

CORONADO PLANNING COMMISSION
MEETING MINUTES

Regular Meeting

May 10, 2011

The regular meeting of the Coronado Planning Commission was called to order at 3 p.m., Tuesday, May 10, 2011, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, by Acting Chairperson Jensen.

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

MEMBERS ABSENT: Santos

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

APPROVAL OF MINUTES

The minutes of the regular meeting of April 26, 2011, were approved as submitted.

DIRECTOR'S REPORT

There was no separate report.

COMMITTEE REPORTS

Historic Resource Commission

Commissioner St. Denis reported (via Acting Chairperson Jensen) that at the meeting of May 4, 2011, the Commission approved a historic designation for the property located at 1135 Alameda Boulevard and denied a request for historic alteration permit for the property located at 550 B Avenue. Requests for historic designation and a historic alteration permit for the property located at 621 C Avenue were withdrawn by the applicant.

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 2011-06 FEDEX OFFICE – Request for a Special Use Permit (SUP) and the issuance of a Coastal Permit to operate FedEx Office, a formula business establishment in the Hotel del Coronado, at 1500 Orange Avenue, in accordance with Sections 86.32, 86.55 and 86.70 of the Coronado Municipal Code. This parcel is located in the H-M (Hotel-Motel) zone.

Assistant Planner John Swanson introduced the agenda item as outlined in the staff report.

Commissioner Grimes asked about the difference between a major and a minor SUP.

Mr. Swanson replied that the majority of issued SUPs are in the Orange Avenue Corridor Specific Plan and are required to be minor, even if they are formula retail. However, SUPs in the Hotel-Motel zone are required to be major.

The applicant's representative, Diana Chavez, provided a brief overview of the request and answered questions of the Commission.

Commissioner DeNardi asked for clarification on whether FedEx Office will provide service to hotel guests and staff only, as noted in the staff report.

Ms. Chavez said that FedEx Office is unable to discriminate between hotel guests and the general public. She said that sometimes the general public will use their services because it is convenient. Ms. Chavez clarified that FedEx Office will not be receiving inbound shipments; hotel guests will need to use the hotel's business center for this service.

Commissioner St. Denis asked (via the Director) if the existing hotel's business center provides services to the public.

Ms. Chavez said she believed so.

PUBLIC HEARING

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

COMMISSION DISCUSSION

None.

COMMISSION ACTION

COMMISSIONER GRIMES MADE A MOTION TO RECOMMEND TO CITY COUNCIL APPROVAL OF A REQUEST FOR A SPECIAL USE PERMIT AND THE ISSUANCE OF A COASTAL PERMIT TO OPERATE FEDEX OFFICE, A FORMULA BUSINESS ESTABLISHMENT IN THE HOTEL DEL CORONADO, AT 1500 ORANGE AVENUE, WITH FINDINGS AND CONDITIONS.

COMMISSIONER DeNARDI SECONDED THE MOTION WITH THE UNDERSTANDING THE RESOLUTION WOULD BE MODIFIED TO CLARIFY THE BUSINESS CUSTOMERS WOULD NOT BE LIMITED TO HOTEL GUESTS AND EMPLOYEES.

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

The motion passed 4-0.

PC 2011-07 LEROY'S LUCKY LOUNGE – Request to amend a Parking Plan to provide additional parking spaces using common facilities to allow the expansion of an eating and drinking establishment at 1015 Orange Avenue, in accordance with Chapter IV.J of the Orange Avenue Corridor Specific Plan and Section 86.58 of the Coronado Municipal Code. These parcels are located in the Orange Avenue Corridor Specific Plan (Commercial) Zone.

Commissioner Grimes was disqualified from participating in discussions because his place of business is within 500 feet of the subject property.

Assistant Planner John Swanson introduced the agenda item as outlined in the staff report.

Commissioner DeNardi disclosed that he visited the site and met with the applicant yesterday.

Commissioner St. Denis asked (via the Director) if there will be any way-finding signs for patrons and/or the general public.

Mr. Swanson said signs will be required to be installed.

Commissioner St. Denis asked (via the Director) if the parking area will be shared by adjacent businesses.

Mr. Swanson said yes.

Commissioner St. Denis asked (via the Director) if delivery trucks use the parking area.

Mr. Swanson said yes. He mentioned that delivery and/or trash trucks who enter through the access way have damaged the concrete ramp. This portion of the entryway will be required to be replaced under staff's recommended conditions.

Acting Chairperson Jensen asked about the existing and proposed number of parking stalls.

Mr. Swanson said the original parking plan approved six parking stalls. The amendment is requesting that four additional parking stalls be approved, for a total of ten.

The applicant's representative, David Spatafore, gave a brief overview of the request and answered questions of the Commission. He clarified that although 180 sq. ft. of space is being added within the restaurant, the total seating capacity has decreased. In addition, they are adding four additional parking spaces, which is positive for the community.

Commissioner St. Denis asked if the request has been approved by Design Review.

Mr. Spatafore said yes.

Commissioner DeNardi asked, if the request is approved, if Bay Books is relieved from their responsibility under the previous parking plan approval.

Director Hurst said no because land use approvals run with the land. She said the ultimate responsible party is the owner and he may share the responsibility with any number of tenants but the amendment to the parking plan does not relieve anyone of any obligations from the previous parking plan approval. Ms. Hurst explained that the request amends the existing parking plan to add area, landscaping, and four additional spaces so that the entire parking area meets the requirement of the code in order that the establishment can be expanded.

Commissioner DeNardi asked if the applicant is responsible for lighting requirements in the parking area.

Director Hurst said the ultimate responsibility rests on the property owner.

PUBLIC HEARING

Karen Finch, Coronado Chamber of Commerce, said discussion among the Board of Directors included a request for clarification on code requirements and whether there was an intent to convert the parking space into a parking lot.

Commissioner St. Denis asked (via the Director) if the tenants pay rent associated with the parking lot.

Mr. Spatafore said he is paying rent for the entire parking area and its use is intended for public patron parking only. He clarified that the trash trucks and not the delivery trucks damaged the concrete sidewalk and they will be replacing the apron and a portion of the asphalt to provide six inches of concrete to prevent further damage. He said he is opposed to the suggestion that they resurface the entire parking area because he considers the parking area's condition adequate for its use, and because ultimately, the landlord would pass on the cost to him. He requested that this requirement be removed. He also said there is ample lighting in the parking area, and asked that he be required to fix the existing fixtures. In addition, he did not understand why landscaping would be required as the area consists mostly of concrete but said he would provide it anyway because he is being asked to do so.

Acting Chairperson Jensen said many of the aforementioned issues rest between the landlord and the applicant.

Mr. Swanson clarified that staff's request to resurface the parking area relates to placing a slurry seal over the existing asphalt. This request is necessary in order for the striping to have some durable surface.

Mr. Spatafore commented that if there is a substandard condition existing in the parking area, the City should separately address the issue with the landlord and not make it a part of the conditions for the applicant because the area being expanded by the applicant is concrete and not asphalt.

Commissioner St. Denis asked if patching will be necessary when the chain-link fence is removed.

Mr. Spatafore replied that the chain link fence is located on the concrete so it will require a concrete patch.

COMMISSION DISCUSSION

Acting Chairperson Jensen said he would be sympathetic in the motion to adopt staff's recommendation with the exception that the burden for parking area improvements not be placed on the applicant, excluding improvement to the damaged entryway.

Commissioner DeNardi agreed.

Commissioner St. Denis agreed, and asked if there is a process in place that would require other tenants to share responsibility for the lighting and resurfacing costs.

Director Hurst said the City cannot require other tenants to participate or contribute in any way.

Acting Chairperson Jensen suggested limiting the applicant's liability to his space and if there is to be a remedy, to seek recourse with the owner of the property and not necessarily the tenants. He suggested that Conditions 1, 2, and 3 be limited to the entryway of the parking area and to the four spaces to be utilized for patron parking.

Mr. Swanson commented that at the time the 1996 Parking Plan was amended, the property owner was required to maintain the items listed in the conditions. Staff's intent is to amend the parking plan to provide additional parking so that the applicant is allowed to have a larger restaurant.

Acting Chairperson Jensen said he has no issues with the conditions provided that the burden is not placed on a sole tenant.

Senior Planner Ann McCaull clarified that once the parking plan is approved by City Council, the property owner will sign a covenant that will be recorded on the property, which will commit the property owner to comply with all conditions of approval. She said that Mr. Spatafore has indicated that the burden may eventually shift to him to implement conditions; however, for the purpose of Planning approval and City Council action, the requirements for approval are being placed upon the property owner to implement all conditions.

Acting Chairperson Jensen said if the conditions are adopted, the issues would require negotiation between the property owner and Mr. Spatafore.

Ms. McCaull said the original parking plan approval was generated by the Bay Books expansion. The property owner may have called upon the owner of Bay Books to assist, if necessary, with the implementation of the original conditions that were created by the expansion. This is separate from the City becoming an entity involved in the implementation of those conditions.

Associate Planner Peter Fait said the parking plan for Bay Books was processed in the same way in 1996. The initial burden rested with Bay Books and eventually it was up to the Bay Books owner to negotiate with the property owner regarding the expense. He mentioned that other portions of the parking lot are used by the same proposed tenant, Mr. Spatafore, as he also operates an ice cream store.

Director Hurst commented that it is the Commission's prerogative to suggest another option if it is felt that the condition requiring the applicant to resurface the asphalt in the parking area is not appropriate, e.g., requiring slurry seal. She said that any conditions eliminated will not be fulfilled by some other means because there are no other means to provide them.

Commissioner St. Denis suggested that the four new parking stalls be properly surfaced and striped, and that the entire parking area need not be resurfaced.

Commissioner DeNardi asked, given the entire burden for the project rests with the property owner, if the property owner will look to one or all tenants for reimbursement of the expenses.

Mr. Spatafore said he would ask that the condition be changed to require resealing of the asphalt.

COMMISSION ACTION

COMMISSIONER ST. DENIS MADE A MOTION TO RECOMMEND TO CITY COUNCIL APPROVAL OF A REQUEST TO AMEND A PARKING PLAN TO PROVIDE ADDITIONAL PARKING SPACES USING COMMON FACILITIES TO ALLOW THE EXPANSION OF AN EATING AND DRINKING ESTABLISHMENT AT 1015 ORANGE AVENUE, WITH FINDINGS AND CONDITIONS, WITH THE EXCEPTION THAT CONDITION 1 BE REVISED TO REQUIRE THAT THE PARKING LOT AND DRIVEWAY BE RESURFACED, AS NECESSARY, AND STRIPED WITH ALL REQUIRED WHEEL STOPS PROVIDED, AND THAT THE PAVING, PARKING LOT STRIPING, WHEEL STOPS BE CONTINUOUSLY MAINTAINED IN GOOD CONDITION.

COMMISSIONER DeNARDI SECONDED THE MOTION.

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

The motion passed 4-0.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:08 p.m.

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