

CORONADO PLANNING COMMISSION
MEETING MINUTES

Regular Meeting

June 14, 2011

The regular meeting of the Coronado Planning Commission was called to order at 3:05 p.m., Tuesday, June 14, 2011, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, by Chairperson St. Denis.

MEMBERS PRESENT: DeNardi, Santos, St. Denis

MEMBERS ABSENT: Grimes, Jensen

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 May 24, 2011, were continued due to a lack of quorum of members present at the subject meeting.

DIRECTOR'S REPORT

There was no separate Director's report.

COMMITTEE REPORTS

None.

ORAL COMMUNICATIONS AND OTHER MATTERS

NON AGENDA ITEMS

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

LISTED AGENDA ITEMS

PC 2011-09 Holland, Dennis (926 Orange Avenue)

Vice Chair Santos disclosed that she is not disqualified from participating in discussions as she no longer owns property within 500 feet of the subject property as of two years ago. Ms. Santos said she visited the site today, and also met with Cindy Anderson Wright-Meyers, owner of Coronado Bliss, who provided information on the subject property as follows: (1) each tenant is assigned one parking space, (2) understands that tandem parking on the site is not legal. Ms.

Santos said she confirmed this information with Sargent Hima of the Coronado Police Department.

Chairperson St. Denis asked if this information contradicts information on the staff report.

Vice Chair Santos said it would appear so.

Commissioner DeNardi disclosed that he also met with Ms. Wright-Meyers today but did not discuss the parking issue.

PUBLIC HEARING

PC 2011-09 HOLLAND, DENNIS – Request for a Minor Special Use Permit and Coastal Permit to operate a “Formula Full Service Restaurant’ (“Which Wich Superior Sandwiches”) at 926 Orange Avenue in the C/OACSP (Commercial/Orange Avenue Corridor Specific Plan) Zone.

Associate Planner Peter Fait introduced the agenda item as outlined in the staff report. Mr. Fait stated there are five striped parking spaces which are sometimes used as tandem parking. He said the Zoning Ordinance does allow tandem parking for employee-use only and is not formally recognized to be allowed for customer use. He said tandem parking is required to be 36 ft. in depth.

Vice Chair Santos asked staff to clarify the requirement for tandem parking as it was her understanding from the Coronado Police Department that tandem parking was not legally allowed.

Mr. Fait said specific information is addressed under the Parking chapter of the Orange Avenue Corridor Specific Plan (OACSP). He stated that the police department may be looking at different aspects of the parking situation, i.e. if parking impacts the public right-of-way. He said the police department normally deals with on-street parking and does not necessarily enforce or is familiar with necessary zoning requirements on private property.

Chairperson St. Denis asked if customers can share tandem parking with employees. For example, can a customer park their vehicle behind an employee’s vehicle?

Mr. Fait said the code states that tandem parking is reserved for employee parking only. However, from a practical viewpoint, it is possible that customers may park behind an employee’s vehicle.

Commissioner DeNardi referenced the OACSP, Section J.2.i: “Tandem parking is permitted for business valet and employee parking only and may not be stacked deeper than two cars.”

Vice Chair Santos asked if there are parking requirements for a business designated as a full service restaurant.

Mr. Fait said there is no requirement for an existing restaurant replaced by a new restaurant to provide additional parking spaces; however, it must maintain its existing parking spaces.

Vice Chair Santos asked about the parking requirement per square footage.

Mr. Fait said if it is a new restaurant, it is required to have one parking space per 100 sq. ft. of "front of house" area. The code does not allow the loss of parking spaces or the requirement to provide additional parking spaces.

Vice Chair Santos said the tenants do not have full access to the existing five parking spaces.

Mr. Fait acknowledged that the parking spaces are deficient per the code and are shared in some manner by the tenants.

Vice Chair Santos expressed concern that the landlord is not being held accountable for the lack of parking spaces. She said Coronado's businesses are wonderful and she wants them to succeed; therefore, parking issues should be addressed as it could be a detriment to businesses on main street.

Chairperson St. Denis asked if there was required parking for nearby residences.

Mr. Fait reiterated that the City can only enforce the requirement that existing parking spaces be maintained.

Chairperson St. Denis asked if residents would be given a citation if they chose to park in the spaces.

Mr. Fait said this matter would be considered a tenant-landlord issue. He added that this parking area is not practical for public parking.

Commissioner DeNardi asked about the dimensions of the parcel.

Mr. Fait said the parcel measures 50 X 140 from Orange Avenue to the alley. It is currently occupied by three commercial spaces on the ground floor and 11 residential single-room occupancies on the second floor.

Commissioner DeNardi asked about the dimensions of the applicant's space.

The applicant, Dennis Holland provided a brief overview and answered questions of the Commission. He said the size of his facility is about 1500 sq. ft.

Commissioner Santos asked about the leniency of Mr. Holland's franchise agreement with regard to the use of china and menu changes.

Mr. Holland said it is not so much about leniency. He said he spoke with the founder of the company and although the founder would never consider changing his business model, he is willing to make an exception, given the location.

Commissioner DeNardi asked if the facility will have 35 seats and 10 tables, plus an outside seating area.

Mr. Holland said yes. He noted that there is very little outdoor space.

Commissioner DeNardi asked if the customer will place their order at the counter or at the table.

Mr. Holland said the customer will order at the counter, and will pay once the food has been ordered and delivered to the table.

Commissioner DeNardi asked if the food will be served in a paper bag.

Mr. Holland said no, unless it is take-out. He said that 85 percent of their business is dine-in and the food is served on plates and placed on a tray. He said the restaurant is very similar to Panera Bread.

Commissioner DeNardi asked the applicant for the definition of the “wall of artwork” community wall.

Mr. Holland said this wall is available for the public to post their artistic expressions as well as different events.

Chairperson St. Denis said the applicant mentioned that local artists would be exhibited and asked if this was still part of the plan.

Mr. Holland said yes, although details of the design element are not complete yet.

Commissioner DeNardi asked about the meaning of “vibes” as included in the description of the art wall by the applicant.

Mr. Holland said the word refers to the “spirit of the people.” The vibe can include different themes such as the Chargers, an old movie house, surfers, and so on.

Commissioner DeNardi recognized the Hollands as being ranked the “Outstanding Franchisee for 2009” and Ms. Holland was ranked in 2010 with the “Founders Award.”

PUBLIC HEARING

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

COMMISSION DISCUSSION

Vice Chair Santos expressed concern with two items: (1) parking issues, (2) the fact that she considers Which Wich more of a fast food type of business. She acknowledges that the applicant is making an effort to go “above and beyond” that which is required.

Commissioner DeNardi asked for clarification on how the parking regulation applies to this specific application. He referenced the OACSP, Section J.2.f: “Irrespective of any other requirements of this section, existing parking spaces must be maintained to a requirement of at least one space per each 500 square feet of existing building floor area. “Existing” refers to parking spaces and floor area present at the time this Section takes effect.”

Director Hurst explained that when the OACSP was adopted, the parking regulations were changed. One of the changes included Off Street Parking and stated that for existing businesses, existing parking spaces were to be maintained. New businesses were required to provide parking under specific circumstances. She clarified that if an eating drinking establishment is replaced by another eating drinking establishment, the parking spaces cannot be diminished but it is not required that additional parking spaces be provided. Ms. Hurst said that the aforementioned Section J.2.f does not relate to restaurants but does relate to most other commercial use.

Mr. Fait confirmed that Section J.2.f applies to retail establishments and not restaurants. He referenced Sections J.2.b and J.2.e and the wording “except for eating and drinking establishments.”

Director Hurst further clarified that if a new floor area is established, then parking requirements for restaurants is activated. However, if a restaurant is going into an existing establishment and the floor area is not being expanded, no new parking is required.

Senior Planner McCaull added that the change to the code was made in order to address inadequate on-site parking for downtown businesses. With the adoption of the Specific Plan, a clause was added to specifically preclude a business from eliminating any parking spaces which were in excess of the 1 per 500 sq. ft. requirement for a retail space.

Chairperson St. Denis stated that she saw no reason why this request should not go forward. She said it is the City’s intention is to be friendly to businesses. She said one restaurant is being exchanged for another and keeping the same existing conditions with a fresh new look of local residents who have a track record. She said she would support the request.

Commissioner DeNardi asked if the existing tandem parking measures the required 36 ft. in length.

Mr. Fait could not confirm the measurement.

Commissioner DeNardi asked if measurement of parking spaces for the purpose of compliance is required.

Director Hurst said there are many existing parking spaces in the City of Coronado that do not meet the current dimension standards. She said the preference is to maintain the number of spaces rather than conform to current dimensions in most cases; otherwise parking spaces would be lost both in residential and commercial areas.

Chairperson St. Denis asked if the tandem parking accommodates two vehicles.

Director Hurst replied that it would depend on the size of the vehicles; however, it is not appropriate for any part of a vehicle to extend beyond the parking space.

COMMISSION ACTION

COMMISSIONER DeNARDI MADE A MOTION TO APPROVE THE REQUEST FOR A MINOR SPECIAL USE PERMIT AND COASTAL PERMIT TO OPERATE A “FORMULA FULL SERVICE RESTAURANT” (“WHICH WICH SUPERIOR SANDWICHES”) AT 926 ORANGE AVENUE (PC 2011-09).

COMMISSIONER ST. DENIS SECONDED THE MOTION.

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

The motion passed 3-0.

There is a 14-day appeal period for the Minor Special Use Permit and a 10-day appeal period for the Coastal Permit.

ADJOURNMENT

There being no further business, the meeting adjourned at 3:47 p.m.

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