CORONADO PLANNING COMMISSION
MEETING MINUTES

Regular Meeting January 25, 2011

The regular meeting of the Coronado Planning Commission was called to order at 3 p.m., Tuesday, January 25, 2011, 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:	Ann McCaull, Acting Director Peter Fait, Associate Planner Linda Hascup, Recording Secretary Martha L. Alvarez, Minutes Preparer

APPROVAL OF MINUTES

The minutes of the regular meeting of December 14, 2010, were approved as submitted.

DIRECTOR'S REPORT

Acting Director McCaull reported that the PC item regarding approval of a Tentative Parcel Map (PC 2010-15 Varley) for the residence located at 1600 Glorietta Boulevard is scheduled to be reviewed at the City Council meeting of February 1, 2011.

Annual Meeting for Election of Officers

Commission Action

Chairperson Grimes made a motion to nominate Commissioner St. Denis as Chair of the Planning Commission, and Commissioner Santos as Vice Chair.

Commissioner Jensen seconded the motion.

Ayes: Gaylord, Grimes, Jensen, Santos, St. Denis.
Nays: None.
Absent: None.
Abstain: None.

The motion passed with a vote of 5-0.

COMMITTEE REPORTS

Historic Resource Commission
Chairperson St. Denis reported that at the meeting of January 19, 2011, the Commission granted historic designation to the property at 1212 Sixth Street. The property is significant for its Prairie style architecture and as a notable work of Herbert Louis Jackson. Additionally, the Commission recommended approval of a Mills Act agreement for the property at 1306 Sixth Street, and began the prioritization process for Mills Act applications submitted during 2010.

ORAL COMMUNICATIONS AND OTHER MATTERS

NON AGENDA ITEMS

Commissioner Gaylord mentioned that Chairperson St. Denis was honored as a Jewel in Our Crown at the Arts Ball fundraiser that was held last weekend.

LISTED AGENDA ITEMS

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

PUBLIC HEARING

PC 2010-19 **SWEENEY, DAVID** – Request for approval of a two-lot Tentative Parcel Map to subdivide the existing parcel into two lots for the property legally described as Lot 32 and 33, Block 5, Map 376 CBSI, addressed as 1536 Glorietta Boulevard in the R-1A (Single Family Residential) Zone.

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

Commissioner Jensen asked if a lot consolidation is necessary in order to build two structures on one single lot.

Mr. Fait said the property owner is not allowed to build over the interior lot line under today's rules.

Vice Chair Santos asked about the income from property tax.

Mr. Fait said there are some improvements that are currently occurring to the property that may trigger a re-assessment. Ultimately, the County Assessor would make the determination if two separate properties are valued higher than one.

Commissioner Gaylord asked staff for clarification on whether the property owner would need to consolidate their lots if they chose to build one house on two lots.

Mr. Fait said yes, the property owner cannot build over a lot line. He confirmed that there are many existing properties that span one or more multiple lots, which were never consolidated.

Chairperson St. Denis said the former property owner had previously mentioned that they were not allowed to build a kitchen on their new addition because it was now one lot.

Mr. Fait explained that the R-1A zone allows one dwelling on one lot regardless of the lot size.

Chairperson St. Denis asked if the lot line was designed to accommodate the existing dwelling's setbacks.

Mr. Fait responded yes.

The applicant's representative, Jim Algert, made himself available to answer questions of the Commission.

PUBLIC HEARING

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

COMMISSION DISCUSSION

Commissioner Gaylord commented that this is an interesting item as it does not involve ownership issues; it is simply a request to subdivide one lot into two. She asked if written correspondence had been received by the City.

Mr. Fait confirmed that no written correspondence had been received.

COMMISSION ACTION

COMMISSIONER GAYLORD MADE A MOTION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE TENTATIVE PARCEL MAP WITH CONDITIONS AND FINDINGS.

COMMISSIONER JENSEN SECONDED THE MOTION.

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

The motion passed 5-0.

PC 2010-20 **S.D. ACQUISITIONS, LP** – 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 Lot 32 and the northerly 11 ft. of Lot 33, Block 68, Map 376 CBSI, addressed as 755 D avenue in the R-3 (Multiple Family Residential) Zone.

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

Chairperson St. Denis asked if the structure is a three-unit building.

Mr. Fait said the design has not been submitted to the City yet. It could be a combination of either attached or detached buildings.

Commissioner Gaylord asked if the lot is wider than other lots.

Mr. Fait said it is almost one-and-one-half lots, which is how the property owner is able to accommodate three units instead of two.

Commissioner Gaylord commended staff for requiring the removal and re-installation of the "J.W. Wallard 31910" stamp on the sidewalk once the sidewalk is re-done.

Chairperson St. Denis said she wished that the old sidewalks could be left with the patina; however, she was pleased that the stamp could be re-installed on the new sidewalk.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

None.

COMMISSION ACTION

COMMISSIONER JENSEN MADE A MOTION TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE TENTATIVE PARCEL MAP WITH CONDITIONS AND FINDINGS.

COMMISSIONER GRIMES 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 3:24 p.m.

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