

CORONADO DESIGN REVIEW COMMISSION  
MEETING MINUTES

Regular Meeting

October 13, 2010

The regular meeting of the Coronado Design Review Commission was called to order at 3 p.m., Wednesday, October 13, 2010, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Acting Chair Hammett.

MEMBERS PRESENT: Hammett, Jones, Rice, Turpit

MEMBERS ABSENT: Shallan

STAFF PRESENT: Tricia Olsen, Associate Planner  
Martha L Alvarez, Recording Secretary/Minutes Preparer

APPROVAL OF MINUTES

The Minutes of September 22, 2010, were approved as submitted.

DIRECTOR'S REPORT

There was no separate report.

COMMITTEE REPORTS

Commissioner Jones reported that the Historic Resource Commission, at their meeting of October 6, designated 723 A Avenue as an historic resource; approved an alteration permit for a chimney at 300 First Street; and recommended approval to the City Council for alterations and code exceptions to the residence at 1125 Flora Avenue.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

APPLICATIONS FOR REVIEW

**DR 2010-07 COTIER** – Request for exterior remodel design approval at 1053 B Avenue within the Orange Avenue Specific Plan/C (Commercial) Zone.

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

The applicant's representative, Kraig Nicolls, 1535 Tidelands Avenue, Suite J, National City, was present in the audience.

Commissioner Jones asked about the sunflower logos located on the front windows.

Mr. Nicolls said the sunflowers are vinyl lettering.

Commissioner Rice asked if the peg mounted sunflowers are comprised of one or more cut-outs.

Mr. Nicolls explained that the petals and stem are separate and are flush mounted. The word "Cotier" is pegged off of the wall by one-half inch so that it goes over the stem.

Commissioner Rice asked if the script is connected.

Mr. Nicolls replied yes.

Commissioner Turpit asked about the amount of signage allowed on glass. He said he did not have an issue with the sunflower logo on the front windows but hoped that additional signage would not be added to the front windows.

Commissioner Jones said she felt the storefront were somewhat "busy" with the red accent, logo, the name of the store located above the door, and the sunflower logos on the front windows.

Acting Chair Hammett stated that staff confirmed that the signs met the requirements of the Orange Avenue Corridor Specific Plan. Mr. Hammett said the window logos are very helpful in marketing the business.

#### PUBLIC COMMENT

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

#### COMMISSION DISCUSSION

None.

#### COMMISSION ACTION

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

COMMISSIONER RICE SECONDED THE MOTION.

Mr. Nicolls added that the Orange Avenue Corridor Specific Plan allows three square feet for the frontage without design review approval. He confirmed that the signage does exceed this requirement and that the signage on the windows is very subtle.

Commissioner Turpit said he likes the signage.

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

The motion passed with a vote of 4-0

There is a 15-day appeal period.

**DR 2010-10 ANASTOPULOS, MAXWELL** – Request for approval of a new landscape plan for the six unit apartment complex at 920 Tenth Street in the R-3 (Multiple Family Residential) Zone.

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

The applicant's representative, Dan Jennings, Landscape Designer/Contractor, provided a brief overview and answered questions of the Commission.

Commissioner Turpit asked if a tree could be placed between the parking stalls.

Mr. Jennings said he would be pleased to do so; however, he does not believe there is enough room to accommodate this request. In order to mitigate this matter, he is proposing to plant tall Trupidanthus to give the area a leafy height.

Commissioner Rice asked if an extension of the entry walkway is taken in the area near the new curb cut, would the rectangular area in the parkway accommodate a street tree or planting.

Mr. Jennings responded that he would be pleased to place a planting in this area.

Ms. Olsen stated that this could be a viable option for this location. She said there is a street tree adjacent to the public parkway adjacent to the driveway.

Mr. Jennings said the adjacent tree is a Magnolia.

Ms. Olsen said that street trees must be approved by Ricky Fernandez of the City's Parks/Tree Division.

Commissioner Turpit clarified that he was suggesting that trees be placed between the parking stalls.

Mr. Jennings reiterated that it would be difficult to place plantings between the parking stalls because of the limited space.

Commissioner Jones suggested that placing another Magnolia tree next to the existing Magnolia tree would be difficult because these types of trees have large canopies. She suggested this area

would better accommodate a Palm tree.

Ms. Olsen agreed that there may not be sufficient room to place another Magnolia tree in this area; however, another type of tree with a smaller canopy may work.

Mr. Jennings said the City has approved different types of trees for placement in the public parkway.

Commissioner Jones suggested that grates could be placed between the parking stalls for placement of the trees.

Commissioner Turpit suggested that trees could be planted between the parking stalls if each parking stall was reduced by six inches in width.

Commissioner Rice said that stall dimension requirements are specified in the Code.

Ms. Olsen confirmed that the Code requires the parking stalls to measure 9 feet in width and 18 feet in length, if the parking stalls are confined.

Commissioner Turpit stated his suggestion would require smaller parking stall widths. He suggested planting a type of shade tree that would break up the line of the building.

Mr. Jennings suggested using a small shade tree called Brisbane Box, which is native to Australia, or another tree called Tristania Conferta.

#### PUBLIC COMMENT

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

#### COMMISSION DISCUSSION

Commissioner Jones said she prefers a Brisbane Box tree be placed in the public parkway. She commented that the landscape plan is very friendly to the apartment dwellers.

Acting Chair Hammett said he likes the proposed three planter trees included in the landscape plan. He suggested that an additional tree be added to the public parkway area rather than the area between the parking stalls because of limited space.

Commissioner Jones agreed and said that if the walkway is narrowed, it will make access difficult for tenants.

Mr. Jennings suggested using a Trupidanthus tree although it does grow to about 20 to 30 feet in height.

Commissioner Rice said he liked the tropical landscaping plan.

COMMISSION ACTION

COMMISSIONER RICE MADE A MOTION TO APPROVE THE REQUEST AS SUBMITTED, WITH THE CONDITION THAT THE APPLICANT PROVIDE A STREET TREE IN THE PUBLIC PARKWAY ADJACENT TO THE DRIVEWAY, PENDING APPROVAL FROM THE CITY'S PARK/TREE DIVISION.

COMMISSIONER JONES SECONDED THE MOTION.

AYES: Hammett, Jones, Rice, 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 3:43 p.m.

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