

CORONADO DESIGN REVIEW COMMISSION  
MEETING MINUTES

Regular Meeting

April 14, 2010

The regular meeting of the Coronado Design Review Commission was called to order at 3:04 p.m., Wednesday, April 14, 2010, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson Reed.

MEMBERS PRESENT: Commissioners Hammett, Jones, Reed, Shallan, and Turpit

MEMBERS ABSENT: None

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

APPROVAL OF MINUTES

The Minutes of March 10, 2010, were approved as submitted.

DIRECTOR'S REPORT

There was no separate Director's report.

COMMITTEE REPORTS

None

ORAL COMMUNICATIONS AND OTHER MATTERS

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

APPLICATIONS FOR REVIEW

**DR 2010-05 EIGHTH & F HOA** – Request for exterior remodel design approval for the six unit residential condo complex at 777-801 F Avenue and 803-807 Eighth Street in the R-3 (Multi Family Residential) Zone.

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

The applicant's representative, Lawrence Ruden, 2535 Kettner Blvd., Suite 1A5, San Diego, provided a brief overview of the request, and answered questions of the Commission.

Vice Chair Shallan asked about the appearance of the railings.

Mr. Ruden said the railing will be white and will consist of a vinyl handrail and 1 ½" by 1 ½" pickets.

Chairperson Reed asked about the actual measurement of the railing (not the finished height).

Mr. Ruden said the railing will measure 30 inches in height, and the bulkhead will measure 12 inches.

Vice Chair Shellan asked what the garage doors will be replaced with.

Mr. Ruden said the garage doors will be roll up white steel with no windows.

Mr. Fait added that it will be the sectional roll up type.

Commissioner Turpit asked if the cantilevered beams located underneath the pop-outs are false.

Mr. Ruden said they are faux, and made of wood.

Commissioner Turpit asked if the pop-outs are cantilevered off the floor joist.

Mr. Ruden said no. They are attached to the bottom of the floor joist.

Commissioner Turpit said he was trying to figure out why the view area had been compressed and the sides narrowed. He said he did not like the design, and asked if this was done in response to a structural concern.

Mr. Ruden replied that the intent of the proposed design is to change the character of the building and to display the shingle siding. The south side elevation is very bare even with the existing shutters.

Commissioner Turpit said the roof overhang appears to be about two feet above the head height of the window.

Mr. Ruden said it is about three feet or more.

Commissioner Turpit asked when the structure was built.

Mr. Ruden said it was built in 1971. The original architect was Ron Self, and the original developer was Roy Mulder.

#### PUBLIC COMMENT

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

#### COMMISSION DISCUSSION

Chairperson Reed said the applicant did a nice job of addressing some of the issues, i.e. direct sun exposure. She said the difference in the material used, e.g. using shingles instead of siding, allows for highlighting the articulation. She also said she was pleased with the proposed materials as it gives it more texture and depth. Ms. Reed said she understands that structures age

and must be updated, repaired and replaced. She feels that the applicant has done a nice job of selecting materials that will hold up for a while.

Commissioner Turpit agreed, and said the color scheme is appropriate for Coronado. He acknowledged the difficulty of getting six homeowners to agree on the changes, and stated that although he likes the fixtures, color choices, and materials, he feels that aesthetically “it isn’t there.” Mr. Turpit stated he would not support the request.

Commissioner Jones said the proposed design is an improvement. She said the proposed design gives the structure a beach, Cape Cod, type of look.

Commissioner Hammett said he likes the proposed railings as it adds privacy, and said there is a significant improvement to the windows and doors. He suggested that the applicant may want to take this opportunity to consider upgrades that would address the sound value.

Vice Chair Shalan expressed concern with the color choices as he does not feel that they provide a sufficient amount of contrast.

Chairperson Reed commented that is difficult sometimes to reach a consensus on a choice for an accent color when there are a number of parties involved. She said that the proposed two-tone gray color with white/black accents is still an improvement over the existing colors.

#### COMMISSION ACTION

CHAIRPERSON REED MADE A MOTION TO APPROVE THE REQUEST AS SUBMITTED, WITH THE FOLLOWING CONDITIONS:

1. THE BALCONY RAILING WILL BE 30 INCHES IN HEIGHT AND THE BULKHEAD WILL MEASURE 12 INCHES;
2. THE COLOR OF THE DOORS WILL BE BLACK;
3. THE GARAGE DOORS WILL BE ROLL-UP WHITE STEEL;
4. THE RAILINGS WILL BE A WHITE, PVC LIKE MATERIAL.

COMMISSIONER JONES SECONDED THE MOTION.

AYES: Hammett, Jones, and Reed.  
NAYS: Shalan, Turpit.  
ABSENT: None.  
ABSTAIN: None.

The motion passed with a vote of 3-2.

There is a 15-day appeal period.

**DR 2010-06 STARBUCKS COFFEE COMPANY** – Request for exterior remodel design approval at 960 Orange Avenue within the Orange Avenue Corridor Specific Plan/C (Commercial) Zone.

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

Vice Chair Shallan asked, although not in the Commission's purview, if interior work is also proposed for this site.

Mr. Fait replied that the applicant was planning interior work.

Vice Chair Shallan asked if the custom artwork featuring the company's logo proposed for the north wall qualifies under the sign ordinance, or does the ordinance pertain only to street facing signs.

Mr. Fait said that the ordinance is unclear on this. He noted that the wall is not a true façade as it is not parallel to or faces the street.

The applicant's representative, Jaime Pancino, Design Director, Valerio Architects, 5858 Wilshire Blvd. #203, Los Angeles, provided a brief overview and answered questions of the Commission.

Vice Chair Shallan asked if the artwork on the north wall will be painted on the existing brick.

Ms. Pancino said yes.

Vice Chair Shallan asked about the background on the mural.

Ms. Pancino said 40 percent of the mural will be painted on the exterior wall and will continue into the interior of the store in an attempt to break down the barrier between the exterior and interior areas. The mural is abstract and is not part of Starbucks's branding; it is a unique piece proposed for this store and is proprietary to Starbucks.

Vice Chair Shallan asked if the mural is being produced locally.

Ms. Pancino said she was unsure.

Chairperson Reed asked if the custom artwork needs to be approved by Design Review as part of the mural is located on the exterior of the building. If so, the applicant will need to submit a representation of the proposed artwork. Ms. Reed suggested that the Commission could make a determination on the remaining improvements, with this part of the request to return before the Commission for approval.

Mr. Fait replied that this action would be appropriate.

Vice Chair Shallan asked if Starbucks would be required to close while improvements were being made.

Ms. Pancino confirmed that Starbucks would have to close for a very minimal period of time—possibly a few days.

Commissioner Jones asked about the outdoor furniture.

Ms. Pancino displayed the types of chairs and tables that would be placed in the patio, and stated that they intend to use more upgraded type furniture.

Commissioner Jones asked if the mural will be hand painted.

Ms. Pancino said that although it would be ideal to do so, it would require more time to complete.

#### PUBLIC COMMENT

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

#### COMMISSION DISCUSSION

Vice Chair Shallan said he is very pleased with the proposed improvements, and stated that Starbucks is one of the most successful businesses in our community. He commented that surrounding businesses appreciate the volume of traffic that Starbucks generates, and said that Starbucks should be supported in their efforts to upgrade.

Chairperson Reed agreed, and said that the proposed design change which reduces the projection of the awning is a good decision as it will provide more interior light.

Vice Chair Shallan suggested that the applicant may want to provide some type of screen shade to address the issue of glare during the morning hours, as this causes somewhat of an issue for customers entering and exiting the store.

Chairperson Reed asked if the applicant had any additional information available on the proposed mural.

Commissioner Hammett suggested that the wall is technically located within Starbuck's property line and therefore approval of the mural may not be part of the Commission's purview.

Mr. Fait responded that the wall is open and visible to the public so approval of the proposed mural on this wall is within the purview of the Commission.

Commissioner Jones said she was pleased with the concept of the mural design and felt that with the more contemporary façade, it would work well.

Vice Chair Shallan proposed that the Commission appoint a subcommittee to view and approve the final mural.

Chairperson Reed said she wanted to ensure that the Commission would not be approving a mural without actually reviewing it. She stated that appointing a subcommittee would be an excellent idea.

Commissioner Turpit commented that the proposed design is excellent and commended the applicant for submitting a great drawing package. He stated he would support the request.

COMMISSION ACTION

VICE CHAIR SHALLAN MADE A MOTION TO APPROVE THE REQUEST AS SUBMITTED, WITH THE CONDITION THAT A TWO-MEMBER SUBCOMMITTEE SELECTED BY THE COMMISSION WILL APPROVE THE FINAL MURAL DESIGN ON THE SIDE WALL.

CHAIRPERSON REED SECONDED THE MOTION.

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

The motion passed with a vote of 5-0.

There is a 15-day appeal period.

**DR 2010-08 DOLCE VITA CANDY COMPANY** – Request for exterior remodel design approval at 940 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, 1525 Tidelands Avenue Suite J, National City, answered questions of the Commission.

Mr. Fait asked if the glass window panels are also being replaced, or just the door.

Mr. Nicolls replied that the entire front façade will be changed to look exactly like the adjacent Yogurt Escape store frontage. The only difference is that Dolce Vita Candy Store will have a full façade awning with a projection of 24 inches.

Vice Chair Shallan asked about the changes to the vertical areas of the front façade.

Mr. Nicolls said the existing Foto sign and two horizontal wood pieces on the upper half of the store front will be removed. In its place, an awning will be installed with a return so that the corrugated metal beneath the awning will not be visible.

Vice Chair Shallan asked if the awning will have the same type of brown fabric.

Mr. Nicolls replied yes. He added that the sign will be a graphic painted on the awning, and a light will shine directly down over the image.

Vice Chair Shallan asked if the lighting fixture can be changed to something more aesthetically pleasing.

Mr. Nicolls agreed to change the light fixture.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

None.

COMMISSION ACTION

VICE CHAIR SHALLAN MADE A MOTION TO APPROVE THE REQUEST AS SUBMITTED.

COMMISSIONER HAMMETT SECONDED THE MOTION.

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

NAYS: None.

ABSENT: None.

ABSTAIN: None.

The motion passed with a vote of 5-0.

There is a 15-day appeal period.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:04 p.m.

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