

CORONADO PLANNING COMMISSION
MEETING MINUTES

Regular Meeting

December 14, 2010

The regular meeting of the Coronado Planning Commission was called to order at 3 p.m., Tuesday, December 14, 2010, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, by Chairperson Grimes.

MEMBERS PRESENT: Gaylord, Grimes, Jensen, Santos, St. Denis

MEMBERS ABSENT: None

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

APPROVAL OF MINUTES

The minutes of the regular meeting of October 26, 2010, were approved as submitted.

The minutes of the regular meeting of November 9, 2010, were approved as submitted.

DIRECTOR'S REPORT

There was no separate Director's report.

COMMITTEE REPORTS

City Council

Vice Chair St. Denis reported that on November 16, 2010, the City Council, in Closed Session, voted to delay a decision to issue a demolition permit to demolish the property located at 1010 Glorietta Boulevard. The City Council, during their regular meeting, approved Mills Act funding for seven houses that were on the waiting list; the Historic Resource Commission had requested approval of five houses.

On December 7, 2010, the City Council approved the Historic Alteration Permit, as recommended by the Historic Resource Commission, for the property located at 1043 Ocean Boulevard.

Historic Resource Commission

Vice Chair St. Denis also reported that at the meeting of November 17, 2010, the Commission reviewed and recommended to City Council approval of a Mills Act Agreement application for the property addressed as 1000 Glorietta Boulevard.

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.

PUBLIC HEARING

PC 2010-15 **VARLEY, TIMOTHY** – Request for approval of a one-lot Tentative Parcel Map to allow for condominium ownership of four residential units for the property legally described as a portion of Block 1 and Block 3 of Map No. 1161, addressed as 1600 Glorietta Boulevard in the R-3 (Multiple Family Residential) Zone. *(continued from the meetings of November 9 and 23, 2010)*

Commissioner Grimes recused himself and stepped down from the dais. Vice Chair St. Denis chaired the meeting.

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

Vice Chair St. Denis asked if a large vehicle is able to turn around in the underground parking garage.

Mr. Fait responded that a large vehicle is able to do so although it may require a 2-point turn requiring the vehicle to back up one additional time.

Vice Chair St. Denis asked if the project is currently designed with the required slope as stated in Condition 3.

Commissioner Santos asked if other options had been considered with regard to placement of the driveway.

Mr. Fait said that two spaces per unit are required, and Architect Rice will provide information on alternative parking designs that were considered.

Commissioner Jensen asked, with relation to on-street parking, how close a vehicle would be allowed to park near the driveway.

Mr. Fait said the proposed driveway and landscaping would allow sufficient pedestrian visibility for vehicles exiting the driveway.

Commissioner Jensen asked if the City considered not allowing parking in the first parking space nearest the driveway.

Mr. Fait said there is more than an adequate site line.

Vice Chair St. Denis asked if, by removing the curb cut, two parking spaces were gained.

Mr. Fait said it would be a trade-off.

Commissioner Gaylord asked if there was sufficient room in the underground parking area to allow a vehicle to turn around.

Mr. Fait said yes.

Commissioner Gaylord asked if there were other “undersized” streets (other than Glorietta Boulevard) in the community.

Mr. Fait referred the question to City Engineer Walton.

Mr. Walton explained that Glorietta Boulevard is 30 feet wide and allows for two 11-foot travel lanes, which are standard local street widths and meet engineering standards.

Commissioner Gaylord asked about the dimensions of parking spaces.

Mr. Walton said eight feet is allowed for parking spaces.

Commissioner Gaylord asked if Engineering had researched the option of making Glorietta Boulevard into a one-way street (in the direction of Orange Avenue), and only allowing parking on one side of the public street, or placing diagonal parking spaces.

Mr. Walton said consideration has been given into turning this section of Glorietta Boulevard into a one-way street in order to alleviate issues caused by buses traveling on this street. However, they were not able to accommodate various requests by residents which would allow them to easily access their residences or businesses.

Vice Chair St. Denis said that part of the reason that Glorietta Boulevard appears to be very narrow is that the sidewalk is also very narrow and there are no parking strips on the street.

Commissioner Gaylord suggested that if Glorietta Boulevard were to be converted into a one-way street, it would alleviate bus and taxi issues.

The applicant, Christian Rice, gave a presentation via PowerPoint, and displayed a model of the project.

Vice Chair St. Denis asked about the height of the wall located at the corner of Ynez Place and Glorietta Boulevard.

Mr. Rice responded that the wall is five feet in height.

Commissioner Gaylord asked if the pool is located in this area.

Mr. Rice said the pool is located beyond the wall.

Commissioner Santos asked if consideration had been given to placing another driveway closer to the corner of the property.

Mr. Rice said that restrictions in the Code make it difficult to place a curb cut near corners of streets. A curb cut is required to be set back from street corners. Mr. Rice said he placed the proposed driveway furthest away from the corner on Glorietta Boulevard and furthest away from the corner on Ynez Place. He did not take into consideration “splitting” the driveway. He added that one of the advantages of the property is that it sits up high and has a potential view of Glorietta Bay and the golf course. He felt it was important to maximize those views—cutting into the most important area of the yard for a driveway did not seem the best way to take advantage of this opportunity.

Commissioner Santos stated she is very sensitive to public safety and traffic issues. She said she visited the site, parking kitty-corner off of Ynez Place, and found the corner location to be very dangerous as her vehicle came close to being hit by a vehicle that was headed toward Glorietta Boulevard from Ynez Place. She commented that there is a minimum margin for visibility which exposes pedestrians to a dangerous situation. Ms. Santos said she understands the advantages of having a view but feels that public safety at this location should be looked at more closely.

Commissioner Gaylord asked staff about the Commission’s jurisdiction on this issue.

Director Hurst clarified that the Commission’s decision involves whether to recommend to the City Council approval of the tentative subdivision Map, including the conditions associated with the Map.

Commissioner Gaylord asked if the Map includes traffic and parking issues.

Director Hurst responded that technically, the Map applies to private property only. She suggested said Commissioner Santos’ question about alternative locations for the proposed driveway should also be addressed by City Engineer Walton.

Mr. Walton said that from a right-of-way perspective, he prefers to keep the driveway on Glorietta Boulevard, which is a straight street, instead of Ynez Place, which is a curving street; however, the location of the driveway on either street meets Engineering Standards. He said there are several underground parking driveways throughout the City. Based on past accident history, there appears to be no correlation between subterranean garages and vehicle-pedestrian accidents. Mr. Walton said the driveway could be equally applied on either side of the streets.

PUBLIC HEARING

Lee Racicot, President, Glorietta Bay Homeowners Association, submitted, for the record, a statement of opposition to the project, which was signed by 32 homeowners. He also provided letters of opposition by an additional 15 homeowners, all of which communicated safety concerns and possible solutions.

Vice Chair St. Denis said the State Subdivision Map Act and Coronado Subdivision Ordinance provides that “The subdivider can be required to dedicate land to public use, make public improvements, pay required fees, or other conditions as needed to mitigate the adverse impact of the subdivision on the community...” She asked Mr. Racicot about the number of parking spaces provided for each unit of their complex.

Mr. Racicot said there are 32 units, and each unit is provided one parking space.

Commissioner Jensen asked if the developer is responsible for requesting that the street be converted into a one-way street.

Vice Chair St. Denis said no; however, the Commission could ask the City to further study this request.

Mr. Fait suggested that if the Commission would like City Council to review this request, the Commission could make a second recommendation addressing this issue. He said that the Traffic Operations Committee would at some point review this issue.

Director Hurst commented that citizens often request that the City look at changes to streets and traffic operational features.

Mr. Walton said the Traffic Committee, in 2009, reviewed the option of making Glorietta Boulevard into a one-way street. At that time, there was very strong opposition by Glorietta Bay Inn because their patrons use Orange Avenue to arrive at their business location.

Vice Chair St. Denis said she understands why Glorietta Bay Inn would be opposed; however, the entire Orange Avenue location will change somewhat because the Hotel Del entrance will be closed off, according to the Master Plan. She suggested that the City look at changing the center traffic island and entering from Orange Avenue into Glorietta Bay, then exiting through the historic gates as a one-way out to Orange Avenue.

Mr. Walton said that the option of placing a new entrance to the Glorietta Bay Inn on Orange Avenue was also considered. However, this would still require that patrons driving from the Coronado bridge make a U-turn in order to reach their destination.

Commissioner Gaylord commented that this street has been an issue for the Traffic Committee for a long time mainly because of taxi cab and bus traffic. She said that making this street into a one-way with diagonal parking would solve many issues.

Nancy Trotter said she likes the idea of making Glorietta Boulevard a one-way street. She is also in favor of diagonal parking if it safely provides for additional parking spaces.

Pat MacMahon said he lives across the street from the subject property. He stated that the project has several flaws: the design is not neighborhood-friendly; the proposed density only looks good on paper but is overbearing for the site; and the traffic conditions are dangerous. He asked who would maintain the landscaping so that the line-site is available, and suggested parking on Ynez Place.

Tim Varley, owner of the project, said he is pleased with the quality and density of the project; agrees that there are traffic issues; and supports the proposed suggestions to change the street in order to resolve traffic concerns. Mr. Varley pointed out that the traffic issues are ongoing and his project does not add to these existing issues. He added that most of the parking issues stem from residents who live across the street from his residence who are assigned only one space per unit. Mr. Varley suggested that speed bumps may be a possible solution to speeding traffic.

Dave Sweeney said he lives across the street from the subject property. He said the existing structure has outlived its present use and feels that the new structure is pleasant and designed well. He said he likes the subterranean parking, which provides for eight parking spaces, and the curb cut, which provides a no-net loss. With regard to public safety, he acknowledged that this is a busy area with speeding motorists and agreed that converting the street into a one-way is a good idea. He stated that consideration of the project today should be reviewed separately from the aforementioned issues. He stated that the project appears to comply with regulations and standards and, therefore, supports the project.

Marylee Goyen stated she is not in favor of the project, and said that her dog was killed by a vehicle as she was waiting to cross the street not far from the proposed driveway opening. She said she supports the driveway entrance being located on Ynez Place, and asked who will maintain the landscaping to keep the line-site clear.

Vice Chair St. Denis said that residents can monitor and report to the City any landscaping that they feel is an issue.

Director Hurst said the Commission could consider adding a sub-Condition to Condition 31 relating specifically to landscape maintenance.

COMMISSION DISCUSSION

Commissioner Jensen said there is an avenue for monitoring visibility issues. He said the main concern appears to be traffic on Glorietta Boulevard; however, it seems the driveway has been placed in the safest location possible as it is furthest away from the corner. He said he will support the project and recommends that the City re-visit parking and traffic issues.

Commissioner Gaylord said she does not want to disapprove the project because it complies with the Map. However, she would agree that the City should look into traffic/safety issues.

Ms. Gaylord stated she would support the project with the condition that consideration be given to street issues.

Commissioner Santos said she found no issues with the design or landscaping. However, she said this street is unique and has existing significant traffic issues. Ms. Santos said alternative options should be explored and stated she feels uncomfortable supporting the project without first looking at alternative options for the location of the driveway.

Vice Chair St. Denis said the project meets the General Plan and Zoning Ordinance requirements, as well as the density permitted under the R-3 zone. She said the design is beautiful, the street corner is opened up, and the flat roofs and terracing reference the Harrison-Albright architecture. Ms. St. Denis said the egress/ingress has been carefully studied and agrees with neighbors that there are ongoing traffic issues. However, she said that these issues are separate from the project. She agreed that speed bumps may be helpful as well as possibly considering parking permits for residents who park on the street.

Commissioner Jensen asked if a condition can be added to the motion which requires that if the shade trees impede visibility, they be exempted from the normal shade tree requirements.

Director Hurst said the shade trees are located on Ynez Place. The location and variety of trees is dictated to the subdivider by the City.

Mr. Fait said there are three Palm trees located in the parkway. The location where the required street tree, most likely a Palm tree, is to be placed is in the location of the abandoned driveway. The driveway will be removed and the parkway restored.

COMMISSION ACTION

COMMISSIONER JENSEN MADE A MOTION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PROJECT WITH CONDITIONS AND FINDINGS, INCLUDING THREE ADDED CONDITIONS, WITH THE RECOMMENDATION TO THE CITY THAT THEY EXAMINE TRAFFIC AND PARKING ISSUES ON GLORIETTA BOULEVARD BETWEEN YNEZ PLACE AND ORANGE AVENUE, INCLUDING INGRESS/EGRESS FOR THE GLORIETTA BAY INN.

COMMISSIONER GAYLORD SECONDED THE MOTION.

Vice Chair St. Denis asked the applicant if they understand the three added Conditions.

The applicant, Timothy Varley, said he understood and agreed with the added Conditions.

Commissioner Santos asked if a recommendation to find an alternative location for the driveway could be included in the motion.

Commissioner Jensen said that changing the location of the driveway would create additional issues, and feels that the proposed location is adequate.

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

The motion passed 3-0.

Commissioner Gaylord asked that the residents present in the audience today join the Commission in requesting that the City review the traffic and parking issues in the area of Glorietta Boulevard and Ynez Place.

The Commission recessed at 4:22 p.m.

The Commission reconvened at 4:25 p.m. All members were present.

PC 2010-18 AURICH, SCOTT – Request for approval of a one-lot Tentative Parcel Map to allow for condominium ownership of three residential units for the property legally described as Lots 23 and 24, Block 67, Map 376 CBSI, addressed as 735 E Avenue and 732-738 Olive Avenue in the R-3 (Multiple Family Residential) Zone.

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

Vice Chair St. Denis asked if parking will be addressed at this time.

Mr. Fait replied that the structure is required to have two parking spaces per unit and will have parking brought in from the alley.

Chairperson Grimes asked if the applicant must proceed forward with the project once the Map is approved.

Mr. Fait said it is a two-step process on Subdivision Maps. There is a Tentative Map approval which is advisory to City Council and is valid for 24 months. In that timeframe, the applicant must apply for the Final Map. At the time of applying for the Final Map, the applicant must have met all of the Conditions, or enter into a Secured Improvement Agreement with the City. After the Final Map is approved, the applicant could choose to build the development, implement the Condominium Map, and sell each unit separately under separate ownerships, or the owner could retain all the units under one ownership.

Vice Chair St. Denis asked if one person owns the house at 735 E Avenue as well as the three apartment units located at 732-738 Olive Avenue.

Mr. Fait said that all of the underlying land and structures above it are owned by one person at this time.

Vice Chair St. Denis asked if the Tentative Parcel Map is approved, will the applicant be able to make changes to all of the structures.

Mr. Fait said that in order to meet the conditions of the Map, the applicant may need to demolish the rear structure and build a new structure. Whether the applicant wishes to sell the units is independent of the Map Conditions.

The applicant's representative, Scott Aurich, said the applicants are in agreement with the Findings and Conditions, and made himself available to answer questions of the Commission.

Commissioner Gaylord asked if written correspondence had been received for this project.

Mr. Aurich replied no.

Mr. Fait said the City had not received any written comments for this project.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Vice Chair St. Denis said she was in support of the project.

COMMISSION ACTION

VICE CHAIR ST. DENIS MADE A MOTION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PROJECT WITH CONDITIONS AND FINDINGS.

COMMISSIONER GAYLORD SECONDED THE MOTION.

AYES: Gaylord, Grimes, Jensen, Santos, St. Denis.

NAYS: None.

ABSENT: None.

ABSTAIN: None.

The motion passed 5-0.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:41 p.m.