



**CITY OF DEL MAR
DESIGN REVIEW BOARD REGULAR MEETING
ACTION MINUTES
May 25, 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, and Gala Yayla and Ex-Officio Philip Szymanski

Absent: Board Member Amy Isackson

Staff Members Present: Principal Planner Matt Bator, Associate Planner Adriana Jaramishian, Associate Planner Jennifer Gavin, and Associate Planner Jean Crutchfield

APPROVAL OF MINUTES

Design Review Board Hearing Minutes of April 27, 2022.

IT WAS MOVED BY BOARD MEMBER ROTHNEM, SECONDED BY BOARD MEMBER LEVINE, TO APPROVE THE APRIL 27, 2022, MINUTES AS AMENDED (VOTE 6-0-1, BOARD MEMBER ISACKSON ABSENT).

UPDATES

Principal Planner Bator gave the following updates to the Board:

DRB21-018 located at 624 8th Street was heard by the City Council as a de novo public hearing on May 2nd. The City Council continued the item to a future meeting in order for the applicant to provide design revisions in response to comments and direction provided by the Council during discussion and deliberation.

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

None.

DESIGN REVIEW BOARD/STAFF DISCUSSION

1. Presentation from SANDAG Representatives regarding SANDAG's "Bluff 5" project located in the railroad right-of-way and portions of the Del Mar public rights-of way.

Assistant City Manager, Kristen Crane, provided introductions of SANDAG staff.

Allie DeVaux, Bruce Smith, and Nirupa Kannan gave the presentation.

The following provided public comment:

- Camilla Rang
- Karen Lare
- Drew Cady
- Al Tarkington

2. Lighting Subcommittee reassignment- 1075 Klish (DRB19-030)

The Subcommittee was reassigned to Chair John Goodkind and Board Member Greg Rothnem.

DISCUSSION AND BRIEFING (Application Items)

Principal Planner Bator reviewed the agenda and indicated items 1, 4, and 5 were eligible for the consent calendar.

CONSENT CALENDAR

ITEM 1

DRB22-011

APN: 299-230-26-00

Location: Powerhouse Park- Tot Lot

Owner/ Applicant: City of Del Mar

Applicant Representative: Clem Brown, Environmental Sustainability and Special Project Manager

Zone: PP

Overlay: Coastal Bluff, Open Space

Environmental Status: Exempt

Staff Contact: Jennifer Gavin, Associate Planner

Description: A request for the Design Review Board to consider and recommend City Council approval for a *Design Review Permit* to replace the Tot Lot playground equipment.

IT WAS MOVED BY BOARD MEMBER LEVINE, SECONDED BY BOARD MEMBER WARREN TO APPROVE ITEM 1 ON THE CONSENT CALENDAR (VOTE 6-0-1, BOARD MEMBER ISACKSON ABSENT).

ITEM 4

DRB22-004

CDP22-004

APN: 299-091-09

Location: 264 24th Street

Owner/ Applicant: Jack McShane

Applicant Representative: Brian Church Architects

Zone: RM-East

Overlay: Floodplain

Environmental Status: Exempt

Staff Contact: Jean Crutchfield, Associate Planner

Description: A request for a *Design Review and Coastal Development Permits* to construct a new, 565 square-foot, second-story addition with exterior stairs and decks on an existing one-story residence.

This project is located within the Coastal Commission's appeal jurisdiction.

IT WAS MOVED BY BOARD MEMBER LEVINE, SECONDED BY BOARD MEMBER WARREN TO APPROVE ITEM 4 ON THE CONSENT CALENDAR (VOTE 6-0-1, BOARD MEMBER ISACKSON ABSENT).

ITEM 5
DRB22-006

APN: 299-260-48
Location: 505 Avenida Primavera
Owner/ Applicant: John & Kristen Frager
Applicant Representative: Bokal and Sneed Architects
Zone: R1-10
Overlay: None
Environmental Status: Exempt
Staff Contact: Madeline Shute, Assistant Planner
Description: A request for a *Design Review Permit* to construct a new 498 square foot garage on the site of an existing residence.

IT WAS MOVED BY BOARD MEMBER LEVINE, SECONDED BY BOARD MEMBER WARREN TO APPROVE ITEM 5 ON THE CONSENT CALENDAR (VOTE 4-0-3, CHAIR GOODKIND AND BOARD MEMBER YAYLA RECUSED, BOARD MEMBER ISACKSON ABSENT).

ADMINISTRATIVE APPLICATIONS:

ITEM 2
ADR21-050

APN: 300-142-08
Location: 549 Rimini Road
Owner/ Applicant: Jennifer Lipscomb
Applicant Representative: California Comfort Control (Josh Smithson)
Zone: R1-10
Environmental Status: Exempt
Staff Contact: Adriana Jaramishian, Associate Planner
Description: A request for an *Administrative Design Review Permit* to install one new air conditioning unit at the south side of an existing residence.

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

The Board provided disclosures.

Chair Goodkind opened the public hearing.

Jennifer Lipscomb and Josh Smithson spoke to the Board and answered questions.

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

- James Vangelis, 553/555 Rimini Road in opposition

Jennifer Lipscomb gave rebuttal to the public testimony.

Chair Goodkind closed the public hearing.

Board Members discussed the project and found inconsistencies with measurements in the noise report and compliance with the noise ordinance.

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

IT WAS MOVED BY BOARD MEMBER WARREN AND SECONDED BY VICE CHAIR THOMAS TO APPROVE ADR21-050 SUBJECT TO THE CONDITIONS OF TESTING THE AIR CONDITIONING UNIT PRIOR TO FINAL INSPECTION IN THE PRESENCE OF CITY STAFF (VOTE 6-0-1, BOARD MEMBER ISACKSON ABSENT).

ADJOURNMENT

Chair Goodkind adjourned the meeting at 8:32pm.

A handwritten signature in cursive script, appearing to read "M Shute".

Madeline Shute, Assistant Planner