

CORONADO PLANNING COMMISSION
MEETING MINUTES

Regular Meeting

April 26, 2011

The regular meeting of the Coronado Planning Commission was called to order at 3 p.m., Tuesday, April 26, 2011, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, by Chairperson St. Denis.

MEMBERS PRESENT: DeNardi, Jensen, Santos, St. Denis

MEMBERS ABSENT: Grimes

STAFF PRESENT: Rachel A. Hurst, Director
Ann McCaull, Senior Planner
Peter Fait, Associate Planner
Rhonda Huth, Sr. Management Analyst
Martha L. Alvarez, Recording Secretary/Minutes Preparer

APPROVAL OF MINUTES

The minutes of the regular meeting of March 22, 2011, were approved as submitted.

DIRECTOR'S REPORT

There was no separate report.

COMMITTEE REPORTS

Historic Resource Commission

Chairperson St. Denis thanked staff for the opportunity to participate in a City-paid Webinar titled "The Secretary of Interior's Standards for the Treatment of Historic Properties."

Chairperson St. Denis then reported that at the special meeting of April 21, 2011, the Commission discussed a preliminary Historic Alteration Permit application involving code exceptions for a carriage house at the property located at 621 C Avenue, and also granted a continuance for a request regarding designation of the same property. The Commission then announced the results of the Mills Act prioritization.

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 2011-05 ALLDREDGE & ALLAN – Request for approval of a one-lot Tentative Parcel Map to allow for condominium ownership of two residential units for the property legally described as Lot 29, Block 107, Map 376 CBSI, addressed as 557-559 E Avenue in the R-3 (Multiple Family Residential) Zone.

Peter Fait, Associate Planner, introduced the agenda item as outlined in the staff report.

Commissioner Jensen asked about Condition 1 (“The owner shall reserve 20% of the units within the development “for rental” to persons qualified by the County Housing Authority as meeting Section 8 Rental Assistance requirements...).

Mr. Fait said the owner could elect to have one unit set aside at an affordable rate; however, it is not cost effective.

Director Hurst said this requirement is contained in the Coronado Municipal Code.

Mr. Fait said the specific percentage for the rate of in-lieu fee is set by the City. He added that the affordable housing requirement is triggered by the subdivision map.

Commissioner DeNardi thanked Mr. Fait for advising that there is a fully framed residence at the front of the property. He asked if it is standard for the engineering company providing the drawings to also be the applicant’s representative.

Mr. Fait said this is typical.

Chairperson St. Denis acknowledged that the applicant’s representative, Jim Algert, was present in the audience.

PUBLIC HEARING

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

COMMISSION DISCUSSION

None.

COMMISSION ACTION

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

COMMISSIONER JENSEN SECONDED THE MOTION.

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

The motion passed 4-0.

PC 2011-01 **CITY OF CORONADO** – Consideration of whether to adopt a Resolution finding that the proposed Fiscal Year 2011-12 Capital Improvement Program projects are in conformance with the City of Coronado’s General Plan.

Rhonda Huth, Sr. Management Analyst, introduced the agenda item as outlined in the staff report.

Commissioner Jensen asked if the responsibility of the Planning Commission is solely to verify that the CIP projects are consistent with the General Plan.

Ms. Huth said yes. She said that the projects have been reviewed and discussed with each project manager and have been reviewed for conformance with the appropriate element.

Vice Chair Santos said there are six unfunded projects listed. She asked what determines if a project will be funded.

Ms. Huth said that funding of a project depends on its level of priority. If a project is listed as low priority but is significant enough to be included on the list, it is determined to be “unfunded,” and listed as a future project outside of the current five-year plan. The project is then reconsidered at a future date should funds become available.

Vice Chair Santos asked if the SR75 Median Enhancement was determined to be “unfunded.”

Ms. Huth said the project was listed as low priority and funding is unavailable at this time.

Commissioner DeNardi asked if the request is for FY 2011-12.

Ms. Huth said the request for approval of the five-year plan includes FYs 2012-16.

Director Hurst clarified that FY 2011-12, as indicated in the title of the staff report, refers to the fiscal year that the five-year plan is adopted.

Commissioner DeNardi asked if the list includes all of the unfunded, unscheduled projects.

Ms. Huth said yes.

Chairperson St. Denis asked if some of the projects, such as the Boat Launch Ramp and Dock, are available for grant funding.

Ms. Huth said that Public Services has applied for a Cal-Water Boating grant for this project; however, it is still pending as approval for state grant requests is lengthy and does not always coincide with the CIP approval process.

Chairperson St. Denis asked for clarification about the construction costs for this project.

City Engineer Ed Walton explained that the total construction costs is listed as \$528,000. The initial estimate of between \$175,000 and \$200,000 was for the ADA accessible ramp only as there are other amenities associated with the ramp facility.

Chairperson St. Denis asked why the Village Theatre was not included as one of the CIP projects.

Mr. Walton responded that the Village Theatre is not a City project; it has been funded with redevelopment funds.

Commissioner Jensen asked if the Village Theatre walkway is included as part of the CIP projects.

Director Hurst explained that a portion of the Village Theatre terrazzo located on the public right-of-way is a CIP project and is being completed this fiscal year; therefore, it is not listed in next year's program.

PUBLIC HEARING

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

COMMISSION DISCUSSION

None.

COMMISSION ACTION

COMMISSIONER JENSEN MADE A MOTION TO ADOPT RESOLUTION NO. 5-11, FINDING THAT THE PROPOSED FISCAL YEAR 2011-12 CAPITAL IMPROVEMENT PROGRAM PROJECTS ARE CONSISTENT WITH THE GENERAL PLAN.

COMMISSIONER DeNARDI SECONDED THE MOTION.

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

The motion passed 4-0.

PC 2010-17 **CITY OF CORONADO** – Consideration of an Ordinance amending Chapters 1.12, 1.16, 41.16, 70.120, 80.00, 82.70, 82.74, 82.80, 84.10, 84.20, 86.02, 86.52, 86.53, 86.54, 86.55, 86.60, and 86.70 of the Coronado Municipal Code regarding the filing of appeals seeking City Council review of a final, non-recommending determination made by a board, committee, commission or department, and the appeal hearing process.

Ann McCaull, Senior Planner, introduced the agenda item as outlined in the staff report.

Commissioner Jensen asked if the City provides the public with a pre-printed appeal form.

Ms. McCaull replied that the City currently does not have an appeal form; however, it is one of the items being considered by staff as it updates its appeals hearing process.

Commissioner Jensen asked if, during an appeal hearing, a person not listed on a witness list is allowed to speak under the public comment segment of a hearing.

Ms. McCaull said that technically, a person would be allowed to speak under public comment; however, this creates confusion about who is or is not on the witness list.

Commissioner Santos thanked staff for a thorough presentation. She asked if the general public is allowed to request that an item be pulled from the agenda's consent calendar, or is this action strictly limited to the Mayor and/or City Council.

Ms. McCaull said that for the historic alteration permit process, the Mayor, City Council, or any members of the public may request to have an item pulled from the consent calendar and placed under public hearing for discussion. The current process involves listing all historic alteration permits under the consent calendar. The proposed change would require that historic alteration permits be placed under public hearing to allow for public comment.

Chairperson St. Denis added that by placing the historic alteration permits under public hearing, it would require noticing of the hearing to surrounding property owners whereas items under the consent calendar do not require noticing.

Commissioner DeNardi asked about the proposed new Section 86.54.120. He said he understands the 10-day period for the appeal process and asked if a person is allowed an additional 10 days to file a response.

Ms. McCaull replied that when the Community Development Director receives a request for an administrative variance, a 10-day public hearing notification is given. After 10 days, the director makes a decision, and the public is given an additional 10-day period to appeal the director's decision to the Planning Commission. Ms. McCaull said this process is very similar to when a public hearing item is heard by the Planning Commission in that there is a 10-day minimum public notice review period, followed by review and consideration by the Planning Commission, which is then followed by a 10-day appeal period of the Planning Commission's decision to City Council.

Chairperson St. Denis asked if the director's decision determines whether the item can move forward.

Ms. McCaull said yes. The Planning Commission is given notification of the director's decision and the applicant is provided the opportunity to appeal the director's decision to the Planning Commission. Ms. McCaull noted that the director's authority is very limited, e.g. granting 5% area deviation or 5% setback exception.

Director Hurst mentioned that administrative variance requests are very rare occurrences.

PUBLIC HEARING

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

COMMISSION DISCUSSION

Chairperson St. Denis said the proposed changes are great, especially the change involving the witness list.

COMMISSION ACTION

COMMISSIONER DeNARDI MADE A MOTION TO RECOMMEND TO CITY COUNCIL APPROVAL OF THE PROPOSED ORDINANCE (PC 2010-17).

COMMISSIONER SANTOS SECONDED THE MOTION.

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

The motion passed 4-0.

ADJOURNMENT

There being no further business, the meeting adjourned at 3:51 p.m.

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