CORONADO PLANNING COMMISSION
MEETING MINUTES

Regular Meeting April 13, 2010

The regular meeting of the Coronado Planning Commission was called to order at 3 p.m., Tuesday, April 13, 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 Peter Fait, Associate Planner Martha L. Alvarez, Recording Secretary, Minutes Preparer

DIRECTOR'S REPORT

There was no separate Director's report.

COMMITTEE REPORTS

Historic Resource Commission
Vice Chair St. Denis reported that the Commission, at their meeting of March 17, approved with conditions, a Historic Alteration Permit for solar panels for the designated property at 1156 Isabella; approved a Notice of Intent to Demolish permit for the property at 1117 and 1127 Sixth Street; approved a Notice of Intent to Demolish permit for the property at 1138 Glorietta Boulevard, because the Commission found that in its current state of demolition it no longer retains historical significance; returned their scores for Mills Act prioritization.

Vice Chair St. Denis also reported that the Commission, at their meeting of April 7, announced the results of the prioritization for the 2009 Mills Act approved homes. She provided a copy of the list to the Planning Commissioners, and commented that the ranking method used by the Historic Resource Commission placed an emphasis on the application submittal date. Ms. St. Denis said that she and Commissioner O'Brien were disqualified from participating because they each have a financial investment in one or more Mills Act properties. Due to the absence of two Commissioners, a Notice of Intent to Demolish request for a duplex located at 1014 and 1016 Flora Avenue was continued. The Commission also made a recommendation to be forwarded to the City Council regarding the terrazzo paving in front of the Village Theatre. The Commission chose Option 3, repair of unsafe and aesthetically unpleasing cracks, and recommended using a repair method that preserves the most terrazzo possible while introducing new joint lines. City Council will hear the recommendation at their April 20, 2010 hearing.

RSIP Subcommittee
Vice Chair St. Denis reported that the Subcommittee has reviewed their goals established in 2004. Jim Strickland, Chair of the Subcommittee, would like to present a conceptual overview

to City Council on May 18, prior to forwarding the findings and recommendations to the Planning Commission.

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 2010-02 **FALLETTA, TONY –** Request for approval of a one-lot tentative parcel map to allow for condominium ownership of two residential units for the property legally described as Lot 23 and the NE 15 Ft. of Lot 24, block 52, 376 CBSI, addressed as 831 G Avenue in the R-3 (Multiple Family Residential) Zone.

Mr. Fait introduced the agenda item as outlined in the staff report.

The applicant, Tony Falletta, 916 Glorietta Boulevard, made himself available to answer questions from the Commission.

Commissioner Gaylord asked if the square footage of the houses will be increased.

Mr. Falletta said his house is located at the front of the property. He plans to slightly increase the square footage of his home.

Commissioner Jensen asked about Condition 17, which reads, "Owner shall remove the existing curb drain completely from the public right-of-way."

Mr. Fait replied that Condition 17 addresses concerns about water quality, monitoring and treatment. The Regional Water Quality and State Regulations are very strict on what is permitted to drain on the street, as it will eventually end up in the storm drains and bay. There is also an issue if the water is draining at the curb because it may go under the sidewalk and cause its collapse. This issue can be resolved with a surface drain.

Commissioner Jensen asked about Condition 23, which reads, "Owner shall apply for an encroachment permit from the Engineering and Project Development for any amenities proposed for the adjoining public rights-of-way, and the Owner shall assume responsibility for costs associated with the construction and maintenance of said amenities."

Mr. Fait said this Condition requires that the owner or developer obtain an encroachment permit should they desire to have something other than basic landscaping in the public right-of-way.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

None.

COMMISSION ACTION

COMMISSIONER GAYLORD MADE A MOTION TO APPROVE PC 2010-02, REQUEST FOR APPROVAL OF A ONE-LOT TENTATIVE PARCEL MAP TO ALLOW FOR CONDOMINIUM OWNERSHIP OF TWO RESIDENTIAL UNITS FOR THE PROPERTY LEGALLY DESCRIBED AS LOT 23 AND THE NE 15 FT. OF LOT 24, BLOCK 52, 376 CBSI, ADDRESSED AS 831 G AVENUE, WITH FINDINGS AND CONDITIONS.

VICE CHAIR ST. DENIS SECONDED THE MOTION.

AYES: 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.

PC 2010-03 **DOZIER/CRANMER –** Request for approval of a two-lot tentative parcel map to allow for condominium ownership of four residential units for the property legally described as Lots 21 and 22, Block 35, Map 376 CBSI, addressed as 905 F Avenue/808 Ninth Street in the R-3 (Multiple Family Residential) Zone.

Mr. Fait introduced the agenda item as outlined in the staff report.

The applicant, Tony Falletta, 916 Glorietta Boulevard, made himself available to answer questions from the Commission.

Vice Chair St. Denis asked about Condition 25, which reads, "Owner shall protect, irrigate, and maintain the existing street trees within the adjacent public parkways." She expressed concern with two palms trees which appear unhealthy, and asked if new street trees would be added.

Mr. Fait replied that the City arborist visited this site and recommended to keep the existing trees along Ninth Street and F Avenue, and add two shade trees along Ninth Street.

Commissioner Gaylord asked if the unhealthy palms will be removed.

Mr. Fait said that the Park Supervisor did not recommend replacing the unhealthy palms;

however, he will ask that the trees be re-checked.

Vice Chair St. Denis confirmed that one of the unhealthy palms is located on Ninth Street, and the other is located on F Avenue.

Mr. Falletta said he will maintain the trees and will work with City staff to resolve the issue of the unhealthy palms.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

None.

COMMISSION ACTION

COMMISSIONER JENSEN MADE A MOTION TO APPROVE PC 2010-03, REQUEST FOR APPROVAL OF A TWO-LOT TENTATIVE PARCEL MAP TO ALLOW FOR CONDOMINIUM OWNERSHIP OF FOUR RESIDENTIAL UNITS FOR THE PROPERTY LEGALLY DESCRIBED AS LOTS 21 AND 22, BLOCK 35, MAP 376 CBSI, ADDRESSED AS 905 F AVENUE/808 NINTH STREET, WITH FINDINGS AND CONDITIONS.

COMMISSIONER GAYLORD SECONDED THE MOTION.

AYES: 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.

ADJOURNMENT

There being no further business, the meeting adjourned at 3:32 p.m.

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