



**CITY OF DEL MAR
DESIGN REVIEW BOARD REGULAR MEETING
ACTION MINUTES
September 28, 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 6:00 p.m.

ROLL CALL

Present: Chair John Goodkind, Vice Chair Tina Thomas, Board Members, Greg Rothnem, Amy Isackson, Glenn Warren, Gala Yayla, Beth Levine, and Ex-Officio Philip Szymanski

Absent: None

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

APPROVAL OF MINUTES

Design Review Board Hearing Minutes of August 24, 2022.

IT WAS MOVED BY VICE CHAIR THOMAS, SECONDED BY BOARD MEMBER LEVINE, TO APPROVE THE AUGUST 24, 2022, MINUTES AS AMENDED (VOTE 6-0-1, CHAIR GOODKIND ABSENT).

UPDATES

Principal Planner Bator gave the following updates to the Board:

1. The City Council determined that in person meetings will be discussed at the October 17th City Council meeting.
2. Masking within City Hall is still required.

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

None.

DESIGN REVIEW BOARD/STAFF DISCUSSION

Board Members Gala Yayla and Glenn Warren were appointed as the subcommittee for DRB22-002 (210 23rd Street).

DISCUSSION AND BRIEFING (Application Items)

Principal Planner Bator reviewed the agenda and indicated items 1, 3, and 4 was eligible for the consent calendar.

CONSENT CALENDAR:

ITEM 1

ADR22-023

APN: 299-072-38

Location: 2127 Heather Lane

Owner/ Applicant: Clare Urlich & Graham Ludlow

Applicant Representative: NA

Zone: R1-10

Overlay: Bluff, Slope, and Canyon

Environmental Status: Exempt

Staff Contact: Madeline Shute, Assistant Planner

Description: A request for an *Administrative Design Review Permit* to construct 3-foot-tall site and planter walls between the home and Heather Lane; install one (1) new exterior light on the home's west elevation; and implement various door and window modifications in association with proposed yard/site improvements.

IT WAS MOVED BY BOARD MEMBER LEVINE, SECONDED BY BOARD MEMBER ROTHNEM TO APPROVE ITEM 1 ON THE CONSENT CALENDAR (VOTE 7-0-0).

ITEM 3

DRB22-003

CDP22-005

LC22-002

APN: 299-142-08-00

Location: 1921 Santa Fe

Owner/ Applicant: Locatelli Family Trust

Applicant Representative: Paul Vaughn

Zone: RM-West

Overlay: 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 single dwelling unit and to construct a new two-story residential unit with attached garage and associated grading and other site improvements.

IT WAS MOVED BY BOARD MEMBER LEVINE, SECONDED BY BOARD MEMBER ROTHNEM TO APPROVE ITEM 3 ON THE CONSENT CALENDAR (VOTE 7-0-0).

ITEM 4

DRB22-008

APN: 300-251-15

Location: 810 Klish Way

Owner/ Applicant: Glenn and Catherine Evans

Applicant Representative: Reggie Reyes, Reyes Studio

Zone: R1-10

Overlay: Wildland Urban Interface

Environmental Status: Exempt

Staff Contact: Jean Crutchfield, Associate Planner

Description: A request for *Design Review Permits* to remodel an existing one-story, single-unit residence to include: enclosing 75 square-feet of covered outdoor space located under an existing roof to habitable space; a

new self-contained spa; a new decorative fountain; new/modified windows/doors; and new/modified walls and fences.

IT WAS MOVED BY BOARD MEMBER LEVINE, SECONDED BY BOARD MEMBER ROTHNEM TO APPROVE ITEM 4 ON THE CONSENT CALENDAR (VOTE 7-0-0).

CONTINUED APPLICATIONS:

ITEM 2

DRB21-012

CDP21-011

LC21-006

APN: 300-143-24-00

Location: 636 Rimini Road

Owner/ Applicant: Brian and Elizabeth Wilson

Applicant Representative: Edinger Architects

Zone: R1-10

Overlay: Wildland Urban Interface

Environmental Status: Exempt

Staff Contact: Jean Crutchfield, Associate Planner

Description: A request for *Design Review, Coastal Development, and Land Conservation Permits* to demolish an existing one-story, detached single-unit residence and construct a replacement two-story, single-unit residence over an FAR-exempt basement with associated grading and site improvements. Also, a request to remodel the existing garage.

Board Member Levine rescued herself from this item due to proximity of her residence to the project site.

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 and Applicant spoke to the Board and answered questions.

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

- Adam Birnbaum
- Peter Smith

Alex Stone gave rebuttal to the public testimony.

Chair Goodkind closed the public hearing.

Board Members discussed the project including concerns related to the proposed residence being out of scale with other structures in the neighborhood.

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

IT WAS MOVED BY BOARD MEMBER ROTHNEM, SECONDED BY VICE CHAIR THOMAS TO APPROVE ITEM 2 (VOTE 5-1-1, BOARD MEMBER ISACKSON VOTING NO AND BOARD MEMBER LEVINE ABSENT).

NEW APPLICATIONS:

ITEM 5

DRB22-009

CDP22-007

LC22-003

APN: 300-172-19-00

Location: 931 Stratford Court

Owner/ Applicant: David Sweeney, Trustee of Buckeye Investments, Inc.

Applicant Representative: Brian Church

Zone: R2

Environmental Status: Exempt

Staff Contact: Jennifer Gavin, Associate Planner

Description: A request for *Design Review, Coastal Development, and Land Conservation Permits* to demolish an existing one-story single-unit residence and construct a replacement two-story, single-unit residence over an FAR-exempt basement with associated grading and site improvements.

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

The Board provided disclosures.

Chair Goodkind opened the public hearing.

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

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

- Drew Cady
- Nancy Cady
- Edita Donnelly
- Phillip Cunningham
- Sandi Lanzarotta

Brian Church gave rebuttal to the public testimony.

Chair Goodkind closed the public hearing.

Board Members discussed the project including concerns related to view blockage, deck size, patio lighting, massing, wall on the south property line, front yard landscaping, and compatibility with surrounding neighborhood.

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

IT WAS MOVED BY VICE CHAIR THOMAS, SECONDED BY BOARD MEMBER LEVINE TO CONTINUE ITEM 5 (VOTE 7-0-0).

ADJOURNMENT

Chair Goodkind adjourned the meeting at 8:46pm.



Madeline Shute, Assistant Planner