



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

Absent: Board Members Greg Rothnem and Amy Isackson

Staff Members Present: Principal Planner Matt Bator, Associate Planner Jennifer Gavin, Associate Planner Adriana Jaramishian, and Assistant Planner Madeline Shute

APPROVAL OF MINUTES

Design Review Board Hearing Minutes of June 22, 2022.

IT WAS MOVED BY BOARD MEMBER LEVINE, SECONDED BY BOARD MEMBER WARREN, TO APPROVE THE JUNE 22, 2022, MINUTES AS AMENDED (VOTE 5-0-2, BOARD MEMBERS ISACKSON AND ROTHNEM ABSENT).

UPDATES

Principal Planner Bator gave the following updates to the Board:

1. At the July 11, 2022, City Council meeting, the Tot Lot was approved per the recommendation of the Design Review Board.
2. The Hillstone development project has submitted for building permits.

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 items 1 and 4 were eligible for the consent calendar.

CONSENT CALENDAR

ITEM 1

DRB22-016

APN: 299-240-27-00

Location: Seagrove Park

Owner/ Applicant: City of Del Mar

Applicant Representative: Karen Falk, Principal Engineer

Zone: PP

Overlay: Open Space

Environmental Status: Exempt

Staff Contact: Jennifer Gavin, Associate Planner

Description: A request for a *Design Review Permit* to replacement/relocate the City flagpole in Seagrove Park.

IT WAS MOVED BY BOARD MEMBER LEVINE, SECONDED BY BOARD MEMBER YAYLA TO APPROVE ITEM 1 ON THE CONSENT CALENDAR (VOTE 5-0-2, BOARD MEMBERS ISACKSON AND ROTHNEM ABSENT).

ITEM 4

DRB22-007

APN: 300-071-07

Location: 1310 Ocean Avenue

Owner/ Applicant: Meg Curtis Roa

Applicant Representative: Yavar Nanbakhsh

Zone: R2

Environmental Status: Exempt

Staff Contact: Adriana Jaramishian, Associate Planner

Description: A request for a *Design Review Permit* to: install new windows/doors at each elevation of the subject building; install four new mini-split air conditioning units; construct two new second-level decks at the building's west elevation (91 and 89 square feet in size); construct a trash enclosure in the lot's rear yard; and fully enclose 125 square feet of existing FAR at each second level within the existing four-unit complex.

IT WAS MOVED BY BOARD MEMBER LEVINE, SECONDED BY BOARD MEMBER YAYLA TO APPROVE ITEM 4 ON THE CONSENT CALENDAR WITH THE ADDED CONDITION OF INSTALLATION OF SOUND BLANKETS FOR THE MINI-SPLIT CONDENSER UNITS TO BE LOCATED ON THE ROOF (VOTE 5-0-2, BOARD MEMBERS ISACKSON AND ROTHNEM ABSENT).

CONTINUED APPLICATIONS:

ITEM 2

DRB19-021

CDP19-015

APN: 299-147-19

Location: 1804 Coast

Owner/Applicant: David Bommarito

Applicant Representative: House Design, Inc. (Mark House)

Zone: RM-West

Overlay Zone: Floodplain

Environmental Status: Exempt

Staff Contact: Adriana Jaramishian, Associate Planner

Description: A request for *Design Review and Coastal Development Permits* to demolish an existing one-story residential structure and to construct a new, two-story single dwelling unit with associated hardscaping, landscaping, and site improvements.

**This project is located within the Coastal Commission's Appeal Jurisdiction*

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

The Board provided disclosures.

Chair Goodkind opened the public hearing.

Mark House spoke to the Board and answered questions.

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

- Steven McDowell, 1809 Coast Blvd.
- Jennifer McDowell, 1809 Coast Blvd.
- Linda Watts, 1812 Coast Blvd.

Mark House gave rebuttal to the public testimony.

Chair Goodkind closed the public hearing.

Board Members discussed the project including view blockage concerns and referenced Design Guidelines Chapter 2 Section B.1 Subsection A.6, "cumulative loss of private or public views should be avoided when such loss can be substantiated through the public record". As well as concerns with the south wall relationship between the first and second floor.

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

IT WAS MOVED BY VICE CHAIR THOMAS, SECONDED BY BOARD MEMBER YAYLA TO APPROVE ITEM 2 WITH THE ADDED CONDITION OF A SUBCOMMITTEE TO REVIEW THE ARTICUALTION BETWEEN THE FIRST AND SECOND FLOORS AT THE SOUTH ELEVATION (VOTE 5-0-2, BOARD MEMBERS ISACKSON AND ROTHNEM ABSENT).

THE SUBCOMMITTEE IS MADE UP OF VICE CHAIR THOMAS AND BOARD MEMBER LEVINE.

NEW APPLICATIONS:

ITEM 3
DRB22-001
CDP22-001

APN: 300-182-12-00

Location: 118-120 6th Street

Owner/ Applicant: Mary VonderReith

Applicant Representative: Warren W. Scott

Zone: R2

Environmental Status: Exempt

Staff Contact: Jennifer Gavin, Associate Planner

Description: A request for *Design Review and Coastal Development Permits* to demolish a unit from an existing duplex and to construct a new one-story residential unit over basement with detached garage and associated grading and other site improvements.

**This project is located within the Coastal Commission's Appeal Jurisdiction*

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

The Board provided disclosures.

Chair Goodkind opened the public hearing.

Warren Scott spoke to the Board and answered questions.

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

- Rich Amen, 142 6th Street
- Patricia Maas, 127 6th Street
- Lois Lund, 135 6th Street
- Rob Martens, 126 6th Street
- Terry Gaasterland, 526 Stratford Court

Warren Scott gave rebuttal to the public testimony.

Chair Goodkind closed the public hearing.

Board Members discussed the project and found that the following items need to be addressed in order for the project to be considered complete: visiting neighboring properties that have concerns including reasonable view blockage, revisiting the calculation of landscaping percentages per the Design Guidelines, and excessive plate heights in reference to bulk and mass.

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

IT WAS MOVED BY BOARD MEMBER LEVINE, SECONDED BY VICE CHAIR THOMAS TO CONTINUE ITEM 3 (VOTE 5-0-2, BOARD MEMBERS ISACKSON AND ROTHNEM ABSENT).

ADJOURNMENT

Chair Goodkind adjourned the meeting at 8:22pm.



Madeline Shute, Assistant Planner