

CORONADO DESIGN REVIEW COMMISSION
MEETING MINUTES

Regular Meeting

January 12, 2011

The regular meeting of the Coronado Design Review Commission was called to order at 3 p.m., Wednesday, January 12, 2011, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson Shallan.

MEMBERS PRESENT: Hammett, Jones, Rice, Shallan, Turpit

MEMBERS ABSENT: None

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

APPROVAL OF MINUTES

The Minutes of November 10, 2010, were approved as submitted.

DIRECTOR'S REPORT

Design Review Commission Annual Election of Officers

The Commission agreed that Chairperson Shallan and Vice Chair Hammett would continue to service as Chair and Vice Chair, respectively.

The Commission also agreed that Chairperson Shallan would continue to serve as a representative on MainStreet, Ltd.; Vice Chair Hammett and Commissioner Rice would continue to serve as representatives on the Public Art Subcommittee; and Commissioner Jones would continue to serve as a representative on the Historic Resource Commission.

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 13-09 **FIVE STAR THEATRES** – Request for approval to modify the previously approved exterior design of the proposed renovation of the Village Theatre at 820 Orange Avenue within the Orange Avenue Corridor Specific Plan/C (Commercial) Zone.

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

Lance Alspaugh, Five Star Theatres, gave a brief overview and answered questions of the Commission. He reported that Joseph Musil, the project designer, unexpectedly passed away recently. Two new project designers have been hired to continue the work.

Chairperson Shallan said that approval had been previously given to move the entrance doors outwards towards the street. He asked if the connection to the ticket booth would be from within the theatre.

Mr. Alspaugh said the design is still the same.

Chairperson Shallan asked about the removal of the poster cases. He recalls the Commission discussed at length their desire to save the poster cases.

Commissioner Jones agreed.

Mr. Alspaugh said the exterior poster case appears to have been an “after thought” as it was placed at a later time. The poster cases located at either side of the entrance door are thought to be original. Mr. Alspaugh said that in the process of construction, a significant asbestos problem was discovered in the building, which damaged the interior of the poster cases. The damage was extensive and the poster cases could not be saved and maintained. He said that the proposed aluminum poster cases, which are art deco in nature, are backlit and have a much better presentation.

Commissioner Jones asked about the poster cases that have been removed.

Mr. Alspaugh said the cutouts for the cases are still intact; however, the trims are no longer there.

Commissioner Jones commented that the Historic Resource Commission may have questions about the removal of the poster cases; however, she understands that the asbestos damage was extensive and it was unrealistic to keep the poster cases intact.

Mr. Alspaugh said the amount of funds needed to retain the poster cases may have become questionable.

Mr. Fait displayed a photograph of the poster cases located at the exterior of the building.

Chairperson Shallan asked if the poster case, which is located on a column and faces the street, would be replaced.

Mr. Alspaugh said he would prefer not to replace the poster case because of the risk of vandalism due to its location. He said that the front façade “flows” better without this particular poster case.

Chairperson Shalan asked why the applicant is proposing to use a single color instead of two colors.

Mr. Alspaugh said the decision was made based on discussions with the design team. It was felt that by using two colors, the building would appear smaller, whereas the building would “open up” more if one color was used. He agrees with this idea.

Commissioner Turpit said he agreed with Mr. Alspaugh’s comment about the exterior poster case. He said the poster case was out of scale.

Commissioner Rice noted that the drawing implies the scalloping at the top of the ticket booth to be several colors. He asked if the LED lights are programmable.

Mr. Alspaugh replied that the lights are programmable, and stated that a single color will be used, most likely blue. He assured the Commission that a color that complements the façade will be used.

Commissioner Rice noted that the drawing implies a green tile will be used at the bottom area of the ticket booth.

Mr. Alspaugh stated that the green tile is the artist’s rendering only.

Jon McMillen said they are working with the terrazzo contractors. They are attempting to keep the terrazzo visible and, cost permitting, will not cover up the terrazzo located in the interior entrance.

Commissioner Turpit asked if the applicant will be using an anti-graffiti paint on the wall facing the alley.

Mr. Alspaugh said it would be a great idea to do this.

Commissioner Jones asked if this could be a condition as part of the motion.

Chairperson Shalan asked about the anti-graffiti material.

Commissioner Turpit said a standard paint is applied to the surface, and then the anti-graffiti material is applied. The material does not allow graffiti paint to penetrate into the subsurface.

Mr. McMillen said that the anti-graffiti coating may work if it can be applied over the existing material.

Commissioner Jones asked if the same type of anti-graffiti material can be applied to the columns located at the front façade, as well as the interior space.

Mr. Alspaugh said they would take the same precautions for the front façade area.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

None.

COMMISSION ACTION

COMMISSIONER TURPIT MADE A MOTION TO APPROVE THE REQUEST AS SUBMITTED, WITH THE RECOMMENDATION THAT ANTI-GRAFFITI SEALER BE USED ON THE EXTERIOR WALLS.

COMMISSIONER JONES SECONDED THE MOTION.

Commissioner Jones commented that she likes the lighter color palette.

Commissioner Rice said he likes the detail that was placed on the ticket booth.

AYES: Hammett, Jones, Rice, Shallan, Turpit.

NAYS: None.

ABSENT: None.

ABSTAIN: None.

The motion passed with a vote of 5-0

There is a 15-day appeal period.

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:32 p.m.

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