

CORONADO DESIGN REVIEW COMMISSION
MEETING MINUTES

Regular Meeting

October 27, 2010

The regular meeting of the Coronado Design Review Commission was called to order at 3 p.m., Wednesday, October 27, 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: Peter Fait, Associate Planner
Martha L Alvarez, Recording Secretary/Minutes Preparer

APPROVAL OF MINUTES

The Minutes of October 13, 2010, were approved as submitted.

DIRECTOR'S REPORT

Commission's Holiday Schedule.

The Commission discussed their schedules and agreed that the meetings of November 24 and December 22 would be cancelled.

COMMITTEE REPORTS

Commissioner Rice reported that at the Public Art Subcommittee held on October 26, discussion was held regarding the installation of the public information plaque for the "Image Tent City" public art piece and site which should be completed in November, with an unveiling scheduled most likely in December; the Faust sand casting which has been officially donated to the City will be installed at the Community Center in the coming weeks; a donation plaque has been installed on the Californiascope Urban Tree located on the promenade near the Community Center; the subcommittee is trying to find ways to have future Urban Trees loaned to the City in the coming year.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

APPLICATIONS FOR REVIEW

DR 2010-20 PARK CORONADO HOMEOWNERS ASSOCIATION – Request for design approval to change the exterior paint color at the residential condominium complex located at 1155 Star Park Circle in the R-1A (Single Family Residential) Zone.

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

Acting Chair Hammett asked if the railings or doors will be included in the project.

The applicant's representative, Linda Carrozza, 821 B Avenue, said the doors will be replaced and the railings will remain as-is as they were re-done two weeks ago.

PUBLIC COMMENT

Charles Allen, 1630 Pomona Avenue, said he supported the request.

COMMISSION DISCUSSION

None.

COMMISSION ACTION

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

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.

DR 2010-19 JARVIS, DANIEL – Request for design approval for a temporary Christmas tree sales lot located at 170-172 C Avenue within the Orange Avenue Corridor Specific Plan/C (Commercial) Zone.

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

The applicant, Daniel Jarvis, 4226 Via Amore, Montclair, answered questions of the Commission. He said that he intended to provide a discount to military families and mentioned that part of the proceeds will be donated to the Coronado School District.

Commissioner Rice asked about the font size and style of the lettering on the sign.

Mr. Jarvis said he will be using a simple block lettering style.

Commissioner Jones asked about the days and hours the lot would be open.

Mr. Jarvis said they would begin clearing the lot beginning Christmas Eve and completing this task by the day after Christmas. He commented that he generally begins giving away Christmas trees to needy families on Christmas Eve.

Commissioner Turpit asked if Mr. Jarvis is leasing the lot.

Mr. Jarvis said yes, and added that he also leases about nine other lots in the Los Angeles area for a non-profit organization.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Acting Chair Hammett suggested that it would be advantageous to place a second sign facing the alleyway as this area is in close proximity to the Boney's parking lot.

Commissioner Jones said that if the applicant desires to place a second sign, approval of this request should be included in the motion.

Commissioner Turpit said he appreciates the applicant offering discounts to military families.

COMMISSION ACTION

COMMISSIONER JONES MADE A MOTION TO APPROVE THE REQUEST AS SUBMITTED, WITH THE RECOMMENDATION THAT A SECOND SIGN BE PLACED WHICH FACES THE ALLEYWAY.

COMMISSIONER RICE 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.

DR 2010-18 **VARLEY, TIM** – Request for exterior design approval to construct a new, four-unit residential condominium project at 1600 Glorietta Boulevard in the R-3 (Multiple Family Residential) Zone.

Commissioner Rice recused himself from the meeting and stepped down from the dais as he is the project architect for the item being heard.

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

Commissioner Jones asked if the applicant is using tempered glass at the second floor balcony and entrance locations.

Mr. Rice said yes; it is 3/8" thick tempered glass.

Commissioner Jones asked about the rough texture of the exterior stucco and asked if there would be maintenance issues.

Mr. Rice said this finish is most commonly used on these types of buildings and added that once the stucco is placed, it has a smooth look to it. He said that using smooth stucco would actually show more of the imperfections.

Commissioner Jones said she was concerned that the rough stucco coupled with the white color may be an issue.

Mr. Rice said there was very little stucco relative to the glass and stone on the front façade. He said the stucco is located at the rear and side of the structure and is less visible.

Commissioner Jones asked if the lap pool will be made available to the homeowners or just the end unit.

Mr. Rice said the lap pool is private to the owner of the end unit. He said that his client's intent is to live in the end unit and sell the remaining three units.

Commissioner Jones asked if the individual garages will have a roll-down privacy door.

Mr. Rice said yes; there is a door located at the bottom of the main driveway that will be used to access the main garage area. From this area, each individual unit will have access to their garage via their own private garage door. There is also a storage component in front of each individual garage area which is private to each individual unit.

Commissioner Turpit asked if the tree which is scheduled to be removed will be replaced with a similar size tree.

Mr. Rice said he marked the landscape plan with a 24-gallon box; however, he is willing to accommodate a 36- or 48-gallon box if the Commission prefers.

Commissioner Turpit said he would like more trees, i.e. one Palm tree per unit.

Mr. Rice said they are proposing to add one shade tree adjacent to the pool facing Glorietta Boulevard.

Commissioner Turpit suggested that more shade trees be added to the landscape plan. He commented that he is pleased with the separate entries and said this type of design gives street presence and provides a front porch to each unit. He feels that Coronado is a community that needs more porches so that residents can relate to their neighbors which brings about a sense of community. Mr. Turpit said he was surprised that Mr. Rice did not, compared to his other

projects in town, incorporate the use of wood material although he understands it is high maintenance. Mr. Turpit asked if consideration had been given to using height variation to emphasize the individuality of the units, or if there were height restrictions that prevented this type of design.

Mr. Rice agreed that although he does prefer to use wood, the decision to not incorporate it into this project is strictly a maintenance issue. His decision was based on the fact that for such developments, it is unknown how potential buyers will maintain the property. This was a significant point with reference to his other properties in town. Mr. Rice said that currently the first floor level of the building is at 30 inches above grade, which is the maximum for first floor levels. It was originally at 36 inches but he had to lower the entire project in order to avoid potential FAR issues. The building height for structures with a flat roof is limited as well.

Mr. Fait explained that habitable space, with the exception of parking, is considered a story if the floor above it is higher than 30 inches above grade; therefore, having the first floor level at more than 30 inches above grade would trigger FAR issues.

Mr. Rice commented that both end units have occupiable space in the basement.

PUBLIC COMMENT

Charles Allen, 1630 Pomona Avenue, asked about the number of parking spaces.

Mr. Fait said that, per Code, this unit will have two parking spaces per individual garage located at below grade, for a total of eight parking spaces.

Acting Chair Hammett said there will be two covered spaces per unit.

Tish Emerick, 1611 Glorietta Boulevard, asked that the Commission not approve the request because of safety and parking concerns. She stated that, as an owner/developer, the design and proposed color and materials of the structure is not friendly or welcoming and does not fit well with the surrounding residences. She also commented that if the existing tree is removed, the landscaping will lack vegetation.

Nancy Trotter, 1101 First Street, said she owns a condominium at 1612 Pomona. She expressed concern with parking issues and the design's inability to capture a transitional look with surrounding properties, i.e. transition between "old motel look" to the nicer surrounding homes.

Gwyneth Bent, 1617 Glorietta, asked about the width of the entrance to the underground garage as she has safety concerns with vehicles exiting the garage.

Mr. Fait said the entrance to the underground garage measures 20 feet in width.

COMMISSION DISCUSSION

Mr. Fait reminded the Commission that there are three members hearing this item; a unanimous vote is needed in order to approve the project.

Commissioner Jones said she was impressed with the design's use of space, the privacy it provides to each homeowner, and the friendly street access. She did, however, feel that the loss of the existing tree's canopy will add to the building's already austere appearance. Ms. Jones suggested that the applicant may want to use wood material in the overall façade as well as a softer color scheme.

Acting Chair Hammett stated that any development on this property would not easily accommodate a large tree. He said the design project was a "home run" and felt that this was a very nice project for this corner lot. Although he said he would not address parking or safety issues, he did mention that placing a red curb and speed bumps in this area would be helpful. He stated that the project would not further impact existing safety issues on this street.

Commissioner Turpit confirmed that there may not be a unanimous vote today which is needed for approval of the project. He agreed with Ms. Trotter's comment that there needs to be a transition between the "old motel look" to the nice homes that have been built across the street. He suggested that, although he likes the modern architecture, the design needs to lean more towards the Coronado residential look. He understands that Mr. Rice's other designs in the community have captured this look. Mr. Turpit stated that he likes the separate entries as they are very appropriate and important to the community and encourage residents to relate to neighboring residents. He also likes the row house idea although he would like the structure's heights to vary thereby discouraging the "box" look. Mr. Turpit said he also likes the fact that the structure contains four vs. five units and appreciates that the owner will be living in the condominiums. He encouraged the applicant to retain the lap pool but also add large trees in its landscape. Mr. Turpit stated for the record, and as a resident of Coronado, that one needs to be very careful on that particular street because of traffic safety concerns. He stated that when a vehicle exits the underground parking, the vehicle should be absolutely level before the vehicle's front bumper crosses the sidewalk as there is a high volume of pedestrians including children and pets. Lastly, he encouraged the placement of a turntable in the underground garage to address issues of vehicles exiting the structure.

Acting Chair Hammett respectfully disagreed with the comment made by Commissioner Turpit regarding the building's design. He pointed out that Coronado neighborhoods contain a mix of modern and traditional designs which makes for an architecturally eclectic mix in our community. In addition, he commented that if height deviations are made to the elevations, there may be maintenance issues for the property owners. Mr. Hammett suggested that the item be continued to allow a fourth Commissioner to be present.

COMMISSION ACTION

ACTING CHAIR HAMMETT MADE A MOTION TO CONTINUE THE ITEM TO THE NEXT REGULAR MEETING.

COMMISSIONER JONES SECONDED THE MOTION.

AYES: Hammett, Jones, Turpit.

NAYS: None.

ABSENT: Rice, Shallan.

ABSTAIN: None.

The motion passed with a vote of 3-0

There is a 15-day appeal period.

ADJOURNMENT

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

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