT WAS MOVED BY BOARD MEMBER ROTHNEM, SECONDED BY BOARD MEMBER LEVINE, TO APPROVE THE MARCH 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. DRB21-018 located at 624 8th Street received an appeal on March 9, 2022, an Initial Consideration was held at the April 4, 2022 City Council Hearing, and will be going to City Council as a de novo public hearing on May 2nd.
2. COVID-19 protocol update - in person meetings will resume in September.

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 agenda and indicated item 5 was eligible for the consent calendar.

CONSENT CALENDAR

ITEM 5

DRB21-024

APN: 300-091-12

Location: 116 Sea Orbit Lane

Owner/ Applicant: Meredith Rose

Applicant Representative: W. Dean Meredith

Zone: R2

Overlay: Appeals

Environmental Status: Exempt

Staff Contact: Madeline Shute, Assistant Planner

Description: A request for a *Design Review Permit* to convert one (1) existing garage parking space to livable space, to construct 131 square-feet of non-FAR storage consisting of three (3) exterior wall pop-outs at the upper-level master bedroom, to construct 61 square-feet of additional second-story exterior deck area, and additional site improvements.

IT WAS MOVED BY VICE CHAIR THOMAS, SECONDED BY BOARD MEMBER LEVINE TO APPROVE ITEM 5 ON THE CONSENT CALENDAR (VOTE 7-0-0).

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

Noes: None

Recused: None

ADMINISTRATIVE APPLICATIONS:

ITEM 1

ADR21-032

APN: 299-071-06

Location: 2010 Jimmy Durante Blvd.

Owner/ Applicant: Bungalows Del Mar LLC

Applicant Representative: LPA, Inc. (Laura Andrews)

Zone: North Commercial

Overlay: Floodplain

Environmental Status: Exempt

Staff Contact: Adriana Jaramishian, Associate Planner

Description: A request for an *Administrative Design Review Permit* to install new air conditioning condensers and associated screening on the roof of an existing commercial building.

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

The Board provided disclosures.

Chair Goodkind opened the public hearing.

Laura Andrews (Representative), Bill Maddux (Engineer), and Daniel Karcher (Applicant) spoke and answered questions from the Board.

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

- Arnold Wiesel, 2139 Heather Lane in opposition

Laura Andrews (Representative), Bill Maddux (Engineer), and Daniel Karcher (Applicant) gave rebuttal.

Chair Goodkind closed the public hearing.

Board Members discussed the project, including the need for sound mitigation and to shield the project from public views..

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

IT WAS MOVED BY BOARD MEMBER WARREN AND SECONDED BY BOARD MEMBER YAYLA TO APPROVE ADR21-032 SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION AND ONCE APPROVED TO ASK THE APPLICANT TO ADD SOUND BLANKETS AND SHUT OFF VALVE TO THE SITE TO FURTHER MITIGATE POTENTIAL NOISE POLLUTION (VOTE 2-5-0).

Ayes: Vice Chair Thomas, Board Member Warren

Noes: Chair Goodkind, Board Members Isackson, Levine, Yayla, and Rothnem

Recused: None

IT WAS MOVED BY BOARD MEMBER ROTHNEM AND SECONDED BY VICE CHAIR THOMAS TO APPROVE ADR21-032 SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION AND THAT THE ARCHITECT USE BEST EFFORTS TO IMPLEMENT AUTOMATIC TIMERS TO SHUT OFF THE CONDENSERS DURING THE TIME OF 8PM TO 7AM (VOTE 7-0-0).

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

Noes: None

Recused: None

CONTINUED APPLICATIONS:

ITEM 2

DRB19-022

CDP19-017

LC19-008

APN: 300-261-06

Location: 722 Amphitheatre Drive

Owner/Applicant: Anthony Dubreville

Applicant's Representative: John Jensen Architects

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: Jennifer Gavin, Associate Planner

Description: A request for *Design Review, Land Conservation and Coastal Development Permits* for demolition of an existing residential unit, and the construction of a new, one-story residential unit with attached garage and subterranean basement, in conjunction with grading, and associated site improvements and landscaping.

The Board provided disclosures.

Chair Goodkind opened the public hearing.

Tony Dubreville (Applicant) and John Jensen (Representative) spoke and answered questions.

- Chair Goodkind opened the item to public testimony, and Frank Chisari spoke in support of the project.

Chair Goodkind closed the public hearing.

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

IT WAS MOVED BY BOARD MEMBER ROTHNEM AND SECONDED BY BOARD MEMBER WARREN TO APPROVE DRB19-022, CDP19-017, AND LC19-008 SUBJECT TO CONDITIONS IN THE DRAFT RESOLUTION (VOTE 6-0-1).

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

Noes: None

Recused: Board Member Levine

ITEM 3
DRB21-002
LC21-002
CDP21-003

APN: 300-074-11

Location: 207 13th Street

Owner/Applicant: Radz Properties, LLC

Applicant Representative: Don Countryman

Zone: R2

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

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 on a presently vacant site.

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

The Board provided disclosures.

Chair Goodkind opened the public hearing.

Don Countryman (Architect) and Brian Radz (Owner) spoke and answered questions from the Board.

Chair Goodkind opened the item to public testimony, and there were no public speakers.

Chair Goodkind closed the public hearing.

Board Members discussed the project, generally found the project to be inconsistent with bulk and mass, landscaping details, and specification on materials and the need for 360 architecture and greater articulation on the south elevation.

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

IT WAS MOVED BY BOARD MEMBER LEVINE AND SECONDED BY BOARD MEMBER THOMAS TO CONTINUE DRB21-002, LC21-002, AND CDP21-003 DUE TO DESIGN REVIEW ORDINANCE INCONSISTENCES (VOTE 6-0-1).

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

Noes: None

Recused: Board Member Rothnem

ITEM 4

DRB21-012

CDP21-011

LC21-006

TRP21-007

APN: 300-143-24-00

Location: 636 Rimini Road

Owner/ Applicant: Brian and Elizabeth Wilson

Applicant Representative: Edinger Architects

Zone: R1-10

Overlay: WUI

Environmental Status: Exempt

Staff Contact: Jean Crutchfield, Associate Planner

Description: A request for *Design Review, Coastal Development, Land Conservation and Tree Removal Permits* to demolish an existing one-story, single-unit residence with detached garage and construct a replacement two-story, single-unit residence over basement with associated grading and site improvements in conjunction with the removal of one (1) Torrey Pine Tree.

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

The Board provided disclosures.

Chair Goodkind opened the public hearing.

Alex Stone (Edinger Architects) and Brian Wilson (Applicant) spoke and answered questions from the Board.

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

- Peter Smith (1232 Crest Road) in opposition
- Malea Smith (1232 Crest Road) in opposition
- Adam Birnbaum on behalf of Sandra and Bram Dijkstra (650 Rimini Road) in opposition.

Alex Stone and Brian Wilson gave rebuttal statements.

Chair Goodkind closed the public hearing.

Board members discussed the project, including inconsistencies with bulk and mass, scale, structural siting, garage and grading landforms. A majority of the Board agreed there were inconsistencies regarding scale

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

IT WAS MOVED BY BOARD MEMBER YAYLA AND SECONDED BY BOARD MEMBER ROTHNEM TO CONTINUE DRB21-012, CDP21-011, LC21-006, AND TRP21-007 DUE TO DESIGN REVIEW ORDINANCE INCONSISTENCIES (VOTE 4-2-1).

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

Noes: Chair Goodkind and Board Member Isackson

Recused: Board Member Levine

ADJOURNMENT

Chair Goodkind adjourned the meeting at 11:04pm.



Madeline Shute, Assistant Planner