

CORONADO PLANNING COMMISSION
MEETING MINUTES

Regular Meeting

October 26, 2010

The regular meeting of the Coronado Planning Commission was called to order at 3 p.m., Tuesday, October 26, 2010, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, by Chairperson Grimes.

MEMBERS PRESENT: Gaylord, Grimes, Jenson

MEMBERS ABSENT: Santos, St. Denis

STAFF PRESENT: Rachel A. Hurst, Director
Peter Fait, Associate Planner
Martha L. Alvarez, Recording Secretary/Minutes Preparer

APPROVAL OF MINUTES

The minutes of the regular meeting of October 12, 2010, were approved as amended.

DIRECTOR'S REPORT

Director Hurst reminded the Commission that per their direction, the meetings of November 23 and December 28 have tentatively been cancelled.

COMMITTEE REPORTS

None.

ORAL COMMUNICATIONS AND OTHER MATTERS

NON AGENDA ITEMS

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

LISTED AGENDA ITEMS

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

APPLICATIONS FOR REVIEW

PC 2010-14 FALLETTA, TONY – Request for approval of a two-lot Tentative Parcel Map to allow for condominium ownership of our residential units for the property legally described as Lots 20 & 21, Block 125, Map 376 CBSI, addressed as 425-431 G Avenue in the R-3 (Multiple Family Residential) zone.

Mr. Fait introduced the agenda item as outlined in the staff report.

The applicant's representative, Jim Algert, 428 Broadway, Chula Vista, said the applicant is amenable to all conditions of approval, and answered questions of the Commission.

Commissioner Gaylord asked if the existing trees on site would remain.

Mr. Fait replied that the existing trees would most likely be removed.

Commissioner Gaylord asked if staff had personally responded to a letter from a resident submitted to the City (which addressed parking concerns during and after construction).

Mr. Fait replied that staff had spoken to the resident. He also commented that a couple of trees may be relocated on the front yard setback if they are deemed healthy and if they fit into the proposed plan.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Gaylord asked if Mr. Falletta had other projects on the same block.

Mr. Fait replied that it was possible he did.

Director Hurst suggested that the letter from the resident be given to Mr. Falletta via his representative.

COMMISSION ACTION

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE REQUEST, AS SUBMITTED.

COMMISSIONER GAYLORD SECONDED THE MOTION.

AYES: Gaylord, Grimes, Jensen.

NAYS: None.

ABSENT: Santos, St. Denis.

ABSTAIN: None.

The motion passed 3-0.

There is a 14-day appeal period.

PC 2010-13 CORONADO INN: Request for approval of a Special Use Permit, Parking Plan, and Coastal Permit for a new 64-unit hotel proposed to replace the existing 30-unit hotel at 266 Orange Avenue in the R-4 (Multiple Family Residential/Orange Avenue Corridor Specific Plan) Zone.

Mr. Fait introduced the agenda item as outlined in the staff report.

The applicant's representative, Joe Cristilli, gave an overview of the project and answered questions of the Commission.

Commissioner Gaylord asked if, at the rear of the property facing the alleyway, there are small balconies off of each room.

Mr. Cristilli said they are not balconies but small visuals about 2 feet wide which serve as acoustical buffers for the air conditioning units that will be projecting out in that area.

Chairperson Grimes asked if there is a different process for approving Major Special Use Permits (SUP) for structures located in the R-4 zone.

Mr. Fait said that the R-4 zoning does not trigger the process; it is the type of use.

Chairperson Grimes said the project looks good; it appears that it is well within the floor area ratio, and the parking is covered. He asked about the start and completion timelines.

Mr. Cristilli replied that if approval is granted by the City Council within the next month, production drawings would then take about three months before they are sent to Esgil. He said the project should begin in about five months.

Chairperson Grimes asked if the project will be built from the ground up.

Mr. Cristilli said they considered keeping the structure; however, there were too many illegal projections into the setbacks so they choose to start off "clean."

Commissioner Gaylord asked staff to clarify the number of parking spaces required per unit.

Mr. Fait said one parking space per two units is required, per City code requirements.

Commissioner Gaylord asked staff if they felt comfortable with this requirement for a motel.

Mr. Fait said yes, there have been a number of studies done by the City regarding motel projects in the last 10 to 20 years, and the results indicated that the requirement was realistic.

Commissioner Gaylord asked if the parking requirement will create parking issues.

Mr. Fait said consideration is given between occupancy and a customer's mode of transportation. He commented that the site is perfect for mass transit as there is a bus stop at the corner of Third

and Orange. The site is also walking distance to the ferry which can transport persons to the airport.

Commissioner Gaylord reiterated that she was concerned with the limited amount of parking spaces and noted that persons normally commute to a hotel via automobiles and not mass transit. She felt it was important to pay attention to this issue.

PUBLIC COMMENT

Loraine St. Germain, 421 E Avenue, expressed concern regarding the parking space requirement; potential parking issues; the balconies; and the level of noise of the air conditioning units. She asked for clarification about the requirement for a Special Use Permit as it relates to this project and the installation of solar units.

Director Hurst explained that the Code specifies that a hotel use in an R-4 zone requires a Major Special Use Permit. The permit is intended to legitimize the permanent use of a hotel in the R-4 zone. She does not believe there is an existing permit for this site.

Ledyard Hakes, 1614 San Luis Rey Avenue, part-owner of the subject project, said the structure at the rear of the property is composed of two buildings, one being an old house that was converted. The two-story building was formerly an apartment building. He said the property contains an amalgamation of many architectural styles. Mr. Hakes said that the existing structures need to be stripped down to the bare essentials and built back up.

Commissioner Gaylord said she has visited the existing building and agrees that it needs to be replaced.

Mr. Cristilli commented that he has won many awards for his Craftsman style homes in Coronado. In this case, he has tried to pick up many of Irving Gill's design elements and pointed out that although the roofs appear to look contemporary, they will have a series of beams and sidings that will be reminiscent to the design style of Irving Gill's partner.

COMMISSION DISCUSSION

Commissioner Gaylord asked if staff had responded to a letter from Dr. and Ms. Zinser.

Mr. Fait said that written correspondence received by staff is included in the staff report and the public is welcome to attend the meetings.

Director Hurst clarified that staff does not provide a written response to every inquiry that is received; however, the letters are made available to the applicant so that they are aware of residents' concerns.

Chairperson Grimes said he understood that parking requirements are generally the same whether it is a hotel/motel or condominium project.

Mr. Fait said that most of the zoning standards are the same, i.e. setbacks, height, lot coverage, floor ratio. Parking specific to hotel/motel is different because of the transient nature and occupancy formula. Residential habitable units are required to have two parking spaces per dwelling unit whereas a hotel requires one parking space per two units.

COMMISSION ACTION

COMMISSIONER JENSEN MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE SPECIAL USE PERMIT (SUP) AND PARKING PLAN REQUEST, AND APPROVE THE COASTAL PERMIT REQUEST.

COMMISSIONER GAYLORD SECONDED THE MOTION.

AYES: Gaylord, Grimes, Jensen.
NAYS: None.
ABSENT: Santos, St. Denis.
ABSTAIN: None.

The motion passed 3-0.

There is a 14-day appeal period.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:27 p.m.

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