

CORONADO DESIGN REVIEW COMMISSION
MEETING MINUTES

Regular Meeting

March 10, 2010

The regular meeting of the Coronado Design Review Commission was called to order at 3:03 p.m., Wednesday, March 10, 2010, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson Reed.

MEMBERS PRESENT: Commissioners Jones, Reed, Shallan, and Turpit (arrived at 3:04 p.m.)

MEMBERS ABSENT: Commissioner Hammett

STAFF PRESENT: Peter Fait, Associate Planner
Martha L Alvarez, Recording Secretary, Minutes Preparer

APPROVAL OF MINUTES

The Minutes of February 24, 2010, were approved as submitted.

DIRECTOR'S REPORT

None.

COMMITTEE REPORTS

Historic Resource Commission

Commissioner Jones reported that the Historic Resource Commission, at their meeting of March 3, designated the properties at 455 B Avenue and 710 J Avenue as historical resources. A total of 131 properties have now been designated historic. The Commission recommended to the City Council the approval of a Historic Alteration Permit including zoning exceptions for an addition to the historic residence at 320 Seventh Street, and approved with conditions, a Historic Alteration Permit for solar panels for the historic residence at 1156 Isabella. The Commission received scoring materials and heard public comment related to the Mills Act prioritization process. The Commission was then given instruction on scoring for Mills Act prioritization and will return their scores to staff at the March 17 hearing.

Commissioner Jones also reported that the Historic Resource Commission discussed the improvements for the terrazzo adjacent to the Village Theatre, and recommended that it be preserved with in-kind repair where needed. She referenced a memorandum from the Office of Historic Preservation and stated that there was much public comment and discussion at the meeting.

Vice Chair Shallan asked if the Commission's vote was unanimous.

Commissioner Jones replied that only Commissioner O'Brien voted no.

Chairperson Reed said it was her understanding that direction from Design Review to the Historic Resource Commission was that the terrazzo be replaced.

Commissioner Jones responded that there was much negative response from the public. In addition, the Historic Resource Commission's position is that public input should be carefully considered. Ms. Jones said she took into consideration all information before making her decision.

Chairperson Reed responded that she understands that public input should be considered; however, the Design Review's instruction to Ms. Jones, as the Design Review representative serving on the Historic Resource Commission, was to communicate that Design Review voted unanimously that the terrazzo be replaced.

Commissioner Jones clarified that no vote was taken on this item.

Chairperson Reed agreed; however, reminded Commissioner Jones that Design Review had discussed this item and had unanimously agreed that they would support replacement of the terrazzo.

Public Art Subcommittee

Commissioner Reed reported that the Public Art Subcommittee will be meeting tomorrow at the Coronado Golf Course Club House and the public is welcome to attend. The Subcommittee is in the process of coordinating a golf event tentatively scheduled to be held on April 3, which will help fund the murals that have been approved for placement at the golf course.

ORAL COMMUNICATIONS AND OTHER MATTERS

None.

APPLICATIONS FOR REVIEW

(This item was taken up later in the meeting)

DR 16-09 EMERALD CITY – Request for a revised design approval for an exterior remodel to the existing commercial building located at 1118 Orange Avenue within the Orange Avenue Corridor Specific Plan/C (Commercial) Zone.

Mr. Fait presented the staff report as outlined in the agenda.

The applicant's representative, Architect Dorothy Howard, 420 H Avenue, provided a brief overview of the request, and answered questions of the Commission.

PUBLIC COMMENT

Caroline Murray, 770 Coronado Avenue, said the arches are very elegant and add to the Orange Avenue Corridor.

COMMISSION DISCUSSION

Chairperson Reed said it is a vast improvement over the last presentation. She said she is pleased that the glass will be placed all the way in and stated that the column bases are nice. She said that she still feels there is a bit of a missed opportunity; however, the design as presented fits the Orange Avenue Corridor Specific Plan.

Commissioner Turpit said the project is terrific; he will support the request.

Commissioner Jones concurred.

Vice Chair Shallan agreed. He said it is absolutely meeting the design requirements in the Specific Plan, and he will support the request.

COMMISSION ACTION

COMMISSIONER TURPIT MADE A MOTION TO APPROVE THE REQUEST AS SUBMITTED.

VICE CHAIR SHALLAN SECONDED THE MOTION.

AYES: Commissioners Jones, Reed, Shallan, and Turpit.

NAYS: None.

ABSENT: Commissioner Hammett.

ABSTAIN: None.

The motion passed with a vote of 4-0.

There is a 15-day appeal period.

DR 4-10 WAG’N TAILS – Request for design approval for an exterior remodel to the existing commercial building located at 945 Orange Avenue within the Orange Avenue Corridor Specific Plan/C (Commercial) Zone.

Mr. Fait presented the staff report as outlined in the agenda.

The applicant’s representative, Kraig Nicolls, 1535 Tidelands Avenue, Suite J, National City, answered questions of the Commission.

Vice Chair Shallan asked if the scallops will be removed.

Mr. Nicolls said they will remain.

Chairperson Reed asked if the scallops are made of veneer wood.

Mr. Nicolls said yes; however, they can be removed if the Commission desires. He also suggested a blue trim could be added to match the door.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Chairperson Reed said she likes the idea of removing the scallops as cleaner lines simplify it. She asked if the solid fascia would have a small lip of the blue trim underneath it.

Mr. Nicolls said yes, and he would also do this for the door.

Vice Chair Shallan said he liked it.

Commissioner Turpit agreed.

Commissioner Jones said she also liked it and agreed that the scallops should be removed. She asked if the building next door is painted yellow.

Mr. Nicolls said the building next door is painted a lime yellow. The proposed color for this building will be more of a peach color as part of their logo theme.

Commissioner Jones said the proposed color, Chipotle, is very vibrant, and asked if it would relate to the structure next door.

Mr. Nicolls said that the colors are generally selected by the applicant based on their logo theme and not necessarily his personal color choice preference.

Commissioner Jones said the color would be better if it could be toned down.

Commissioner Turpit agreed that the color is bright, but said he did not have an issue as long as he does not receive negative feedback from the community.

Chairperson Reed suggested that the color be decreased by one value.

Mr. Nicolls suggested that he can also provide a swatch sample.

Mr. Fait said that part of the question may be how the proposed color will relate to the greenish color of the other building next door (Stretch's Café). He suggested that Mr. Nicolls put some samples up on the building next to Stretch's Café, with decreased values ranging from one to two.

Chairperson Reed said she supports colors that reflect the business' individuality.

Mr. Nicolls said he would place samples on the building ranging from one to three decreased values.

COMMISSION ACTION

VICE CHAIR SHALLAN MADE A MOTION TO APPROVE THE REQUEST AS SUBMITTED, WITH THE CONDITION THAT THE SCALLOPS BE REMOVED, A BLUE TRIM BE ADDED, AND A LOWER YELLOW FAÇADE COLOR VALUE BE SELECTED BY TWO SUBCOMMITTEE MEMBERS.

COMMISSIONER TURPIT SECONDED THE MOTION.

AYES: Commissioners Jones, Reed, Shallan, and Turpit.
NAYS: None.
ABSENT: Commissioner Hammett.
ABSTAIN: None.

The motion passed with a vote of 4-0.

There is a 15-day appeal period.

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:30 p.m.

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