

CORONADO DESIGN REVIEW COMMISSION  
MEETING MINUTES

Regular Meeting

April 13, 2011

The regular meeting of the Coronado Design Review Commission was called to order at 3:10 p.m., Wednesday, April 13, 2011, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson Shallan.

MEMBERS PRESENT: Jones, Rice, Shallan, Turpit

MEMBERS ABSENT: Hammett

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

APPROVAL OF MINUTES

The Minutes of March 9, 2011, were approved as submitted.

DIRECTOR'S REPORT

There was no separate report.

COMMITTEE REPORTS

**Historic Resource Commission**

Commissioner Jones reported that at the meeting of March 16, 2011, the Commission recommended approval of a Historic Alteration Permit for alterations and zoning exceptions at 1043 Ocean Boulevard and approved a Historic Alteration Permit for modifications to the rear of the property at 1125 Flora Avenue. The Commission also recommended approval of a Mills Act Agreement for the property addressed as 723 A Avenue.

ORAL COMMUNICATIONS AND OTHER MATTERS

None.

APPLICATIONS FOR REVIEW

**DR 2011-05** **NICKY ROTTENS** – Request for design approval for an exterior remodel of the proposed Nicky Rotten's Restaurant at 100-104 Orange Avenue in the C/OACSP (Commercial/Orange Avenue Corridor Specific Plan) Zone.

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

The applicant, Nick Tomasello, gave a brief overview of the request and answered questions of the Commission

Commissioner Turpit asked about the meaning of the business' logo which depicts a red tie.

Mr. Tomasello said the choice to incorporate the red tie into the logo was based partly on his recollection of his grandfather, who was always known for wearing a black suit and a red tie, and on his wife's belief, based on Zen designs, that the color red stimulates hunger.

The applicant's representative, Dan Smith, gave an overview of the proposed project, and answered questions of the Commission.

### PUBLIC COMMENT

Miles Harvey, resident of The Landing, said the 100 block of Orange Avenue has changed substantially and every change has been for the better. He suggested that when the sign is approved, the word "Joint" be removed.

Tim Aaron, co-owner of the restaurant, said he does not feel the name of the business is offensive and stated that the general public would not misinterpret the word's meaning.

Chairperson Shallan asked if their other restaurant located in downtown San Diego also shares the same name.

Mr. Aaron said yes.

Mr. Tomasello added that the business name is a registered trademark.

### COMMISSION DISCUSSION

Commissioner Rice asked about the material used for the double entry doors.

Mr. Tomasello said the entry doors are made of solid wood (and glass).

Commissioner Rice asked about the cigarette disposal units in front of the restaurant.

Mr. Tomasello said he would like the units as well as the trash cans removed from their existing location.

Mr. Fait suggested that Mr. Tomasello contact the City's Public Services Division to address this issue. Mr. Fait said there have been concerns expressed by some of the neighbors about patrons smoking in the exterior area of the restaurant.

Mr. Tomasello said they will try to limit the patron's smoking area to the Orange Avenue versus the First Avenue side.

Commissioner Jones said she is delighted that the applicant is bringing back the wonderful brick structure to its original appearance. She commented that the awnings are not in context with the historical structure as they are very smart and attractive but overwhelm the building. Ms. Jones also stated that although the noise factor is not in the Commission's purview, she is aware that there will be noise emanating from exhaust fan issues as well as people gathering on the sidewalk either before or after their meal. She asked the applicant to take these factors into consideration as there are many private residences in the area.

Mr. Tomasello thanked Commissioner Jones for her comments. He said that they have invested a considerable amount of time and money in order to address concerns by the community. He has vigorously worked with the homeowners association and has reached out to as many people as possible to keep them updated on the project. Mr. Tomasello said he feels they are adding value to the community and have been very responsive to the public's concerns. He added that the exhaust fans are existing and they will not be making any changes. In addition, the previous bar was part of the community for a long time and Mr. Tomasello feels his business is stepping it up with class, integrity and a solid concept that has a brand name behind it.

Commissioner Jones asked if City Council approved the proposed awning projection and depth of the gable.

Mr. Tomasello said yes.

Commissioner Rice said he noticed that the site plan depicts the inclusion of two new street trees along First Street. He asked about the type of trees being proposed.

Mr. Tomasello said they submitted a "wish list."

Mr. Fait said that, per the Orange Avenue Corridor Specific Plan, when a certain amount of money is invested into construction, the applicant is required to plant street trees. Mr. Fait said the City provides an approved street tree list.

Commissioner Rice asked if trees will be planted on the Orange Avenue side.

Mr. Fait said he will need to confirm whether there is any room for planting of trees on the Orange Avenue side.

Commissioner Jones commented that canopy trees along First Street would serve as a noise buffer.

Chairperson Shallan said that if the kitchen exhaust hoods are visible from the public right-of-way, they are considered to be in the purview of the Commission.

Mr. Tomasello confirmed that the exhaust hoods are not visible from the public right-of-way.

Chairperson Shallan asked if there is an interior entrance to the trash storage room.

Mr. Tomasello said the trash storage room has an interior entrance and two solid core industrial doors to soundproof it. He noted that they will also have a secondary trash dumpster located in the alley. He said that the health department required a trash area so they built one exactly per specification.

Chairperson Shallan said he appreciates this information and asked if the trash storage room doors will remain closed except for once or twice a day when the trash is picked up.

Mr. Tomasello said yes.

Chairperson Shallan noted this is an important point as one of the concerns that was raised by community members was the possibility of looking at a trash storage room. He said the reality is that the doors will be open only once or twice a day.

Mr. Tomasello brought to the Commission's attention that the prior tenant had five or six trash cans lined up in addition to two blue recycling bins on Orange Avenue. He said that they will be using EDCO for recycling and trash removal once a day.

#### COMMISSION ACTION

COMMISSIONER TURPIT MADE A MOTION TO APPROVE THE REQUEST AS SUBMITTED WITH THE FOLLOWING CONDITION:

1. THAT NO EXPOSED RACEWAY OR EXPOSED CONDUIT BE PERMITTED FOR THE WALL SIGNS.

(It was noted that the Orange Avenue Corridor Specific Plan requires the developer to plant street trees within the adjacent public rights-of-way. The applicant was advised that the species and locations need to be coordinated with the City of Coronado.

It was also noted that the design submitted to the Commission did not match the City-approved encroachment permit and commercial use permit regarding the placement and size of the outdoor dining area within the public rights-of-way and the design and size of the awning projecting into the rights-of-way. The applicant was advised that approval of an amendment to the encroachment permit and commercial use permit is required prior to constructing these structures.)

CHAIRPERSON SHALLAN SECONDED THE MOTION.

AYES: Jones, Rice, Shallan, Turpit.  
NAYS: None.  
ABSENT: Hammett.  
ABSTAIN: None.

The motion passed with a vote of 4-0.

There is a 15-day appeal period.

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:48 p.m.

---

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