

CORONADO DESIGN REVIEW COMMISSION
MEETING MINUTES

Regular Meeting

June 9, 2010

The regular meeting of the Coronado Design Review Commission was called to order at 3 p.m., Wednesday, June 9, 2010, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson Reed.

MEMBERS PRESENT: Hammett, Jones, Reed, Turpit (arrived at 3:08 p.m.)

MEMBERS ABSENT: Shallan

STAFF PRESENT: Ann McCaull, Senior Planner
Martha L Alvarez, Recording Secretary, Minutes Preparer

APPROVAL OF MINUTES

The Minutes of May 12, 2010, were approved as amended.

DIRECTOR'S REPORT

Ms. McCaull reported that a State Coastal Commission hearing was held today to consider an appeal regarding the Hotel Del Master Plan. After a lengthy discussion, the State Coastal Commission voted 8-4 vote in favor of continuing the item. Ms. McCaull said the main issue resolves around the earthquake fault line and its impact associated with the location of the convention center.

COMMITTEE REPORTS

Commissioner Jones reported that the Historic Resource Commission, at their meeting of May 19, denied a demolition request for the property located at 826 Tolita Avenue as they found the property to be historically significant. The item has been appealed and is scheduled to be heard by City Council on June 15.

Ms. McCaull added that the item will be heard as an administrative hearing. Only those individuals that are on a list of witnesses are able to participate in discussions at the City Council level. Any individuals interested in participating in the discussion are welcomed to contact the City by the close of business today.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

APPLICATIONS FOR REVIEW

DR 2010-10 ANASTOPULOS, MAXWELL – Request for exterior remodel design approval for the six-unit apartment complex at 920 Tenth Street in the R-3 (Multiple Family Residential) Zone

Ms. McCaull presented the staff report as outlined in the agenda.

The applicant's representative, Michael Filipponi, 7839 University Avenue #109, La Mesa, provided a brief overview, displayed the revised colored elevations and stucco sample, and answered questions of the Commission.

Commissioner Turpit asked if the stucco will be done in the smooth Santa Barbara finish.

Mr. Anastopulos replied yes.

Commissioner Hammett asked about the proposed material for the exterior doors.

Mr. Anastopulos said that the doors and trim will be painted in a caffeine color.

Commissioner Hammett asked if the wrought iron will also be painted in the caffeine color.

Mr. Anastopulos said the wrought iron guard rail will be painted black. In addition, the trellis will also be painted in a caffeine color.

Commissioner Turpit asked about the trellis.

Mr. Anastopulos said the aluminum trellis will be painted in the caffeine color until the vines grow in.

Commissioner Turpit asked if both trellises will be located on stucco walls.

Mr. Anastopulos said one of the two trellises will be located on a trash enclosure wall at the first floor level.

Chairperson Reed asked about the landscape plan.

Mr. Anastopulos said he did not submit a full landscape plan to the Commission as he understands that he may present this as part of the building department plan submittal.

Chairperson Reed said that the Commission generally does review the landscape design for a project during design review. She asked if additional plantings would be added.

Mr. Anastopulos indicated there would be additional plantings. He said that the yard is entirely covered by concrete and contains two planters by each of the doors.

Chairperson Reed suggested that the project can be reviewed and if approved, the landscape portion would be required to return before the Commission for review and approval as it is a part of the design review process.

Mr. Anastopulos agreed.

Commissioner Turpit suggested that the applicant consider adding some trees between the parking stalls at the front driveway in order to break up the mat of concrete but still keep the parking spaces to code.

Mr. Anastopulos said he would take this suggestion under consideration.

Chairperson Reed asked about the exterior lighting fixtures.

Mr. Anastopulos said there will be lights under the proposed overhanging.

Chairperson Reed asked if any fixtures would be visible from the street.

Mr. Anastopulos replied no.

Chairperson Reed clarified that any proposed exterior fixtures must also return before the Commission for review and approval.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Turpit said he liked the balconies and the proposed colors.

Commissioner Jones said it was a great improvement, and suggested that the applicant soften the exterior with plantings.

Commissioner Hammett said the project was well done and he liked the proposed smooth stucco.

Chairperson Reed said she liked the colors.

COMMISSION ACTION

CHAIRPERSON REED MADE A MOTION TO APPROVE THE REQUEST AS SUBMITTED, WITH THE CONDITION THAT THE LANDSCAPE DESIGN WILL RETURN BEFORE THE COMMISSION FOR REVIEW AND APPROVAL:

1. A NEW COLOR OF STUCCO IS PROPOSED (EXPO COLOR #224+50%) IN A SANTA BARBARA FINISH;

2. THE EXISTING WINDOWS WILL BE REPLACED WITH WHITE VINYL UNITS;
3. THE ENTRY DOORS ARE PROPOSED TO BE REPLACED WITH DECORATIVE WOOD DOORS PAINTED A DARK BROWN (FRAZEE “CAFFEINE CLC 1283N”);
4. NEW STAIRS AND A COMMON ENTRY BALCONY WILL BE ADDED AND PAINTED WITH FRAZEE “CAFFEINE” TO MATCH THE DOORS AND TRIM;
5. AN ALUMINUM VERTICAL TRELIS, ALSO PAINTED IN THE “CAFFEINE” BROWN COLOR, IS PROPOSED FOR BOTH FRONT CORNERS FACING TENTH STREET (LANDSCAPE VINES WILL BE PLANTED IN THIS AREA);
6. THE REAR YARD WHICH IS PREDOMINANTLY CONCRETE WILL BE REPLACED WITH GRASS, A SPA WITH WATERFALL AND A BAR WITH TRELIS.
7. ADDITIONAL PALM TREES AND SHRUBS WILL BE PLANTED AS INDICATED ON THE PLANS.

COMMISSIONER JONES SECONDED THE MOTION.

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

The motion passed with a vote of 4-0.

There is a 15-day appeal period.

DR 2-10 **CORONADO INN** – Exterior design review of a new 64-room hotel at 266 Orange Avenue in the r-4 (Multiple Family Residential/Orange Avenue Corridor Specific Plan) Zone.

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

The applicant’s representative, architect Joe Cristilli, 1775 Hancock Street #295, San Diego, gave a brief overview of the request, displayed a project model, and answered questions of the Commission.

Chairperson Reed said she understands that the landscaping plan will return before the Commission for review and approval; however, she asked about the proposed lighting and signage.

Mr. Cristilli indicated that they will attempt to keep as many of the existing palms as possible. He said they are very interested in the signage program and will return before the Commission with the proposed signage and lighting plans.

Chairperson Reed asked about the fence around the pool area.

Mr. Cristilli said he will also be returning before the Commission with proposed changes to the fence. He said he is thinking about using an organic, transparent art element on the fence.

PUBLIC COMMENT

Janet Sealer, 200 Orange Avenue, said the project overall looks very nice; however, she is concerned about safety issues involving the hotel traffic exiting on the two-way alley.

Chairperson Reed stated that traffic concerns should be addressed during the City's Special Use Permit Review process.

Mr. Cristilli commented that there are other exit points that can be utilized.

Cynthia (last name unknown), 226 Orange, asked if the project meets the standard for LEED.

Mr. Cristilli replied that there are three standards for LEED, and the project would easily qualify for a regular LEED approved project. The cost for LEED would be as follows: LEED consultant fee \$30,000; LEED processing fee, \$30,000, LEED Board certification fee, \$30,000. The total cost would be \$90,000 for an individual who cannot benefit from being certified.

Commissioner Turpit agreed that the cost to certify is extreme, and added that the cost savings to operate this building is beneficial without the expensive plaque on the wall.

COMMISSION DISCUSSION

Chairperson Reed said that the contrast in the proposed colors and materials help to limit the mass and increase the articulation and the interest of the building. The applicant has done a great job of bringing it all together and making it a more interesting structure. She commended Mr. Cristilli on his presentation.

Commissioner Jones said she likes the materials and various elevations, and feels it is a very nice improvement.

Commissioner Hammett said he likes the project, especially the stepped back area on the corner of Third and Orange Avenue which reduces the mass, and was pleased with the use of mixed materials. He said he was in favor of the program moving forward.

Chairperson Reed said she looks forward to reviewing the lighting, signage and landscape plan for this interesting project.

COMMISSION ACTION

CHAIRPERSON REED MADE A MOTION TO APPROVE THE REQUEST AS SUBMITTED, WITH THE CONDITION THAT THE LIGHTING, SIGNAGE, AND LANDSCAPE PLANS WILL RETURN BEFORE THE COMMISSION FOR REVIEW AND APPROVAL.

COMMISSIONER TURPIT SECONDED THE MOTION.

AYES: Hammett, Jones, Reed, Turpit.
NAYS: None.
ABSENT: Shallan.
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 3:53 p.m.

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