

CORONADO DESIGN REVIEW COMMISSION
MEETING MINUTES

Regular Meeting

September 22, 2010

The regular meeting of the Coronado Design Review Commission was called to order at 3 p.m., Wednesday, September 22, 2010, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson Shallan.

MEMBERS PRESENT: Jones, Rice, Shallan, Turpit

MEMBERS ABSENT: Hammett

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

APPROVAL OF MINUTES

The Minutes of September 8, 2010, were approved as amended.

DIRECTOR'S REPORT

There was no separate 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 2010-16 CORONADO HARDWARE GLASS & PAINT – Request for exterior remodel design approval at 140 Orange Avenue within the Orange Avenue Specific Plan/C (Commercial) Zone.

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

Chairperson Shallan asked if the new windows will match the color of the door frames .

The applicant's representative, Donna Crossman, said the existing doors will remain an anodized bronze color. The new windows will be made of wood and be painted a lighter color.

Commissioner Rice asked if the soffit in the entry will remain the same color.

Ms. Crossman said it will be made of stucco and be painted to look like brick.

Chairperson Shallan inquired about the color of the return and the sides.

Ms. Crossman said the return will be brick and will wrap around the building; the sides will not be brick.

Chairperson Shallan asked about the side of the building which faces the veterinarian's office.

Ms. Crossman said it will be painted to match the brick color at the rear of the building.

Commissioner Turpit said the "stick-on-brick" is a great product; however, it should be detailed on the return, the sides, and the soffit in the entry. Mr. Turpit asked how the applicant planned to wrap the brick around the corner of the building.

Ms. Crossman said there are four columns at the front façade that project a few inches. The material will be wrapped in such a way to look like a pilaster that wraps the corner.

Commissioner Turpit said it was perfect.

Chairperson Shallan asked about the finish at the top of the building.

Ms. Crossman said the pilaster will end four feet from the band. She added that, because of property line concerns, the pilaster will be wrapped around the building.

Commissioner Jones commented that this would look unfinished.

Commissioner Turpit asked if the area where the column meets the pilaster will project further at the base, and how far the pilaster projects from the face of the building.

Ms. Crossman said the projection is the same—about three inches.

Commissioner Turpit asked if the edge will measure about three inches.

Ms. Crossman said yes.

Commissioner Turpit commented that the area above the pilaster needs to have some type of terminating element.

Chairperson Shallan asked if a wrap-around on the pilaster is possible given the location of the property line.

Ms. Crossman said they were intending to wrap it since it only measures a couple of inches.

Commissioner Turpit suggested that the applicant may want to consider detailing the brick front, and asked if the material is a concrete block subsurface.

Chairperson Shallan confirmed that the side facing the veterinarian's office is brick.

Commissioner Turpit suggested that the side should be detailed to look like a full face brick.

Ms. Crossman said she was agreeable to this suggestion.

Commissioner Turpit inquired about the need to re-brace the front wall for the window openings because of the sheer resistance at the front façade.

Ms. Crossman said they have discussed this issue with an engineer who has determined that the walls are fine, although the roof area will require re-bracing.

Commissioner Rice asked about the decision process in terms of lighting the awning but not the sign.

Ms. Crossman said the light is meant to add ambience and will not be used to light up the sign. She said there are two existing can lights near the awning which will be recessed completely.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Jones said she agrees that the return on the side of the building should be finished.

Chairperson Shallan suggested that the Commission appoint two subcommittee members, Jones and Turpit, to approve a rendering of the brick returns.

Commissioners Jones and Turpit agreed to serve on the subcommittee.

Commissioner Rice said he noticed that the letters on the sign are stud mounted ¼ inch off of the façade. He suggested that the letters could be off an inch to create a shadow and enhance the effect. Mr. Rice agreed with the suggestion about the brick as the challenge with veneer is to avoid seeing the thinness of the material as it is not as desirable a look. Ideally, he said it would be great if it could be turned back four or five feet; however, he understands the financial considerations.

Commissioner Jones agreed with both suggestions.

COMMISSION ACTION

COMMISSIONER TURPIT MADE A MOTION TO APPROVE THE REQUEST AS SUBMITTED, WITH THE CONDITION THAT A SUBCOMMITTEE CONSISTING OF COMMISSIONERS JONES AND TURPIT APPROVE THE RENDERING OF THE BRICK RETURNS OF THE TWO FRONT CORNERS OF THE BUILDING.

COMMISSIONER JONES SECONDED THE MOTION.

AYES: Jones, Rice, Shallan, Turpit.

NAYS: None.

ABSENT: 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 3:25 p.m.

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