

CORONADO PLANNING COMMISSION  
MEETING MINUTES

Regular Meeting

January 26, 2010

The regular meeting of the Coronado Planning Commission was called to order at 3 p.m., Tuesday, January 26, 2010, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, by Chairperson Grimes.

MEMBERS PRESENT: Commissioners Gaylord, Grimes, Jensen, Santos, and St. Denis

MEMBERS ABSENT: None

STAFF PRESENT: Rachel A. Hurst, Director  
Ann McCaull, Senior Planner  
Peter Fait, Associate Planner  
John Swanson, Assistant Planner  
Martha L. Alvarez, Recording Secretary, Minutes Preparer

APPROVAL OF MINUTES

The minutes of the regular meeting of December 8, 2009, were approved as submitted.

DIRECTOR'S REPORT

Director Hurst welcomed newly appointed Commission member Peter Jensen.

**Recognition of Service for former Planning Commissioner Dale St. Denis**

Director Hurst thanked Mr. St. Denis for his six years of service on the Planning Commission. Mr. St. Denis served as the Chair in 2008, and participated as the Planning representative on the Senior Affordable Housing during its design phase. Ms. Hurst said she worked with Mr. St. Denis a couple of years ago on the subcommittee which designed the Affordable Housing structure which has yet to be built on 400 Orange Avenue. Mr. St. Denis' insight helped to guide the project in the right direction.

Mr. Dale St. Denis thanked Ms. Hurst for the kind comments.

**Annual Meeting for Election of Officers (Chair and Vice Chair)**

COMMISSION ACTION

CHAIRPERSON GRIMES MADE A MOTION TO NOMINATE COMMISSIONER ST. DENIS AS CHAIR OF THE PLANNING COMMISSION, AND COMMISSIONER SANTOS AS VICE CHAIR.

COMMISSIONER GAYLORD SECONDED THE MOTION.

Commissioner St. Denis said she would be more than honored to serve as Chair; however, she stated that because there were very few meetings last year, she suggested that Mr. Grimes continue serving as Chair.

Mr. St. Denis, 1504 Parkview Place, stated for the record, that there is no determining protocol for the election of officers; an informal protocol has always been followed in order that each member has the opportunity to serve as Chair.

Chairperson Grimes withdrew his motion.

COMMISSIONER ST. DENIS MADE A MOTION TO NOMINATE CHAIRPERSON GRIMES TO SERVE A SECOND TERM AS CHAIR, AND COMMISSIONER ST. DENIS TO SERVE A SECOND TERM AS VICE CHAIR.

COMMISSIONER SANTOS SECONDED THE MOTION.

AYES: Commissioners Gaylord, Grimes, Jensen, Santos, and St. Denis.  
NAYS: None.  
ABSENT: None.  
ABSTAIN: None.

The motion passed with a vote of 5-0.

### COMMITTEE REPORTS

Vice Chair Doug St. Denis reported that the RSIP Subcommittee meets on the second and fourth Mondays of each month at 4 p.m. She stated that the subcommittee has several approved recommendations that will be presented to City Council. These include:

1. Change a rear yard setback for roof decks above 14 feet in height from 50 and 60 percent of lot depths for 100 feet or less.
2. Change side yard setback language for roof decks above 14 feet in height. The current language reads "An interior side yard setback of twice the required side yard with a maximum of 8 feet from the side façade." This language is not adequate because what actually provides privacy on the side yard to neighbors on either side is one's own roof. The proposed change suggests that the setback begin from the façade of the house and not the side yard.

### ORAL COMMUNICATIONS AND OTHER MATTERS

#### NON AGENDA ITEMS

There were no members of the public wishing to speak at this time.

## LISTED AGENDA ITEMS

There were no members of the public wishing to speak at this time.

### APPLICATIONS FOR REVIEW

**PC 12-09**     **FISHER, CHAD** – Request for a variance from Section 86.08.090(C) of the Coronado Municipal Code to allow a roof deck, with a walking surface over 14' above grade, to encroach into the required rear yard setback, for a single-family dwelling addressed as 1030 Coronado Avenue, and located in the R-1A(CC-1) Single Family Residential Zone.

Mr. John Swanson introduced the agenda item as outlined in the staff report.

The applicant's representative and builder, John O'Brien, Flagg Coastal Homes, 1140 Coronado Avenue, thanked Commission members Doug St. Denis, Scott Grimes, and Nancy Santos for visiting the site. He gave a brief overview of the request and answered questions. In addition, he commented that although Jim Strickland, Chair of the RSIP Subcommittee, was not able to attend today's meeting, Mr. Strickland asked that the following message be relayed to the Commission: "Your [Mr. O'Brien] design meets the intent of the Standards."

Chairperson Grimes noted that when the applicant first presented his request in December 2009, some Commission members did not feel that all of the required findings were being met. After visiting the site, Mr. Grimes now agrees that the views into the neighboring yards have been very well protected. He agreed with Mr. Strickland's comment in that what RSIP had intended is being met even with this exception.

### PUBLIC COMMENT

Dale St. Denis, 1504 Park View Place, stated that he did not have an opportunity to view the roof deck in its present framing state. However, he understands from reviewing the plans that the view from the deck only allows for a partial view of the neighboring property's roofs. He said the view is contained to the southwest which appears to protect the neighbors to the south. Mr. St. Denis added that the roof design satisfies the requirement of RSIP, and he supports approval of the request.

### COMMISSION DISCUSSION

Commissioner Jensen said he viewed the videotape of the last public hearing and is very familiar with the project. He also had an opportunity to view the site from the golf course.

Commissioner Gaylord said that she was not in support of the request at the last meeting because she feels that a variance request is intended for a specific purpose unique only to a particular property. She said there are at least ten other lots that share this type of variance. She questioned whether this issue should be addressed at the RSIP level, and added that the rules of RSIP are not being adhered to in this particular development. She asked if this variance request applies only to this lot.

Director Hurst replied that the variance request applies only to this property.

Commissioner Gaylord stated she has visited the site and the house is well designed. She understands the issues with bay front and golf course zoning and wanted the Commissioners to be aware of other lots sharing the same type of variance.

Commissioner Santos said that she was not present at the last meeting; however, she has reviewed the Ordinance and feels that RSIP is “doing its job.” She feels comfortable with the variance request and understands that not all rules will apply to all situations. This is why the Commission reviews each request on a case-by-case basis. Ms. Santos stated that she will support the request.

Vice Chair St. Denis said she enjoyed visiting the site. She stated that this is clearly a design issue and commented that the roof deck was designed with RSIP in mind as it completely protects the neighbors’ privacy. She agreed with Mr. O’Brien that a variance request is not necessarily the best way to address this issue because there is no design review. Ms. St. Denis read from the staff report, “Variances are not precedent setting, and each request is evaluated in light of the individual merits and circumstances of a particular property.” Ms. St. Denis said she interprets this statement to address the house as well as the lot. She feels that as long as the neighboring property owners’ privacy, now and in the future, are protected, she feels confident approving this request. Ms. St. Denis asked if a motion can include language which requires that these types of requests be reviewed on a case-by-case basis by design review.

Director Hurst stated that the Commission’s action today is to consider whether to adopt a resolution approving a variance request. The Commission’s action today will not result in changes to procedures, the code or state law.

Commissioner Gaylord commented that she has great respect for RSIP and what it has done for the city. She feels it is important to communicate to the public that when a variance is granted, design and privacy issues are considered as part of the approval process, as well as RSIP rules in place at the time of approval.

#### COMMISSION ACTION

COMMISSIONER GAYLORD MADE A MOTION TO APPROVE PC 12-09, REQUEST FOR A VARIANCE FROM SECTION 86.08.090(C) OF THE CORONADO MUNICIPAL CODE TO ALLOW A ROOF DECK, WITH A WALKING SURFACE OVER 14’ ABOVE GRADE, TO ENCROACH INTO THE REQUIRED REAR YARD SETBACK, FOR A SINGLE-FAMILY DWELLING ADDRESSED AS 1030 CORONADO AVENUE, WITH FINDINGS.

VICE CHAIR ST. DENIS SECONDED THE MOTION.

AYES: Commissioners Gaylord, Grimes, Jensen, Santos, and St. Denis.  
NAYS: None.  
ABSENT: None.  
ABSTAIN: None.

The motion passed 5-0.

There is a 15-day appeal period.

Mr. O'Brien thanked the Commission on behalf of the applicants, and thanked those Commissioners who visited the site.

Commissioner Grimes added that the Commission's action today does not set a precedent; however, it does set a precedent for the variance process.

#### ADJOURNMENT

There being no further business, the meeting adjourned at 3:50 p.m.

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Rachel A. Hurst, Director of Community Development,  
Redevelopment & Housing Services