

# Table of Contents

---

drb2025_3_25_Agenda	Page 1
2. DRAFT- DRB Action Minutes 2 25 26	Page 6
ITEM 1_DRB25-010 (Dornier, 157 26th St)	Page 12
Item 2 DRB25-003 (462 15th Street, Crino)	Page 84
Item 3 DRB25-015 (Gesher, 1335 Crest Road)	Page 93
Item 4- DRB Report (495 Oceanview, DRB25-017) 2	Page 111



# Del Mar Design Review Board Agenda

City of Del Mar, Town Hall  
1050 Camino del Mar, Del Mar, California

***Civility Works: The Del Mar Code of Civil Discourse: Together we will promote inclusion; listen to understand; show respect; be clear and fair; and focus on the issue.***

**Arlene Prater**  
Chair

**Tina Thomas**  
Vice Chair

**John Goodkind**  
Board Member

**Linda Judd**  
Board Member

**Henrik Jensen**  
Board Member

**Adam Wallace**  
Board Member

**Caitlin Laipenieks**  
Board Member

**Karen Brindley**  
Planning and Community  
Development Director

**Matt Bator**  
Principal Planner

## Regular Meeting

**Wednesday, March 25, 2026, at 6:00 PM**

It is the intention of your Design Review Board to be receptive to your concerns about your community. Your participation in local government will assure a responsible and efficient City of Del Mar.

**Public Participation/Comment:** Members of the public can participate in Design Review Board meetings in-person or via written comment (Red Dot). Anyone may address the Design Review Board for up to three minutes, at the Chair's discretion, on items on the agenda. Members of the public wishing to speak on items not on the agenda may do so under Oral Communications. Agenda items may be addressed in any order at the discretion of the Chair. When addressing the Design Review Board, please state your name for the record. Any electronic presentations must be received before 12 p.m. on the date of the Design Review Board meeting. No PowerPoint presentations can be loaded during the meeting.

**In-Person Participation:** Please submit a completed "Speaker Slip", including the item number you wish to speak on, to City staff prior to the Chair announcing the agenda item. The forms are located near the door at the rear of the Meeting Room. When called to speak, please approach the podium and state your name for the record.

**Written Comments:** Members of the public can participate in the meeting by submitting a written red dot comment via email to [planning@delmar.ca.us](mailto:planning@delmar.ca.us). The deadline to submit written comments is 12 p.m. on the day of the meeting and the subject line of your email should clearly state the agenda item you are commenting on.

**Viewing the Meeting and Access to Agenda Materials:** Members of the public can watch the meeting live on the City's website at: <http://delmar.12milesout.com/Video/Live> and on Cable TV Spectrum Ch. 24, AT&T Ch. 99 starting at 6:00 PM. Agenda materials and communications from the public on agenda items, "Red Dots", are available on the City's website: <http://www.delmar.ca.us/AgendaCenter> and a hard copy of the agenda materials are available at Del Mar City Hall and the Del Mar Library during their business hours.

**Assistance for persons with Disabilities:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Administrative Services Department at 1050 Camino del Mar or by calling (858) 755-9313. Notification of at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

As a courtesy to all meeting attendees, **please set cellular phones to silent mode** and engage in conversations outside the Town Hall.

**Regular Meetings** of the Design Review Board are generally held on the fourth Wednesday of the month, beginning at 6:00 p.m. For further information regarding the scheduling of meetings or meeting agendas, check the City's website at [www.delmar.ca.us](http://www.delmar.ca.us), or call the Planning Department's office at 858-755-9313. A full Design Review Board agenda packet with all backup information is available at City Hall, the Del Mar Library, and on the City's website the Wednesday before each Design Review Board meeting.

**Meeting will end no later than 11:00 p.m.**, unless extended by a majority vote of the Board Members. If all the items on the agenda are not heard, the remaining items will be heard the following Wednesday (if facilities are available) at 1050 Camino Del Mar.

**Consent Calendar:** The Consent Calendar is considered by the Design Review Board near the beginning of the agenda. Items placed on the Consent Calendar will be approved in accordance with the staff recommendations for the item unless removed from the Consent Calendar by the Board Members, staff, or a member of the public. If you wish to keep an item from being placed on the Consent Calendar, please submit an email to [planning@delmar.ca.us](mailto:planning@delmar.ca.us) or to the staff member prior to the meeting by 3:30 p.m. the day of the meeting.

**Final action.** The decision of the Design Review Board is final unless a written appeal is filed with the City Clerk, accompanied with a processing fee, within ten (10) working days from the date of notice of the action taken on the application. An approved permit shall not be valid until the 10-day appeal period has expired. The appeal is then forwarded to the City Council, which determines at the Initial Consideration whether to reject the appeal, thereby upholding the Design Review Board's decision, or to set the matter for a subsequent date for a new (de novo) public hearing review. If a de novo public hearing is set by the City Council, an additional fee will be required.

**Meeting Decorum:** All persons attending the Design Review Board meeting shall conduct themselves in a courteous and respectful manner. Comments shall be directed to the members of the Design Review Board rather than to others in attendance at the meeting. The Chairperson (or Vice Chair or Chair pro-tem in their absence), is designated as the parliamentarian for the meeting. As deemed appropriate, they may interrupt a speaker with instruction to redirect their remarks to relevant points on the agenda item before the Board Members. They may also terminate a speaker's oral presentation if comments continue to be non-relevant or become disrespectful.

**Note:** The entirety of the City of Del Mar is located within the Coastal Zone. Some of the development projects listed on this agenda, as noted, require the receipt of a Coastal Development Permit. Some of these projects may also lie in what is known as the “Coastal Development Appeals Area”. For the projects located in the appeals area, the City’s action on the requested Coastal Development Permit may be appealed to the California Coastal Commission. An appeal may be filed with the Coastal Commission within the ten calendar days following the Coastal Commission’s receipt of a notice from the City of its final action on the Coastal Development Permit application. However, before an appeal may be filed with the Coastal Commission, the City’s action on the CDP application must be final, meaning that all of the City’s [separate and internal] appeals processes must first be exhausted.

**ROLL CALL**

**APPROVAL OF MINUTES**

Design Review Board Hearing Minutes of February 25, 2026.

**UPDATE**

**HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA (Oral Communications)**

**DESIGN REVIEW BOARD/STAFF DISCUSSION (Non-Application Items)**

**DISCUSSION AND BRIEFING (Application Items)**

**CONSENT CALENDAR:**

The Design Review Board at the beginning of the meeting can place any item on the agenda upon the Consent Calendar. Consent Calendar items are not subject to public testimony. If you have a concern and wish to present information to the DRB, you must be present at the beginning of the meeting to ensure the item will not be placed on consent or write a letter to the DRB prior to the meeting expressing why the application should be taken off the Consent Calendar.

**CONTINUED APPLICATION:**

<b><u>ITEM 1</u></b>	<b><u>APN:</u></b> 299-066-13-00 and 299-066-12-00
<b><u>DRB25-010</u></b>	<b><u>Location:</u></b> 157 26 <sup>th</sup> Street
<b><u>CDP25-011</u></b>	<b><u>Owner/Applicant:</u></b> Daniel and Audrey Dornier
<b><u>LC25-007</u></b>	<b><u>Owner’s Representative:</u></b> Tony Sanshey, Island Architects
	<b><u>Zone:</u></b> R1-5B
	<b><u>Overlay Zone:</u></b> Floodplain
	<b><u>Environmental Status:</u></b> Exempt
	<b><u>Staff Contact:</u></b> Jean Crutchfield, Associate Planner
	<b><u>Project Description:</u></b> A request for Design Review, Coastal

Development, and Land Conservation Permits to demolish an existing two-story single dwelling unit and construct a new two-story single dwelling unit residence with attached garages and perform associated grading, landscape and site improvements on property located in the Floodplain Overlay Zone.

*Note: This project is located in the Coastal Commission's Appeals Jurisdiction.*

**NEW APPLICATIONS:**

**ITEM 2  
DRB25-003**

**APN:** 299-280-28-00

**Location:** 462 15<sup>th</sup> Street

**Owner/Applicant:** Bryan Crino, K & L Western Property LLC

**Owner's Representative:** Steven Florman, Florman Architects Inc.

**Zone:** R1-10

**Environmental Status:** Exempt

**Staff Contact:** Monique Gil, Associate Planner

**Project Description:** A request for *Design Review Permit* to enlarge an existing, elevated deck by 75 square feet at the rear of an existing two-story residence. The deck extension would be surrounded by a 42-inch-tall glass safety railing.

**ITEM 3  
DRB25-015  
CDP25-015**

**APN:** 300-060-20-00

**Location:** 1335 Crest Road

**Owner/Applicant:** Nicole and Ari Gesher Revocable Trust

**Owner's Representative:** Marcos Vanorden De Assis, Matrix Design Studio

**Zone:** R1-40

**Overlay Zone:** Bluff Slope Canyon, WUI

**Environmental Status:** Exempt

**Staff Contact:** Monique Gil, Associate Planner

**Project Description:** A request for Design Review and Coastal Development Permits to construct a 273 square foot detached single-car garage with an attached 78 square foot covered porch, and associated six-foot-tall fencing on the north side yard.

*Note: This project is located in the Coastal Commission's Appeals Jurisdiction.*

**ITEM 4  
DRB25-017  
LC26-002**

**APN:** 301-033-11-00

**Location:** 495 Ocean View Avenue

**Owner/Applicant:** John and Pauline Freedman

**Applicant Representative:** Kim Grant Design

**Zone:** CVPP

**Environmental Status:** Exempt

**Staff Contact:** Jennifer Gavin, Associate Planner

**Description:** A request for a Design Review Permit (DRB25-017) and Land Conservation Permit (LC26-002) for the exterior renovation of an existing residence to include an increase in the height of the roof by approximately 17 inches maximum, to construct FAR exempt storage areas on the east side of the residence, to enclose a portion of the covered entry courtyard, and to make modifications to decking, doors, windows, skylights, siding, exterior lighting, fences, walls, hardscape and landscape including minor grading.

**ADJOURNMENT**

I, Brisa Smith, Assistant Planner for the City of Del Mar, certify that a copy of the foregoing was posted at the Del Mar City Hall on Wednesday, March 18, 2026.



---

Brisa Smith  
Assistant Planner



**CITY OF DEL MAR  
DESIGN REVIEW BOARD REGULAR MEETING  
ACTION MINUTES  
February 25, 2026  
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](http://www.delmar.ca.us/AgendaCenter) or by contacting the Planning Department at (858) 755-9313.

**CALL TO ORDER**

Chair Arlene Prater called the Regular Meeting to order at 6:00 p.m.

**ROLL CALL**

Present: Chair Arlene Prater, and Board Members Linda Judd, Henrik Jensen, Adam Wallace, Glenn Warren, and John Goodkind.

Absent: Vice Chair Tina Thomas.

Staff Members Present: Principal Planner Matt Bator, Associate Planners Jennifer Gavin, Jean Crutchfield, and Elizabeth Yee.

**APPROVAL OF MINUTES**

Design Review Board Hearing Minutes of December 17, 2025.

**IT WAS MOVED BY BOARD MEMBER WARREN, SECONDED BY BOARD MEMBER JUDD TO APPROVE DRB HEARING MINUTES OF DECEMBER 17, 2025. (4-0-0-1-2 WITH VICE CHAIR THOMAS ABSENT AND BOARD MEMBERS JENSEN AND WALLACE ABSTAINING DUE TO BEING ABSENT FROM THE DECEMBER 17, 2025 MEETING)**

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

Ayes: Chair Prater, and Board Members Warren, Judd, and Goodkind; Noes: 0; Recuse: 0; Absent: Vice Chair Thomas; Abstain: Board Members Jensen and Wallace.

Design Review Board Hearing Minutes of January 28, 2026.

**IT WAS MOVED BY BOARD MEMBER JENSEN, SECONDED BY BOARD MEMBER WARREN TO APPROVE DRB HEARING MINUTES OF JANUARY 28, 2026. (5-0-0-1-1 WITH VICE CHAIR THOMAS ABSENT AND BOARD MEMBER GOODKIND ABSTAINED DUE TO BEING ABSENT FROM THE JANUARY 28, 2026 MEETING)**

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

Ayes: Chair Prater, and Board Members Warren, Judd, Jensen, and Wallace; Noes: 0; Recuse: 0; Absent: Vice Chair Thomas; Abstain: Board Member Goodkind.

### **UPDATES**

Principal Planner Matt Bator announced that the City Council will conduct interviews on March 3, 2026, for the one open voting position on the Design Review Board.

### **DESIGN REVIEW BOARD/STAFF DISCUSSION (Non-application Items)**

None.

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

None.

### **DISCUSSION AND BRIEFING (Application Items)**

Principal Planner Matt Bator reported on Consent Calendar eligibility. Item #1 was not eligible for the Consent Calendar due to letters of concern. No letters of concern were received for Item #2; however, staff noted potential design review issues should the Board wish to review the item. Item #3 was continued from the January 28, 2026 meeting and returned with revisions. Item #4 was eligible for the Consent Calendar.

Chair Prater asked the Board if there was any interest in placing Item #4 on the Consent Calendar. Board Member Goodkind indicated that he wanted to hear Item #4 as a public hearing.

**CONTINUED APPLICATION:**

**ITEM 1**

**DRB24-011**

**LC24-008**

**CDP24-028**

**APN:** 300-094-01-00

**Location:** 101 11<sup>th</sup> Street

**Owner/Applicant:** Del Mar 107 LLC, Thomas Harrington

**Owner's Representative:** Bokal and Sneed Architects

**Zone:** R-2

**Environmental Status:** Exempt

**Staff Contact:** Elizabeth Yee, Associate Planner

**Project Description:** A request for a Design Review, Coastal Development and Land Conservation Permits for the demolition of a two-story residence and construction of a new two-story, single dwelling unit over basement, a pool, and the performance of associated site improvements.

*Note: This project is located in the Coastal Commission's Appeals Jurisdiction.*

Associate Planner Elizabeth Yee provided a staff presentation.

Board members provided disclosures.

Chair Prater opened the item for public hearing.

The Applicant's Representative, Bob Scott, gave a presentation.

Additional Public Speakers included:

Felix Tinkov (representing 110 11th Street)

Claire McGreal (1135 Stratford Court)

Tom McGreal (1135 Stratford Court)

Mr. Scott and Jim Sneed (Applicant's Representative) provided a rebuttal to the public's comments.

Chair Prater closed the public hearing.

The Board generally agreed that the Applicant and project team had addressed the concerns previously raised by the Board, that unreasonable view blockage was not apparent, and thus expressed support for approving the project.

**IT WAS MOVED BY BOARD MEMBER JENSEN, SECONDED BY BOARD MEMBER JUDD, TO APPROVE DRB24-011, LC24-008, AND CDP24-028 WITH STAFF'S RED**

**DOT DRAFT RESOLUTION. (5-0-0-1-1 WITH VICE CHAIR THOMAS ABSENT AND BOARD MEMBER GOODKIND ABSTAINED)**

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

Ayes: Chair Prater, and Board Members Warren, Wallace, Judd, and Jensen; Noes: 0; Recuse: 0; Absent: Vice Chair Thomas; Abstain: John Goodkind.

**NEW APPLICATIONS:**

**ITEM 2**  
**MOD25-003**

**APN:** 300-074-11-00

**Location:** 207 13<sup>th</sup> Street

**Owner/Applicant:** Radz Properties, LLC

**Applicant Representative:** Bokal and Sneed Architects

**Zone:** R-2

**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 a modification (MOD) to a previously approved Design Review Permit (DRB21-002) to include: modifications to windows; additional fencing/ walls; modifications to the previously approved patio cover on the west side of the residence; a new entryway cover; the addition of a vault for pool equipment; and the relocation of AC units to the roof on the south side of the residence.

Associate Planner Jennifer Gavin provided a staff presentation.

Board members provided disclosures.

Chair Prater opened the item for public hearing.

The Applicant's Representative, Jim Sneed, provided a brief presentation.

Chair Prater closed the public hearing.

Board members found no issues with the proposal and indicated that they were prepared to approve the project.

**IT WAS MOVED BY BOARD MEMBER WARREN, SECONDED BY BOARD MEMBER WALLACE, TO APPROVE MOD25-003 WITH STAFF'S DRAFT RESOLUTION. (VOTE 6-0-0-1-0 WITH VICE CHAIR THOMAS ABSENT)**

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

Ayes: Chair Prater, and Board Members Wallace, Judd, Goodkind, Warren and Jensen;  
Noes: 0; Recuse: 0; Absent: Vice Chair Thomas; Abstain: 0.

**ITEM 4**                    **APN:** 299-181-10-00  
**DRB25-020**                **Location:** 422 Culebra Street  
**LC25-005**                    **Owner/Applicant:** Naveen Rao  
**CDP25-017**                **Owner's Representative:** Matthew Burr, Wallace E. Cunningham,  
Inc.  
**Zone:** R1-10  
**Environmental Status:** Exempt  
**Staff Contact:** Jean Crutchfield, Associate Planner  
**Project Description:** A request for Design Review, Coastal  
Development and Land Conservation Permits for the demolition of a  
one-story residence and detached garage and construction of a new  
one-story, single dwelling unit over a partially subterranean  
garage/basement, and to perform associated grading and site  
improvements which include a new pool/spa.

The Board opted not to hear a staff presentation.

Chair Prater opened the item for public hearing.

The Applicant's Representative's, Matthew Burr and Wallace E. Cunningham, briefly introduced themselves and offered to answer any questions from the Board.

Additional Public Speakers included:

Pat Bone (460 Culebra Street)

Chair Prater closed the public hearing.

**IT WAS MOVED BY BOARD MEMBER WARREN, SECONDED BY BOARD MEMBER WALLACE, TO APPROVE DRB25-020, LC25-005, AND CDP25-017 WITH STAFF'S DRAFT RESOLUTION, INCLUDING THE RED DOT LANDSCAPE REVISIONS. (VOTE 6-0-0-1-0 WITH VICE CHAIR THOMAS ABSENT)**

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

Ayes: Chair Prater, and Board Members Wallace, Judd, Goodkind, Warren and Jensen;  
Noes: 0; Recuse: 0; Absent: Vice Chair Thomas; Abstain: 0.

**ADJOURNMENT**

Meeting adjourned at 8:03 p.m.

A handwritten signature in black ink, appearing to read "Brisa Smith". The signature is fluid and cursive, with the first name "Brisa" being more prominent than the last name "Smith".

---

Brisa Smith  
Assistant Planner



# City of Del Mar Staff Report

DESIGN REVIEW BOARD  
STAFF REPORT  
March 25, 2026

APPLICATION: DRB25-010/ CDP25-011/ LC25-007

REQUEST: A request for Design Review, Coastal Development, and Land Conservation Permits to demolish an existing two-story single dwelling unit and construct a new two-story single unit residence and perform associated grading, landscape and site improvements on property located in the Floodplain Overlay Zone.

Note: This project is located in the Coastal Commission's appeals jurisdiction.

APPLICANT/OWNER: Daniel and Audrey Dornier

AGENT: Tony Sanshey, Island Architects

SITE LOCATION: 157 26<sup>th</sup> Street

ASSESSOR'S PARCEL NUMBER: 299-066-13-00 and 299-066-12-00

COMMUNITY PLAN DESIGNATION: Medium Density Single Family - Beach

ZONE: R1-5B

OVERLAY ZONE: Floodplain

ENVIRONMENTAL STATUS:

The project is listed among the classes of projects determined to have less than significant adverse effect on the environment and therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 Class 3 (e) - New Construction and has further been determined that none of the six exceptions to the use of a categorical exemption would apply to this project (CEQA Guidelines Section 15300.2).

HOUSING IMPACT:

The approval of the requested discretionary development applications would have no impact on the City of Del Mar's housing supply or housing affordability in that the new unit is replacing an existing housing unit and the net number of units on the lot would not be reduced.

DESIGN REVIEW BOARD

STAFF REPORT: DRB25-010, CDP25-011, LC25-007

March 25, 2026

Page 2 of 3

PRIOR HEARING:

The project was first heard by the Design Review Board on January 28, 2026. The staff report from that meeting containing additional background and analysis have been included for reference as Exhibit A. At the January hearing, the Board expressed concern about the proposed project's bulk and massing and inconsistency with the character of the neighborhood. The Board also expressed concerns with design elements lacking vertical articulation along the building elevations visible from Camino del Mar and 26<sup>th</sup> Street. The Board continued the item to a future DRB meeting with the Applicant's consent to address Board concerns.

ANALYSIS:

The Applicant has provided revised plans in response to concerns raised at the January 28, 2026 DRB meeting to include the following:

- The trellis proposed above the northwest second-story terrace was omitted to reduce unnecessary bulk/mass
- The terrace perimeter walls (for fall protection) were reduced to include pilasters with glass railing added to reduce bulk/mass
- The overall size of the terrace was reduced (shifted back by 1'-6" from garage walls below) and roof added over garage for articulation
- The upper level at the north building elevation shifted back 3'-4" and roof added over first level for articulation
- The roof over north and south "towers" modified from gable to hip design (now with a roof overhang) to reduce the vertical apparent height
- The southeast garage was shifted forward by 2'-8" and roof added over garage for articulation
- The second level on south tower shifted back by 3-feet to reduce apparent height
- The upper level main hallway added a 3-foot projection to interrupt the long run of wall between the north and south towers

The Applicant's architect submitted written correspondence summarizing the concerns raised at the January 28, 2026 DRB meeting with exhibits to illustrate the proposed modifications for the project, see Exhibit B.

Planning Department staff has reviewed the revised project and the project as designed would not be inconsistent with specific "Regulatory Conclusions" of the Design Review Ordinance.

Story Poles:

Story-poles illustrating the revised project were placed on the subject property on or before March 10, 2026, with certification provided of their placement in accordance with the story-pole plan which is included in the DRB plans.


CORRESPONDENCE:

The Planning Department has not received written correspondence from the public regarding the project.

RECOMMENDATION:

Staff recommends the Board analyze the Project to determine if there are any outstanding concerns related to the DRO. Should the Board find the Project would not conflict with standards and finds that the applicant has sufficiently addressed Board concerns, staff recommends adoption of attached, draft Resolution (Exhibit C), conditionally approving Design Review Permit DRB25-010, Coastal Development Permit CDP25-011, and Land Conservation Permit LC25-007.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jean Crutchfield".

Jean Crutchfield  
Associate Planner

EXHIBITS:

- Exhibit A – Staff report from January 28, 2026 DRB meeting
- Exhibit B – Applicant's Correspondence
- Exhibit C – Draft Resolution



# City of Del Mar Staff Report

## EXHIBIT A

DESIGN REVIEW BOARD  
STAFF REPORT  
January 28, 2026

APPLICATION: DRB25-010/ CDP25-011/ LC25-007

REQUEST: A request for Design Review, Coastal Development, and Land Conservation Permits to demolish an existing two-story single dwelling unit and construct a new two-story single unit residence and perform associated grading, landscape and site improvements on property located in the Floodplain Overlay Zone.

APPLICANT/OWNER: Daniel and Audrey Dornier

AGENT: Tony Sanshey, Island Architects

SITE LOCATION: 157 26<sup>th</sup> Street

ASSESSOR'S PARCEL NUMBER: 299-066-13-00 and 299-066-12-00

COMMUNITY PLAN DESIGNATION: Medium Density Single Family - Beach

ZONE: R1-5B

OVERLAY ZONE: Floodplain

ENVIRONMENTAL STATUS:

The project is listed among the classes of projects determined to have less than significant adverse effect on the environment and therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 Class 3 (e) - New Construction and has further been determined that none of the six exceptions to the use of a categorical exemption would apply to this project (CEQA Guidelines Section 15300.2).

HOUSING IMPACT:

The approval of the requested discretionary development applications would have no impact on the City of Del Mar's housing supply or housing affordability in that the new unit is replacing an existing housing unit and the net number of units on the lot would not be reduced.

BACKGROUND:

The project site is located on the southwest corner of 26<sup>th</sup> Street and Camino Del Mar in the R1-5B Zone and the Floodplain Overlay Zone (Exhibit A). The subject property is 9,598 square feet in area and currently contains a 5,243 square-foot, two-story residence with two separate garages: an

attached, two-car garage accessed via 26<sup>th</sup> Street at the northwest side of the lot and a detached, one-car garage accessed via Camino Del Mar at the southeast side of the lot. A pool and spa are located east of the driveway abutting 26<sup>th</sup> Street. A variety of palm trees are located within the site planters abutting both street frontages and along the west side of the driveway via 26<sup>th</sup> Street. The eastern and southern 10-feet of the property are encumbered by an easement for the City sewer line.

The property size and configuration are the result of the consolidation of two previous legal (and vacant) lots. The lot consolidation occurred in 1991 (Boundary Adjustment BA-90-02 and Certificate of Compliance COC 91-1) and was a requirement of the Design Review Board approval of DRB-90-86 for the development of the current residence and site improvements. That development also received approvals of a Land Conservation Permit LC-90-14 and Floodplain Development Permit FDP-90-02 to raise the majority of the (then) vacant lot on fill grade by approximately 3.5 feet, which is one of the methods to elevate the habitable portions of the home above the Base Flood Elevation to comply with the floodplain development requirement. Retaining walls approximately 3.5-feet high surround the property to retain the fill grade.

Existing development in the immediate vicinity consists of primarily single unit residences with a multi-unit, two-story residential complex located on the east side of Camino Del Mar. A Torrey Pine tree is located in the Camino Del Mar right-of-way (parkway) near the street corner abutting the subject property.

#### Floodplain Overlay Zone

Del Mar Municipal Code (DMMC) Section 30.56.040 (Floodplain Overlay Zone) requires the issuance of a Floodplain Development Permit (FDP) for the construction of new floor area or the substantial improvement of an existing structure (greater than fifty percent of the existing structure value).

In most cases, the Planning and Community Development Director serves as the issuing authority for FDPs. The permits are reviewed and conditioned to protect the health, safety, and general welfare of the public by regulating the development of real property subject to floodwaters. A Floodplain Development Permit for the proposed development was approved by the Planning Director at an Administrative Hearing conducted on November 18, 2025.

To meet the requirements of the Floodplain Overlay Zone, the “lowest floor” of the proposed residence (habitable/non-garage space) must be raised to one-foot above the Base Flood Elevation (BFE) of 12-feet NAVD88, which is approximately at the existing grade elevation of the lot. All non-habitable enclosed space (the one-car garage) located below the BFE must be designed with appropriately sized vents to allow the entry and exit of floodwaters to relieve hydrostatic pressure. All building materials, electrical, mechanical and plumbing components would be required to be elevated above the BFE or floodproofed. As conditionally approved through the FDP, the project would be consistent with the floodplain design standards required by FEMA and the DMMC.

ANALYSIS:

Project Description:

The project includes a request to demolish the existing two-story residence and associated improvements and construct a new, two-story, single-dwelling unit with an attached two-car garage and another one-car, attached garage, and associated landscape and hardscape improvements. The driveways for the new home would be located in approximately the same (current) location with the total combined curb cuts reduced to not exceed 20-feet in length to comply with the DMMC Parking regulations (DMMC 30.80.60-C.1.). The proposed structure height is measured pursuant to the DMMC, which in this case, is taken from the pre-1990 “natural” grade that existed prior to development of the site in association with DRB-90-86. The natural grade is approximately 3.5-feet below the existing grade.

Summary of the Applicant’s proposal:

Main Residence (First Floor)	2458 sq. ft.
Main Residence (Second Floor)	1998 sq. ft.
Attached 2-Car Garage	516 sq. ft.
Attached 1-Car Garage	304 sq. ft.
<b>Total FAR</b>	<b>5,276 sq. ft.</b>

FAR Exempt Covered Outdoor Spaces

Upper Terrace	476 sq. ft.
---------------	-------------

Applicable Development Standards:

Standards	R1-5B Zone	Project
Min. lot size	5,000 sq. ft.	9,598 sq. ft.
*Front yard setback (26 <sup>th</sup> St)	10 ft.	10 ft. (both levels)
Rear yard setback (to the south)	10 ft.	11’-2” (both levels)
Street side yard (CDM)	10 ft.	11’-4” (first level) 13’-4” (second level)
Interior side yard (to the west)	5 ft.	11’-2” (first floor) 28’-7” (second floor)
FAR	55% (or 2,750 sq.ft.)	55% (or 5,278 sq.ft.)
Max. lot coverage	80%.	34%
Height limitation	26 ft.	26 ft.**
Parking	2 garage spaces Plus 1 open onsite space	3 garage spaces Plus 1 tandem lift in garage Plus 2 open onsite space

\*DMMC 30.04.120 and 30.04.220 defines the front lot line for corner lots located at the intersection of two or more streets, and that the front yard is the narrower of the two street frontages. And therefore, the shorter street frontage would be the street side yard.

\*\* DMMC 30.04.080 and 30.04.140 defines the method to measure the maximum building height for the project. The project would be determined from the “natural grade”, which is the grade that historically existed on the site prior to any site preparation, grading or construction.

As displayed in the comparison table, the project conforms with the standards of the R1-5B Zone.

Scale, Massing and Structural Siting:

Since the site was previously raised approximately 3.5-feet to comply with FEMA floodplain development requirements, the Applicant is proposing to retain the existing site retaining walls for project compliance. As previously mentioned, the driveways along both street frontages would be in approximately the same location but reduced in width to comply with Municipal Code standards and comply with Design Guideline recommendation C.7.D (Driveways and Access). The proposed two-car garage would be moved closer to the street in the location of the existing pool (to be removed/filled-in). The new garage door would be turned away from the street, in compliance with Design Guideline recommendation D.2 (Garages).

The Applicant would also utilize similar structural siting of the current home in that the proposed residence and its two-story element would be located mostly along the eastern half of the lot abutting Camino Del Mar, with smaller one-story elements located along the north and south sides of the western half of the lot. Since the existing garage is located towards the rear of the lot, the long driveway currently encompasses most of the yard to the west of the residence. The remaining usable yard area currently includes the pool area which is located closer to 26<sup>th</sup> Street and screened with high privacy perimeter walls fronting 26<sup>th</sup> Street and along the side of the driveway. The siting of the proposed residence (in a U-shaped configuration) would provide for a larger usable and more private interior courtyard for the Applicant. The structural siting for the proposed project, particularly the two-story element located away from the abutting neighbors, would provide increased privacy and reduce light obstruction to neighboring residences (particularly the one-story residence to the south/southwest) and is consistent with Design Guideline recommendation D.1.C (Building Form and Massing).

The concentration of the two-story elements on the eastern portion of the lot would generally contribute to the appearance of greater massing along both street frontages on this “double” corner lot. To address this, the Applicant has included wall articulations along both street frontages with different roof forms (3.5:12 pitch, 2:12 pitch, flat parapet roof) and utilized wall offsets on the second story with roof elements over the first level below. The Applicant has utilized Design Guideline recommendation D.1.A (Building Form and Massing) and Design Guideline D.4. A, D, and E (Architectural Features and Articulation) to reduce the appearance of bulk and to provide visual relief of the two-story elements on all four building elevations. The Applicant has also incorporated different exterior materials along the east building elevation to break up the massing and to provide visual interest which is consistent with Design Guideline D.5.B. and C. (Materials and Colors).

Additional features along the north façade of the house include the 476 square-foot terrace located above the garage. A metal open trellis roof would be located over most of the terrace but would not contribute towards bulk floor area. This partially covered outdoor deck space comprises 9% of the

lot's maximum FAR and complies with the recommendation in Guideline D.3 A.3 (Building Elements Excluded from FAR), where 10% is the maximum recommended FAR-exempt covered outdoor space. Looking at the neighborhood context, the majority of homes along 26<sup>th</sup> Street include second story decks (covered and uncovered) which appear to be of comparable size.

The Applicant's DRB plan set illustrates the project design on Sheet A.4.4 (colored computer renderings) and Sheets A4.1 and A4.2 (building elevations). The Applicant depicted the outline of the existing residence on the Proposed Building Elevations for comparison and is shown with a red dashed line. As depicted, the proposed residence would be located in approximately the same location as the existing residence with additional height/mass increase along the northeast and southeast corners.

*Staff Analysis:*

The Applicant has utilized many of the Design Guideline recommendations for the proposed project design to address the structural siting on this corner lot to minimize impacts to neighbors and to reduce the appearance of bulk and mass on both street facades. Both the existing and proposed structures on the property are and would be larger than neighboring residences simply due to the property's size being almost twice as large as the standard R1-5B Zone. Thus, the resulting maximum FAR allowance of 55% for this property would result in a structure being twice as large as a FAR-conforming structure on a R1-5B lot. It should be noted that a great majority of homes in the beach colony are nonconforming with respect to the maximum allowed FAR and are larger than what would otherwise be permitted under current zoning standards. Considering the extreme size differential for this project compared to other single unit residences in the vicinity, the Applicant has utilized the Design Guideline recommendations to minimize bulk and mass, and the project's overall design would not appear to be inconsistent with the surrounding two-story neighborhood character.

Plate Heights, Roof Design and Building Height:

The proposed residence has been designed as a two-story structure and would include various roof pitches; mostly consisting of a traditional gable with a 3.5:12 pitch, a lower 2:12 pitch along the main north/south ridge on the upper level, and a flat parapet roof feature on the northern façade. Roof eaves projections are mostly 1.5-feet, with a wider 3-foot eave on the lower-level roof at the interior courtyard. The project's maximum building height would be 26-feet, measured pursuant to the DMMC, and would not be higher than the existing building height.

Staff reminds the Board that due to the project site's location in the floodplain, the finished floor of the home must be raised another foot above the existing grade, which was previously raised up to 3.5-feet above the "natural grade". The natural grade is defined in the DMMC as the grade prior to landform alteration of the site when it was vacant. The new habitable (exposed) portion of the residence, therefore, may only be approximately 22.5-feet above the built-up portion of the site. The project's maximum (exposed) building height is measured at the one-car garage adjoining grade where the elevation would still be at the "natural grade" where the building height would be approximately 24'-6" over this area.

Plate heights would be mostly 9'-9" high on the lower level with a small portion over the office and entry foyer being 11'-3" (no upper level is located over this area where the plate height is higher). Plate heights on the upper level would be 8' to 8'-10" high. The two-car garage would have a plate height of 9'-6" and the one-car garage plate height would be 12'-2."

The house appears to have been designed to be consistent with the height of other homes in the vicinity. However, the project exceeds the recommendation on plate heights for the one-car garage and portion of the lower level over the office and entry foyer, both are on the eastern building façade. Design Guideline D.1 (Building Form and Massing), subsection "I" recommends plate heights ranging from 8-10 feet.

The Applicant's architect has included correspondence for the Board's consideration regarding the reasons the project has exceeded the plate height recommendations of 10-feet, see Exhibit B. In his letter, the architect contends the reason the plate height being 12'-2" over the one-car garage is due to retention of the existing grade for this area (required to access from Camino Del Mar) and the additional height would allow a vehicle lift for additional onsite parking. Also lowering the plate height and floor above would create accessibility issues for the bedroom located above the garage. Additionally, modifying the design at this southeastern corner would create asymmetry in the design (for the eastern building elevation). The Applicant's reason for the plate height being 11'-3" over a small portion eastern portion of the office and entry foyer is that to provide wall articulation along the eastern façade (both horizontal and vertical articulation) resulted in a higher plate where the roof line would be higher at the office and entry foyer. The plate height for the kitchen area located between the office and entry foyer (and remaining portions of the first level) would be 9'-9."

The intent of the Design Guideline recommendation to not have plate heights exceed 10-feet high is to reduce unnecessary bulk and mass (interior volume). Based on the reasons provided by the architect and staff's analysis and recommendation on Bulk/Mass/Structural Siting with the projects' inclusion of various Design Guideline recommendations to reduce the bulk of the proposed structure, it is staff's recommendation that the overall project design would still appear to be consistent with the neighborhood.

#### Accessory Features:

Several accessory features are proposed throughout the site including a spa and cold plunge, spa mechanical equipment, built-in-barbeque, new gates, new driveway gate at 26<sup>th</sup> Street side, and two air conditioning condensing units.

The spa would be located on the west side of the property and all mechanical equipment on the south side of the one-car garage to mitigate sound impacts to the neighboring properties. Additionally, the mechanical equipment would be located above the BFE (to meet Floodplain development standards) and behind a solid 6-foot-high wall to further mitigate sound and visual impacts on neighboring properties. More information on the spa and spa equipment can be found on Sheet A1.1 of the plans. The siting of the accessory structures is consistent with Guideline B.3

Potential Disturbances which suggests minimizing potential disturbances to neighbors through thoughtful placement of noise generating uses and spaces.

A built-in barbeque would be located on the south side of the two-car garage. A new driveway gate approximately 6-feet high would be via the 26<sup>th</sup> Street driveway. The 6-foot-high gate would be setback at least 10-feet from the front property line, pursuant to the DMMC for fence/gate height measurement. The existing perimeter site retaining walls would be refinished with new stone veneer finish. Details of the materials are provided on the DRB Plan set, Sheet L.300.

The Applicant has located accessory structures to minimize privacy and noise disturbances to the neighboring properties, and it appears no conflicts would occur with the Design Review Ordinance Regulatory Conclusions.

Exterior Lighting:

The proposed exterior lighting would be downward directed, shielded bulbs with a maximum of 2,700 Kelvins, which is consistent with prior direction given by the Design Review Board. Proposed lighting may be found on DRB plan set, Sheets L-6.01 of the Landscape Plan, Sheet A-2.1 of the First Floor Plan, and Sheet T3 for the building light fixtures specifications.

DMMC Sections 23.08.077 (F and K) stipulate Regulatory Conclusions most directly applicable to proposed lighting, its compatibility with proposed development, and potential to adversely impact the surrounding community. From analysis of the specific type and location of proposed lighting, and as the location and general type of fixtures (downward facing, shielded bulbs, etc.) comport with past, consistent determinations by the Board for other project, staff recommends that no conflicts would occur with the cited Design Review Ordinance Regulatory Conclusions, and accordingly recommends no revisions to the proposed Lighting Plan.

Landscape/Hardscape:

The existing vegetation on-site is sparse and consists of the palm trees along the street facing sides to the north and east of the residence. Three palm trees are located on the west side of the driveway via 26<sup>th</sup> Street which would remain. There is also a mature privacy hedge along the south and west sides of the property also to be retained. An existing Torrey Pine tree is located in the right-of-way at Camino Del Mar and 26<sup>th</sup> Street. Staff has included a recommended condition of approval requiring a tree protection plan to preserve the health of the public tree throughout the development of the project site.

The proposed landscape plan (Sheet L5) includes a variety of low-lying shrubs and groundcover. Proposed trees and taller growing shrubs include the following:

- Two Weeping Fig with a mature height of 15-feet located at the front entrance via Camino Del Mar
- Three Kentia Palms to the north of the two-car garage

- Five multi-trunk Olive Trees with a mature height of 15-feet, one at the northeast corner of the residence and the other 4 in the courtyard
- One Plumeria at the southeast corner of the courtyard
- Sixty-seven Sweet Bays to be maintained at 4-6 feet along the street facing property lines

Design Guideline C.8 (B), which suggests a minimum landscape area for a lot is not applicable in the beach colony and thus was not analyzed as a part of this project. However, the Applicant provided a Landscape Exhibit on Sheet L.100 to demonstrate that 41% of the site (3,978 square-foot) would now be dedicated to landscaping which would be an increase to the existing 29% (2,826 square feet) of landscaping. The proposed project would comply with the City's Water Efficient Landscape Ordinance, as provided on the Landscape Architect's certification on the Sheet L-4.00.

The proposed landscape appears to be consistent with Guideline C.9 I. The new landscaping has been selected to provide a level of screening that would not block views for neighboring homes using low-height trees (mature heights less than the height of the home) and planting locations that are in line with view corridors. The project appears to be consistent with the Design Review Ordinance pertaining to landscaping.

Materials:

Proposed exterior materials include light Santa Barbara stucco and long-format brick in shades of tan, dark gray standing seam roof, blue painted window shutters, bronze metal doors/windows, and stone door/window surrounds. A material board is included in Exhibit C and the architect's colored illustration of the proposed building elevations on Sheet A4.4.

Story Poles:

Story-poles illustrating the revised design were placed at the subject property on or before December 2, 2025, with certification provided of their placement in accordance with the approved story-pole plan.

CITIZENS PARTICIPATION PROGRAM

Pursuant to DMMC Chapter 23.08, a CPP shall be required (prior to formal submittal of an application for review by the City) for the any of the following: 1) a proposed 500 square-foot or larger (detached) structure; 2) the proposed addition of a new second story to a currently single-story structure; or 3) when the Planning Director, in consultation with the Chair of the Design Review Board, determines a project holds potential to cause adverse impacts to the surrounding neighborhood. The intent of the CPP process is to inform neighbors of a development proposal early in its design phase and to provide opportunities to meet with the applicant and discuss potential concerns (if any) prior to a formal hearing of the item.

The subject project proposes the construction of a new residential unit and therefore requires completion of a CPP. In accordance with the requirements of Chapter 23.08, the Applicant held an Introductory Meeting on December 9, 2024 and a Project Proposal Meeting on March 13, 2025.

Five neighbors participated in the process between the two meetings. The following issues/concerns were identified by the neighbors with responses provided by the applicant:

- Retention of the existing wall and privacy hedge along the southern property line.
  - The Applicant has shown on the landscape plan that the privacy hedge and wall will remain along the southwest portion of the project site along the south and west property line.
- Potential dust and noise during construction/demolition.
  - The Applicant reassured neighbors that the general contractor will implement BMP's as required to best mitigate dust and debris.
- Timing of demolition to not occur during summer months and to begin after Labor Day.
  - The Applicant's response is to review the project schedule and discuss and coordinate with neighbors. (The Board should note that the City does not prohibit construction located on private property in the summer months, aside from City-observed holidays.)
- Concern of noise from mechanical units at side yard.
  - The Applicant's response is that the mechanical equipment will meet the City requirements for decibel levels.

#### DESIGN REVIEW PERMIT DRB25-010

Along with any findings required for other requested entitlements, DMMC Chapters 23.08.072 through 23.08.080 (Design Review) stipulate seven sets of "Regulatory Conclusions" that the Design Review Board must address when reviewing an application for a Design Review Permit (DRB). Pursuant to Section 23.08.070, a project must be approved unless findings of fact (based upon information presented during a public hearing) can be made that the project as proposed will result in a conflict with one or more of the Regulatory Conclusions.

Based on the project analysis discussed previously in this report and review of the Applicant's DRO Compliance letter (Exhibit B), staff finds that many design features have been utilized in order to minimize impacts to neighboring properties in that the project residence would be located

in approximately the same location as the existing residence. While the interior courtyard area would be increased in size, the existing pool would be eliminated and replaced with a smaller pool/cold plunge and more landscape would be incorporated to provide mitigation for visual and potential noise impacts of these yard uses. Also, the mechanical equipment, and taller trees and vegetation have been oriented more towards the streets (26<sup>th</sup> Street and Camino Del Mar). Additionally, as some portions of the proposed structure appear to be designed with plate heights exceeding the 10-foot-high maximum recommendation in the Design Guidelines, the Applicant utilized many of the Design Guideline recommendations to reduce bulk/mass and the project appears to be consistent with the neighborhood context in terms of bulk/mass, building height and siting.

#### R1-5B ZONE DESIGN REVIEW STANDARDS:

DMMC Section 30.15.060 states, “All development in the R1-5B Zone shall be subject to design review by the Design Review Board pursuant to the provisions of this Code. In reviewing said development, the Design Review Board shall, in addition to the criteria specified elsewhere in this Code, consider siting alternatives, building size and bulk constraints, landscaping requirements, and other design improvements as may be reasonably required to preserve and enhance the integrity, public use, enjoyment, and public visibility to and from public open spaces, the beach, and the beach bluffs.”

The proposed project is consistent with these standards, as the proposed project would be generally located in the same location as the existing residence. The building envelope would be expanded; however, the story poles do not indicate the project would impact public views and meets landscaping requirements/recommendations of the Code and Design Guidelines. The existing street parking spaces abutting the project site along Camino Del Mar and 26<sup>th</sup> Street would not be impacted from the project. In addition, the proposed project would provide twice as many onsite parking spaces (total of 6 onsite parking spaces) as is required (3 onsite parking spaces). Therefore, the project would not adversely impact public use, enjoyment, and public visibility from open spaces, the beach, and beach bluffs.

#### REQUIRED COASTAL DEVELOPMENT PERMIT/PROJECT’S CONSISTENCY WITH THE LOCAL COASTAL PROGRAM (CDP25-011)

The project includes a new single-family residence within the Coastal Zone. Therefore, the project requires the receipt of a Coastal Development Permit (CDP). The Applicant has submitted the necessary materials to evaluate the project’s conformance with the City’s certified Local Coastal Program (LCP) and the CDP application has been grouped together with the required DRB permit for review by the Board. The standards of review for the CDP application are the regulatory standards found in the LCP’s Implementing Ordinances, the entirety of which have been distributed to Board members under separate cover.

Staff has reviewed the application for consistency with the applicable provisions of the LCP, specifically the resource protection, avoidance of hazards and public access standards.

The project, as conditioned, has been found by staff to meet all of the applicable regulations. Staff is, therefore, recommending conditional approval of the CDP. Staff is also recommending that the required findings can be made by the Board to the effect that:

- 1. That the use for which the Coastal Development Permit is applied is permitted within the zone in which the property is located.**
- 2. That the proposal meets the criteria of the applicable chapters of this Title.**
- 3. That the granting of such Coastal Development Permit will be in conformity with the certified City of Del Mar Local Coastal Program.**
- 4. That for all development proposals located seaward of the first public roadway, the proposed development is consistent with and implements the applicable requirements for provision of public access contained in this Title and in the public access and public recreation policies of Chapter 3 of the California Coastal Act.**
- 5. That for all development proposals involving the construction or placement of a shoreline protection device, that the proposed development is consistent with and implements the applicable requirements of the Beach Overlay Zone and Setback Seawall Zone provisions contained in this Title and is consistent with and implements the provisions of the Chapter Three Policies of California Coastal Act.**
- 6. That the proposal is consistent with and implements the provisions of public view protection policies IV-22 through IV-27 of the City of Del Mar LCP Land Use Plan.**
- 7. That for all development proposals on sites with identified wetland resources, that the proposed development is consistent with and implements the provisions of the Lagoon Overlay Zone as contained within the City of Del Mar Local Coastal Program Implementing Ordinances and Land Use Plan.**

Staff has provided specific findings relative to the standards referenced above that are included in the draft DRB resolution included as Exhibit E. The property is within the Coastal Commission Appeals Area and the City's final action on the CDP is appealable to the Coastal Commission.

LAND CONSERVATION PERMIT LC25-007:

Pursuant to DMMC Chapter 23.33, proposed grading exceeding 25 cubic yards (CY) of cut or fill occurring outside of the footprint of any structure that result in a permanent property elevation change exceeding 18 inches, shall require approval of a Land Conservation Permit (LC). The Grading Plan and an accompanying Grading Exhibit illustrate the location of site grading, which proposes 176 CY of fill (3' maximum shown in red, less than 18-inches shown in green) primarily to fill in the areas of

the site to be at the same elevation of the existing building pad and 10 CY of cut (less than 18-inches shown in blue) primarily to lower the existing pool deck area for the location of the new two-car garage.

DMMC Section 23.33.040 stipulates that a request for a LC Permit shall be approved unless the Design Review Board finds that the request conflicts with one or more of the following seven findings:

- 1. The proposed excavation or grading project is not in conformance with the Del Mar Municipal Code requirements.**
- 2. The proposed excavation or grading project will force the topography to be subservient to the development of the site**
- 3. The proposed excavation or grading project will endanger steep slopes through undue increases in weight or retained water thereby creating conditions which encourage slippage.**
- 4. The excavation or grading project will alter the natural formations unnecessarily.**
- 5. The excavation or grading project does not provide for the restoration of the natural state of the site, to the degree feasible.**
- 6. The excavation or grading project does not minimize the loss of major vegetation, to the degree feasible.**
- 7. The excavation or grading project will create major interruptions of the natural drainage patterns.**

Staff finds that the grading proposed for this project which would be in addition to the fill grading performed in 1990, is minimal, reasonable, and does not appear to be in conflict with one of the seven findings above.

CORRESPONDENCE:

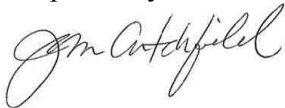
As of the writing of this letter, the Planning Department has not received written correspondence from the public for this project.

RECOMMENDATION:

The Design Review Board should review the project for consistency with the applicable provisions of the Design Review Ordinance (DMMC Chapter 23.08), the Land Conservation Permit (DMMC Chapter 23.33), and the implementing ordinances of the Local Coastal Program. Planning

Department staff has provided analysis pertaining to the project's potential compliance with the standards of the above-cited Chapters. As noted within the body of this report, the project as designed would not be inconsistent with specific standards (Regulatory Conclusions) of the Design Review Ordinance. Therefore, it is staff's recommendation that the DRB approve the project with conditions suggested within the draft resolution included as Exhibit D.

Respectfully,



Jean Crutchfield  
Associate Planner

EXHIBITS:

- Exhibit A- Project Site
- Exhibit B- Applicant's DRO Compliance Letter
- Exhibit C- Materials Board
- Exhibit D- Draft Resolution

# EXHIBIT A





Dornier Residence  
157 26<sup>th</sup> Street Del Mar, CA 92014

### Project Timeline

- 12/09/2024 – CPP 1 Open House
- 01/07/2025 – City Zoom Meeting
- 01/16/2025 – City Zoom Meeting
- 02/24/2025 – Story Poles Certified
- 03/13/2025 – CPP 2 City Hall Presentation
- 05/08/2025 – 1<sup>st</sup> DRB/CDP/FDP Submittal
- 07/01/2025 – City Zoom Meeting
- 09/02/2025 – 2<sup>nd</sup> DRB/CDP/FDP Submittal

The Dornier project was initially presented to city staff at the counter in October 2024 to obtain preliminary feedback on the design and then developed further in preparation for the Citizens Participation Program (CPP). After meeting the neighbors at CPP1 the feedback was all positive as neighbors were excited to hear of the existing home to be demolished and that the existing site walls and hedge would all remain. The existing site walls and hedge are a primary aspect of the privacy for this property and adjacent neighbors.

The CPP 2 set was provided to city staff for noticing and it was determined there were some conflicts with grades, roofs, and bulk and scale with the project. Island Architects (IA) met with city staff twice in January 2025 to get closure on the design also working through the bulk and scale. At that time IA redesigned the project in order to demonstrate compliance with the design guidelines with some descriptions below.

- Elevated main level finish floor to comply with the natural grade as the property was previously graded in the 1990's approximately 3 ft
- Reduced roof heights substantially due to natural grade
- Re-designed to increase articulation on all facades
- Dual garages and design allows for increased off street parking (6 spaces)

City staff was thankful for the redesign as it was in conformance with the design review board guidelines and ready for CPP 2 submittal.

CPP 2 set was presented with community members feedback being all positive adding the project was a beautiful design and not negatively impactful to their private views. The only concerns noted were of construction-related items such as noise, dust, and parking that the contractor will assist with.

The first submittal to DRB/CDP/FDP had various comments related to the driveways. After many discussions with city staff, we agreed that in order to not impact parking on the two streets the following would occur.

- Decreased curb cut width on Camino Del Mar
- Decreased driveway width on 26<sup>th</sup> Street for a combined total of 20 ft
- Add rolled curb with DG pathway on 26<sup>th</sup> Street



**ISLAND**  
ARCHITECTS

The second submittal to DRB/CDP/FDP was made with all comments being cleared and paving the path to hearings for flood plain and DRB. Additional design related items are described below.

Project design and Design Review Board guidelines

Street elevations are articulated with 6 plane changes on Camino Del Mar with various roof forms and 3 plane changes on 26<sup>th</sup> Street.

The Design Guidelines state, *“tall plate heights that add to the volume of a structure should be avoided. Eight (8) to ten (10) foot plate heights, the most common for single family homes, should be utilized. This concept is especially important for projects where basement stories are proposed.”*

The main level plate heights are primarily 10 ft with some at 11’-3” on Camino Del Mar due to the articulated façade with 10’-8” at the side and rear in the private interior courtyard. While the single car garage on Camino Del Mar plate height is 12’-2”, reducing was not an option as it impacts the project per the following items:

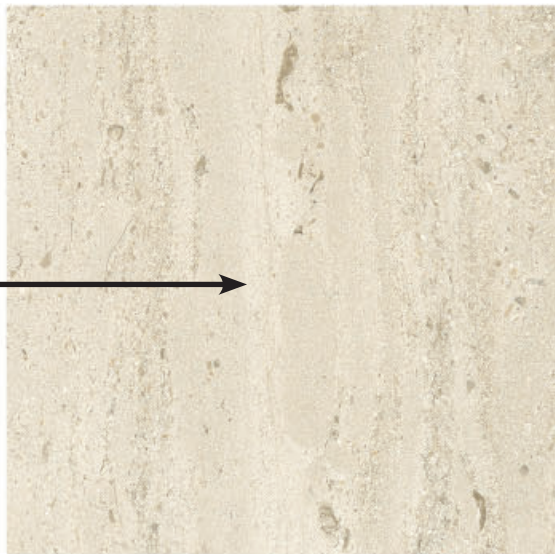
- Taller plate allows for a car lift to take another car off the street
- Symmetry across main elevation would be lost
- It would require steps in the upper-level floor making bedroom 3 suite not accessible
- It would significantly reduce the plate height at the primary suite below.

The upper-level plate heights vary from 7’-8” at Camino Del Mar Street elevation, 7’-10” at rear bedroom, 8’-0” at middle core, and 8’-10” at the flat roof.

Lastly, design items such as gate and wall heights/materials, finishes, lighting, building materials, landscaping, mechanical equipment all follow the DRB guidelines.

EXHIBIT C

DRESSED STONE DOOR/  
WINDOW SURROUNDS



SANTA BARBARA STUCCO



GREY STANDING  
SEAM METAL ROOF

BRONZE METAL  
DOORS/WINDOWS



BLUE PAINTED WOODEN SHUTTERS



LONG FORMAT BRICK



MATERIAL PALETTE

DORNIER RESIDENCE

157 26TH STREET, DEL MAR, CA 92014  
Date: May 1, 2025

JLaurain 2/23, 2/22/25

A RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF DEL MAR APPROVING A REQUEST FOR DESIGN REVIEW (DRB25-010), COASTAL DEVELOPMENT (CDP25-011) AND LAND CONSERVATION PERMITS (LC2-007) TO DEMOLISH AN EXISTING TWO-STORY RESIDENCE WITH ATTACHED AND DETACHED GARAGES AND TO CONSTRUCT A NEW TWO-STORY RESIDENCE WITH ATTACHED GARAGES AND PERFORM ASSOCIATED GRADING, LANDSCAPE AND SITE IMPROVEMENTS ON PROPERTY LOCATED AT 157 26<sup>TH</sup> STREET IN THE R1-5B AND FLOODPLAIN OVERLAY ZONE IN DEL MAR, CALIFORNIA

APN: 299-066-13-00 AND 299-066-12-00

WHEREAS, Daniel and Audrey Dornier (herein referred to as “Applicant”), are the owners of real property commonly referred to as 157 26<sup>th</sup> Street (APN 299-066-13-00 AND 299-066-12-00) (herein referred to as “Property”); and

WHEREAS, the Property is a result of the consolidation of two previous legal and (vacant) lots in 1990 from approved Boundary Adjustment BA-90-02 and recorded Certificate of Compliance COC 91-01 and was a requirement of Design Review Board approval of DRB-90-86, Land Conservation Permit LC-90-14 and Floodplain Development Permit FDP-90-02 for development of the Property; and

WHEREAS, the Applicant filed for applications for Design Review (DRB25-010), Coastal Development (CDP25-011), Land Conservation Permits (LC25-007) (herein referred to collectively as “Project”) to demolish an existing two-story residence with attached and detached garages and to construct a new two-story residence with attached garages and perform associated grading, landscape and site improvements on property located at 157 26th Street in the R1-5B and Floodplain Overlay Zone in Del Mar, California; and

WHEREAS, the Applicant filed a concurrent application for a Floodplain Development Permit (FDP25-002) to allow construction of a new single dwelling unit with an attached garage located within the R1-5B (Medium Density Single Family - Beach) Zone and Floodplain Overlay Zones; and

WHEREAS, on November 18, 2025, the Director of Planning and Community Development held a duly noticed administrative public hearing on application FDP25-002, and at which time an opportunity was provided for any person(s) desiring to be heard; and

WHEREAS, on November 20, 2025, the Director of Planning and Community Development, based on information and testimony received at the November 18, 2025 hearing, and pursuant to DMMC Section 30.56.060, made findings to conditionally approved Floodplain Development Permit FDP25-002; and

WHEREAS, the Project constitutes a request as provided by Title 23 of the Del Mar Municipal Code (DMMC); and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and the City’s adopted CEQA Supplemental Regulations, the Project has been found to be Categorical Exempt per Section 15303 Class 3 (e) (New Construction), and further; it has been determined that none of the six exceptions to the use of a Categorical Exemption are applicable (Guidelines Section 15300.2); and

WHEREAS, the project would demolish the existing residential unit and construct a new residential unit. Therefore, approval of the requested discretionary development applications would have no impact on the City of Del Mar’s housing supply or housing affordability; and

WHEREAS, on January 28, 2026, the Design Review Board of the City of Del Mar held a public hearing on applications DRB25-010, CDP25-011 and LC25-007 which were duly noticed, and at which time all persons desiring to be heard were heard; and

WHEREAS, evidence was submitted and considered to include without limitation:

- a. Plans submitted by the applicant.
- b. Written information submitted with the application.
- c. Staff Report, dated January 28, 2026 which is incorporated by this reference as though fully set forth herein; and
- d. Additional information submitted during the hearing (if any); and

WHEREAS, Section 23.08.070 of the Design Review Ordinance (also herein referred to as “DRO”) states:

23.08.070 Design Regulations. An application shall be approved unless the Design Review Board makes findings of fact based upon the information presented during the hearing that support one or more of the Regulatory Conclusions contained in this Chapter; and

WHEREAS, the Coastal Development Permit ordinance provides that a determination granting a Coastal Development Permit shall be supported by the findings set forth in DMMC Section 30.75.140; and

WHEREAS, Section 23.33.040 of the Land Conservation Permit Ordinance provides that an application for a Land Conservation Permit shall be approved unless the Design Review Board makes one or more of the findings set forth in the Ordinance; and

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the City of Del Mar as follows:

Section 1: Design Review Permit

Based upon the project proposal (and if applicable, substantial evidence presented at the public hearing including written and oral staff reports), public written testimony, Applicant’s and Applicant’s representative’s written and oral testimony, and in accordance with Del Mar Municipal Code (DMMC) Section 23.08.070, the Design Review Board of the City of Del Mar finds that the

Project, as conditioned, will not be detrimental to the Community based on the Regulatory Conclusions Sections of DMMC Chapter 23.08 (Design Review).

### Section 2: Coastal Development Permit

Based upon the substantial evidence presented at the public hearing including written and oral staff reports public written and oral testimony, Applicant's and Applicant's representative's written and oral testimony, and in accordance with DMMC Section 30.75.140, the Design Review Board of the City of Del Mar finds:

1. The use for which the Coastal Development Permit is requested, the construction of a replacement single-family residence, is permitted as an allowed use within the R1-5B Zone and Floodplain Overlay Zone in which the property is located; and
2. The Project, as conditioned, meets the criteria of the applicable chapters of the Del Mar Zoning Code, specifically Chapter 30.15 (R1-5B Zone), Chapter 30.56 (Floodplain Overlay Zone) and Chapter 30.80 (Parking); and
3. The Coastal Development Permit, as conditioned, will be in conformity with the certified City of Del Mar Local Coastal Program. Specifically, the Project, as conditioned, will meet the underlying zoning and parking regulations, as specified in the LCP; and
4. The Project is consistent with and implements the applicable requirements for provision of public access contained in the Del Mar Zoning Code and in the public access and public recreation policies of Chapter 3 of the California Coastal Act. The Project is located between the first coastal roadway and the sea, however, it will not impact public access and recreation; and
5. The Project, as conditioned, is consistent with and implements the provisions of public view protection policies of the City of Del Mar Local Coastal Program, including those of the LCP Land Use Plan. Due to its location and design, the Project would not adversely affect any public views.
6. The Project does not involve the construction or placement of a shoreline device nor is the Project located on a site with identified wetland resources.

### Section 3: Land Conservation Permit

Based upon the substantial evidence presented at the public hearing, including written and oral staff reports, public written and oral testimony, Applicant and Applicant's representative's written and oral testimony, and in accordance with DMMC Section 23.33.020, the Design Review Board of the City of Del Mar finds that the revised Project will not be detrimental to the Community based on its conformance with DMMC Chapter 23.33 (Land Conservation).

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Design Review Board of the City of Del Mar that application DRB25-010, CDP25-011 and LC25-007 are hereby approved subject to the conditions listed on the following pages;

*[Note: The conditions listed below may have gaps in numbering or lettering. These gaps are intentional.]*

**GENERAL CONDITIONS:**

G-1 *[Business License]*

Prior to commencement of any work on site, all contractors and subcontractors shall obtain a valid City of Del Mar Business License. The general contractor shall be responsible for ensuring that all subcontractors obtain required Business License and shall retain copies of said permits on site for verification by City staff.

G-2 *[Utility Undergrounding Threshold]*

If the total cost of new construction exceeds \$7,500 (as determined by the Building Department), all new utility service connections shall be placed underground consistent with the provisions of DMMC Section 30.86.210.

G-3 *[Development Authorization Limited to Plan Set]*

This permit is granted based on submitted plans dated **January 28, 2026** and so identified by the staff of the Del Mar Planning and Community Development Department. Revisions to these plans and/or any proposals for modification shall require review and prior authorization from the appropriate entities of the City of Del Mar.

G-4 *[Encroachment Permit for Work in Right-of-Way]*

Any work proposed or required within a City of Del Mar public right-of-way or access easement, or required within a public right-of-way or access easements pursuant to the conditions of approval of this Permit, shall be subject to the prior receipt of a City of Del Mar Encroachment Permit. Applications for Encroachment Permits shall include plans depicting all proposed private and public improvements including, but not limited to, improvements involving drainage, grading and/or public utilities. The required Encroachment Permit shall be subject to review and approval by the City of Del Mar in accordance with the procedures set forth in the DMMC and may include requirements for inspections and/or submittal of a security deposit(s). Please note that DRB of plans indicating right-of-way improvements does not constitute approval of the separately required Encroachment Permit.

G-5 *[Requirement for Building Permits]*

Prior to commencement of work, the applicant or agent shall obtain all required Building Permits.

G-6 *[Construction and Demolition Waste Recycling Requirement]*

Owners and builders generating any construction and demolition debris on a project must comply with the minimum requirements regarding recycling or reuse for salvage set forth in the 2016 California Green Building Standards Code, Title 24, Part 11. This includes, but is not limited to, the submittal of a Construction Waste Management Plan and a minimum diversion of 65% of non-hazardous construction and demolition waste. Signage shall be posted on-site with information identifying materials to be diverted.

G-7 *[Code Compliance]*

Approval of this application shall not waive the requirement for compliance with the provisions of the Del Mar Municipal Code or other applicable City regulations in effect at the time of Building Permit issuance, unless specifically waived in this permit authorization.

G-8 *[Height and Setback Certifications Prior to Framing Sign Off]*

Prior to sign-off on the framing inspection for the project, the applicant shall provide a statement from a Licensed Surveyor certifying that the building height and setbacks are in conformance with the approved plans for the project. The survey required herein shall be prepared using City of Del Mar approved vertical benchmarks for building height certification and reported to 0.01 of a foot. The setback certification shall be based on surveyed property corners as necessary to establish property lines and reported to 0.01 of a foot.

G-9 *[Fence/wall Height Limitations]*

All fencing, walls, and gates shall conform with all applicable fence height and pool security fencing requirements of the DMMC.

G-10 *[Story Pole Removal]*

Story poles shall be removed from the property within ten days following the final date of the City's action on the project application.

G-11 *[Plan for Construction-Phase Impacts]*

Prior to issuance of Building Permits or commencement of project implementation (whichever comes first), the Applicant shall provide a plan to the Planning Department for construction-phase parking and equipment/materials storage for the project. The plan must include the following:

- a. Identification of an on-site material storage location;
- b. Identification of an on-site equipment storage location;
- c. Identification of at least two on-site parking space which will remain available throughout the duration of the project;
- d. Location of any temporary sanitary facilities;
- e. A note stating that "If on-street parking is utilized, a minimum street access clearance of 20ft. will be maintained";
- f. Map displaying any/all haul routes; and
- g. Contact information (phone number and Email) for the on-site supervisor(s);
  1. This information must also be posted on-site in a location which is readily visible from the public right-of-way for the duration of the project.

The plan required herein shall be subject to the review and written approval of the Planning and Community Development Director, working in consultation with Community Services/Parking Enforcement and Public Works Departments. Haul routes and work and/or storage of material or equipment within a City right-of-way will require the receipt of an Encroachment Permit. The requirements mentioned above may be modified by the Planning and Community Development Director, or his designee, upon a determination that sufficient alternatives have been proposed which achieve a similar level of compliance.

G-11A In addition to the submittal of a Construction Phase Impact Plan, the applicant must place a Construction Parking Placard in all vehicles associated with the project which will be parked off-site. The placard must remain in plain view on the dashboard of the vehicle throughout the duration of the project. A Construction Parking Placard can be obtained from the City of Del Mar Planning Department.

G-12 *[Receipt of Demolition Permit]*

Prior to the demolition or removal of any structures on the project site, the applicant shall apply for and gain approval for: a Demolition Permit, as required pursuant to the DMMC; and an accompanying Coastal Development Permit, as applicable.

G-13 *[Permit Expiration]*

This Permit shall expire three years from the date of approval, on **January 28, 2029** unless a Building Permit has been issued (if required by the DMMC) and substantial construction has been accomplished in reliance upon the permit. Pursuant to the DMMC, substantial construction is defined as: completion of a minimum of 10% of the total amount of construction authorized by the permit, based on the monetary value of construction costs including grading, site preparation and construction but specifically excluding all costs associated with the acquisition of interest in the project site and all costs associated with the preparation and processing of permits or plans.

G-14 *[Preconstruction Meeting]*

Prior to any demolition, construction, and/or land disturbances occurring on-site, a preconstruction meeting shall be held. Attendees to this meeting shall include representatives from the City of Del Mar's Planning and Community Development Department, City Engineer, the Project Contractor/Superintendent, the Project Architect, the Project Engineer, the property owner and any others essential for the proper implementation and completion of this project. At a minimum, the following issues shall be reviewed at this meeting:

- a. City of Del Mar inspection requirements.
- b. Process for requests for plan modification and determinations of substantial conformance.
- c. Discretionary permit conditions and requirements.
- d. Construction hour limitations and noise standards.
- e. Construction access and parking including equipment/materials storage and maintenance.
- f. Work within public rights-of-way and/or easements.
- g. Stormwater Best Management Practices.
- h. Tree-preservation requirements.
- i. Demolition permit requirements.
- j. Signage requirements/limitations.
- k. Neighborhood impact issues.
- l. Key contact information.
- m. Business license requirements.
- n. Construction and demolition waste diversion requirements
- o. Any other pertinent construction related activities and or information.

G-16 [*Compliance with City Noise Regulations*]

The applicant and all parties involved with implementation of the project shall comply with the regulations of the DMMC with regard to construction noise. The regulations stipulate that all construction activities are limited to the following periods: between 7:00 a.m. and 7:00 p.m. / Monday through Friday and between 9:00 a.m. and 7:00 p.m. on Saturdays. Construction activities are prohibited during other hours and on Sundays and City Holidays. The City's Noise Ordinance, Chapter 9.20 of the Del Mar Municipal Code, includes the dates of City Holidays, and can be viewed on the City's web page ([www.delmar.ca.us](http://www.delmar.ca.us)).

G-17 [*Dig Alert*]

Prior to excavation or trenching, the applicant shall call Underground Service Alert of Southern California (Dig Alert- 1-800-227-2600) for a mark out of service utilities.

G-18 [*Rules for Construction-related Signage*]

All construction-related signage posted at the project site shall comply with DMMC Chapter 30.84 (Signs). The pertinent sections of the Sign Chapter allow installation of a total 5.5 square feet of temporary signage on a residential property (that is cumulative of all signs posted). Such signs may be posted for a maximum of sixty (60) days in a calendar year.

The restrictions noted above do not apply to the Development Pending, Construction Noise Notice and Building Permit signs required by the City as part of the project review process.

All construction related signage, including City required signs, shall be removed prior to final approval of the project.

S-13 [*Pool Heating*]

Prior to the issuance of Building Permits, the applicant shall provide verification, to the satisfaction of the Planning and Community Development Director, that any proposed pool heating system is in compliance with DMMC Section 23.20.060, in that: 1) no conventional swimming pool heating systems shall be installed, except for those solely connected to spas or Jacuzzis whose water surface area is less than seventy-five (75) square-feet; and 2) swimming pools which are plumbed or otherwise connected to a spa or jacuzzi utilizing conventional heaters shall include a solar swimming pool heating system which contains an unglazed solar collector area of not less than one-half of the surface area of the swimming pool, or shall consist of an alternative design, which, in the opinion of the City, is sufficient to meet or exceed the stated intent of this Section 23.20.060.

## **LANDSCAPE**

L-1 [*Landscape Improvements in the Right-of-way*]

Proposed landscaping and/or irrigation within the public right-of-way that exceeds 30" at mature height requires an Encroachment Permit. Provided an Encroachment Permit is obtained, as may be required by the Municipal Code, the applicant may make landscape improvements in City rights-of-way and easements compatible with those on the adjacent private property. The landscape improvements shall be detailed in a Landscape/Irrigation Plan submitted for City review and approval. Large or fast growing trees or shrubs which could affect power or other utility lines, vehicle travel way, parking, or site distances shall be prohibited. Unless otherwise authorized via

written City approval, turf areas shall be limited and maximum use shall be made of drought tolerant ground cover and shrubs. Where no formal improved sidewalk is provided, vegetation to be installed within five (5) feet of the improved street edge shall be “walkable” groundcover appropriate for pedestrian travel. The property owner shall also be required to maintain installed trees, shrubs, turf, ground cover, irrigation, and other improvements in the right-of-way to the City’s satisfaction and may be required to record a Covenant Agreement memorializing this requirement.

L-3 *[Torrey Pine Tree Preservation Plan]*

Prior to the issuance of Building Permits, the applicant shall submit a Tree Preservation Plan for the review and approval of the Planning and Community Development Director. The plan shall address construction methodologies and construction-phase measures to be implemented to ensure preservation, in a healthy and thriving condition, of those Torrey Pine trees to be retained on the property pursuant to the approved plans for the project and shall comply with Chapters 5 and 6 of the City of Del Mar Public Tree Policy Manual.

**ENGINEERING CONDITIONS:**

E-1 *[Separate Permits for Off-site Work]*

All improvements to off-site facilities, including the provision of access road and/or utility lines as proposed or required pursuant to the conditions of this Permit, shall be subject to the receipt of separate City permits, as applicable.

E-2 *[Drainage Plan]*

Prior to issuance of Building Permits, the applicant shall provide a detailed Drainage Plan for the project prepared by a Registered Civil Engineer or Licensed Architect. The Plan shall be prepared in accordance with the latest edition of the City’s “Applicant’s Guide to Procedures for a Grading Permit” and shall be subject to the review and approval of the Planning and Community Development Department Director in consultation with the City Engineer. The Plan required herein shall be prepared to minimize the amount of impervious surface area of the development and to maximize the on-site dissipation of storm water run-off. The Plan shall be in compliance with applicable National Pollutant Discharge Elimination System (NPDES) stormwater requirements and shall incorporate the use of “Best Management Practices” (BMPs) to control runoff or discharge onto the City rights-of-way and to avoid run-off onto adjacent private properties.

In addition to the considerations listed above, the Plan shall also address/incorporate the following:

E-2A A topographical map indicating property lines, topographic features and existing and/or proposed structures prepared by a Registered Civil Engineer or a Licensed Land Surveyor. Said map shall include two-foot contour lines and/or sufficient spot elevations to clearly represent existing and proposed topographical features, and existing and proposed drainage patterns. Said map shall also show entire property boundary including any assumed found monuments, and bearings and distances based on record information.

Survey shall extend minimum 25 feet beyond limits of property line and adjoining right-of-way;

E-2B The location of all existing or proposed easements within the property boundary;

E-2C The location of all roof down-spouts and any proposed collection system, with information regarding pipe alignments, invert elevations, slopes, sizes, and the discharge location of said collection system;

E-2D The manner in which the proposed pool/spa feature will be drained. The Plan shall also include the following note to which the applicant and subsequent property owners shall comply: "The pool/spa feature shall be dechlorinated, free of debris or litter, and the type and content of chemical additives must be verified to determine any residual pollutants that may have a detrimental impact on sewer facility. The Plan shall specify that spa/water feature drainage will be collected and conveyed into sanitary sewer systems unless otherwise required or authorized by the Planning and Community Development Director. Provide a sewer lateral within ten-feet of the proposed swimming pool to drain pool for periodic maintenance;

E-2E Depict the location of site utilities and location of proposed swimming pool and patio deck;

E-2F Depict location of pool pump and filtering equipment on plan set. Location per Planning Department conditions;

E-2G The manner in which landscaped areas will be drained. The Plans shall ensure that no area drains will be installed within landscape areas which are subjected to irrigation run-off;

E-2H The methods for providing temporary erosion control during the construction phase of the project, complete with the inclusion of standard grading and erosion control notes on the plans;

E-2I The manner in which drainage from retaining wall sub-drains and sump pumps will be collected and conveyed. The Plan shall specify that such drainage shall not be discharged onto City streets and that drainage from sub-drains and sump pumps shall discharge on the project site to allow percolation back into the soil;

E-2J The manner in which drainage shall be controlled to eliminate the discharge of nuisance water and to ensure that existing or proposed private pipe outlets will not convey or discharge nuisance water onto adjacent properties or into the public right-of-way (i.e., from irrigation, pool/spa/water feature splash run-off, planter area drains, French drains, etc.);

E-2K Interception of run-off from the proposed driveway to preclude direct flow to the adjacent streets right-of-way. This may be accomplished by incorporation of pervious driving surfaces, diversion to landscaped areas using swales or grates, etc. The project engineer's evaluation shall include, but not be limited to, consideration of the potential effect of proposed construction on site groundwater and moisture conditions. Provide spot grades and/or contours to substantiate design;

E-2L The inclusion and maintenance of a 5-foot wide buffer zone to be maintained along the edge of pavement along the street frontage. No obstructions (i.e., walls, trees, benches, etc.) shall be permitted within this area;

E-2M Depict the existing sewer and water mains and laterals serving the residence;

E-2N All Retaining walls along property lines shall be depicted in plan and profile. The limits of retaining wall footings shall be depicted in the plan view;

E-2O Include storm drain run-off "Best Management Practices" that minimize the volumes of urban run-off discharge to City rights-of-way, as acceptable to the City Engineer. Indicate how the proposed bio-infiltration/retention area or bio-swale will discharge off-site without causing erosion. Depict the location of erosion control devices to be implemented in the event of rainfall;

E-2P Ensure that the development will minimize the amount of impervious surface area and maximize the on-site dissipation of storm water run-off;

E-2Q Provide elevations and slope call-outs to clarify how water will drain around the proposed patio hardscape, with assurances the runoff will not be conveyed over sensitive topographic features;

E-2R Include landscaping plans with characteristics that maximize infiltration, provide retention, reduce irrigation and storm water run-off, use efficient irrigation, and minimize the use of fertilizers, herbicides and pesticides;

E-2S Include a Hydrology/Hydraulic Report prepared by a Registered Engineer that addresses how storm water will be adequately collected and conveyed on and across the subject property. The report shall also address the tributary area for run-off directed to and across the subject property. The report shall Address”

- a) The tributary area for run-off directed to and across the subject property.
- b) Calculations and details demonstrating that if proposed inlets/outlets, etc. are plugged or overloaded, the site is capable of conveying storm flows in a manner that is not detrimental (including flooding and erosion) to surrounding properties.
- c) Shall address both existing and proposed conditions.
- d) Shall provide calculations for the 2-year and 100-year events for pre and post conditions.

E-2T Incorporate all recommendations pursuant to the Hydrology/Hydraulic Report prepared for the project. This includes the detailing in the plan set of any bio retention/infiltration or vegetated swales which are proposed. Mitigate for any increase in runoff generated by this development;

E-2U If the project involves demolition of an existing structure or surface improvements, the grading and erosion control plans shall be approved by the City Engineer prior to the issuance of a demolition permit. No demolition shall be permitted without an approved erosion control plan;

E-2W Following construction completion, the project designer shall inspect as-built improvements. Significant discrepancies, if any, between the approved plans and as-built conditions shall be brought to the attention of the Planning and Community Development Department and City Engineer. An as-built plan prepared by the project designer will be required. Prior to final sign-off by the City Engineer, the project designer shall sign the as-built plan indicating that the project was completed in accordance with said plan.

### E-3 [Engineering Fee]

Prior to issuance of Building Permits, the applicant shall provide fees as delineated in the City's Engineering Review Fee Schedule as funds necessary for Engineering Department review of the proposed site improvements. If additional review beyond the scope outlined in the Engineering Review Fee Schedule becomes necessary, a supplemental deposit(s) will be required.

E-4 [Installation of Public Improvements- Covenant therefore]

E-4A The applicant shall perform street repairs on a portion of 26th Street adjacent to the property. Said Street shall have dig-out performed on any distressed pavement and shall receive a 1-1/2" grind and overlay full width adjacent to property which shall include all transitions, drainage facilities, and other improvements as deemed necessary by the City Engineer. Said improvements shall be subject to inspection and approval by the City Engineer. A separate cost estimate is required for the work within the public right-of-way. Additional review fees will be required based on the City's standard fee schedule for public improvements; and

E-4B The applicant shall construct a 4" rolled curb, per San Diego Regional Standard Drawings, along the south side of 26th Street. The face of curb shall be approximately 14.5 feet from the centerline of 26th Street. A 5-foot-wide DG sidewalk (cement treated) shall be constructed adjacent to the 4" rolled curb and gutter. A 5-foot transition from the existing 6" curb and gutter to the proposed 4" rolled curb and gutter shall be constructed to ensure a smooth transition. A new SDRSD G-14 driveway shall be constructed along Camino Del Mar to the dimension indicated on the approved site plan.

E-5 [Private Drains]

E-5A Unless specifically authorized in permit plans, drains in landscape areas discharging to public rights-of-way shall not be allowed. Drains discharging into public rights-of-way may be authorized, subject to review by the City Engineer and only if warranted by unique site conditions. In such cases, design elements shall be incorporated into the plans which reduce the potential for stormwater pollution and nuisance drainage to the maximum extent practicable. The project engineer's evaluation shall include, but not be limited to, consideration of the potential effect of proposed construction on site groundwater and moisture conditions. All hardscape drains, roof drains, wall drains and other private drains shall be shown in detail on improvement plans;

E-5B Site drainage shall be designed such that, in the event of plugged or overloaded inlets/outlets, storm flows will be conveyed in a manner that is not detrimental to the site or other properties; and

E-5C Deck drains, when used, shall be no more than 25 feet apart, and no single drain shall serve more than 250 square feet of area. There shall be no direct connection between the pool deck drains and the sewer or plumbing drainage systems. They shall not drain to the pool gutter or recirculation systems.

E-6 [Geotechnical Report Requirement]

Prior to issuance of Building Permits, the applicant shall provide a Geotechnical Report for the project. The Report shall be prepared, signed and sealed by a Certified Engineering Geologist and a Geotechnical Engineer or Registered Civil Engineer. This Report shall be subject to review and approval by the City Engineer, City Building Department, and if deemed necessary, a third-party with expertise in geotechnical issues. The report required herein shall:

E-6A Include all standard information as required by the City's Grading Ordinance;

E-6B Evaluate existing site constraints;

E-6C Provide any mitigation measures as necessary;

E-6D Include the preparation of field tests to be performed at the site during construction, so as to ensure that field conditions are suitable for the approved construction. The results

of such tests may necessitate revisions to the project with such revisions subject to review by the appropriate City entities;

E-6E Address the feasibility of long term infiltration of stormwater runoff onsite, if any, and if subdrains will be required for any proposed infiltration BMPs;

E-6F Address the presence of groundwater and the need to provide subdrains for groundwater extraction. If extracted groundwater is discharged to surface waters, the project must comply with State RWQCB Order No. R9-2008-0002; and

E-6G Provide recommendations for any special construction methods as necessary.

E-7 [Authorization for Off-site Work]

E-7A Prior to the issuance of Building Permits, the applicant shall obtain letters of permission from affected property owners if construction or construction access is required across property lines; and

E-7B The following note shall be included on the plans for the Permit: “No grading shall occur outside the limits of the approved grading plan unless prior written authorization is obtained from the City and the owners of any other affected properties.”.

E-8 [Hold Harmless Agreement for Off-site Drainage]

E-8A Prior to issuance of Development Permits, the applicant shall process, execute, and record a hold harmless Agreement with the City of Del Mar regarding off-site drainage associated with the project. The form and content of said agreement shall be prepared to the satisfaction of the City Engineer and the Planning and Community Development Director; and

E-8B Prior to approval of a grading plan, the developer shall apply through the City, resubmit to the City of Del Mar the Elevation Certificate (FEMA Form FF206-FY-22-152) and the City of Del Mar FDP–Floodplain Development Permit. The developer's engineer shall provide the required supporting data to justify the application and to ensure that the Finished floor is at least 1-foot above the Base Flood Elevation (BFE).

E-9 [Soil Stabilization]

The applicant shall utilize sediment controls only as a supplement to erosion prevention for keeping sediment on-site during construction – NEVER as a single or primary method.

E-9A The applicant shall clear and grade only the areas on the project site that are necessary for construction. These areas shall be clearly denoted on the plans;

E-9B The applicant shall minimize exposure time of disturbed soil areas;

E-9C The applicant shall submit a schedule to the City for review and approval, with proposed dates, demonstrating the minimization of grading during the wet season and coinciding the grading with dry weather periods, permanent revegetation and landscaping as early as feasible, temporary stabilization and reseeded of disturbed soil areas as early as feasible;

E-9D The applicant shall stabilize all slopes per City approved method; and

E-9E The contractor is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the City approved Water Quality Management Plan (WQMP) for the project. This includes but is not limited to,

filter material replacement and sediment removal, as required to assure peak performance of all BMPs.

E-10 [Required Backflow Prevention Valve]

If the project authorized by this permit will involve installation or retention of any plumbing drainage fixtures at a level below that of the PUBLIC sewer main serving the project site, the applicant shall install a private backflow prevention device on their private lateral per the requirements shown below.

The plans shall be submitted prior to the issuance of Building Permits and shall be according to the Uniform Plumbing Code and subject to the review and written approval of the Planning and Community Development Director and City Engineer. Once installed, the private backflow prevention device(s) shall be subject to inspection by the City Engineer prior to final sign off for the project.

E-11 [Access to Water Meters]

Access to proposed or existing water meters located on or immediately adjacent to the property shall remain open and unobstructed at all times. Prior to the issuance of Building Permits, the applicant shall demonstrate that no structure or vegetation is proposed so as to restrict access to the water meter. In the event access is blocked by project implementation, the applicant shall be responsible for the removal any obstruction at his/her expense or shall pay for the cost of relocating the water meter to allocation acceptable to the Public Works Department.

E-12 [Updated Title Report]

Prior to the issuance of Building Permits, the applicant shall prepare an updated title report for the property.

E-13 [Compliance with City of Del Mar JURMP]

This project shall conform to the construction component in the latest edition of the City's Jurisdictional Urban Runoff Management Program (JURMP).

E-14 [Compliance with Floodplain Regulation]

Prior to issuance of Building Permits, project plans shall be designed to comply with all the requirements and terms of the City's Floodplain Overlay Zone and Federal Emergency Management Agency (FEMA) regulations, and shall be subject to the review and approval of the City Engineer and Planning and Community Development Department Director.

E-15 [Sewer Service]

The sewer connection to the public main must be a gravity connection. If a pump is required in order to service the residence, it must transition to gravity flow prior to connection to the public system. A sewer backflow prevention device will also be required if a pump is proposed. The existing Sewer lateral shall be videoed and certified clear of obstructions or damage by a licensed plumber. Should the lateral be damaged, a new lateral shall be installed to service the residence.

E-16 [Backflow Prevention]

A reduced pressure backflow prevention device is required for the water system that services the pool/spa. The system must be designed to the satisfaction of the City Engineer, Public Works, and Building Department.

E-17 [Proposed Retaining Wall]

The proposed retaining walls shall be designed and constructed completely within the property. No portion of the wall or footing shall extend across the property line. The limits of any retaining wall footing shall be depicted on the grading plan. The applicant shall provide a plan and profile view of the proposed retaining wall that will depict top of wall and top of footing elevations.

E-18 [Driveway Slope]

The Grading Plan must include a profile of the proposed driveway. The longitudinal slope must not exceed 8% within 10' of the street. The slope must not exceed 6% within 25' of the garage door. Between these two areas, the slope must not exceed 25%.

E-19 [Peak Runoff Mitigation]

The proposed improvements shall result in a net decrease in impervious area. If this is considered infeasible, the applicant must submit a Hydrology and Hydraulics report. The report must demonstrate that the project mitigates the increase in peak runoff through the use of acceptable LID features.

E-20 [Utility Service]

If any new or modified connections to the water or sewer mains in the public right-of-way are proposed, additional plan sets, and review fees may be required.

E-21 [Stormwater Management Plan]

The applicant must submit an updated SWMP for Standard Projects. A BMP Site Plan must be included and attached to the SWMP.

E-22 [Stormwater Compliance]

Stormwater compliance requirements are subject to change based on adoption of revisions to state and local regulations. Recent changes to the regulations include the following: revised Priority Development Project definitions, additional/revised hydromodification mitigation requirements, and increased emphasis on on-site retention/re-use. These changes could significantly impact the design, type, and size of BMPs necessary for compliance. The new regional MS4 Permit (Order No. R9-2013-0001) was adopted May 8, 2013.

E-23 [Existing Easements]

Prior to issuance of Building Permits the applicant must provide a letter from any easement holder authorizing the proposed improvements within the existing easement.

E-24 [Revisions to plans]

Any proposed change to the approved layout/use/activity on the site or any increase in the developed area of the site or any expansion or modification to the approved development,

including changes to structures building locations, elevations, parking allocation, or landscaping shall require that a construction change be submitted to City for review and approval.

E-25 [Survey Monuments]

E-25A The perpetuation of survey monuments is required and intended to protect both public and private property rights in accordance with federal and state law. Monument perpetuation shall be performed with every Drainage/Grading Plan and Street Improvement Plan. A land surveyor shall, upon completion of Drainage/Grading Plan, or new improvements, reset any monuments that have been destroyed due to the construction of the project and must file a post-construction Corner Record or Record of Survey with the County Surveyor.

E-25B A hold will be placed on the final inspection for all right of way permits and other types of permits that affect survey monuments. When Engineering Department receive confirmation of the filing of the post-construction Corner Record, Record of Survey or Parcel/Final Map from the land surveyor, the hold will be released, and final inspection can be performed.

E-26 [Archaeological]

The permittee shall cease work on-site if any archaeological resources that are revealed. The City shall be notified immediately. A qualified archaeologist, retained by the permittee, will evaluate the situation, and make recommendations to the City concerning the continuation of the work.

**FIRE DEPARTMENT:**

F-1 [Class "A" Roof]

All structures shall be provided with a Class "A" Roof covering to the satisfaction of the California Building and Fire Code. NO wood shake shingles are allowed.

F-7 [Gates]

All drive gates, pedestrian gates or other structures or devices, which could obstruct fire access roadways or otherwise hinder emergency operations or personnel, are prohibited unless they meet standards approved by the Del Mar Municipal Code 10.04 and California Fire Code. Pedestrian gates shall have a Knox Key Box installed and a key provided for any locked gate. Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200. An automatic gate shall meet Fire Department policies deemed necessary by the Fire Code Official for rapid, reliable access.

F-10 [Address Numbers]

STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a 3/8" stroke for residential buildings, 8" high with a 1/2" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. *Additional numbers shall*

*be required in following locations; where deemed necessary by Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers. ALSO; where structures are located off a roadway on long easements/driveways, a monument marker shall be placed at the entrance where the easement/driveway intersects the main roadway. Permanent address numbers with height conforming to Fire Department standards shall be affixed to this marker.*

F-12 [*Automatic Fire Sprinkler System-Commercial, Multi-Family And Residential Structures And Garages; Fire Department Connections For Multi-Family And Commercial Sprinkler Systems And Related Control Valves*]

All structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the California Fire Code and Del Mar Municipal Code 10.04. Plans for the automatic fire sprinkler system shall be submitted prior to start of construction and approved by the City designated fire plans examiner prior to any on site building construction inspection (other than slab, grading inspection) by a building official.

Fire Department Connections (FDC) for fire sprinkler and standpipe systems shall meet the following requirements: shall be mounted at the following height(s); 36 to 42 inches above finished grade, to the top of connection.

- If FDC is installed separate from the Backflow/Double Detector Check, it shall be located a minimum of 5 feet from the Backflow/DDC valve.
- When an FDC is attached to Backflow/DDC, the FDC mounting height shall still be 36 to 42 inches max above finished grade
- If the Backflow/DDC is installed without an FDC, both OS&Y valve handles shall be mounted 36 to 42 inches above finished grade.
- Bushes, trees and similar foliage shall not be located within a radius of 5 feet of an FDC or Backflow/DDC valve assembly. Ground cover landscape is acceptable.

F-13 [*Smoke and CO Detection*]

Smoke alarms and carbon monoxide alarms shall be installed, as required by California Building or Fire Codes.

F-18 [*Roadway Clearance During Construction*]

In accordance with the California Fire Code and California Vehicle Code, during Project construction, all roadways shall maintain a minimum travel clearance width of 20 feet, with such area free of Project equipment or materials, including the parking of construction-related vehicles.

**FDP25-002 FLOODPLAIN CONDITIONS:**

FP\_G-5 [*Conformance with approved plans*]

This Permit is granted based on submitted plans dated November 18, 2025 on file with the City of Del Mar Planning Department. Revisions to these plans and/or any proposals for modification

shall require review and prior authorization from the appropriate departments or contracted entities of the City of Del Mar. The single-car garage is built below the BFE (12 feet NAVD88) but has been designed with flood vents and will contain a vehicle lift. All building materials, mechanical and electrical equipment for the vehicle lift located within the one-car garage will be elevated above the BFE or will be floodproofed.

*FP\_G-6 [Compliance with other standards]*

Prior to issuance of Building Permits, project plans shall be designed to comply with all the requirements and terms of the City's Floodplain Overlay Zone and Federal Emergency Management Agency (FEMA) regulations. The City Engineer shall review all aspects of the project plans to insure conformance with all applicable flood protection requirements.

*FP-1 [Plan review Federal Emergency Management Agency (FEMA) compliance]*

Prior to the issuance of Building Permits, the project plans shall be subject to the review and approval of the City Building Official for conformance with all applicable flood protection requirements. The plans required herein shall reference the NAVD88 datum. Plans shall address the following:

*FP-1 A [Mechanical equipment elevation]*

No machinery or equipment shall be installed within the attached one-car garage, (including, but not limited to furnaces, air conditioners, heat pumps, hot water heaters, washers, dryers, elevator lift equipment, electrical junction and circuit breaker boxes, or food freezers), shall be placed, installed, or constructed below the level of the base flood elevation of 12 feet (NAVD88).

*FP-1 B [Restriction on improvements below base flood elevation]*

All interior wall, floor, and ceiling materials located below the Base Flood Elevation of 12 feet (NAVD88) shall be unfinished and resistant to flood damage.

*FP-1 C [Floatation/lateral movement construction]*

The walls of any enclosed area below the Base Flood Elevation of 12 feet (NAVD88) shall be constructed in a manner to prevent flotation, collapse, and lateral movement of the structure.

*FP-1 D [Flood proofing]*

The walls of any enclosed area below the Base Flood Elevation of 12 feet (NAVD88) shall be constructed and flood-proofed so as to be in conformance with FEMA regulation #44 CFR 60.3(c)(5).

*FP-2 [Finished floor certification]*

Per the requirements of the Federal Emergency Management Agency, prior to final approval/Certificate of Occupancy, the Applicant shall submit an Elevation Certificate prepared by a licensed surveyor or registered civil engineer, certifying the elevation of the lowest floor elevation(s) of the structure.

## **WATER CONSERVATION CONDITIONS**

### WC-01 [Compliance with City and State Water Conservation Policies and Regulations]

Prior to issuance of building permits, the applicant shall provide a Landscape Documentation Package (LDP) for the project prepared by a landscape architect or landscape contractor licensed by the State of California. The LDP required herein shall include anticipated water use calculations for the project's landscape and irrigation components. The LDP shall be accompanied by a certification from the preparer that the LDP is in compliance with the City's adopted water conservation policies in effect at the time of LDP preparation, including Del Mar Municipal Code Chapter 23.60 (Water Efficient Landscape Ordinance) and any guidelines adopted by the City for such ordinance. The preparer shall also certify that the LDP is in compliance with the Governor's Executive Order Nos. B-29-15 and B-36-15, which call for compliance with landscape/irrigation water use standards set by the California Building Standards Commission and the California Department of Housing and Community Development.

The LDP shall be subject to the review and written approval of the Director of Planning and Community Development (Director). The Director shall, as deemed necessary, work in consultation with the City's Landscape Architect, with the costs for such consultation to be borne by the applicant or his/her designee. If the submitted LDP is found not to be in compliance with the standards referenced herein, it shall be revised accordingly and resubmitted for compliance review.

In the event that compliance with this condition results in the need to modify a landscape or irrigation plan approved as part of a discretionary permit granted by the City, the Director shall have discretion to authorize changes of landscape materials in a manner that retains like-for-like consistency with the parameters of the project's approved discretionary permit, with such parameters to include: the size of landscape material to be installed and its anticipated mature height; and the location of any trees to be installed.

### WC-02 [City Inspection for Compliance with Project's Landscape Documentation Package]

Prior to final sign-off on implementation, the project shall be subject to inspection by City staff for compliance with the Landscape Documentation Package (LDP) required pursuant to the project's conditions of approval. The inspections shall include review for compliance with the irrigation and landscape plans included as component parts of the LDP.

## **LOCAL COASTAL PROGRAM**

### LCP-2 [*Coastal Development Permit Appealable*]

This project is located within the Coastal Appeal Zone. The City's action on the requested Coastal Development Permit application may be appealed to the California Coastal Commission pursuant to Coastal Act Section 30603 and Chapter 30.75 of the City of Del Mar Municipal Code.

**SPECIAL CONDITION**

SC-1 *[Property Assessor's Parcel Number]*

Prior to Building Permit issuance, the applicant shall provide evidence, to the satisfaction of the Director of Planning and Community Development that the previous City approval of BA-90-02 and Certificate of Compliance CofC 91-1 consolidating the two previous legal lots, that the Property's two separate Assessor's Parcel Number (APN) has been consolidated into one single APN and filed with the County of San Diego and the Property's Grant Deed.

**PASSED AND ADOPTED** by the Design Review Board of the City of Del Mar, this **28<sup>th</sup> day of January, 2026** by the following vote:

AYES:

NOES:

RECUSED:

ABSENT:

ABSTAIN:

---

Arlene Prater, Vice Chair  
Design Review Board  
City of Del Mar, California

ATTEST:

---

Karen Brindley  
Planning and Community Development Director  
City of Del Mar, California



ISLAND  
ARCHITECTS

# EXHIBIT B

March 25, 2026

Dornier Residence  
157 26<sup>th</sup> Street  
DRB 25-010, CDP 25-011, LC 25-00

Dear Design Review Board Members,

The Dornier Residence located at 157 26<sup>th</sup> Street was presented on January 28, 2026 and was continued due to design concerns with the updated design summarized below.

- Comment/Concern:** Solid railing at terrace over garage on north elevation reads like a two story.

**Response:** Terrace solid walls reduced to pilasters with glass railing added. The terrace was also reduced in size by stepping back from the garage walls while adding a roof over the garage portion where articulated.
- Comment/Concern:** North elevation bulk and mass, trellis and railing

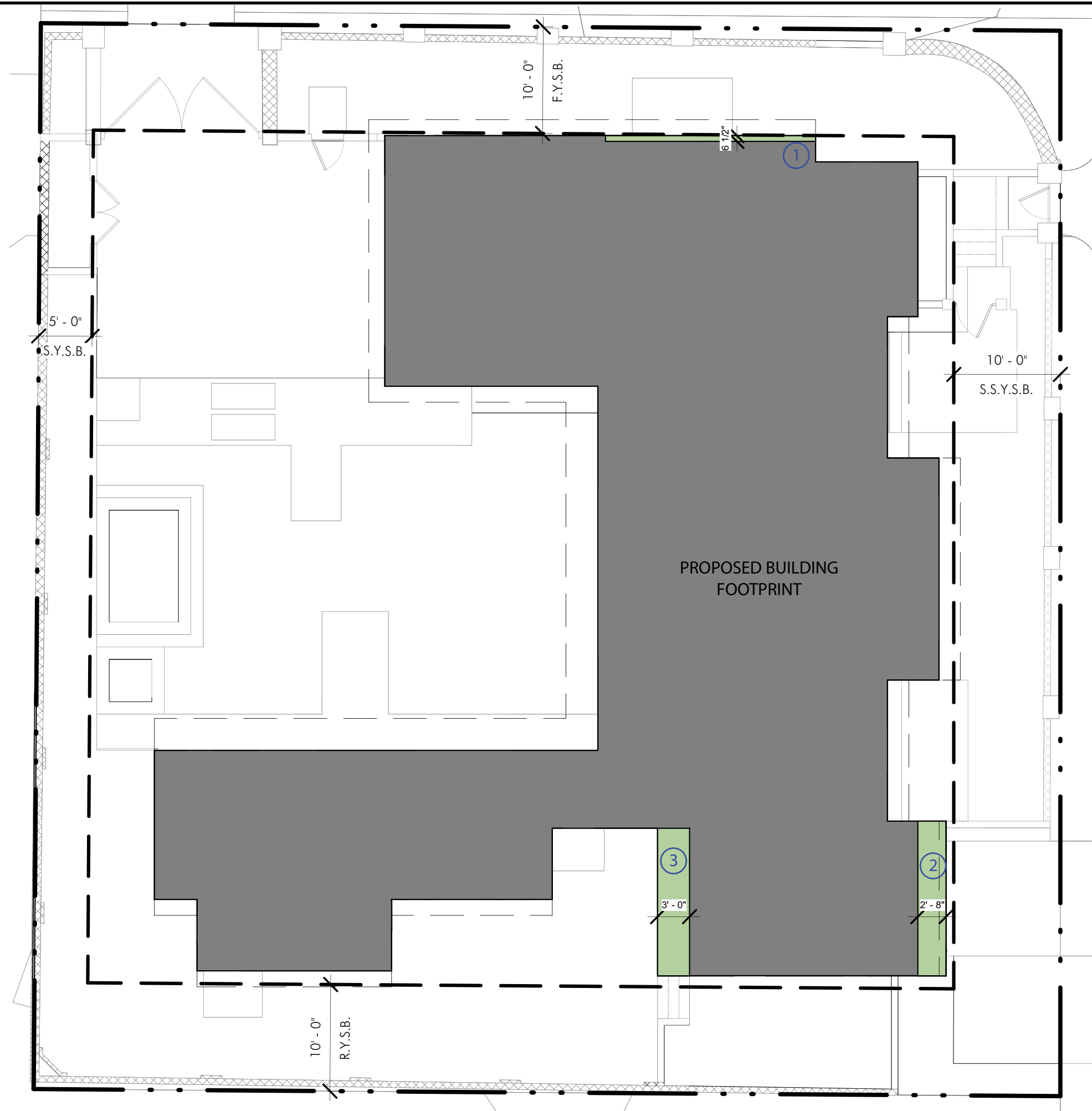
**Response:** Upper level living space pulled in 3'-4 1/2" creating more articulation and relief on street façade with the terrace reduced, and trellis omitted.
- Comment/Concern:** East elevation bulk and mass – towers and hallway horizontal run

**Response:** North and south towers roof forms changed from gable to hip roofs which now also includes an overhang. The south tower garage pulled forward with the upper level stepping back 3'-0". The hallway between the towers is now interrupted by a centered articulated mass.
- Comment/Concern:** Out of scale and context with neighborhood.

**Response:** This property is unique as it's the only double lot in the neighborhood, but the design changes described above, including the stepped-back upper levels, hip roofs with overhangs, and reduced terrace massing, bring the street-facing elevations into closer alignment with the one-and-two-story rhythm found throughout the Beach Colony and creates a reduced sense of massing/scale compared to many neighboring properties.

The project has been presented to city staff, Jean Crutchfield and Matt Bator who expressed support based on the design updates..

Please see the attached diagrams demonstrating the areas of changes along with the attached renderings representing before and after conditions.



## NOTES

- 1- Northern wall flushes out with garage
- 2- Single car garage shifted eastward adding articulation on street facade
- 3- Mechanical cavity added under upper level

## LEGEND

- AREAS SHIFTED OUT
- AREAS SHIFTED BACK OR OMITTED

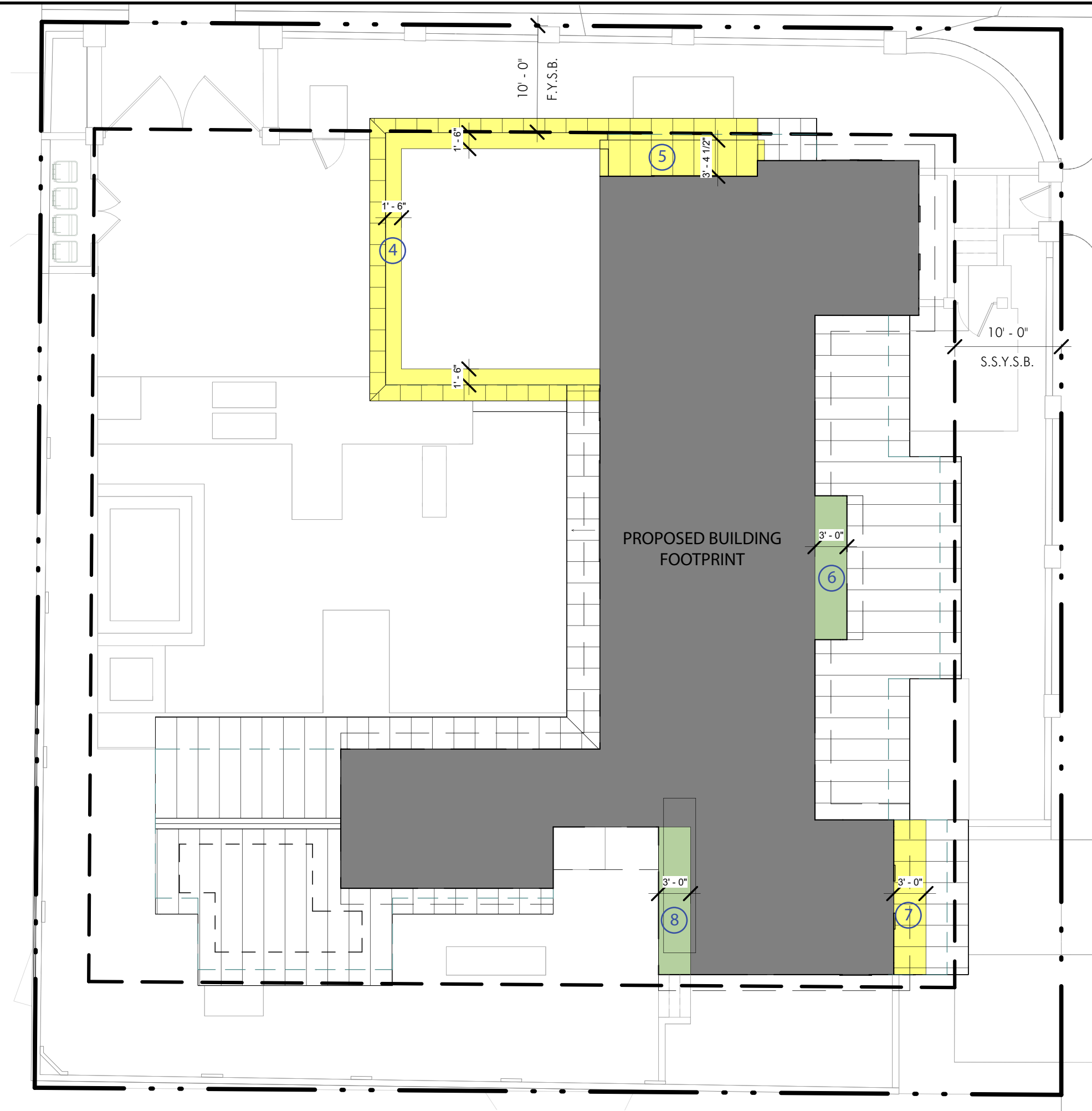
MAIN LEVEL PLAN  
1" = 10'-0"



# DORNIER RESIDENCE

157 26th Street, Del Mar, CA 92014  
Date: 03/25/2026

March 25, 2026



**NOTES**

- 4- Terrace reduced on three sides with roof added over garage walls
- 5- Living space shifted back from street
- 6- Hallway articulation added shifting out on street facade
- 7/8- Bedroom over single car garage shifted back from street facade

**LEGEND**

- AREAS SHIFTED OUT
- AREAS SHIFTED BACK OR OMITTED

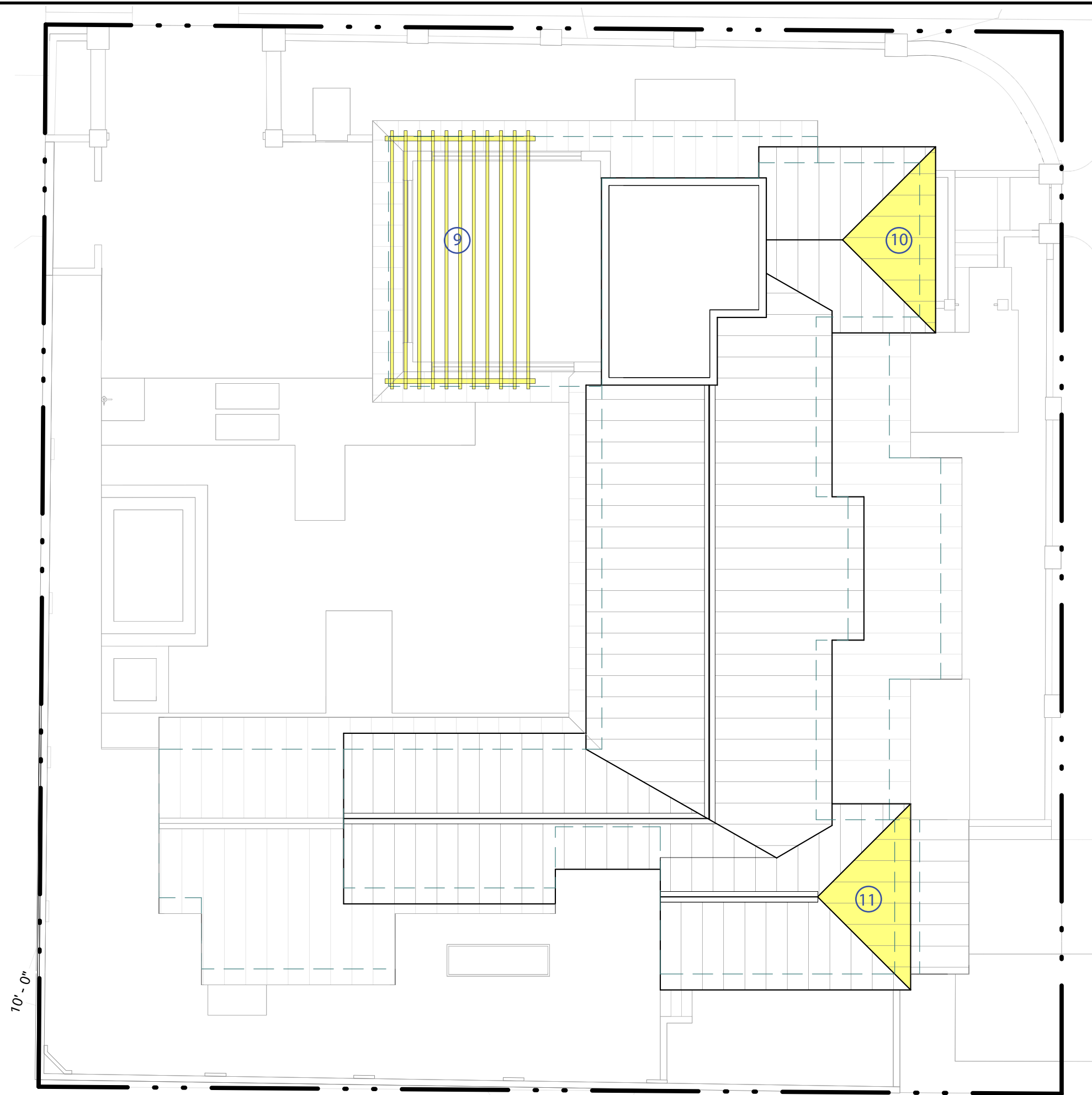
UPPER LEVEL PLAN  
1" = 10'-0"



**DORNIER RESIDENCE**

157 26th Street, Del Mar, CA 92014  
Date: 03/25/2026

March 25, 2026



NOTES

- 9- Trellis at upper level terrace omitted
- 10/11- Gable roofs adjusted to have hip roofs

LEGEND

- AREAS SHIFTED OUT
- AREAS SHIFTED BACK OR OMITTED

ROOF PLAN  
1" = 10'-0"



# DORNIER RESIDENCE

157 26th Street, Del Mar, CA 92014  
Date: 03/25/2026

March 25, 2026



## NOTES

- 2- Single car garage shifted eastward adding articulation on street facade
- 6- Hallway articulation added shifting out on street facade
- 7- Bedroom over single car garage shifted back from street facade
- 10/11- Gable roofs adjusted to have hip roofs

## LEGEND

- AREAS SHIFTED OUT
- AREAS SHIFTED BACK OR OMITTED

EAST ELEVATION  
1" = 10'-0"

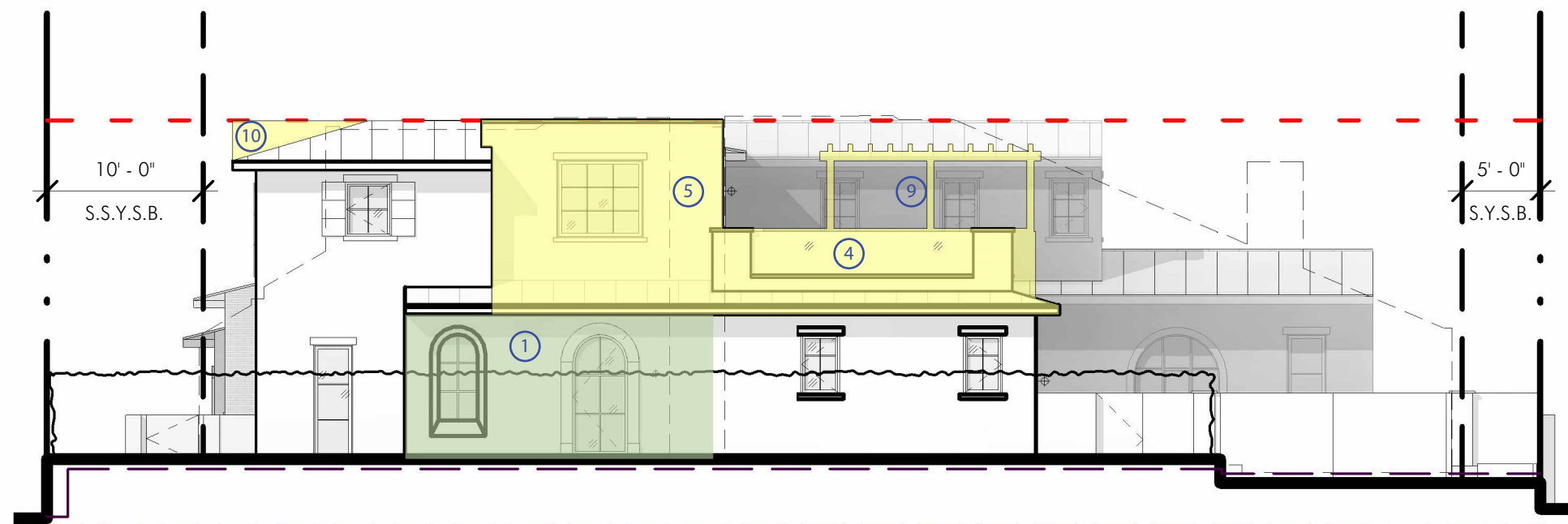
# DORNIER RESIDENCE

157 26th Street, Del Mar, CA 92014  
Date: 03/25/2026

March 25, 2026

## NOTES

- 1- Northern wall flushes out with garage
- 4- Terrace reduced on three sides with roof added over garage walls
- 5- Living space shifted back from street
- 9- Trellis at upper level terrace omitted
- 10- Gable roofs adjusted to have hip roofs



## LEGEND

- AREAS SHIFTED OUT
- AREAS SHIFTED BACK OR OMITTED

NORTH ELEVATION  
1" = 10'-0"

# DORNIER RESIDENCE

157 26th Street, Del Mar, CA 92014  
Date: 03/25/2026

March 25, 2026



PREVIOUS



PROPOSED

PERSPECTIVE 1 - SOUTHEAST FROM CAMINO DEL MAR

Not to Scale

1 OF 6

**DORNIER RESIDENCE**

157 26TH STREET, DEL MAR, CA 92014

Date: 03/16/2026

47

March 25, 2026



PREVIOUS



PROPOSED

PERSPECTIVE 2 - NORTHEAST FROM 26TH STREET

Not to Scale

2 OF 6

**DORNIER RESIDENCE**

157 26TH STREET, DEL MAR, CA 92014

Date: 03/16/2026

48

March 25, 2026



PREVIOUS



PROPOSED

PERSPECTIVE 3 - NORTHWEST FROM 26TH STREET

Not to Scale

3 OF 6

**DORNIER RESIDENCE**

157 26TH STREET, DEL MAR, CA 92014

Date: 03/16/2026

49

March 25, 2026



PREVIOUS



PROPOSED

PERSPECTIVE 4 - SOUTHWEST FROM PROPERTY CORNER

Not to Scale

4 OF 6

**DORNIER RESIDENCE**

157 26TH STREET, DEL MAR, CA 92014

Date: 03/16/2026

50

March 25, 2026



PREVIOUS



PROPOSED

PERSPECTIVE 5 - NORTHWEST COURTYARD

Not to Scale

5 OF 6

**DORNIER RESIDENCE**

157 26TH STREET, DEL MAR, CA 92014

Date: 03/16/2026

51

March 25, 2026



PREVIOUS



PROPOSED

PERSPECTIVE 6 - SOUTHWEST COURTYARD

Not to Scale

6 OF 6

**DORNIER RESIDENCE**

157 26TH STREET, DEL MAR, CA 92014

Date: 03/16/2026

52

March 25, 2026

A RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF DEL MAR APPROVING A REQUEST FOR DESIGN REVIEW (DRB25-010), COASTAL DEVELOPMENT (CDP25-011) AND LAND CONSERVATION PERMITS (LC2-007) TO DEMOLISH AN EXISTING TWO-STORY RESIDENCE WITH ATTACHED AND DETACHED GARAGES AND TO CONSTRUCT A NEW TWO-STORY RESIDENCE WITH ATTACHED GARAGES AND PERFORM ASSOCIATED GRADING, LANDSCAPE AND SITE IMPROVEMENTS ON PROPERTY LOCATED AT 157 26<sup>TH</sup> STREET IN THE R1-5B AND FLOODPLAIN OVERLAY ZONE IN DEL MAR, CALIFORNIA

APN: 299-066-13-00 AND 299-066-12-00

WHEREAS, Daniel and Audrey Dornier (herein referred to as “Applicant”), are the owners of real property commonly referred to as 157 26<sup>th</sup> Street (APN 299-066-13-00 AND 299-066-12-00) (herein referred to as “Property”); and

WHEREAS, the Property is a result of the consolidation of two previous legal and (vacant) lots in 1990 from approved Boundary Adjustment BA-90-02 and recorded Certificate of Compliance COC 91-01 and was a requirement of Design Review Board approval of DRB-90-86, Land Conservation Permit LC-90-14 and Floodplain Development Permit FDP-90-02 for development of the Property; and

WHEREAS, the Applicant filed for applications for Design Review (DRB25-010), Coastal Development (CDP25-011), Land Conservation Permits (LC25-007) (herein referred to collectively as “Project”) to demolish an existing two-story residence with attached and detached garages and to construct a new two-story residence with attached garages and perform associated grading, landscape and site improvements on property located at 157 26th Street in the R1-5B and Floodplain Overlay Zone in Del Mar, California; and

WHEREAS, the Applicant filed a concurrent application for a Floodplain Development Permit (FDP25-002) to allow construction of a new single dwelling unit with an attached garage located within the R1-5B (Medium Density Single Family - Beach) Zone and Floodplain Overlay Zones; and

WHEREAS, on November 18, 2025, the Director of Planning and Community Development held a duly noticed administrative public hearing on application FDP25-002, and at which time an opportunity was provided for any person(s) desiring to be heard; and

WHEREAS, on November 20, 2025, the Director of Planning and Community Development, based on information and testimony received at the November 18, 2025 hearing, and pursuant to DMMC Section 30.56.060, made findings to conditionally approved Floodplain Development Permit FDP25-002; and

WHEREAS, the Project constitutes a request as provided by Title 23 of the Del Mar Municipal Code (DMMC); and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and the City's adopted CEQA Supplemental Regulations, the Project has been found to be Categorically Exempt per Section 15303 Class 3 (e) (New Construction), and further; it has been determined that none of the six exceptions to the use of a Categorical Exemption are applicable (Guidelines Section 15300.2); and

WHEREAS, the project would demolish the existing residential unit and construct a new residential unit. Therefore, approval of the requested discretionary development applications would have no impact on the City of Del Mar's housing supply or housing affordability; and

WHEREAS, on January 28, 2026, and March 25, 2026, the Design Review Board of the City of Del Mar held a public hearing on applications DRB25-010, CDP25-011 and LC25-007 which were duly noticed, and at which time all persons desiring to be heard were heard; and

WHEREAS, evidence was submitted and considered to include without limitation:

- a. Plans submitted by the applicant.
- b. Written information submitted with the application.
- c. Staff Report, dated January 28, 2026 and March 25, 2026 which is incorporated by  
this reference as though fully set forth herein; and
- d. Additional information submitted during the hearing (if any); and

WHEREAS, Section 23.08.070 of the Design Review Ordinance (also herein referred to as "DRO") states:

23.08.070 Design Regulations. An application shall be approved unless the Design Review Board makes findings of fact based upon the information presented during the hearing that support one or more of the Regulatory Conclusions contained in this Chapter; and

WHEREAS, the Coastal Development Permit Ordinance provides that a determination granting a Coastal Development Permit shall be supported by the findings set forth in DMMC Section 30.75.140; and

WHEREAS, Section 23.33.040 of the Land Conservation Permit Ordinance provides that an application for a Land Conservation Permit shall be approved unless the Design Review Board makes one or more of the findings set forth in the Ordinance; and

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the City of Del Mar as follows:

Section 1: Design Review Permit

Based upon the project proposal (and if applicable, substantial evidence presented at the public hearing including written and oral staff reports), public written testimony, Applicant's and Applicant's representative's written and oral testimony, and in accordance with Del Mar Municipal Code (DMMC) Section 23.08.070, the Design Review Board of the City of Del Mar finds that the

Project, as conditioned, will not be detrimental to the Community based on the Regulatory Conclusions Sections of DMMC Chapter 23.08 (Design Review).

### Section 2: Coastal Development Permit

Based upon the substantial evidence presented at the public hearing including written and oral staff reports public written and oral testimony, Applicant's and Applicant's representative's written and oral testimony, and in accordance with DMMC Section 30.75.140, the Design Review Board of the City of Del Mar finds:

1. The use for which the Coastal Development Permit is requested, the construction of a replacement single-family residence, is permitted as an allowed use within the R1-5B Zone and Floodplain Overlay Zone in which the property is located; and
2. The Project, as conditioned, meets the criteria of the applicable chapters of the Del Mar Zoning Code, specifically Chapter 30.15 (R1-5B Zone), Chapter 30.56 (Floodplain Overlay Zone) and Chapter 30.80 (Parking); and
3. The Coastal Development Permit, as conditioned, will be in conformity with the certified City of Del Mar Local Coastal Program. Specifically, the Project, as conditioned, will meet the underlying zoning and parking regulations, as specified in the LCP; and
4. The Project is consistent with and implements the applicable requirements for provision of public access contained in the Del Mar Zoning Code and in the public access and public recreation policies of Chapter 3 of the California Coastal Act. The Project is located between the first coastal roadway and the sea, however, it will not impact public access and recreation; and
5. The Project, as conditioned, is consistent with and implements the provisions of public view protection policies of the City of Del Mar Local Coastal Program, including those of the LCP Land Use Plan. Due to its location and design, the Project would not adversely affect any public views.
6. The Project does not involve the construction or placement of a shoreline device nor is the Project located on a site with identified wetland resources.

### Section 3: Land Conservation Permit

Based upon the substantial evidence presented at the public hearing, including written and oral staff reports, public written and oral testimony, Applicant and Applicant's representative's written and oral testimony, and in accordance with DMMC Section 23.33.020, the Design Review Board of the City of Del Mar finds that the revised Project will not be detrimental to the Community based on its conformance with DMMC Chapter 23.33 (Land Conservation).

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Design Review Board of the City of Del Mar that application DRB25-010, CDP25-011 and LC25-007 are hereby approved subject to the conditions listed on the following pages;

*[Note: The conditions listed below may have gaps in numbering or lettering. These gaps are intentional.]*

**GENERAL CONDITIONS:**

G-1 *[Business License]*

Prior to commencement of any work on site, all contractors and subcontractors shall obtain a valid City of Del Mar Business License. The general contractor shall be responsible for ensuring that all subcontractors obtain required Business License and shall retain copies of said permits on site for verification by City staff.

G-2 *[Utility Undergrounding Threshold]*

If the total cost of new construction exceeds \$7,500 (as determined by the Building Department), all new utility service connections shall be placed underground consistent with the provisions of DMMC Section 30.86.210.

G-3 *[Development Authorization Limited to Plan Set]*

This permit is granted based on submitted plans dated **March 17, 2026** and so identified by the staff of the Del Mar Planning and Community Development Department. Revisions to these plans and/or any proposals for modification shall require review and prior authorization from the appropriate entities of the City of Del Mar.

G-4 *[Encroachment Permit for Work in Right-of-Way]*

Any work proposed or required within a City of Del Mar public right-of-way or access easement, or required within a public right-of-way or access easements pursuant to the conditions of approval of this Permit, shall be subject to the prior receipt of a City of Del Mar Encroachment Permit. Applications for Encroachment Permits shall include plans depicting all proposed private and public improvements including, but not limited to, improvements involving drainage, grading and/or public utilities. The required Encroachment Permit shall be subject to review and approval by the City of Del Mar in accordance with the procedures set forth in the DMMC and may include requirements for inspections and/or submittal of a security deposit(s). Please note that DRB of plans indicating right-of-way improvements does not constitute approval of the separately required Encroachment Permit.

G-5 *[Requirement for Building Permits]*

Prior to commencement of work, the applicant or agent shall obtain all required Building Permits.

G-6 *[Construction and Demolition Waste Recycling Requirement]*

Owners and builders generating any construction and demolition debris on a project must comply with the minimum requirements regarding recycling or reuse for salvage set forth in the 2016 California Green Building Standards Code, Title 24, Part 11. This includes, but is not limited to, the submittal of a Construction Waste Management Plan and a minimum diversion of 65% of non-hazardous construction and demolition waste. Signage shall be posted on-site with information identifying materials to be diverted.

G-7 *[Code Compliance]*

Approval of this application shall not waive the requirement for compliance with the provisions of the Del Mar Municipal Code or other applicable City regulations in effect at the time of Building Permit issuance, unless specifically waived in this permit authorization.

G-8 *[Height and Setback Certifications Prior to Framing Sign Off]*

Prior to sign-off on the framing inspection for the project, the applicant shall provide a statement from a Licensed Surveyor certifying that the building height and setbacks are in conformance with the approved plans for the project. The survey required herein shall be prepared using City of Del Mar approved vertical benchmarks for building height certification and reported to 0.01 of a foot. The setback certification shall be based on surveyed property corners as necessary to establish property lines and reported to 0.01 of a foot.

G-9 *[Fence/wall Height Limitations]*

All fencing, walls, and gates shall conform with all applicable fence height and pool security fencing requirements of the DMMC.

G-10 *[Story Pole Removal]*

Story poles shall be removed from the property within ten days following the final date of the City's action on the project application.

G-11 *[Plan for Construction-Phase Impacts]*

Prior to issuance of Building Permits or commencement of project implementation (whichever comes first), the Applicant shall provide a plan to the Planning Department for construction-phase parking and equipment/materials storage for the project. The plan must include the following:

- a. Identification of an on-site material storage location;
- b. Identification of an on-site equipment storage location;
- c. Identification of at least two on-site parking space which will remain available throughout the duration of the project;
- d. Location of any temporary sanitary facilities;
- e. A note stating that "If on-street parking is utilized, a minimum street access clearance of 20ft. will be maintained";
- f. Map displaying any/all haul routes; and
- g. Contact information (phone number and Email) for the on-site supervisor(s);
  1. This information must also be posted on-site in a location which is readily visible from the public right-of-way for the duration of the project.

The plan required herein shall be subject to the review and written approval of the Planning and Community Development Director, working in consultation with Community Services/Parking Enforcement and Public Works Departments. Haul routes and work and/or storage of material or equipment within a City right-of-way will require the receipt of an Encroachment Permit. The requirements mentioned above may be modified by the Planning and Community Development Director, or his designee, upon a determination that sufficient alternatives have been proposed which achieve a similar level of compliance.

G-11A In addition to the submittal of a Construction Phase Impact Plan, the applicant must place a Construction Parking Placard in all vehicles associated with the project which will be parked off-site. The placard must remain in plain view on the dashboard of the vehicle throughout the duration of the project. A Construction Parking Placard can be obtained from the City of Del Mar Planning Department.

G-12 *[Receipt of Demolition Permit]*

Prior to the demolition or removal of any structures on the project site, the applicant shall apply for and gain approval for: a Demolition Permit, as required pursuant to the DMMC; and an accompanying Coastal Development Permit, as applicable.

G-13 *[Permit Expiration]*

This Permit shall expire three years from the date of approval, on **March 25, 2029** unless a Building Permit has been issued (if required by the DMMC) and substantial construction has been accomplished in reliance upon the permit. Pursuant to the DMMC, substantial construction is defined as: completion of a minimum of 10% of the total amount of construction authorized by the permit, based on the monetary value of construction costs including grading, site preparation and construction but specifically excluding all costs associated with the acquisition of interest in the project site and all costs associated with the preparation and processing of permits or plans.

G-14 *[Preconstruction Meeting]*

Prior to any demolition, construction, and/or land disturbances occurring on-site, a preconstruction meeting shall be held. Attendees to this meeting shall include representatives from the City of Del Mar's Planning and Community Development Department, City Engineer, the Project Contractor/Superintendent, the Project Architect, the Project Engineer, the property owner and any others essential for the proper implementation and completion of this project. At a minimum, the following issues shall be reviewed at this meeting:

- a. City of Del Mar inspection requirements.
- b. Process for requests for plan modification and determinations of substantial conformance.
- c. Discretionary permit conditions and requirements.
- d. Construction hour limitations and noise standards.
- e. Construction access and parking including equipment/materials storage and maintenance.
- f. Work within public rights-of-way and/or easements.
- g. Stormwater Best Management Practices.
- h. Tree-preservation requirements.
- i. Demolition permit requirements.
- j. Signage requirements/limitations.
- k. Neighborhood impact issues.
- l. Key contact information.
- m. Business license requirements.
- n. Construction and demolition waste diversion requirements
- o. Any other pertinent construction related activities and or information.

G-16 *[Compliance with City Noise Regulations]*

The applicant and all parties involved with implementation of the project shall comply with the regulations of the DMMC with regard to construction noise. The regulations stipulate that all construction activities are limited to the following periods: between 7:00 a.m. and 7:00 p.m. / Monday through Friday and between 9:00 a.m. and 7:00 p.m. on Saturdays. Construction activities are prohibited during other hours and on Sundays and City Holidays. The City's Noise Ordinance, Chapter 9.20 of the Del Mar Municipal Code, includes the dates of City Holidays, and can be viewed on the City's web page ([www.delmar.ca.us](http://www.delmar.ca.us)).

G-17 *[Dig Alert]*

Prior to excavation or trenching, the applicant shall call Underground Service Alert of Southern California (Dig Alert- 1-800-227-2600) for a mark out of service utilities.

G-18 *[Rules for Construction-related Signage]*

All construction-related signage posted at the project site shall comply with DMMC Chapter 30.84 (Signs). The pertinent sections of the Sign Chapter allow installation of a total 5.5 square feet of temporary signage on a residential property (that is cumulative of all signs posted). Such signs may be posted for a maximum of sixty (60) days in a calendar year.

The restrictions noted above do not apply to the Development Pending, Construction Noise Notice and Building Permit signs required by the City as part of the project review process.

All construction related signage, including City required signs, shall be removed prior to final approval of the project.

S-13 *[Pool Heating]*

Prior to the issuance of Building Permits, the applicant shall provide verification, to the satisfaction of the Planning and Community Development Director, that any proposed pool heating system is in compliance with DMMC Section 23.20.060, in that: 1) no conventional swimming pool heating systems shall be installed, except for those solely connected to spas or Jacuzzis whose water surface area is less than seventy-five (75) square-feet; and 2) swimming pools which are plumbed or otherwise connected to a spa or jacuzzi utilizing conventional heaters shall include a solar swimming pool heating system which contains an unglazed solar collector area of not less than one-half of the surface area of the swimming pool, or shall consist of an alternative design, which, in the opinion of the City, is sufficient to meet or exceed the stated intent of this Section 23.20.060.

## **LANDSCAPE**

L-1 *[Landscape Improvements in the Right-of-way]*

Proposed landscaping and/or irrigation within the public right-of-way that exceeds 30" at mature height requires an Encroachment Permit. Provided an Encroachment Permit is obtained, as may be required by the Municipal Code, the applicant may make landscape improvements in City rights-of-way and easements compatible with those on the adjacent private property. The landscape improvements shall be detailed in a Landscape/Irrigation Plan submitted for City review and approval. Large or fast growing trees or shrubs which could affect power or other utility lines, vehicle travel way, parking, or site distances shall be prohibited. Unless otherwise authorized via

written City approval, turf areas shall be limited and maximum use shall be made of drought tolerant ground cover and shrubs. Where no formal improved sidewalk is provided, vegetation to be installed within five (5) feet of the improved street edge shall be “walkable” groundcover appropriate for pedestrian travel. The property owner shall also be required to maintain installed trees, shrubs, turf, ground cover, irrigation, and other improvements in the right-of-way to the City’s satisfaction and may be required to record a Covenant Agreement memorializing this requirement.

**ENGINEERING CONDITIONS:**

E-1 [Separate Permits for Off-site Work]

All improvements to off-site facilities, including the provision of access road and/or utility lines as proposed or required pursuant to the conditions of this Permit, shall be subject to the receipt of separate City permits, as applicable.

E-2 [Drainage Plan]

Prior to issuance of Building Permits, the applicant shall provide a detailed Drainage Plan for the project prepared by a Registered Civil Engineer or Licensed Architect. The Plan shall be prepared in accordance with the latest edition of the City’s “Applicant’s Guide to Procedures for a Grading Permit” and shall be subject to the review and approval of the Planning and Community Development Department Director in consultation with the City Engineer. The Plan required herein shall be prepared to minimize the amount of impervious surface area of the development and to maximize the on-site dissipation of storm water run-off. The Plan shall be in compliance with applicable National Pollutant Discharge Elimination System (NPDES) stormwater requirements and shall incorporate the use of “Best Management Practices” (BMPs) to control runoff or discharge onto the City rights-of-way and to avoid run-off onto adjacent private properties.

In addition to the considerations listed above, the Plan shall also address/incorporate the following:

E-2A A topographical map indicating property lines, topographic features and existing and/or proposed structures prepared by a Registered Civil Engineer or a Licensed Land Surveyor. Said map shall include two-foot contour lines and/or sufficient spot elevations to clearly represent existing and proposed topographical features, and existing and proposed drainage patterns. Said map shall also show entire property boundary including any assumed found monuments, and bearings and distances based on record information. Survey shall extend minimum 25 feet beyond limits of property line and adjoining right-of-way;

E-2B The location of all existing or proposed easements within the property boundary;

E-2C The location of all roof down-spouts and any proposed collection system, with information regarding pipe alignments, invert elevations, slopes, sizes, and the discharge location of said collection system;

E-2D The manner in which the proposed pool/spa feature will be drained. The Plan shall also include the following note to which the applicant and subsequent property owners shall comply: “The pool/spa feature shall be dechlorinated, free of debris or litter, and the

type and content of chemical additives must be verified to determine any residual pollutants that may have a detrimental impact on sewer facility. The Plan shall specify that spa/water feature drainage will be collected and conveyed into sanitary sewer systems unless otherwise required or authorized by the Planning and Community Development Director. Provide a sewer lateral within ten-feet of the proposed swimming pool to drain pool for periodic maintenance;

E-2E Depict the location of site utilities and location of proposed swimming pool and patio deck;

E-2F Depict location of pool pump and filtering equipment on plan set. Location per Planning Department conditions;

E-2G The manner in which landscaped areas will be drained. The Plans shall ensure that no area drains will be installed within landscape areas which are subjected to irrigation run-off;

E-2H The methods for providing temporary erosion control during the construction phase of the project, complete with the inclusion of standard grading and erosion control notes on the plans;

E-2I The manner in which drainage from retaining wall sub-drains and sump pumps will be collected and conveyed. The Plan shall specify that such drainage shall not be discharged onto City streets and that drainage from sub-drains and sump pumps shall discharge on the project site to allow percolation back into the soil;

E-2J The manner in which drainage shall be controlled to eliminate the discharge of nuisance water and to ensure that existing or proposed private pipe outlets will not convey or discharge nuisance water onto adjacent properties or into the public right-of-way (i.e., from irrigation, pool/spa/water feature splash run-off, planter area drains, French drains, etc.);

E-2K Interception of run-off from the proposed driveway to preclude direct flow to the adjacent streets right-of-way. This may be accomplished by incorporation of pervious driving surfaces, diversion to landscaped areas using swales or grates, etc. The project engineer's evaluation shall include, but not be limited to, consideration of the potential effect of proposed construction on site groundwater and moisture conditions. Provide spot grades and/or contours to substantiate design;

E-2L The inclusion and maintenance of a 5-foot wide buffer zone to be maintained along the edge of pavement along the street frontage. No obstructions (i.e., walls, trees, benches, etc.) shall be permitted within this area;

E-2M Depict the existing sewer and water mains and laterals serving the residence;

E-2N All Retaining walls along property lines shall be depicted in plan and profile. The limits of retaining wall footings shall be depicted in the plan view;

E-2O Include storm drain run-off "Best Management Practices" that minimize the volumes of urban run-off discharge to City rights-of-way, as acceptable to the City Engineer. Indicate how the proposed bio-infiltration/retention area or bio-swale will discharge off-site without causing erosion. Depict the location of erosion control devices to be implemented in the event of rainfall;

E-2P Ensure that the development will minimize the amount of impervious surface area and maximize the on-site dissipation of storm water run-off;

E-2Q Provide elevations and slope call-outs to clarify how water will drain around the proposed patio hardscape, with assurances the runoff will not be conveyed over sensitive topographic features;

E-2R Include landscaping plans with characteristics that maximize infiltration, provide retention, reduce irrigation and storm water run-off, use efficient irrigation, and minimize the use of fertilizers, herbicides and pesticides;

E-2S Include a Hydrology/Hydraulic Report prepared by a Registered Engineer that addresses how storm water will be adequately collected and conveyed on and across the subject property. The report shall also address the tributary area for run-off directed to and across the subject property. The report shall Address”

- a) The tributary area for run-off directed to and across the subject property.
- b) Calculations and details demonstrating that if proposed inlets/outlets, etc. are plugged or overloaded, the site is capable of conveying storm flows in a manner that is not detrimental (including flooding and erosion) to surrounding properties.
- c) Shall address both existing and proposed conditions.
- d) Shall provide calculations for the 2-year and 100-year events for pre and post conditions.

E-2T Incorporate all recommendations pursuant to the Hydrology/Hydraulic Report prepared for the project. This includes the detailing in the plan set of any bio retention/infiltration or vegetated swales which are proposed. Mitigate for any increase in runoff generated by this development;

E-2U If the project involves demolition of an existing structure or surface improvements, the grading and erosion control plans shall be approved by the City Engineer prior to the issuance of a demolition permit. No demolition shall be permitted without an approved erosion control plan;

E-2W Following construction completion, the project designer shall inspect as-built improvements. Significant discrepancies, if any, between the approved plans and as-built conditions shall be brought to the attention of the Planning and Community Development Department and City Engineer. An as-built plan prepared by the project designer will be required. Prior to final sign-off by the City Engineer, the project designer shall sign the as-built plan indicating that the project was completed in accordance with said plan.

### E-3 [Engineering Fee]

Prior to issuance of Building Permits, the applicant shall provide fees as delineated in the City’s Engineering Review Fee Schedule as funds necessary for Engineering Department review of the proposed site improvements. If additional review beyond the scope outlined in the Engineering Review Fee Schedule becomes necessary, a supplemental deposit(s) will be required.

### E-4 [Installation of Public Improvements- Covenant therefore]

E-4A The applicant shall perform street repairs on a portion of 26th Street adjacent to the property. Said Street shall have dig-out performed on any distressed pavement and shall receive a 1-1/2” grind and overlay full width adjacent to property which shall include all transitions, drainage facilities, and other improvements as deemed necessary by the City Engineer. Said improvements shall be subject to inspection and approval by the City Engineer. A separate cost estimate is required for the work within the public right-of-way. Additional review fees will be required based on the City’s standard fee schedule for public improvements; and

E-4B The applicant shall construct a 4” rolled curb, per San Diego Regional Standard Drawings, along the south side of 26th Street. The face of curb shall be approximately 14.5 feet from the centerline of 26th Street. A 5-foot-wide DG sidewalk (cement treated) shall be constructed adjacent to the 4” rolled curb and gutter. A 5-foot transition from the existing 6” curb and gutter to the proposed 4” rolled curb and gutter shall be constructed to ensure a smooth transition. A new SDRSD G-14 driveway shall be constructed along Camino Del Mar to the dimension indicated on the approved site plan.

E-5 [Private Drains]

E-5A Unless specifically authorized in permit plans, drains in landscape areas discharging to public rights-of-way shall not be allowed. Drains discharging into public rights-of-way may be authorized, subject to review by the City Engineer and only if warranted by unique site conditions. In such cases, design elements shall be incorporated into the plans which reduce the potential for stormwater pollution and nuisance drainage to the maximum extent practicable. The project engineer’s evaluation shall include, but not be limited to, consideration of the potential effect of proposed construction on site groundwater and moisture conditions. All hardscape drains, roof drains, wall drains and other private drains shall be shown in detail on improvement plans;

E-5B Site drainage shall be designed such that, in the event of plugged or overloaded inlets/outlets, storm flows will be conveyed in a manner that is not detrimental to the site or other properties; and

E-5C Deck drains, when used, shall be no more than 25 feet apart, and no single drain shall serve more than 250 square feet of area. There shall be no direct connection between the pool deck drains and the sewer or plumbing drainage systems. They shall not drain to the pool gutter or recirculation systems.

E-6 [Geotechnical Report Requirement]

Prior to issuance of Building Permits, the applicant shall provide a Geotechnical Report for the project. The Report shall be prepared, signed and sealed by a Certified Engineering Geologist and a Geotechnical Engineer or Registered Civil Engineer. This Report shall be subject to review and approval by the City Engineer, City Building Department, and if deemed necessary, a third-party with expertise in geotechnical issues. The report required herein shall:

E-6A Include all standard information as required by the City’s Grading Ordinance;

E-6B Evaluate existing site constraints;

E-6C Provide any mitigation measures as necessary;

E-6D Include the preparation of field tests to be performed at the site during construction, so as to ensure that field conditions are suitable for the approved construction. The results of such tests may necessitate revisions to the project with such revisions subject to review by the appropriate City entities;

E-6E Address the feasibility of long term infiltration of stormwater runoff onsite, if any, and if subdrains will be required for any proposed infiltration BMPs;

E-6F Address the presence of groundwater and the need to provide subdrains for groundwater extraction. If extracted groundwater is discharged to surface waters, the project must comply with State RWQCB Order No. R9-2008-0002; and

E-6G Provide recommendations for any special construction methods as necessary.

E-7 [Authorization for Off-site Work]

E-7A Prior to the issuance of Building Permits, the applicant shall obtain letters of permission from affected property owners if construction or construction access is required across property lines; and

E-7B The following note shall be included on the plans for the Permit: “No grading shall occur outside the limits of the approved grading plan unless prior written authorization is obtained from the City and the owners of any other affected properties.”.

E-8 [Hold Harmless Agreement for Off-site Drainage]

E-8A Prior to issuance of Development Permits, the applicant shall process, execute, and record a hold harmless Agreement with the City of Del Mar regarding off-site drainage associated with the project. The form and content of said agreement shall be prepared to the satisfaction of the City Engineer and the Planning and Community Development Director; and

E-8B Prior to approval of a grading plan, the developer shall apply through the City, resubmit to the City of Del Mar the Elevation Certificate (FEMA Form FF206-FY-22-152) and the City of Del Mar FDP–Floodplain Development Permit. The developer's engineer shall provide the required supporting data to justify the application and to ensure that the Finished floor is at least 1-foot above the Base Flood Elevation (BFE).

E-9 [Soil Stabilization]

The applicant shall utilize sediment controls only as a supplement to erosion prevention for keeping sediment on-site during construction – NEVER as a single or primary method.

E-9A The applicant shall clear and grade only the areas on the project site that are necessary for construction. These areas shall be clearly denoted on the plans;

E-9B The applicant shall minimize exposure time of disturbed soil areas;

E-9C The applicant shall submit a schedule to the City for review and approval, with proposed dates, demonstrating the minimization of grading during the wet season and coinciding the grading with dry weather periods, permanent revegetation and landscaping as early as feasible, temporary stabilization and reseeded of disturbed soil areas as early as feasible;

E-9D The applicant shall stabilize all slopes per City approved method; and

E-9E The contractor is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the City approved Water Quality Management Plan (WQMP) for the project. This includes but is not limited to, filter material replacement and sediment removal, as required to assure peak performance of all BMPs.

E-10 [Required Backflow Prevention Valve]

If the project authorized by this permit will involve installation or retention of any plumbing drainage fixtures at a level below that of the PUBLIC sewer main serving the project site, the applicant shall install a private backflow prevention device on their private lateral per the requirements shown below.

The plans shall be submitted prior to the issuance of Building Permits and shall be according to the Uniform Plumbing Code and subject to the review and written approval of the Planning and Community Development Director and City Engineer. Once installed, the private backflow prevention device(s) shall be subject to inspection by the City Engineer prior to final sign off for the project.

E-11 [Access to Water Meters]

Access to proposed or existing water meters located on or immediately adjacent to the property shall remain open and unobstructed at all times. Prior to the issuance of Building Permits, the applicant shall demonstrate that no structure or vegetation is proposed so as to restrict access to the water meter. In the event access is blocked by project implementation, the applicant shall be responsible for the removal any obstruction at his/her expense or shall pay for the cost of relocating the water meter to allocation acceptable to the Public Works Department.

E-12 [Updated Title Report]

Prior to the issuance of Building Permits, the applicant shall prepare an updated title report for the property.

E-13 [Compliance with City of Del Mar JURMP]

This project shall conform to the construction component in the latest edition of the City's Jurisdictional Urban Runoff Management Program (JURMP).

E-14 [Compliance with Floodplain Regulation]

Prior to issuance of Building Permits, project plans shall be designed to comply with all the requirements and terms of the City's Floodplain Overlay Zone and Federal Emergency Management Agency (FEMA) regulations, and shall be subject to the review and approval of the City Engineer and Planning and Community Development Department Director.

E-15 [Sewer Service]

The sewer connection to the public main must be a gravity connection. If a pump is required in order to service the residence, it must transition to gravity flow prior to connection to the public system. A sewer backflow prevention device will also be required if a pump is proposed. The existing Sewer lateral shall be videoed and certified clear of obstructions or damage by a licensed plumber. Should the lateral be damaged, a new lateral shall be installed to service the residence.

E-16 [Backflow Prevention]

A reduced pressure backflow prevention device is required for the water system that services the pool/spa. The system must be designed to the satisfaction of the City Engineer, Public Works, and Building Department.

E-17 [Proposed Retaining Wall]

The proposed retaining walls shall be designed and constructed completely within the property. No portion of the wall or footing shall extend across the property line. The limits of any retaining wall footing shall be depicted on the grading plan. The applicant shall provide a plan and profile view of the proposed retaining wall that will depict top of wall and top of footing elevations.

E-18 [Driveway Slope]

The Grading Plan must include a profile of the proposed driveway. The longitudinal slope must not exceed 8% within 10' of the street. The slope must not exceed 6% within 25' of the garage door. Between these two areas, the slope must not exceed 25%.

E-19 [Peak Runoff Mitigation]

The proposed improvements shall result in a net decrease in impervious area. If this is considered infeasible, the applicant must submit a Hydrology and Hydraulics report. The report must demonstrate that the project mitigates the increase in peak runoff through the use of acceptable LID features.

E-20 [Utility Service]

If any new or modified connections to the water or sewer mains in the public right-of-way are proposed, additional plan sets, and review fees may be required.

E-21 [Stormwater Management Plan]

The applicant must submit an updated SWMP for Standard Projects. A BMP Site Plan must be included and attached to the SWMP.

E-22 [Stormwater Compliance]

Stormwater compliance requirements are subject to change based on adoption of revisions to state and local regulations. Recent changes to the regulations include the following: revised Priority Development Project definitions, additional/revised hydromodification mitigation requirements, and increased emphasis on on-site retention/re-use. These changes could significantly impact the design, type, and size of BMPs necessary for compliance. The new regional MS4 Permit (Order No. R9-2013-0001) was adopted May 8, 2013.

E-23 [Existing Easements]

Prior to issuance of Building Permits the applicant must provide a letter from any easement holder authorizing the proposed improvements within the existing easement.

E-24 [Revisions to plans]

Any proposed change to the approved layout/use/activity on the site or any increase in the developed area of the site or any expansion or modification to the approved development, including changes to structures building locations, elevations, parking allocation, or landscaping shall require that a construction change be submitted to City for review and approval.

E-25 [Survey Monuments]

E-25A The perpetuation of survey monuments is required and intended to protect both public and private property rights in accordance with federal and state law. Monument perpetuation shall be performed with every Drainage/Grading Plan and Street Improvement Plan. A land surveyor shall, upon completion of Drainage/Grading Plan, or new improvements, reset any monuments that have been destroyed due to the construction of the project and must file a post-construction Corner Record or Record of Survey with the County Surveyor.

E-25B A hold will be placed on the final inspection for all right of way permits and other types of permits that affect survey monuments. When Engineering Department receive confirmation of the filing of the post-construction Corner Record, Record of Survey or Parcel/Final Map from the land surveyor, the hold will be released, and final inspection can be performed.

E-26 [Archaeological]

The permittee shall cease work on-site if any archaeological resources that are revealed. The City shall be notified immediately. A qualified archaeologist, retained by the permittee, will evaluate the situation, and make recommendations to the City concerning the continuation of the work.

### **FIRE DEPARTMENT:**

F-1 [Class "A" Roof]

All structures shall be provided with a Class "A" Roof covering to the satisfaction of the California Building and Fire Code. NO wood shake shingles are allowed.

F-7 [Gates]

All drive gates, pedestrian gates or other structures or devices, which could obstruct fire access roadways or otherwise hinder emergency operations or personnel, are prohibited unless they meet standards approved by the Del Mar Municipal Code 10.04 and California Fire Code. Pedestrian gates shall have a Knox Key Box installed and a key provided for any locked gate. Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F2200. An automatic gate shall meet Fire Department policies deemed necessary by the Fire Code Official for rapid, reliable access.

F-10 [Address Numbers]

STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a 3/8" stroke for residential buildings, 8" high with a 1/2" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. *Additional numbers shall be required in following locations;* where deemed necessary by Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers. *ALSO;* where structures are located off a roadway on long easements/driveways, a monument marker shall be placed at the entrance where the easement/driveway intersects the main roadway. Permanent address numbers with height conforming to Fire Department standards shall be affixed to this marker.

F-12 [Automatic Fire Sprinkler System-Commercial, Multi-Family And Residential Structures And Garages; Fire Department Connections For Multi-Family And Commercial Sprinkler Systems And Related Control Valves]

All structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the California Fire Code and Del Mar Municipal Code 10.04. Plans for the automatic fire sprinkler system shall be submitted prior to start of construction and approved by the City designated fire plans examiner prior to any on site building construction inspection (other than slab, grading inspection) by a building official.

Fire Department Connections (FDC) for fire sprinkler and standpipe systems shall meet the following requirements: shall be mounted at the following height(s); 36 to 42 inches above finished grade, to the top of connection.

- If FDC is installed separate from the Backflow/Double Detector Check, it shall be located a minimum of 5 feet from the Backflow/DDC valve.
- When an FDC is attached to Backflow/DDC, the FDC mounting height shall still be 36 to 42 inches max above finished grade
- If the Backflow/DDC is installed without an FDC, both OS&Y valve handles shall be mounted 36 to 42 inches above finished grade.
- Bushes, trees and similar foliage shall not be located within a radius of 5 feet of an FDC or Backflow/DDC valve assembly. Ground cover landscape is acceptable.

F-13 [*Smoke and CO Detection*]

Smoke alarms and carbon monoxide alarms shall be installed, as required by California Building or Fire Codes.

F-18 [*Roadway Clearance During Construction*]

In accordance with the California Fire Code and California Vehicle Code, during Project construction, all roadways shall maintain a minimum travel clearance width of 20 feet, with such area free of Project equipment or materials, including the parking of construction-related vehicles.

**FDP25-002 FLOODPLAIN CONDITIONS:**

FP\_G-5 [*Conformance with approved plans*]

This Permit is granted based on submitted plans dated November 18, 2025 on file with the City of Del Mar Planning Department. Revisions to these plans and/or any proposals for modification shall require review and prior authorization from the appropriate departments or contracted entities of the City of Del Mar. The single-car garage is built below the BFE (12 feet NAVD88) but has been designed with flood vents and will contain a vehicle lift. All building materials, mechanical and electrical equipment for the vehicle lift located within the one-car garage will be elevated above the BFE or will be floodproofed.

FP\_G-6 [*Compliance with other standards*]

Prior to issuance of Building Permits, project plans shall be designed to comply with all the requirements and terms of the City's Floodplain Overlay Zone and Federal Emergency

Management Agency (FEMA) regulations. The City Engineer shall review all aspects of the project plans to insure conformance with all applicable flood protection requirements.

FP-1 *[Plan review Federal Emergency Management Agency (FEMA) compliance]*

Prior to the issuance of Building Permits, the project plans shall be subject to the review and approval of the City Building Official for conformance with all applicable flood protection requirements. The plans required herein shall reference the NAVD88 datum. Plans shall address the following:

FP-1 A *[Mechanical equipment elevation]*

No machinery or equipment shall be installed within the attached one-car garage, (including, but not limited to furnaces, air conditioners, heat pumps, hot water heaters, washers, dryers, elevator lift equipment, electrical junction and circuit breaker boxes, or food freezers), shall be placed, installed, or constructed below the level of the base flood elevation of 12 feet (NAVD88).

FP-1 B *[Restriction on improvements below base flood elevation]*

All interior wall, floor, and ceiling materials located below the Base Flood Elevation of 12 feet (NAVD88) shall be unfinished and resistant to flood damage.

FP-1 C *[Floatation/lateral movement construction]*

The walls of any enclosed area below the Base Flood Elevation of 12 feet (NAVD88) shall be constructed in a manner to prevent flotation, collapse, and lateral movement of the structure.

FP-1 D *[Flood proofing]*

The walls of any enclosed area below the Base Flood Elevation of 12 feet (NAVD88) shall be constructed and flood-proofed so as to be in conformance with FEMA regulation #44 CFR 60.3(c)(5).

FP-2 *[Finished floor certification]*

Per the requirements of the Federal Emergency Management Agency, prior to final approval/Certificate of Occupancy, the Applicant shall submit an Elevation Certificate prepared by a licensed surveyor or registered civil engineer, certifying the elevation of the lowest floor elevation(s) of the structure.

## **WATER CONSERVATION CONDITIONS**

WC-01 *[Compliance with City and State Water Conservation Policies and Regulations]*

Prior to issuance of building permits, the applicant shall provide a Landscape Documentation Package (LDP) for the project prepared by a landscape architect or landscape contractor licensed by the State of California. The LDP required herein shall include anticipated water use

calculations for the project's landscape and irrigation components. The LDP shall be accompanied by a certification from the preparer that the LDP is in compliance with the City's adopted water conservation policies in effect at the time of LDP preparation, including Del Mar Municipal Code Chapter 23.60 (Water Efficient Landscape Ordinance) and any guidelines adopted by the City for such ordinance. The preparer shall also certify that the LDP is in compliance with the Governor's Executive Order Nos. B-29-15 and B-36-15, which call for compliance with landscape/irrigation water use standards set by the California Building Standards Commission and the California Department of Housing and Community Development.

The LDP shall be subject to the review and written approval of the Director of Planning and Community Development (Director). The Director shall, as deemed necessary, work in consultation with the City's Landscape Architect, with the costs for such consultation to be borne by the applicant or his/her designee. If the submitted LDP is found not to be in compliance with the standards referenced herein, it shall be revised accordingly and resubmitted for compliance review.

In the event that compliance with this condition results in the need to modify a landscape or irrigation plan approved as part of a discretionary permit granted by the City, the Director shall have discretion to authorize changes of landscape materials in a manner that retains like-for-like consistency with the parameters of the project's approved discretionary permit, with such parameters to include: the size of landscape material to be installed and its anticipated mature height; and the location of any trees to be installed.

WC-02 [City Inspection for Compliance with Project's Landscape Documentation Package]  
Prior to final sign-off on implementation, the project shall be subject to inspection by City staff for compliance with the Landscape Documentation Package (LDP) required pursuant to the project's conditions of approval. The inspections shall include review for compliance with the irrigation and landscape plans included as component parts of the LDP.

## **LOCAL COASTAL PROGRAM**

LCP-2 [*Coastal Development Permit Appealable*]

This project is located within the Coastal Appeal Zone. The City's action on the requested Coastal Development Permit application may be appealed to the California Coastal Commission pursuant to Coastal Act Section 30603 and Chapter 30.75 of the City of Del Mar Municipal Code.

## **SPECIAL CONDITIONS**

SC-1 [*Property Assessor's Parcel Number*]

Prior to Building Permit issuance, the applicant shall provide evidence, to the satisfaction of the Director of Planning and Community Development that the previous City approval of BA-90-02 and Certificate of Compliance CofC 91-1 consolidating the two previous legal lots, that the Property's two separate Assessor's Parcel Number (APN) has been consolidated into one single APN and filed with the County of San Diego and the Property's Grant Deed.

SC-2 *[Onsite Vehicular Circulation]*

Prior to Building Permit issuance, the applicant shall provide a Maneuverability Exhibit to demonstrate the driveway (via 26<sup>th</sup> Street) design and layout shall provide adequate turning radius for vehicles to enter and exit (in a forward moving manner). As a minimum, a single-unit (SU) truck design vehicle shall be provided per American Association of State Highway and Transportation Officials (AASHTO) guidelines.

**PASSED AND ADOPTED** by the Design Review Board of the City of Del Mar, this **25<sup>th</sup> day of March, 2026** by the following vote:

AYES:

NOES:

RECUSED:

ABSENT:

ABSTAIN:

---

Arlene Prater, Chair  
Design Review Board  
City of Del Mar, California

ATTEST:

---

Karen Brindley  
Planning and Community Development Director  
City of Del Mar, California



# City of Del Mar Staff Report

DESIGN REVIEW BOARD  
STAFF REPORT  
MARCH 25, 2025

APPLICATIONS: DRB25-003

REQUEST: A request for Design Review Permit to enlarge an existing elevated deck by 75 square feet at the rear of an existing two-story residence. The deck extension would be surrounded by a 42-inch-tall glass safety railing.

APPLICANT/OWNER: Bryan Crino, K & L Western Property LLC

AGENT: Steven Florman, Florman Architects Inc.

SITE LOCATION: 462 15<sup>th</sup> Street

ASSESSOR'S PARCEL NUMBER: 299-280-28-00

COMMUNITY PLAN DESIGNATION: Single Family

ZONE: R1-10

ENVIRONMENTAL STATUS:

The project is listed among the classes of projects determined to have less than significant adverse effect on the environment and therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (e) (Class 1 – Existing Facilities – Addition to an Existing Structure) and has further been determined that none of the six exceptions to the use of a categorical exemption would apply to this project (CEQA Guidelines Section 15300.2).

HOUSING IMPACT: The approval of the requested discretionary development application for a deck expansion would have no impact on the City of Del Mar's housing supply or housing affordability in that the request is for an accessory structure and does not result in the gain or loss of a housing unit.

BACKGROUND:

The project site is located at 462 15<sup>th</sup> Street in the R1-10 Zone (Exhibit A). Surrounding uses are single dwelling residential of one and two-stories. The subject parcel is 7,148 square feet in area, is rectangular in shape, and slopes downward to the north, away from 15<sup>th</sup> Street. The property is developed with a 2,241 square-foot, two-story residence and a 402 square-foot, attached one-car garage. A 330 square foot rear yard deck with frameless glass railing is located at the north (rear)

elevation of the residence and a 353 square-foot rooftop deck with frameless glass railing is located at the south (front) elevation of the residence.

The application was originally scheduled for hearing on September 17, 2025. The applicant, Brian Crino, requested a continuance in order to work with neighbor Thomas Massarany, resident of 470 15<sup>th</sup> Street, on an agreement regarding the deck extension prior to the project being heard.

### COMMUNITY PLAN DESIGNATION

The Community Plan designates the R1-10 Zone for Low Density Residential uses at a density of 1-4 units per net acre. The Community Plan states that “this land use category is intended to allow a continuation of the predominately single-family residential character that has been historically developed within the Del Mar Hills area...”

### ANALYSIS:

#### Project Description:

The applicant is proposing to construct a 75 square foot expansion to the home’s existing 330 square-foot rear (north) deck. The five-foot-deep by fifteen feet wide deck expansion would be surrounded by a frameless glass railing that matches existing railing materials. The deck expansion is located entirely in the buildable area north of the residence and does not propose any new Floor Area.

#### Story Poles:

Story poles were not required for the proposed deck expansion in the rear yard.

#### Modification to a Nonconforming Structure

The structurally non-conforming residence encroaches into the required side yard setback and is over the allowable Floor Area Ratio for the R1-10 Zone. The Applicant has documented that the proposed improvements would constitute a minor vs. a major remodel (the value of the remodel would be less than 50% of the valuation of the existing structure based on the City’s Building Valuation methodology). Because the project does not constitute a major remodel, the applicant is not required to abate the existing structural non-conformity. Therefore, the Applicant is not required to mitigate the existing nonconformities.

### PROJECT CONSISTENCY WITH ZONING DEVELOPMENT STANDARDS

<b>DEVELOPMENT STANDARD</b>	<b>R-1 ZONING</b>	<b>PROJECT</b>
Minimum Lot Size	10,000 square feet	7,148 square feet (existing)
Rear Yard Setback	25 feet	25 feet
Side Yard Setback (west)	5 feet	9 feet 1 inch

Maximum Floor area ratio (FAR)	25% or 2,000 sq ft	2,643 square feet (36.975%)
Maximum Lot Coverage	40%	30.3%

PROJECTS CONSISTENCY WITH THE DESIGN REVIEW ORDINANCE:

The 75 square-foot deck expansion with frameless glass railing has been designed to match the design of the existing decks with frameless glass railing. As designed, the expansion sits behind the main structure and is screened from public view. Staff has reviewed the project relative to the standards of review contained within the Design Review Ordinance (DRO). Based on staff's review of the project plans and other required information submitted by the Applicant, the application appears to be consistent with the DRO. As of the writing of this report, no letters of concern or objection for this application have been received by the Planning and Community Development Department.

RECOMMENDATIONS:

Staff recommends the Design Review Board review the project relative to the Regulatory Conclusions of the DMMC. Based on the project analysis provided herein, staff recommends the Design Review Board adopt the attached draft Resolution (Exhibit B), conditionally approving DRB25-003.

Respectfully Submitted,

Monique Gil  
Associate Planner

EXHIBITS:

- A – Site Map
- B – Draft DRB Resolution

RESOLUTION NO. DRB-2025-xx

A RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF DEL MAR, APPROVING DESIGN REVIEW PERMIT DRB25-003 TO CONSTRUCT A 75 SQUARE-FOOT DECK EXPANSION WITH A FRAMLESS GLASS SAFETY RAILING AT THE NORTH SIDE OF AN EXISTING REAR (NORTH) ELEVATED DECK LOCATED WITHIN THE R1-10 ZONE AT 462 15<sup>TH</sup> STREET, DEL MAR, CALIFORNIA

Assessor Parcel Number (APN): 299-280-28-00

WHEREAS, K & L Western Property LLC (“Applicant”) is the owner of real property commonly referred to as 462 15<sup>th</sup> Street (APN 299-280-28-00) (the “Property”); and

WHEREAS, the Applicant filed an application for Design Review (“Project”) to allow the construction of a 75 square foot deck with frameless glass railing to the north side of an existing rear deck on land located within the R1-10 Zone, at the Property; and

WHEREAS, the Project constitutes a request as provided by Title 23 of the Del Mar Municipal Code (DMMC); and

WHEREAS, the project would only consist of a expansion to an existing outdoor deck and, therefore, approval of the requested discretionary development application would have no impact on the City of Del Mar’s housing supply or housing affordability; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and the City’s adopted CEQA Supplemental Regulations, the Project has been found to be Categorically Exempt pursuant to Categorically Exempt per Section 15301 (e) (Class 1 – Existing Facilities – Addition to an Existing Structure) in that the Project proposes the construction of a 75 square foot deck with frameless glass railing to the north side of an existing rear deck.

WHEREAS, on March 25, 2026, the Design Review Board (DRB) of the City of Del Mar held a duly noticed public hearing to review the Project, and at which time all persons desiring to be heard were heard; and

WHEREAS, evidence was submitted and considered to include without limitation:

- a. Project plans submitted by the Applicant
- b. Written information submitted with the application
- c. Oral testimony from City staff, the Applicant and the public (if any)
- d. Staff Report, dated March 25, 2025, which is incorporated by this reference as though fully set forth herein
- e. Additional information submitted during the hearing (if any); and

WHEREAS, DMMC Section 23.08.070 provides that a request for a Design Review Permit shall be approved unless the Design Review Board makes findings of fact based upon information presented during a public hearing that support one or more of the Regulatory Conclusions set forth therein; and

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the City of Del Mar that based upon the evidence presented at the public hearing on September 17, 2025, including written and oral staff reports, public written testimony, Applicant and Applicant's representative's written and oral testimony, and in accordance with DMMC Section 23.08.070, the Design Review Board of the City of Del Mar finds that the Project, as conditioned, will not be detrimental to the Community based on the Regulatory Conclusions Sections of DMMC Chapter 23.08 (Design Review).

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Design Review Board of the City of Del Mar that Design Review Permit DRB25-003, is hereby approved subject to the conditions listed herein.

### **GENERAL CONDITIONS**

#### *G-1 [Business License]*

Prior to commencement of any work on site, all contractors and subcontractors shall obtain a valid City of Del Mar Business License. The general contractor shall be responsible for ensuring that all subcontractors obtain the required Business License and shall retain copies of said permits on site for verification by City staff.

#### *G-3 [Development authorization limited to plan set]*

This permit is granted based on submitted plans dated February 5, 2025, by the Planning and Community Development Department and so identified by the staff of the Del Mar Planning and Community Development Department. Revisions to these plans and/or any proposals for modification shall require review and prior authorization from the appropriate entities of the City of Del Mar.

#### *G-4 [Encroachment Permit for work in right-of-way]*

Any work proposed or required within a City of Del Mar public right-of-way or access easement, or required within a public right-of-way or access easements pursuant to the conditions of approval of this Permit, shall be subject to the prior receipt of a City of Del Mar Encroachment Permit. Applications for Encroachment Permits shall include plans depicting all proposed private and public improvements including, but not limited to, improvements involving drainage, grading and/or public utilities. The required Encroachment Permit shall be subject to review and approval by the City of Del Mar in accordance with the procedures set forth in the DMMC and may include requirements for inspections and/or submittal of a security deposit(s). Please note that Design Review Board or Planning Commission approval of plans indicating right-of-way improvements does not constitute approval of the separately required Encroachment Permit.

#### *G-5 [Requirement for Building Permits]*

Prior to commencement of work, the Applicant or agent shall obtain all required Building Permits.

#### *G-7 [Code compliance]*

Approval of this application shall not waive the requirement for compliance with the provisions of the Del Mar Municipal Code or other applicable City regulations in effect at the time of Building Permit issuance, unless specifically waived in this permit authorization.

*G-12 [Permit Expiration]*

This permit shall expire three years from the date of approval, on **March 25, 2029** unless a Building Permit has been issued (if required by the DMMC) and substantial construction has been accomplished in reliance upon the permit. Pursuant to the DMMC, substantial construction is defined as: completion of a minimum of 10 percent of the total amount of construction authorized by the permit, based on the monetary value of construction costs including grading, site preparation and construction but specifically excluding all costs associated with the acquisition of interest in the Project site and all costs associated with the preparation and processing of permits or plans.

*G-14 [Statement of accuracy/agreement regarding third-party lawsuits]*

Prior to the issuance of Building Permits or Project commencement, whichever comes first, the Applicant shall submit a statement regarding the accuracy of submitted plans/materials and agreeing to hold the City of Del Mar harmless from third-party lawsuits filed challenging the City's approval of this permit. The agreement shall also include a commitment to defend the City of Del Mar from any third-party lawsuits filed challenging the City's approval of this permit. The form and content of the statement and agreement required herein shall be subject to the review and approval of the Planning and Community Development Director.

*G-15 [Compliance with City noise regulations]*

The Applicant and all parties involved with implementation of the Project shall comply with the regulations of the DMMC with regard to construction noise. The regulations stipulate that all construction activities are limited to the following periods: between 7:00 AM and 7:00 PM, Monday through Friday and between 9:00 AM and 7:00 PM on Saturdays. Construction activities are prohibited during other hours and on Sundays and City Holidays. The City's Noise Ordinance, DMMC Chapter 9.20, includes the dates of City Holidays, and can be viewed on the City's web page ([www.delmar.ca.us](http://www.delmar.ca.us)).

*G-16 [Dig Alert]*

Prior to excavation or trenching, the Applicant shall call Underground Service Alert of Southern California (Dig Alert 800-227-2600) for a mark-out of service utilities.

*G-17 [Rules for Construction-related Signage]*

All construction-related signage posted at the Project site shall comply with DMMC Chapter 30.84 (Signs). The pertinent sections of the Sign Chapter allow installation of a total 5.5 square feet of temporary signage on a residential property (that is cumulative of all signs posted). Such signs may be posted for a maximum of sixty (60) days in a calendar year.

**NON-CONFORMITIES/BUILDING VALUATION**

*NC-1 [Submittal of detailed building and demolition plans]*

Prior to the issuance of building permits for the project, the applicant shall submit detailed drawings indicating, in an easily identifiable format: the component parts of the project to be retained; (in their existing location and state); the components to be replaced in kind; the components to be altered; and the components to be removed or demolished. The plans shall be reviewed for their conformance with the approved Building Valuation Worksheet.

*NC-2 [Requirement for compliance with approved plans]*

The applicant, owner, architect and builder are hereby advised of the requirement that project implementation must be carried out in accordance with the approved Building Valuation Worksheet and accompanying plans. Deviation from the approved documents will require a (re)calculation to determine if the project still constitutes a minor remodeling project. Deviations from approved plans, regardless of their cause, may result in a determination that the project constitutes a major remodeling project (in excess of the 50% valuation stipulated in the DMMC) with the resulting forfeiture by the property owner of the ability to retain the project's structural nonconformities.

*NC-3 [Evidence of project compliance]*

The applicant or designated agent shall be responsible for providing evidence that the construction authorized in plans approved by the City is being implemented in strict compliance with the approved drawings. Such evidence shall include photographic records of the construction and demolition activities that occur during project implementation, as well as documentation verifying the retention of construction materials - as called out in submitted plans. The applicant shall also be responsible for calling for periodic inspections by City staff for the purpose of field confirmation that the project is being implemented in strict compliance with approved plans. The cost of such inspections and of other staff review shall be borne by the applicant.

*NC-4 [Structural engineering report]*

As deemed necessary by the Planning and Community Development Department Director, based on the extent of work proposed, the applicant shall submit a report from a qualified structural engineer. The report shall include an indication of whether the project, as proposed in the Building Valuation Worksheet and accompanying plans and documents, can be implemented without a threat of danger to the persons who will be implementing the project. The report shall be subject to the review and approval of the Planning and Community Development Director.

*NC-5 [Affidavits regarding Building Valuation process]*

Prior to the issuance of building permits, the applicant(s), architect and general contractor for the project shall [each] submit an affidavit including the following language:

- A. I understand that the project, [project number] includes a proposal to remodel a structure containing one or more structural non-conformities. The City's approval, including the authorization for retention of the non-conformities, has been granted based on a provision of the DMMC that allows the retention of a non-conformity associated with the project in cases where the project constitutes a minor remodeling project by virtue of the fact that the value of the project will be less than 50% of the value of the structure to be remodeled.
- B. I understand that the City's approval is contingent upon strict compliance with the detailed Building Valuation Worksheet and associated documents and plans submitted to and approved the City. I also understand that departure from the approved documents and plans, whether major or minor, may invalidate the project approval and may also result in the forfeiture by the applicant/owner of the ability to retain the non-conformities associated with the project.

- C. I further understand that the approved documents call for a detailed process for demolition and construction. It is understood that a minor change in one aspect of development, even if required due to circumstances beyond the control of applicant/owner architect and/or contractor, may result in a change to another component part. Such changes shall require prior authorization by City staff and may result in a requirement for abatement of the structural non-conformities associated with the project.

**NC-6 [Pre-construction conference]**

Prior to commencement of project implementation, the applicant shall schedule a pre-construction meeting with City staff, the building contractor and the project architect/draftsperson. The purpose of the meeting shall be to review the terms and conditions of the Building Valuation worksheet and to discuss the inspection schedule that will be employed to ensure that construction will be in conformance with approved plans.

The restrictions noted above do not apply to the Development Pending, Construction Noise Notice and Building Permit signs required by the City as part of the Project review process.

All construction related signage, including City required signs, shall be removed prior to final approval of the Project.

**FIRE CONDITION**

**F-20 [Fire Resistive Construction Requirements]**

Structures shall meet construction standards for the Very High Fire Severity Zone to the satisfaction of the California Fire Code.

PASSED AND ADOPTED by the Design Review Board of the City of Del Mar this 25<sup>th</sup> day of March 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Arlene Prater, Chairperson  
Design Review Board  
City of Del Mar, California

ATTEST:

---

Karen Brindley  
Director of Planning and Community Development  
City of Del Mar, California



# City of Del Mar Staff Report

DESIGN REVIEW BOARD  
STAFF REPORT  
MARCH 25, 2026

APPLICATION: DRB25-015; CDP25-016

REQUEST: A request for *Design Review and Coastal Development Permits* to construct a 273 square-foot, detached single-car garage, with an attached 78 square-foot covered porch, and associated six-foot-tall fencing located at 1335 Crest Road in the R1-40 Zone and Bluff, Slope and Canyon Overlay Zone.

\*The project is located within the Coastal Commission's appeal jurisdiction

OWNER / APPLICANT: Nicole and Ari Gesher Revocable Trust

AGENT: Marcos Vanorden De Assis, Matrix Design Studio

SITE LOCATION: 1335 Crest Road

ASSESSOR'S PARCEL NUMBER: 300-060-20-00

COMMUNITY PLAN DESIGNATION: Very Low Density Residential

ZONE: R1-40

OVERLAY ZONES: Bluff, Slope and Canyon (BSC-OZ)

ENVIRONMENTAL STATUS: This project is listed among the classes of projects determined to have less than significant adverse effect on the environment and therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(e) – New Construction or Conversion of Small Structures in that the project includes new accessory structures (garage, covered porch and fencing). It has been further determined that none of the six exceptions to the use of a categorical exemption would apply to this project (CEQA Guidelines Section 15300.2)

HOUSING IMPACT: The approval of this discretionary development application for the garage with covered porch and fencing will not have an impact on housing because the project would not remove any housing units.

COMMUNITY PLAN DESIGNATION:

The "Very Low Density Residential (0-1 units per net acre)" land use category is intended to allow single dwelling unit development that preserves an open character on land within areas that include steep slopes, bluffs, and/or canyons.

**BACKGROUND:**

The project site is located at 1335 Crest Road in the R1-40 Zone and the Bluff, Slope and Canyon Overlay Zone (BSC-OZ), which is located in the North Hills District of the Community Plan. Surrounding uses are very low-density single dwelling unit residential on the hillside.

The subject parcel is 39,693 square feet in area, has a trapezoidal shape, and consists of an existing building pad that is relatively flat. The lot's topography slopes descending eastward away from the building pad and fronting street, Crest Road.

The property is developed with a single dwelling unit (with attached garage), a swimming pool, and has an approval for an attached Accessory Dwelling Unit (ADU) under Accessory Dwelling Unit permit ADU25-014 and Coastal Development Permit CDP25-015, located on the southeast side of the lot.

Bluff, Slope, and Canyon Overlay Zone: The Bluff, Slope, and Canyon Overlay Zone is intended to "preserve and protect the sandstone bluffs, canyons, and steep slopes that bring diversity to Del Mar's natural environment." Per Section 30.52.070 of the Del Mar Municipal Code (DMMC), a project is exempt from the receipt of a Conditional Use Permit (CUP) if: 1) there is no development proposed within steep slopes and/or required buffer areas; and 2) there is an adequate drainage system for the site and that landscaping is carried out in such a manner as to not create any adverse effects to slopes or canyons. None of the proposed improvements are located within the substantially steep slopes or steep slope setbacks on-site and a therefore a Conditional Use Permit is not required.

**ANALYSIS:**

**Project Description**

The project includes a request to construct a detached 273 square foot garage with attached 78 square foot porch on the southwest side the property. Six-foot tall fencing will be installed to the north of the proposed detached garage to establish a new trash enclosure, and to the south of the detached garage to the existing single-family dwelling.

The garage would be visible from the Crest Road.

**Story Poles:**

Story poles were not required for the proposed deck expansion in the rear yard.

**PROJECT CONSISTENCY WITH ZONING DEVELOPMENT STANDARDS**

<b>DEVELOPMENT STANDARD</b>	<b>R-1 ZONING</b>	<b>PROJECT</b>
Minimum Lot Size	40,000 square feet	39,693 square feet (existing)
Front Yard Setback (west)	20 feet	32 feet 10 inches
Side Yard Setback (north)	10 feet	10 feet

Maximum Floor area ratio (FAR)	4,954 square feet (12.5%)	4,941 square feet (12.46%)
Height limitation	14 ft.	12 ft. 6 in.(for the detached garage/porch)**
Parking	2 spaces	3 garage spaces (1 proposed)
Maximum Lot Coverage	20% or 3,000 sq. ft.	11.8%

PROJECT’S CONSISTENCY WITH THE DESIGN REVIEW ORDINANCE AND BLUFF SLOPE CANYON ZONING REGULATIONS:

DMMC Chapters 23.08.072 through 23.08.080 (Design Review) provide seven sets of “Regulatory Conclusions” the Design Review Board may address when reviewing an application for a Design Review Permit (DRB). Pursuant to Section 23.08.070, a project must be approved unless findings of fact (based upon information presented during a public hearing) can be made that the project as proposed will result in a conflict with one or more of the Regulatory Conclusions. Based on staff analysis of the project relative to the Regulatory Conclusions, and supported by the Design Guidelines, staff finds that the low-profile one-story garage, covered porch, and six-foot tall fence does not have significant impacts to views, privacy, or the appearance of bulk and mass, and are shielded from view from the public right-of-way and adjacent properties by the surrounding mature vegetation.

The provisions of the Bluff, Slope, Canyon overlay (pursuant to DMMC 30.52.080 A.) states that “no structure within this overlay shall exceed a height of 14 feet unless the Design Review Board finds that the scenic view sheds and open space appearance will be less affected by higher structures.” The maximum height of the structure is 12 feet 6 inches. This structure is within the 14 foot height limit, and while it will be visible when viewed from Crest Road, the structure will not have an impact on scenic view sheds or the open space appearance on the lot as it is located within the currently developed area of the lot.

PROJECT’S CONSISTENCY WITH THE R1-40 ZONING REGULATIONS

Pursuant to DMMC 30.10.060, in addition to the criteria specified elsewhere in the DMMC, the Board is to consider siting alternatives, building size and bulk constraints, landscaping requirements, and other design improvements as may be reasonably required to preserve and enhance the integrity, public use, enjoyment, and public visibility to and from public open spaces, the beach, and the beach bluffs.

The garage with covered porch structure is a one-story, low impact structure which has been located on a portion of the lot where it does not impact scenic views. This project is not located near the beach or beach bluffs.

REQUIRED COASTAL DEVELOPMENT PERMIT/PROJECT'S CONSISTENCY WITH THE LOCAL COASTAL PROGRAM (CDP25-016)

The project includes a detached garage with attached covered porch within the Coastal Commission Appeals Area and therefore, requires the receipt of a Coastal Development Permit (CDP). The Applicant has submitted the necessary materials to evaluate the project's conformance with the City's certified Local Coastal Program (LCP) and the CDP application has been grouped together with the required DRB permit for review by the Board.

Staff has reviewed the application for consistency with the applicable provisions of the LCP, specifically the resource protection, avoidance of hazards and public access standards.

The project, as conditioned, has been found by staff to meet all of the applicable regulations. Staff is, therefore, recommending conditional approval of the CDP. Staff is also recommending that the required findings can be made by the Board to the effect that:

1. That the use for which the Coastal Development Permit is applied is permitted within the zone in which the property is located.
2. That the proposal meets the criteria of the applicable chapters of this Title.
3. That the granting of such Coastal Development Permit will be in conformity with the certified City of Del Mar Local Coastal Program.
4. That for all development proposals located seaward of the first public roadway, the proposed development is consistent with and implements the applicable requirements for provision of public access contained in this Title and in the public access and public recreation policies of Chapter 3 of the California Coastal Act.
5. That for all development proposals involving the construction or placement of a shoreline protection device, that the proposed development is consistent with and implements the applicable requirements of the Beach Overlay Zone and Setback Seawall Zone provisions contained in this Title and is consistent with and implements the provisions of the Chapter Three Policies of California Coastal Act.
6. That the proposal is consistent with and implements the provisions of public view protection policies IV-22 through IV-27 of the City of Del Mar LCP Land Use Plan.
7. That for all development proposals on sites with identified wetland resources, that the proposed development is consistent with and implements the provisions of the Lagoon Overlay Zone as contained within the City of Del Mar Local Coastal Program Implementing Ordinances and Land Use Plan.

Staff has provided specific findings relative to the standards referenced above that are included in the draft DRB resolution included as Exhibit B. As previously mentioned, the

DESIGN REVIEW BOARD  
STAFF REPORT: DRB25-015, CDP25-016 (Gesher)  
MARCH 25, 2026  
PAGE 5 of 5

property located at 1335 Crest Road is within the Coastal Commission Appeals Area and the CDP is appealable to the Coastal Commission.

RECOMMENDATION:

As designed, the project is consistent with the applicable provisions of the Design Review Ordinance (DMMC Chapter 23.08), applicable Design Guidelines, Bluff, Slope, and Canyon Overlay Zone design provisions, and the Design Review Requirements of the R1-40 Zone (DMMC 30.10.060). Therefore, staff recommends the Board adopt the attached resolution included as Exhibit B and approve DRB25-015 and CDP25-016.

Respectfully submitted,

Monique Gil  
Associate Planner

Exhibit A- Site Plan  
Exhibit B- Draft Resolution DRB-2026-xx

RESOLUTION NO. **DRB-2026-XX**

A RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF DEL MAR, APPROVING A DESIGN REVIEW PERMIT **DRB25-015** AND COASTAL DEVELOPMENT PERMIT **CDP25-016** TO ALLOW THE CONSTRUCTION OF A 273 SQUARE FOOT DETACHED SINGLE-CAR GARAGE WITH AN ATTACHED 78 SQUARE FOOT PORCH, AND ASSOCIATED 6-FOOT-TALL FENCING WITHIN THE R1-40 (VERY LOW DENSITY RESIDENTIAL) ZONE AND THE BLUFF, SLOPE, AND CANYON OVERLAY ZONE (BSC-OZ) AT 1335 CREST ROAD, DEL MAR, CALIFORNIA

APN: 300-060-20-00

WHEREAS, Nicole and Ari Gesher, Trustees of the Nicole and Ari Gesher Revocable Trust (Applicant) filed an application for a Design Review DRB25-015 and Coastal Development Permits CDP25-016 to authorize the construction of a 273 square foot single-car garage, with an attached 78 square foot covered porch, and associated 6-foot-tall fencing; and

WHEREAS, the Project is located at 1335 Crest Road located within the R1-40 (Very Low Density Residential) Zone, and the Bluff, Slope, and Canyon and Lagoon Overlay Zones; and

WHEREAS, on March 25, 2026 the Design Review Board of the City of Del Mar held a duly noticed public hearing to review the referenced entitlements at which time all persons desiring to be heard were heard; and

WHEREAS, oral and written testimony was submitted and considered to include without limitation:

- a. Plans submitted by the applicant.
- b. Written information submitted with the application.
- c. Staff Report, dated **March 25, 2026**; and
- d. Additional information submitted during the hearing.

WHEREAS, DMMC Section 23.08.070 provides that a request for a Design Review Permit shall be approved unless the Design Review Board makes findings of fact based upon information presented during a public hearing that support one or more of the Regulatory Conclusions set forth therein; and

WHEREAS, DMMC 30.52.080 A. (Bluff, Slope, and Canyon Overlay Design Review Requirements) states that “no structure within this overlay shall exceed a height of 14 feet unless the Design Review Board finds that the scenic view sheds and open space appearance will be less affected by higher structures.”; and

WHEREAS, DMMC 30.10.060 (R1-40) Zoning Design Review Requirements) requires the Board to consider siting alternatives, building size and bulk constraints, landscaping requirements, and other design improvements as may be reasonably required to preserve and enhance the integrity, public use, enjoyment, and public visibility to and from public open spaces, the beach, and the beach bluffs.

WHEREAS, the Coastal Development Permit ordinance provides that a determination granting a Coastal Development Permit shall be supported by the findings set forth in DMMC Section 30.75.140.

WHEREAS, the project is listed among the classes of projects determined to have less than significant adverse effect on the environment and therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(e) – New Construction or Conversion of Small Structures in that the project includes new accessory structures (garage, covered porch and fencing). It has been further determined that none of the six exceptions to the use of a categorical exemption would apply to this project (CEQA Guidelines Section 15300.2)

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the City of Del Mar as follows:

Section 1: Design Review Permit

Based upon the evidence presented at the public hearing on March 25, 2025 including written and oral staff reports, public written testimony, Applicant’s and Applicant’s representative’s written and oral testimony, and in accordance with DMMC Section 23.08.070, the Design Review Board of the City of Del Mar finds that the Project, as conditioned, will not be detrimental to the Community based on the Regulatory Conclusions Sections of DMMC Chapter 23.08 (Design Review).

Section 2: Coastal Development Permit

Based upon the substantial evidence presented at the public hearing on March 25, 2025 including written and oral staff reports public written and oral testimony, Applicant’s and Applicant’s representative’s written and oral testimony, and in accordance with DMMC Section 30.75.140, the Design Review Board of the City of Del Mar finds:

1. That the use for which the Coastal Development Permit is applied is permitted within the zone in which the property is located.

Pursuant to the adopted City of Del Mar Community Plan and Del Mar Zoning Code (the latter certified as the Implementation Plan of the City’s Local Coastal Program), accessory structures are a permitted use in the property’s R1-14 Zone.

2. That the proposal meets the criteria of the applicable chapters of this Title.

The Project is found to comply with both minimum development standards and the intent of Chapter 30.75 of the Del Mar Municipal Code, with facts and evidence in the record to support the conclusion. No variances or other deviations from standards are proposed.

3. That the granting of such Coastal Development Permit will be in conformity with the certified City of Del Mar Local Coastal Program (LCP).

The Project has been reviewed by the Planning, Building and Public Works Departments and found to comply with applicable minimum standards of development and, therefore will be in conformity with the City's Certified LCP.

4. That for all development proposals located seaward of the first public roadway, the proposed development is consistent with and implements the applicable requirements for provision of public access contained in this Title and in the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The subject property is not located between the first public road and the sea.

5. That for all development proposals involving the construction or placement of a shoreline protection device, that the proposed development is consistent with and implements the applicable requirements of the Beach Overlay Zone and Setback Seawall Zone provisions contained in this Title and is consistent with and implements the provisions of the Chapter Three Policies of California Coastal Act.

The Project does not propose the construction or placement of a shoreline protection device and so this finding is not applicable.

6. That the proposal is consistent with and implements the provisions of public view protection policies IV-22 through IV-27 of the City of Del Mar LCP Land Use Plan.

The Project is proposed on privately owned property where no public views presently exist and; the property is not located within nor does it contain any natural features as those referenced in Policy Numbers IV-22 through IV-27 of the LCP Land Use Plan.

7. That for all development proposals on sites with identified wetland resources, that the proposed development is consistent with and implements the provisions of the Lagoon Overlay Zone as contained within the City of Del Mar Local Coastal Program Implementing Ordinances and Land Use Plan.

The subject property is not located in or adjacent to a wetland nor will it result in the creation of a wetland as defined in the LCP and so this finding is not applicable.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Design Review Board of the City of Del Mar, that the 273 square foot detached single car garage with 78 square foot attached covered porch is a one-story low impact structure which has been located on a portion of the lot where it does not impact scenic views. This project is not located near the beach or beach bluffs.

NOW, THEREFORE BE IT FURTHER RESOLVED by the Design Review Board of the City of Del Mar that development application DRB25-015 is hereby approved subject to the following conditions:

**GENERAL CONDITIONS**

*[Note: The conditions listed below may have gaps in numbering or lettering. These gaps are intentional.]*

**G-1** *[Business License]*

Prior to commencement of any work on site, all contractors and subcontractors shall obtain a valid City of Del Mar Business License. The general contractor shall be responsible for ensuring that all subcontractors obtain required Business License and shall retain copies of said permits on site for verification by City staff.

**G-2** *[Utility Undergrounding Threshold]*

If the total cost of new construction exceeds \$7,500 (as determined by the Building Department), all new utility service connections shall be placed underground consistent with the provisions of Section 30.86.210 of the Del Mar Municipal Code.

**G-3** *[Development authorization limited to plan set]*

This permit is granted based on submitted plans dated **December 23, 2025**, and so identified by the staff of the Del Mar Planning and Community Development Department. Revisions to these plans and/or any proposals for modification shall require review and prior authorization from the appropriate entities of the City of Del Mar.

**G-4** *[Encroachment Permit for Work in the Public Right-of-Way]*

Any work proposed or required within a City of Del Mar public right-of-way or access easement, or required within a public right-of-way or access easements pursuant to the conditions of approval of this Permit, shall be subject to the prior receipt of a City of Del Mar Encroachment Permit. Applications for Encroachment Permits shall include plans depicting all proposed private and public improvements including, but not limited to, improvements involving drainage, grading and/or public utilities. The required Encroachment Permit shall be subject to review and approval by the City of Del Mar in accordance with the procedures set forth in the DMMC and may include requirements for inspections and/or submittal of a security deposit(s). Please note that Design Review Board or Planning Commission approval of plans indicating right-of-way improvements does not constitute approval of the separately required Encroachment Permit.

**G-5** *[Requirement for Building Permits]*

Prior to commencement of work, the applicant or agent shall obtain all required Building Permits.

**G-6** *[Construction and Demolition Waste Recycling Requirement]*

Owners and builders generating any construction and demolition debris on a project must comply with the minimum requirements regarding recycling or reuse for salvage set forth in the 2016 California Green Building Standards Code, Title 24, Part 11. This includes, but is not limited to, the submittal of a Construction Waste Management Plan and a minimum diversion of 65% of non-hazardous construction and demolition waste. Signage shall be posted on-site with information identifying materials to be diverted. All work associated with the project shall be done in conformance with the City of Del Mar's Mandatory Recycling Ordinance (No. 590).

**G-7** *[Code compliance]*

Approval of this application shall not waive the requirement for compliance with the provisions of the Del Mar Municipal Code or other applicable City regulations in effect at the time of Building Permit issuance, unless specifically waived in this permit authorization.

*G-8 [Height and setback certifications prior to framing sign off]*

Prior to sign-off on the framing inspection for the project, the applicant shall provide a statement from a Licensed Surveyor certifying that the building height and setbacks are in conformance with the approved plans for the project. The survey required herein shall be prepared using City of Del Mar approved vertical benchmarks for building height certification and reported to 0.01 of a foot. The setback certification shall be based on surveyed property corners as necessary to establish property lines and reported to 0.01 of a foot.

*G-10 [Plan for Construction-Phase Impacts]*

Prior to issuance of Building Permits or commencement of project implementation (whichever comes first), the applicant shall provide a plan for construction-phase parking and equipment/materials storage for the project. The plan must include the following:

- a. Identification of an on-site material storage location;
- b. Identification of an on-site equipment storage location;
- c. Identification of at least two on-site parking space which will remain available throughout the duration of the project;
- d. Location of any temporary sanitary facilities;
- e. A note stating that “If on-street parking is utilized, a minimum street access clearance of 20ft. will be maintained”;
- f. Map displaying any/all haul routes; and
- g. Contact information (phone number and Email) for the on-site supervisor(s);
  1. This information must also be posted on-site in a location which is readily visible from the public right-of-way for the duration of the project.

The plan required herein shall be subject to the review and written approval of the Planning and Community Development Director, working in consultation with Parking Enforcement and Public Works Departments. Haul routes and work and/or storage of material or equipment within a City right-of-way will require the receipt of an Encroachment Permit. The requirements mentioned above may be modified by the Planning and Community Development Director upon a determination that sufficient alternatives have been proposed which achieve a similar level of compliance.

- G-10A In addition to the submittal of a Construction Phase Impact Plan, the applicant must place a Construction Parking Placard in all vehicles associated with the project which will be parked off-site. The placard must remain in plain view on the dashboard of the vehicle throughout the duration of the project. A Construction Parking Placard can be obtained from the City of Del Mar Planning Department.

*G-12 [Permit Expiration]*

This permit shall expire three years from the date of approval, on **March 25, 2029** unless a Building Permit has been issued (if required by the DMMC) and substantial construction has been accomplished in reliance upon the permit. Pursuant to the DMMC, substantial construction is defined as: completion of a minimum of 10% of the total amount of construction authorized by the permit, based on the monetary value of construction costs including grading, site preparation and construction but specifically excluding all costs associated with the acquisition of interest in the project site and all costs associated with the preparation and processing of permits or plans.

*G-15 [Compliance with City Noise Regulations]*

The applicant and all parties involved with implementation of the project shall comply with the regulations of the DMMC with regard to construction noise. The regulations stipulate that all construction activities are limited to the following periods: between 7:00 a.m. and 7:00 p.m. / Monday through Friday and between 9:00 a.m. and 7:00 p.m. on Saturdays. Construction activities are prohibited during other hours and on Sundays and City Holidays. The City's Noise Ordinance, Chapter 9.20 of the Del Mar Municipal Code, includes the dates of City Holidays, and can be viewed on the City's web page ([www.delmar.ca.us](http://www.delmar.ca.us)).

*G-16 [Dig Alert]*

Prior to excavation or trenching, the applicant shall call Underground Service Alert of Southern California (Dig Alert- 1-800-227-2600) for a mark out of service utilities.

*G-17 [Rules for Construction-Related Signage]*

All construction-related signage posted at the project site shall comply with DMMC Chapter 30.84 (Signs). The pertinent sections of the Sign Chapter allow installation of a total 5.5 square feet of temporary signage on a residential property (that is cumulative of all signs posted). Such signs may be posted for a maximum of sixty (60) days in a calendar year.

The restrictions noted above do not apply to the Development Pending, Construction Noise Notice and Building Permit signs required by the City as part of the project review process.

All construction related signage, including City required signs, shall be removed prior to final approval of the project.

**ENGINEERING CONDITIONS:**

*E-1 [Separate Permits for Off-site Work]*

All improvements to off-site facilities, including the provision of access road and/or utility lines as proposed or required pursuant to the conditions of this Permit, shall be subject to the receipt of separate City permits, as applicable.

*E-2 [Drainage Plan]* Prior to issuance of Building Permits, the applicant shall provide a detailed Drainage Plan for the project prepared by a Registered Civil Engineer or Licensed Architect. The Plan shall be prepared in accordance with the latest edition of the City's "Applicant's Guide to Procedures for a Grading Permit" and shall be subject to the review and approval of the Planning and Community Development Department Director in consultation with the City Engineer. The Plan required herein shall be prepared to minimize the amount of

impervious surface area of the development and to maximize the on-site dissipation of storm water run-off. The Plan shall be in compliance with applicable National Pollutant Discharge Elimination System (NPDES) stormwater requirements and shall incorporate the use of “Best Management Practices” (BMPs) to control runoff or discharge onto the City rights-of-way and to avoid run-off onto adjacent private properties. The Drainage shall incorporate the ADU foot print and all improvements for DRB25-015 and the approved ADU.

In addition to the considerations listed above, the Plan shall also address/incorporate the following:

- E-2A A topographical map indicating property lines, topographic features and existing and/or proposed structures prepared by a Registered Civil Engineer or a Licensed Land Surveyor. Said map shall include two-foot contour lines and/or sufficient spot elevations to clearly represent existing and proposed topographical features, and existing and proposed drainage patterns. Said map shall also show entire property boundary including any assumed found monuments, and bearings and distances based on record information. Survey shall extend minimum 25 feet beyond limits of property line and adjoining right-of-way;
- E-2B The location of all existing or proposed easements within the property boundary;
- E-2C The location of all roof down-spouts and any proposed collection system, with information regarding pipe alignments, invert elevations, slopes, sizes, and the discharge location of said collection system;
- E-2D The manner in which landscaped areas will be drained. The Plans shall ensure that no area drains will be installed within landscape areas which are subjected to irrigation run-off;
- E-2E The methods for providing temporary erosion control during the construction phase of the project, complete with the inclusion of standard grading and erosion control notes on the plans;
- E-2F The manner in which drainage from retaining wall sub-drains and sump pumps will be collected and conveyed. The Plan shall specify that such drainage shall not be discharged onto City streets and that drainage from sub-drains and sump pumps shall discharge on the project site to allow percolation back into the soil;
- E-2G The manner in which drainage shall be controlled to eliminate the discharge of nuisance water and to ensure that existing or proposed private pipe outlets will not convey or discharge nuisance water onto adjacent properties or into the public right-of-way (i.e., from irrigation, pool/spa/water feature splash run-off, planter area drains, French drains, etc.);
- E-2H Interception of run-off from the proposed driveway to preclude direct flow to the adjacent streets right-of-way. This may be accomplished by incorporation of pervious driving surfaces, diversion to landscaped areas using swales or grates, etc. The project engineer’s evaluation shall include, but not be limited to, consideration

of the potential effect of proposed construction on site groundwater and moisture conditions. Provide spot grades and/or contours to substantiate design;

- E-2I The inclusion and maintenance of a 5-foot wide buffer zone to be maintained along the edge of pavement along the street frontage. No obstructions (i.e., walls, trees, benches, etc.) shall be permitted within this area;
- E-2J Depict the existing sewer and water mains and laterals serving the residence;
- E-2K Include storm drain run-off "Best Management Practices" that minimize the volumes of urban run-off discharge to City rights-of-way, as acceptable to the City Engineer. Indicate how the proposed bio-infiltration/retention area or bio-swale will discharge off-site without causing erosion. Depict the location of erosion control devices to be implemented in the event of rainfall;
- E-2L Ensure that the development will minimize the amount of impervious surface area and maximize the on-site dissipation of storm water run-off;
- E-2M Provide elevations and slope call-outs to clarify how water will drain around the proposed patio hardscape, with assurances the runoff will not be conveyed over sensitive topographic features;
- E-2N Include landscaping plans with characteristics that maximize infiltration, provide retention, reduce irrigation and storm water run-off, use efficient irrigation, and minimize the use of fertilizers, herbicides and pesticides;
- E-2O Include a Hydrology/Hydraulic Report prepared by a Registered Engineer that addresses how storm water will be adequately collected and conveyed on and across the subject property. The report shall also address the tributary area for run-off directed to and across the subject property. The report shall Address"
  - a) The tributary area for run-off directed to and across the subject property.
  - b) Calculations and details demonstrating that if proposed inlets/outlets, etc. are plugged or overloaded, the site is capable of conveying storm flows in a manner that is not detrimental (including flooding and erosion) to surrounding properties.
  - c) Shall address both existing and proposed conditions.
  - d) Shall provide calculations for the 2-year and 100-year events for pre and post conditions.
  - e) Size infiltration trench for increase in anticipated runoff generated by new development.
- E-2P Incorporate all recommendations pursuant to the Hydrology/Hydraulic Report prepared for the project. This includes the detailing in the plan set of any bio

retention/infiltration or vegetated swales which are proposed. Mitigate for any increase in runoff generated by this development;

- E-2Q If the project involves demolition of an existing structure or surface improvements, the grading and erosion control plans shall be approved by the City Engineer prior to the issuance of a demolition permit. No demolition shall be permitted without an approved erosion control plan; and
- E-2R Following construction completion, the project designer shall inspect as-built improvements. Significant discrepancies, if any, between the approved plans and as-built conditions shall be brought to the attention of the Planning and Community Development Department and City Engineer. An as-built plan prepared by the project designer will be required. Prior to final sign-off by the City Engineer, the project designer shall sign the as-built plan indicating that the project was completed in accordance with said plan.

E-3 *[Engineering Fee]*

Prior to issuance of Building Permits, the applicant shall provide fees as delineated in the City's Engineering Review Fee Schedule as funds necessary for Engineering Department review of the proposed site improvements. If additional review beyond the scope outlined in the Engineering Review Fee Schedule becomes necessary, a supplemental deposit(s) will be required.

E-4 *[Private Drains]*

- E-4A Unless specifically authorized in permit plans, drains in landscape areas discharging to public rights-of-way shall not be allowed. Drains discharging into public rights-of-way may be authorized, subject to review by the City Engineer and only if warranted by unique site conditions. In such cases, design elements shall be incorporated into the plans which reduce the potential for stormwater pollution and nuisance drainage to the maximum extent practicable. The project engineer's evaluation shall include, but not be limited to, consideration of the potential effect of proposed construction on site groundwater and moisture conditions. All hardscape drains, roof drains, wall drains and other private drains shall be shown in detail on improvement plans;
- E-4B Site drainage shall be designed such that, in the event of plugged or overloaded inlets/outlets, storm flows will be conveyed in a manner that is not detrimental to the site or other properties; and
- E-4C Deck drains, when used, shall be no more than 25 feet apart, and no single drain shall serve more than 250 square feet of area. There shall be no direct connection between the pool deck drains and the sewer or plumbing drainage systems. They shall not drain to the pool gutter or recirculation systems.

E-6 *[Authorization for Off-site Work]*

E-6A Prior to the issuance of Building Permits, the applicant shall obtain letters of permission from affected property owners if construction or construction access is required across property lines; and

E-6B The following note shall be included on the plans for the Permit: “No grading shall occur outside the limits of the approved grading plan unless prior written authorization is obtained from the City and the owners of any other affected properties.”.

E-7 *[Soil Stabilization]*

The applicant shall utilize sediment controls only as a supplement to erosion prevention for keeping sediment on-site during construction – NEVER as a single or primary method.

E-7A The applicant shall clear and grade only the areas on the project site that are necessary for construction. These areas shall be clearly denoted on the plans;

E-7B The applicant shall minimize exposure time of disturbed soil areas;

E-7C The applicant shall submit a schedule to the City for review and approval, with proposed dates, demonstrating the minimization of grading during the wet season and coinciding the grading with dry weather periods, permanent revegetation and landscaping as early as feasible, temporary stabilization and reseeded of disturbed soil areas as early as feasible;

E-7D The applicant shall stabilize all slopes per City approved method; and

E-7E The contractor is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the City approved Water Quality Management Plan (WQMP) for the project. This includes but is not limited to, filter material replacement and sediment removal, as required to assure peak performance of all BMPs.

E-8 *[Required Backflow Prevention Valve]*

If the project authorized by this permit will involve installation or retention of any plumbing drainage fixtures at a level below that of the **PUBLIC** sewer main serving the project site, the applicant shall install a private backflow prevention device on their private lateral per the requirements shown below.

The plans shall be submitted prior to the issuance of Building Permits and shall be according to the Uniform Plumbing Code and subject to the review and written approval of the Planning and Community Development Director and City Engineer. Once installed, the private backflow prevention device(s) shall be subject to inspection by the City Engineer prior to final sign off for the project.

E-9 *[Access to Water Meters]*

Access to proposed or existing water meters located on or immediately adjacent to the property shall remain open and unobstructed at all times. Prior to the issuance of Building Permits, the applicant shall demonstrate that no structure or vegetation is proposed so as to restrict access to the water meter. In the event access is blocked by project implementation, the applicant shall be responsible for the removal any obstruction at his/her expense or shall pay for the cost of relocating the water meter to allocation acceptable to the Public Works Department.

E-10 *[Updated Title Report]*

Prior to the issuance of Building Permits, the applicant shall prepare an updated title report for the property.

E-11 *[Compliance with City of Del Mar JURMP]*

This project shall conform to the construction component in the latest edition of the City's Jurisdictional Urban Runoff Management Program (JURMP).

E-12 *[Sewer Service]*

The sewer connection to the public main must be a gravity connection. If a pump is required in order to service the residence, it must transition to gravity flow prior to connection to the public system. A sewer backflow prevention device will also be required if a pump is proposed. The existing Sewer lateral shall be videoed and certified clear of obstructions or damage by a licensed plumber. Should the lateral be damaged, a new lateral shall be installed to service the residence.

E-13 *[Backflow Prevention]*

A reduced pressure backflow prevention device is required for the water system that services the pool/spa. The system must be designed to the satisfaction of the City Engineer, Public Works, and Building Department.

E-14 *[Driveway Slope]*

The Grading Plan must include a profile of the proposed driveway. The longitudinal slope must not exceed 8% within 10' of the street. The slope must not exceed 6% within 25' of the garage door. Between these two areas, the slope must not exceed 25%.

E-15 *[Existing Sewer Easement]*

Prior to commencing work within the existing sewer easement, the applicant shall obtain all applicable permits from the City of Del Mar, including an encroachment permit.

E-16 *[SDG&E Easement]*

Prior to issuance of Building Permits the applicant must provide a letter from SDG&E authorizing the proposed improvements within the existing 12' easement.

E-17 *[Utility Service]*

If any new or modified connections to the water or sewer mains in the public right-of-way are proposed, additional plan sets, and review fees may be required.

E-18 *[Stormwater Management Plan]*

The applicant must submit an updated SWMP for Standard Projects. A BMP Site Plan must be included and attached to the SWMP.

E-19 *[Existing Driveway]*

The DRB site plan does not show any modification or replacement of the existing driveway. Replacement or modifications to the existing driveway would require interception of run-off prior to discharge to the street by incorporation of pervious driving surfaces or diversion to landscaped areas using swales or grates, etc.

E-20 *[Stormwater Compliance]*

Stormwater compliance requirements are subject to change based on adoption of revisions to state and local regulations. Recent changes to the regulations include the following: revised Priority Development Project definitions, additional/revised hydromodification mitigation requirements, and increased emphasis on on-site retention/re-use. These changes could significantly impact the design, type, and size of BMPs necessary for compliance. The new regional MS4 Permit (Order No. R9-2013-0001) was adopted May 8, 2013.

E-21 *[Existing Easements]*

Prior to issuance of Building Permits the applicant must provide a letter from any easement holder authorizing the proposed improvements within the existing easement.

E-22 *[Revisions to plans]*

Any proposed change to the approved layout/use/activity on the site or any increase in the developed area of the site or any expansion or modification to the approved development, including changes to structures building locations, elevations, parking allocation, or landscaping shall require that a construction change be submitted to City for review and approval.

E-23 *[Survey Monuments]*

The perpetuation of survey monuments is required and intended to protect both public and private property rights in accordance with federal and state law. Monument perpetuation shall be performed with every Drainage/Grading Plan and Street Improvement Plan. A land surveyor shall, upon completion of Drainage/Grading Plan, or new improvements, reset any monuments that have been destroyed due to the construction of the project and must file a post-construction Corner Record or Record of Survey with the County Surveyor.

E-24 *[Archaeological]*

The permittee shall cease work on-site if any archaeological resources that are revealed. The City shall be notified immediately. A qualified archaeologist, retained by the permittee, will evaluate the situation, and make recommendations to the City concerning the continuation of the work.

PASSED AND ADOPTED by the Design Review Board of the City of Del Mar this 25<sup>th</sup> day of March, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Arlene Prater, Chairperson  
Design Review Board Chair  
City of Del Mar, California

ATTEST:

---

Karen Brindley  
Director of Planning and Community Development  
City of Del Mar, California



# City of Del Mar Staff Report

DESIGN REVIEW BOARD  
STAFF REPORT  
March 25, 2026

APPLICATION: DRB25-017, LC26-002

REQUEST: *A Design Review Permit and Land Conservation Permit* for the renovation of an existing residence to include: increasing the height of the roof by approximately 17 inches; constructing FAR-exempt storage areas on the east side of the residence; enclosing a portion of the covered entry courtyard; and modifications to decking, doors, windows, skylights, exterior siding, exterior lighting, fences, walls, hardscape and landscape, including minor grading.

APPLICANTS/OWNERS: John D. Freeman and Pauline Amar Freedman

OWNERS' AGENT: Kim Grant Design, Inc.

SITE LOCATION: 495 Ocean View Avenue

ASSESSOR PARCEL NUMBER (APN): 301-033-11-00

COMMUNITY PLAN DESIGNATION: Carmel Valley Precise Plan (CVPP)

ZONE: CVPP

ENVIRONMENTAL STATUS: This project is listed among the classes of projects determined to have less than significant adverse effect on the environment and therefore, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(e) – Existing Structures in that the project includes the remodeling of an existing residence and has further been determined that none of the six exceptions to the use of a categorical exemption would apply to this project (CEQA Guidelines Section 15300.2).

HOUSING IMPACT: The approval of the requested discretionary development applications would have no impact on the City of Del Mar's housing supply or housing affordability in that the project only consists of remodeling the existing single-unit structure and the net number of units on the lot would not be reduced.

## BACKGROUND:

The Carmel Valley Precise Plan (CVPP) was adopted May 5, 1980, by City Council Ordinance No. 308 (Attachment A). The purpose of establishing the CVPP was to guide development of approximately 15 acres of vacant hillside containing unique bluff formations and native habitat at the south end of town. Each lot within the CVPP has a designated buildable envelope including maximum roof elevation, and designated landscape and open-space areas. The regulations for

development of each lot are also stated within the Precise Plan. These development standards supersede the Zoning Ordinance requirements of the DMMC. Where the Precise Plan is silent on an issue, the Zoning Ordinance is applied.

The project site is located on Lot #25 of the CVPP. The subject lot is developed with a 3,216 square-foot, one-story residence. The lot's topography slopes downward from the north to the south. The maximum height allowed for this lot is indicated "as existing". The existing maximum elevation is 181.53 measured to the top of an existing skylight.

It is important to note that the development regulations and interpretations in place at the time of the adoption of the CVPP are applied today for projects within the Plan area when the Plan itself does not specify regulations. This means that those aspects of the project not specifically regulated by the CVPP are subject to the Del Mar Zoning Ordinance as it was applied in 1980. This protocol was discussed and affirmed by the City Council at its meeting of April 16, 1990.

#### ANALYSIS:

##### Project Description:

The applicants propose to remodel an existing one-story dwelling and to modify existing Floor Area by:

- Infilling approximately 173.8 square-feet of additional habitable space by partially enclosing an existing covered courtyard on the north side of the property. This space already counts towards the Bulk Floor Area for the residence.
- Reducing the size of the existing garage by converting approximately 353 square feet from the existing garage to habitable space. Approximately 419 square feet would remain to provide a two-car garage for the residence accessed on the north side of the property.
- Constructing a new 61 square-foot FAR-exempt storage area attached to the residence on the east side.

In addition to the proposed new square-footage to be added to the home, the applicant is also proposing the following improvements:

- The existing roof would be rebuilt and raised approximately 17" to the maximum elevation based on existing skylights on the roof (elevation of 181.53)
- Remodeling of the existing deck on the south side of the residence including a 67 square foot deck extension.
- Modifications to windows, doors, and skylights throughout the existing residence.

- Two new air conditioning condenser units on the east side of the residence screened by a 6-foot tall fence.
- New exterior lights on the house and stairs are downward directed lights and shown on Sheet L1.2 of the plans. One light is proposed to be a security light at the trash enclosure on the northwest corner of the residence as noted on Sheet L1.2.
- A new retaining wall (3’ 6” maximum height) with a 6’ maximum height wood fence atop (6’ measured from the neighboring grade). A detail is included on Sheet A4.6.
- An extension of the courtyard walls at the north side of the property with a covered entryway feature.

Materials include a beige “Beam” colored stucco, dark bronze aluminum windows and doors, and mosaic tile at the entry door. A materials board is included as Sheet A4.6 of the plans.

An application for an Accessory Dwelling Unit is being processed on a separate request and is not a part of this Application being acted on by the Design Review Board. Information provided in the plans is for context only.

Summary of the applicant’s proposal:

<u>Level</u>	<u>Existing FAR</u>	<u>Proposed FAR</u>
Garage	737 square feet	419 square feet
Main Level	1,739 square feet	2,159 square feet
Covered Entry Courtyard	174 square feet	Included in Main Level square footage
FAR Exempt Storage	N/A	61 square feet
Basement	566 square feet	566 square feet converted towards ADU
<b>Total</b>	3,216 square feet	3,216 square feet

The new covered entryway feature to the front courtyard has been designed to meet a 50% openness and does not count towards the FAR for the property.

PROJECT’S CONSISTENCY WITH THE CARMEL VALLEY PRECISE PLAN:

The proposal does not increase the lot’s existing non-conforming floor area of 3,216 square feet for Lot #25 of the CVPP (where 2,000 is allowed). The proposed addition is under an existing roof, already counts towards FAR, and the meets the required height limit of an elevation of 181.5 feet. All new improvements are within the buildable area for the lot, with exception of a portion of some hardscape and landscape, which are allowable as a “landscape feature” in that portion of the lot.

The project is not subject to the City’s Citizens’ Participation Program (CPP) and is exempt from a Coastal Development Permit.

### Story Poles

Story-poles illustrating the propose project were placed at the subject property on or before March 10, 2026 with certification provided of their placement in accordance with the approved story-pole plan.

### Correspondence:

Two letters of support have been included as Exhibit B.

### DESIGN REVIEW PERMIT DRB25-017

Planning staff has reviewed the project to evaluate its consistency with the Design Review Ordinance (DRO) and corresponding design guidelines. The project includes a low-profile, one-story addition under an existing roof and a minor increase in roof height (17"). New decking is limited to an extension of the existing deck feature and is sited to not impact privacy on neighboring properties. Window and door modifications are mostly on the north and south walls of the residence, which do not face neighboring properties consistent with Design Guideline B.2 Privacy Design Guidelines.

Based on the staff's analysis of the project, the application appears to be consistent with the applicable provisions of the Design Review Ordinance (DRO, DMMC 23.08) and applicable Design Guidelines.

### LAND CONSERVATION PERMIT LC26-002:

Pursuant to DMMC Chapter 23.33, proposed grading exceeding 25 cubic yards (cut or fill) outside of the footprint of any structure and/or grading that results in a permanent property elevation change exceeding 18 inches, shall require a Land Conservation Permit (LC). The grading plan proposes 32 CY of cut (3' maximum) primarily to create more of a level walkway on the east side of the property and to create more space on the patio at the south side of the residence.

DMMC Section 23.33.040 stipulates that a request for a LC Permit shall be approved unless the Design Review Board finds that the request conflicts with one or more of the following seven findings:

1. The proposed excavation or grading project is not in conformance with the Del Mar Municipal Code requirements.
2. The proposed excavation or grading project will force the topography to be subservient to the development of the site.
3. The proposed excavation or grading project will endanger steep slopes through undue increases in weight or retained water thereby creating conditions which encourage slippage.
4. The excavation or grading project will alter the natural formations unnecessarily.

5. The excavation or grading project does not provide for the restoration of the natural state of the site, to the degree feasible.
6. The excavation or grading project does not minimize the loss of major vegetation, to the degree feasible.
7. The excavation or grading project will create major interruptions of the natural drainage patterns.

The subject property is an improved lot which is developed to the north and features natural topography and vegetation to the south, which is protected by a restricted open space. Grading for this project would be minimal, within the developable or landscape portion of the lot, would not result in significant landform alteration, and is not in conflict with one of the seven findings above.

RECOMMENDATIONS:

As designed, the project would to be consistent with the applicable provisions of the Design Review Ordinance (DMMC Chapter 23.08) and Land Conservation Ordinance (DMMC Chapter 23.33). Therefore, staff recommends the Board adopt the attached resolution (Exhibit A), conditionally approving DRB25-017 and LC26-002.

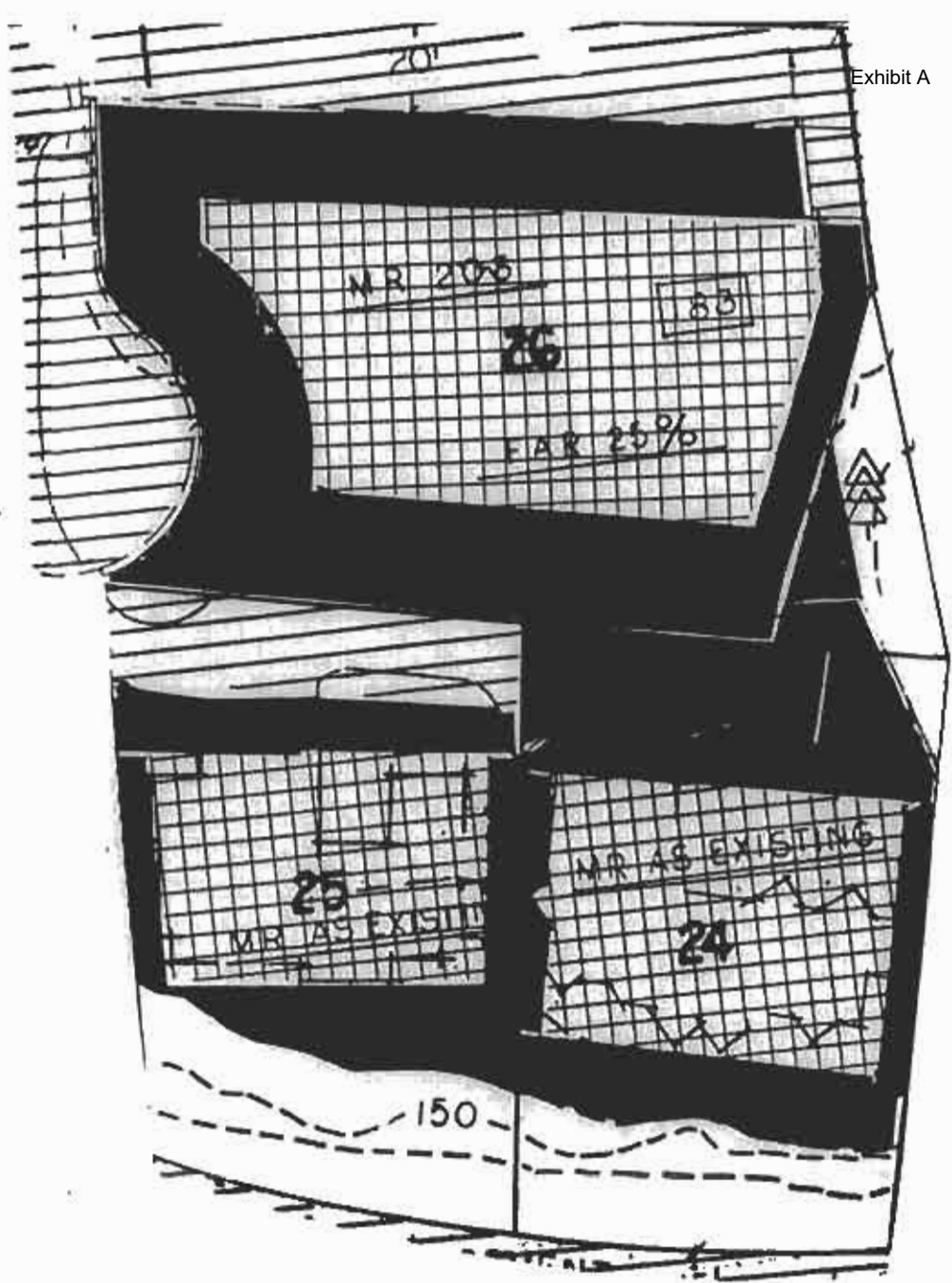
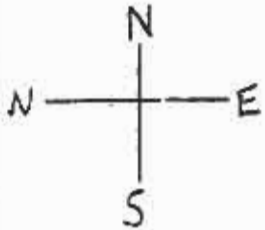
Respectfully,



Jennifer Gavin  
Associate Planner

EXHIBIT:

Exhibit A- CVPP- Lot 5  
Exhibit B- Correspondence  
Exhibit C- Draft DRB Resolution DRB-2026-xx



Lot 24 - 2000 S.F. Max. Fl. Ar. Residence

This lot contains an existing residence.

Lot 25 - 2000 S.F. Max. Fl. Ar. Residence

This lot contains an existing residence.

Lot 26 - 4200 S.F. Max. Fl. Ar. Residence

This is an existing graded lot. Variable house design will be permitted.

December 5, 2025

Planning Department  
City of Del Mar  
1050 Camino Del Mar  
Del Mar, CA 92014

RE: DRB File#2025-1106

John & Pauline Freidman  
495 W. Ocean View Avenue  
Del Mar, CA 92014

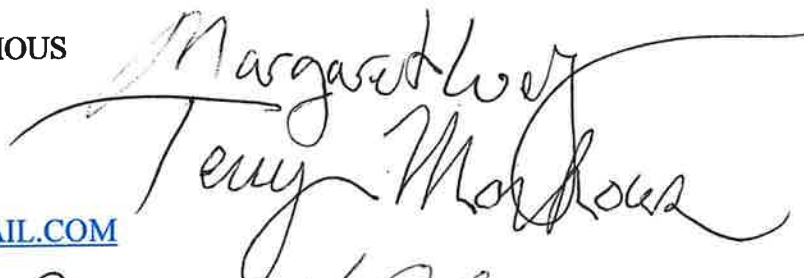
ATTN: Jennifer Gavin

The above reference property is requesting a remodel of the existing property. The property falls within the Carmel Valley Precise Plan (CVPP) guidelines. Mr. & Mrs. Freidman have shown us plans and assured that they will abide by the current height elevation specified in the CVPP; which allows for existing elevation that is in place.

We have no objections if said residence abides by CVPP guidelines for height restriction; which must include skylights, solar panels, chimneys, or anything else affixed to roof.

Please notify us if the plans do not abide by the CVPP guidelines.

MARGARET R. WOLF & TERRY MORHOUS  
477 W. Oceanview Avenue  
Del Mar, CA 92014  
619-981-1857 [MAIDYMORHOUS@GMAIL.COM](mailto:MAIDYMORHOUS@GMAIL.COM)



JOHN & DIANN KOHLER  
265 W. OCEAN VIEW AVENUE  
DEL MAR, CA 92014  
858 519-2349 [KOHLERS@PACBELL.NET](mailto:KOHLERS@PACBELL.NET)



December 17, 2025

Planning Commission

City of Del Mar

1050 Camino Del Mar

Del Mar, CA 92014

Via email: [jgavin@delmar.ca.us](mailto:jgavin@delmar.ca.us)  
[planning@delmar.ca.us](mailto:planning@delmar.ca.us)

cc: [john@freedmanhealthcare.com](mailto:john@freedmanhealthcare.com)

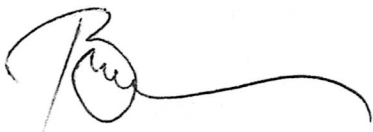
RE: 495 West Ocean View Avenue

To the Planning Commission:

I reside at 490 West Ocean View Ave, the immediate neighbor to the west of 495 West Ocean View Ave. I have reviewed the proposed remodel plans being submitted by John and Pauline Freedman and have no objection to their plans.

I hereby provide my full support for the approval of their project. Feel free to reach out with any questions or concerns.

Kind regards,

A handwritten signature in black ink, appearing to read 'Brian Kelleher', with a long, sweeping horizontal line extending to the right.

Brian Kelleher

619-993-8618

RESOLUTION NO. **DRB-2026-xx**

A RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF DEL MAR, APPROVING DESIGN REVIEW PERMIT **DRB25-017** AND LAND CONSERVATION PERMIT **LC26-002** FOR THE EXTERIOR RENOVATION OF AN EXISTING RESIDENCE THAT INCLUDES: INCREASING THE HEIGHT OF THE ROOF BY APPROXIMATELY 17 INCHES; CONSTRUCTING FAR-EXEMPT STORAGE AREAS ON THE EAST SIDE OF THE RESIDENCE; ENCLOSING A PORTION OF THE COVERED ENTRY COURTYARD; AND MODIFICATIONS TO DECKING, DOORS, WINDOWS, SKYLIGHTS, SIDING, EXTERIOR LIGHTING, FENCES, WALLS, HARDSCAPE AND LANDSCAPE, INCLUDING MINOR GRADING WITHIN THE CARMEL VALLEY PRECISE PLAN AT 495 OCEANVIEW AVENUE, DEL MAR, CALIFORNIA

Assessor Parcel Number (APN): 301-033-11-00

WHEREAS, John D. Freeman and Pauline Amar Freedman (Applicant) are the owners of real property commonly referred to as 495 Oceanview Avenue (APN 301-033-11-00); and

WHEREAS, the Applicant filed an application for Design Review and Land Conservation Permits for the exterior renovation of an existing residence, to include: increasing the height of the roof by approximately 17 inches; constructing FAR-exempt storage areas on the east side of the residence; enclosing a portion of the covered entry courtyard; and modifications to decking, doors, windows, skylights, exterior siding, exterior lighting, fences, walls, hardscape and landscape, including minor grading; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and the City's adopted CEQA Supplemental Regulations, this project is listed among the classes of projects determined to have less than significant adverse effect on the environment and therefore, is exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15301 Class 1- Existing Facilities. It has been further determined that none of the six exceptions to the use of a categorical exemption would apply to this project (CEQA Guidelines Section 15300.2); and

WHEREAS, pursuant to DMMC Section 30.75.200(C) (Improvements to Existing Structures), the proposed improvements have been determined to be exempt from the requirements for a Coastal Development Permit (CDP). Further, it has been determined that none of the six exceptions to use of the CDP exemption are applicable (DMMC Section 30.75.200(C)(1-6).

WHEREAS, on **March 25, 2026** the DRB of the City of Del Mar held a duly noticed public hearing to review the referenced entitlements, and at which time all persons desiring to be heard were heard; and

WHEREAS, evidence was submitted and considered to include without limitation:

- a. Project plans submitted by the Applicant.
- b. Written information submitted with the application.
- c. Oral testimony from City staff, the Applicant and the public (if any).

- d. Staff Report, dated **March 25, 2026**, which is incorporated by this reference as though fully set forth herein.
- e. Additional information submitted during the hearing (if any); and

WHEREAS, Section 23.08.070 of the Design Review Ordinance (also herein referred to as “DRO”) states:

23.08.070 Design Regulations. An application shall be approved unless the Design Review Board makes findings of fact based upon the information presented during the hearing that support one or more of the Regulatory Conclusions contained in this Chapter; and

WHEREAS, Del Mar Municipal Code (DMMC) Section 23.33.040 (Land Conservation Permit) provides that an application for a Land Conservation Permit shall be approved unless the Design Review Board makes one or more of the findings set forth in the Ordinance.

NOW, THEREFORE, BE IT RESOLVED by the Design Review Board of the City of Del Mar as follows:

#### Section 1: Design Review Permit

Based upon the project revisions and substantial evidence presented at the public hearing on March 25, 2026, including written and oral staff reports, public written testimony, Applicant’s and Applicant’s representative’s written and oral testimony amending the Application, and in accordance with Del Mar Municipal Code (DMMC) Section 23.08.070, the Design Review Board of the City of Del Mar finds that the Project, as conditioned, will not be detrimental to the Community based on the Regulatory Conclusions Sections of DMMC Chapter 23.08 (Design Review).

#### Section 2: Land Conservation Permit

Based upon the substantial evidence presented at the public hearing on March 25, 2026, including written and oral staff reports, public written and oral testimony, Applicant and Applicant’s representative’s written and oral testimony, and in accordance with DMMC Section 23.33.020, the Design Review Board of the City of Del Mar finds that the revised Project will not be detrimental to the Community based on its conformance with DMMC Chapter 23.33 (Land Conservation).

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Design Review Board of the City of Del Mar that application DRB25-017 and LC 26-002 are hereby approved subject to the following conditions:

*[Note: The conditions listed below may have gaps in numbering or lettering. These gaps are intentional.]*

**GENERAL CONDITIONS:**

G-1 *[Business License]*

Prior to commencement of any work on site, all contractors and subcontractors shall obtain a valid City of Del Mar Business License. The general contractor shall be responsible for ensuring that all subcontractors obtain the required Business License and shall retain copies of said permits on site for verification by City staff.

G-2 *[Utility Undergrounding Threshold]*

If the total cost of new construction exceeds \$7,500 (as determined by the Building Department), all new utility service connections shall be placed underground consistent with the provisions of Section 30.86.210 of the DMMC.

G-3 *[Development Authorization Limited to Plan Set]*

This permit is granted based on submitted plans dated, **January 12, 2026** by the Planning and Community Development Department and so identified by staff. Revisions to these plans and/or any proposals for modification shall require review and prior authorization from the appropriate entities of the City of Del Mar.

G-4 *[Encroachment Permit for Work in Right-of-Way]*

Any work proposed or required within a City of Del Mar public right-of-way or access easement, or required within a public right-of-way or access easements pursuant to the conditions of approval of this Permit, shall be subject to the prior receipt of a City of Del Mar Encroachment Permit. Applications for Encroachment Permits shall include plans depicting all proposed private and public improvements including, but not limited to, improvements involving drainage, grading and/or public utilities. The required Encroachment Permit shall be subject to review and approval by the City of Del Mar in accordance with the procedures set forth in the DMMC and may include requirements for inspections and/or submittal of a security deposit(s). Please note that DRB approval of plans indicating right-of-way improvements does not constitute approval of the separately required Encroachment Permit.

G-5 *[Requirement for Building Permits]*

Prior to commencement of work, the Applicant or agent shall obtain all required Building Permits.

G-6 *[Trash Removal & Recycling]*

Owners and builders generating any construction and demolition debris on a project must comply with the minimum requirements regarding recycling or reuse for salvage set forth in the 2019 California Green Building Standards Code, Title 24, Part 11. This includes, but is not limited to, the submittal of a Construction Waste Management Plan, to the Building Division, and a minimum diversion of 65% of non-hazardous construction and demolition waste. Signage shall be posted on-site with information identifying materials to be diverted.

G-7 *[Code Compliance]*

Approval of this application shall not waive the requirement for compliance with the provisions of the DMMC or other applicable City regulations in effect at the time of Building Permit issuance, unless specifically waived in this Permit authorization.

G-11 *[Plan for Construction-Phase Impacts]*

Prior to issuance of Building Permits or commencement of project implementation (whichever comes first), the applicant shall provide a plan for construction-phase parking and equipment/materials storage for the project. The plan must include the following:

- a. Identification of an on-site material storage location;
- b. Identification of an on-site equipment storage location;
- c. Identification of at least two on-site parking space which will remain available throughout the duration of the project;
- d. Location of any temporary sanitary facilities;
- e. A note stating that “If on-street parking is utilized, a minimum street access clearance of 20ft. will be maintained”;
- f. Map displaying any/all haul routes; and
- g. Contact information (phone number and Email) for the on-site supervisor(s);
- h. Specify that there be no parking on 27<sup>th</sup> Street

This information must also be posted on-site in a location which is readily visible from the public right-of-way for the duration of the project.

The plan required herein shall be subject to the review and written approval of the Planning and Community Development Director, working in consultation with Parking Enforcement and Public Works Departments. Haul routes and work and/or storage of material or equipment within a City right-of-way will require the receipt of an Encroachment Permit. The requirements mentioned above may be modified by the Planning and Community Development Director upon a determination that sufficient alternatives have been proposed which achieve a similar level of compliance.

G-11A In addition to the submittal of a Construction Phase Impact Plan, the applicant must place a Construction Parking Placard in all vehicles associated with the project which will be parked off-site. The placard must remain in plain view on the dashboard of the vehicle throughout the duration of the project. A Construction Parking Placard can be obtained from the City of Del Mar Planning Department.

G-13 *[Permit Expiration]*

This permit shall expire three years from the date of approval, on **March 25, 2029**, unless a Building Permit has been issued (if required by the DMMC) and substantial construction has been accomplished in reliance upon the permit. Pursuant to the DMMC, substantial construction is defined as: completion of a minimum of 10 percent of the total amount of construction authorized by the permit, based on the monetary value of construction costs including grading, site preparation and construction but specifically excluding all costs associated with the acquisition of interest in the Project site and all costs associated with the preparation and processing of permits or plans.

G-14 *[Preconstruction Meeting]*

Prior to any demolition, construction, and/or land disturbances occurring on-site, a pre-construction meeting shall be held. Attendees to this meeting shall include representatives from the City of Del Mar's Planning and Community Development Department, City Engineer, the Project Contractor/Superintendent, the Project Architect, the Project Engineer, the property owner and any others essential for the proper implementation and completion of this project. At a minimum, the following issues shall be reviewed at this meeting:

- a. City of Del Mar inspection requirements.
- b. Process for requests for plan modification and determinations of substantial conformance.
- c. Discretionary permit conditions and requirements.
- d. Construction hour limitations and noise standards.
- e. Construction access and parking including equipment/materials storage and maintenance.
- f. Work within public rights-of-way and/or easements.
- g. Stormwater Best Management Practices.
- h. Tree-preservation requirements.
- i. Demolition permit requirements.
- j. Signage requirements/limitations.
- k. Neighborhood impact issues.
- l. Key contact information.
- m. Business license requirements.
- n. Construction and demolition waste diversion requirements
- o. Any other pertinent construction related activities and or information.

G-15 *[Statement of Accuracy/Agreement Regarding Third-Party Lawsuits]*

Prior to the issuance of Building Permits or Project commencement, whichever comes first, the Applicant shall submit a statement to the Planning & Community Development Department regarding the accuracy of submitted plans/materials and agreeing to hold the City of Del Mar harmless from third-party lawsuits filed challenging the City's approval of this permit. The agreement shall also include a commitment to defend the City of Del Mar from any third-party lawsuits filed challenging the City's approval of this permit. The form and content of the statement and agreement required herein shall be subject to the review and approval of the Planning and Community Development Director.

G-16 *[Compliance with City Noise Regulations]*

The Applicant and all parties involved with implementation of the Project shall comply with the regulations of the DMMC with regard to construction noise. The regulations stipulate that all construction activities are limited to the following periods: between 7:00 AM and 7:00 PM, Monday through Friday and between 9:00 AM and 7:00 PM on Saturdays. Construction activities are prohibited during other hours and on Sundays and City Holidays. The City's Noise Ordinance, DMMC Chapter 9.20, includes the dates of City Holidays, and can be viewed on the City's web page ([www.delmar.ca.us](http://www.delmar.ca.us)).

G-17 *[Dig Alert]*

Prior to excavation or trenching, the Applicant shall call Underground Service Alert of Southern California (Dig Alert 800-227-2600) for a mark-out of service utilities.

G-18 *[Rules for Construction-related Signage]*

All construction-related signage posted at the Project site shall comply with DMMC Chapter 30.84 (Signs). The pertinent sections of the Sign Chapter allow installation of a total 5.5 square feet of temporary signage on a residential property (that is cumulative of all signs posted). Such signs may be posted for a maximum of sixty (60) days in a calendar year.

The restrictions noted above do not apply to the Development Pending, Construction Noise Notice and Building Permit signs required by the City as part of the Project review process.

All construction related signage, including City required signs, shall be removed prior to final approval of the Project.

**ENGINEERING CONDITIONS:**

E-1 *[Separate Permits for Off-site Work]*

All improvements to off-site facilities, including the provision of access road and/or utility lines as proposed or required pursuant to the conditions of this Permit, shall be subject to the receipt of separate City permits, as applicable.

E-2 *[Drainage Plan]*

Prior to issuance of Building Permits, the applicant shall provide a detailed Drainage Plan for the project prepared by a Registered Civil Engineer or Licensed Architect. The Plan shall be prepared in accordance with the latest edition of the City's "Applicant's Guide to Procedures for a Grading Permit" and shall be subject to the review and approval of the Planning and Community Development Department Director in consultation with the City Engineer. The Plan required herein shall be prepared to minimize the amount of impervious surface area of the development and to maximize the on-site dissipation of storm water run-off. The Plan shall be in compliance with applicable National Pollutant Discharge Elimination System (NPDES) stormwater requirements and shall incorporate the use of "Best Management Practices" (BMPs) to control runoff or discharge onto the City rights-of-way and to avoid run-off onto adjacent private properties.

In addition to the considerations listed above, the Plan shall also address/incorporate the following:

E-2A A topographical map indicating property lines, topographic features and existing and/or proposed structures prepared by a Registered Civil Engineer or a Licensed Land Surveyor. Said map shall include two-foot contour lines and/or sufficient spot elevations to clearly represent existing and proposed topographical features, and existing and proposed drainage patterns. Said map shall also show entire property boundary including any assumed found monuments, and bearings and distances based on record information. Survey shall extend minimum 25 feet beyond limits of property line and adjoining right-of-way;

- E-2B The location of all existing or proposed easements within the property boundary;
- E-2C The location of all roof down-spouts for residence and ADU and any proposed collection system, with information regarding pipe alignments, invert elevations, slopes, sizes, and the discharge location of said collection system;
- E-2D The manner in which landscaped areas will be drained. The Plans shall ensure that no area drains will be installed within landscape areas which are subjected to irrigation run-off;
- E-2E The methods for providing temporary erosion control during the construction phase of the project, complete with the inclusion of standard grading and erosion control notes on the plans;
- E-2F The manner in which drainage from retaining wall sub-drains and sump pumps will be collected and conveyed. The Plan shall specify that such drainage shall not be discharged onto City streets and that drainage from sub-drains and sump pumps shall discharge on the project site to allow percolation back into the soil;
- E-2G The manner in which drainage shall be controlled to eliminate the discharge of nuisance water and to ensure that existing or proposed private pipe outlets will not convey or discharge nuisance water onto adjacent properties or into the public right-of-way (i.e., from irrigation, pool/spa/water feature splash run-off, planter area drains, French drains, etc.);
- E-2H The applicant shall prepare a new easement for access of their property for the benefit of the adjoining parcel that cover the existing pave traveled way and that expire when the existing tree at the driveway entrance is no longer there. In which case it shall revert to instrument number 81-213377.
- E-2I Depict the existing sewer and water mains and laterals serving the residence and ADU;
- E-2J Include storm drain run-off "Best Management Practices" that minimize the volumes of urban run-off discharge to City rights-of-way, as acceptable to the City Engineer. Indicate how the proposed bio-infiltration/retention area or bio-swale will discharge off-site without causing erosion. Depict the location of erosion control devices to be implemented in the event of rainfall;
- E-2K Ensure that the development will minimize the amount of impervious surface area and maximize the on-site dissipation of storm water run-off;
- E-2L Provide elevations and slope call-outs to clarify how water will drain around the proposed patio hardscape, with assurances the runoff will not be conveyed over sensitive topographic features;

- E-2M Include landscaping plans with characteristics that maximize infiltration, provide retention, reduce irrigation and storm water run-off, use efficient irrigation, and minimize the use of fertilizers, herbicides and pesticides;
- E-2N Include a Hydrology/Hydraulic Report prepared by a Registered Engineer that addresses how storm water will be adequately collected and conveyed on and across the subject property. The report shall also address the tributary area for run-off directed to and across the subject property. The report shall Address”
- a) The tributary area for run-off directed to and across the subject property.
  - b) Calculations and details demonstrating that if proposed inlets/outlets, etc. are plugged or overloaded, the site is capable of conveying storm flows in a manner that is not detrimental (including flooding and erosion) to surrounding properties.
  - c) Shall address both existing and proposed conditions.
  - d) Shall provide calculations for the 2-year and 100-year events for pre and post conditions.
- E-2O Incorporate all recommendations pursuant to the Hydrology/Hydraulic Report prepared for the project. This includes the detailing in the plan set of any bio retention/infiltration or vegetated swales which are proposed. Mitigate for any increase in runoff generated by this development;
- E-2P If the project involves demolition of an existing structure or surface improvements, the grading and erosion control plans shall be approved by the City Engineer prior to the issuance of a demolition permit. No demolition shall be permitted without an approved erosion control plan;
- E-2U The following note shall be added to the plans if shoring is required: “Unless a shorter duration is recommended by the geotechnical engineer, the proposed temporary shoring shall remain for no longer than 60 calendar days. At the conclusion of the originally allotted time, 30-day extensions may be obtained if acceptable to the City Engineer, Director of Public Works and the project geotechnical consultant. At the conclusion of the permitted time period, the temporary shoring shall be replaced with an approved permanent structure in accordance with the structural and geotechnical engineer’s recommendation.”; and
- E-2W Following construction completion, the project designer shall inspect as-built improvements. Significant discrepancies, if any, between the approved plans and as-built conditions shall be brought to the attention of the Planning and Community Development Department and City Engineer. An as-built plan prepared by the project designer will be required. Prior to final sign-off by the City Engineer, the project designer shall sign the as-built plan indicating that the project was completed in accordance with said plan.

E-3 *[Engineering Fee]*

Prior to issuance of Building Permits, the applicant shall provide fees as delineated in the City's Engineering Review Fee Schedule as funds necessary for Engineering Department review of the proposed site improvements. If additional review beyond the scope outlined in the Engineering Review Fee Schedule becomes necessary, a supplemental deposit(s) will be required.

E-4 *[Private Drains]*

E-4A Unless specifically authorized in permit plans, drains in landscape areas discharging to public rights-of-way shall not be allowed. Drains discharging into public rights-of-way may be authorized, subject to review by the City Engineer and only if warranted by unique site conditions. In such cases, design elements shall be incorporated into the plans which reduce the potential for stormwater pollution and nuisance drainage to the maximum extent practicable. The project engineer's evaluation shall include, but not be limited to, consideration of the potential effect of proposed construction on site groundwater and moisture conditions. All hardscape drains, roof drains, wall drains and other private drains shall be shown in detail on improvement plans;

E-4B Site drainage shall be designed such that, in the event of plugged or overloaded inlets/outlets, storm flows will be conveyed in a manner that is not detrimental to the site or other properties; and

E-4C Deck drains, when used, shall be no more than 25 feet apart, and no single drain shall serve more than 250 square feet of area. There shall be no direct connection between the pool deck drains and the sewer or plumbing drainage systems. They shall not drain to the pool gutter or recirculation systems.

E-5 *[Soil Stabilization]*

The applicant shall utilize sediment controls only as a supplement to erosion prevention for keeping sediment on-site during construction – NEVER as a single or primary method.

E-5A The applicant shall clear and grade only the areas on the project site that are necessary for construction. These areas shall be clearly denoted on the plans;

E-5B The applicant shall minimize exposure time of disturbed soil areas;

E-5C The applicant shall submit a schedule to the City for review and approval, with proposed dates, demonstrating the minimization of grading during the wet season and coinciding the grading with dry weather periods, permanent revegetation and landscaping as early as feasible, temporary stabilization and reseeded of disturbed soil areas as early as feasible;

E-5D The applicant shall stabilize all slopes per City approved method; and

E-5E The contractor is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the City approved

Water Quality Management Plan (WQMP) for the project. This includes but is not limited to, filter material replacement and sediment removal, as required to assure peak performance of all BMPs.

E-6 *[Access to Water Meters]*

Access to proposed or existing water meters located on or immediately adjacent to the property shall remain open and unobstructed at all times. Prior to the issuance of Building Permits, the applicant shall demonstrate that no structure or vegetation is proposed so as to restrict access to the water meter. In the event access is blocked by project implementation, the applicant shall be responsible for the removal any obstruction at his/her expense or shall pay for the cost of relocating the water meter to allocation acceptable to the Public Works Department.

E-7 *[Updated Title Report]*

Prior to the issuance of Building Permits, the applicant shall prepare an updated title report for the property.

E-8 *[Compliance with City of Del Mar JURMP]*

This project shall conform to the construction component in the latest edition of the City's Jurisdictional Urban Runoff Management Program (JURMP).

E-9 *[Peak Runoff Mitigation]*

The proposed improvements shall result in a net decrease in impervious area. If this is considered infeasible, the applicant must submit a Hydrology and Hydraulics report. The report must demonstrate that the project mitigates the increase in peak runoff through the use of acceptable LID features.

E-10 *[Existing Sewer Easement]*

Prior to commencing work within the existing sewer easement, the applicant shall obtain all applicable permits from the City of Del Mar, including an encroachment permit.

E-11 *[Stormwater Management Plan]*

The applicant must submit an updated SWMP for Standard Projects. A BMP Site Plan must be included and attached to the SWMP.

E-12 *[Existing Driveway]*

The DRB site plan does not show any modification or replacement of the existing driveway. Replacement or modifications to the existing driveway would require interception of run-off prior to discharge to the street by incorporation of pervious driving surfaces or diversion to landscaped areas using swales or grates, etc.

E-13 *[Stormwater Compliance]*

Stormwater compliance requirements are subject to change based on adoption of revisions to state and local regulations. Recent changes to the regulations include the following: revised Priority Development Project definitions, additional/revised hydromodification mitigation requirements, and increased emphasis on on-site retention/re-use. These changes could significantly impact the design, type, and size of BMPs necessary for

compliance. The new regional MS4 Permit (Order No. R9-2013-0001) was adopted May 8, 2013.

E-14 *[Existing Easements]*

Prior to issuance of Building Permits the applicant must provide a letter from any easement holder authorizing the proposed improvements within the existing easement.

E-15 *[Revisions to plans]*

Any proposed change to the approved layout/use/activity on the site or any increase in the developed area of the site or any expansion or modification to the approved development, including changes to structures building locations, elevations, parking allocation, or landscaping shall require that a construction change be submitted to City for review and approval.

E-16 *[Survey Monuments]*

The perpetuation of survey monuments is required and intended to protect both public and private property rights in accordance with federal and state law. Monument perpetuation shall be performed with every Drainage/Grading Plan and Street Improvement Plan. A land surveyor shall, upon completion of Drainage/Grading Plan, or new improvements, reset any monuments that have been destroyed due to the construction of the project and must file a post-construction Corner Record or Record of Survey with the County Surveyor.

E-17 *[Archaeological]*

The permittee shall cease work on-site if any archaeological resources that are revealed. The City shall be notified immediately. A qualified archaeologist, retained by the permittee, will evaluate the situation, and make recommendations to the City concerning the continuation of the work.

**PASSED AND ADOPTED** by the Design Review Board of the City of Del Mar this **25th day of March 2026**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

-----  
Arlene Prater, Chair  
Del Mar Design Review Board  
City of Del Mar, California

ATTEST:

\_\_\_\_\_  
Karen Brindley  
Planning and Community Development Director  
City of Del Mar, California