



**CITY OF DEL MAR
DESIGN REVIEW BOARD REGULAR MEETING
ACTION MINUTES
August 24, 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: Vice Chair Tina Thomas, Board Members, Greg Rothnem, Amy Isackson, Glenn Warren, Gala Yayla, Beth Levine, and Ex-Officio Philip Szymanski

Absent: Chair John Goodkind

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

APPROVAL OF MINUTES

Design Review Board Hearing Minutes of July 27, 2022.

IT WAS MOVED BY BOARD MEMBER LEVINE, SECONDED BY BOARD MEMBER WARREN, TO APPROVE THE JULY 27, 2022, MINUTES AS AMENDED (VOTE 6-0-1, CHAIR GOODKIND ABSENT).

UPDATES

Principal Planner Bator gave the following updates to the Board:

1. On August 10, 2022, City Council adopted the ordinance approving 941 Specific Plan Development Agreement.
2. The City Council also determined that in person meetings will be discussed at the October 17th City Council meeting.

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 2 was eligible for the consent calendar.

NEW APPLICATIONS:

ITEM 1

DRB22-002

LC22-001

CDP22-002

APN: 299-092-16-00

Location: 210 23rd Street

Owner/ Applicant: SAS Development, LLC

Applicant Representative: Brian Church Architects

Zone: RME

Overlay Zones: Floodplain

Environmental Status: Exempt

Staff Contact: Jennifer Gavin, Associate Planner

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

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

Vice Chair Thomas recused herself from this item due to proximity of her residence to the project site.

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

The Board provided disclosures.

Chair Pro-Tem Warren opened the public hearing.

Brian Church and Applicant spoke to the Board and answered questions.

Chair Pro-Tem Warren opened the item to public testimony, and the following spoke:

- Steve Quirk
- Stephen Carlson

Brian Church gave rebuttal to the public testimony.

Chair Pro-Tem Warren closed the public hearing.

Board Members discussed the project including concerns related to bulk and mass, light trespass, neighborhood compatibility, roof forms, and noise quality. As well as the discussion of trees added in the front yard to soften the appearance of bulk and mass.

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

IT WAS MOVED BY BOARD MEMBER ROTHNEM, SECONDED BY BOARD MEMBER YAYLA TO APPROVE ITEM 1 WITH THE ADDED CONDITION OF A SUBCOMMITTEE TO DETERMINE GLASS WINDOW CONFIGURATION ON SOUTH ELEVATION AS WELL AS THE ADDITION OF A TREE IN THE FRONT YARD TO BE DETERMINED BY THE LANDSCAPE ARCHITECT (VOTE 3-2-2, CHAIR GOODKIND AND VICE CHAIR THOMAS ABSENT).

ITEM 2
DRB22-003
LC22-002
CDP22-005

APN: 299-142-08-00
Location: 1921 Santa Fe
Owner/ Applicant: Locatelli Family Trust
Applicant Representative: Paul Vaughn
Zone: RMW
Environmental Status: Exempt
Staff Contact: Jennifer Gavin, Associate Planner
Description: A request for *Design Review, Land Conservation, and Coastal Development Permits* to demolish an existing single dwelling unit and to construct a new two-story residential unit with attached 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.

Vice Chair Thomas opened the public hearing.

Jim Sneed spoke to the Board and answered questions.

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

Vice Chair Thomas closed the public hearing.

Board Members discussed the project including concerns related to bulk and mass, scale and siting, minimal landscaping as well as Design Guideline C.1-B which states "in cases where setbacks along a street front are uniform, new development should match those setbacks". The Board suggested to the applicant that they look at setting the structure back further on the lot and to locate a tree in the front yard to soften the appearance of the two-story structure.

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

IT WAS MOVED BY BOARD MEMBER ROTHNEM, SECONDED BY BOARD MEMBER WARREN TO CONTINUE ITEM 2 (VOTE 6-0-1, CHAIR GOODKIND ABSENT).

ITEM 3
DRB22-015

APN: 300-400-21
Location: 1128 Cuchara Drive
Owner/ Applicant: Vladimir Novakovic
Applicant Representative: Kevin Farrell, Farrell Design Associates, Inc.
Zone: R1-10
Environmental Status: Exempt
Staff Contact: Madeline Shute, Assistant Planner
Description: A request for a *Design Review Permit* to construct a 130 square-foot balcony at the south elevation of the existing guest room, located above the existing garage.

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

IT WAS MOVED BY BOARD MEMBER ROTHNEM, SECONDED BY BOARD MEMBER YAYLA TO CONTINUE ITEM 3 (VOTE 6-0-1, CHAIR GOODKIND ABSENT) AND REQUESTED THAT A LANDSCAPE PLAN BE INCLUDED WITH THE PLAN SUBMITTAL PRESENTED TO THE DRB.

ADJOURNMENT

Vice Chair Thomas adjourned the meeting at 9:10pm.

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

Madeline Shute, Assistant Planner