CORONADO DESIGN REVIEW COMMISSION

MEETING MINUTES

Regular Meeting July 27, 2011

The regular meeting of the Coronado Design Review Commission was called to order at 3:07 p.m., Wednesday, July 27, 2011, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson Shallan.

MEMBERS PRESENT:	Hammett, Jones, Rice, Shallan, Turpit
MEMBERS ABSENT:	None
STAFF PRESENT:	Peter Fait, Associate Planner Martha L Alvarez, Recording Secretary/Minutes Preparer

APPROVAL OF MINUTES

The Minutes of June 8, 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 July 20, 2011, the Commission approved the demolition of the residence addressed as 635 C Avenue.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

APPLICATIONS FOR REVIEW

DR 2011-09 **BLINN, ROBERT** – Request for exterior design approval for an addition to an existing 5 unit apartment building at 971-979 D avenue within the R-3 (Multi Family Residential) Zone.

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

The applicant's representative, Jim Wilcox, answered questions from the Commission.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Turpit asked if all of the windows will be replaced.

Mr. Wilcox said yes.

Commissioner Turpit asked if the new windows would be dual glazed.

Mr. Wilcox said yes.

COMMISSION ACTION

CHAIRPERSON SHALLAN MADE A MOTION TO APPROVE THE REQUEST AS SUBMITTED.

COMMISSIONER JONES SECONDED THE MOTION.

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

The motion passed with a vote of 5-0.

There is a 15-day appeal period.

DR 2011-10 **USAA FINANCIAL** – Request for design approval for new exterior signs at 866 Orange Avenue within the C/OACSP (Commercial/Orange Avenue Corridor Specific Plan) Zone.

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

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Turpit said he would not support the request because he feels that Vons needs to create a sign program with guidelines for the exterior walls.

COMMISSION ACTION

COMMISSIONER JONES MADE A MOTION TO APPROVE THE REQUEST AS SUBMITTED.

VICE CHAIR HAMMETT SECONDED THE MOTION.

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

The motion passed with a vote of 4-1.

There is a 15-day appeal period.

DR 2011-11 **CORONADO SHORES ASSOCIATION** – Request for exterior design approval for the addition of a new recreation equipment storage building at Coronado Shores El Camino Tower, 1830 Avenida del Mundo within the R-5 (Multi Family Residential) Zone.

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

Commissioner Turpit asked if consideration had been given to the installation of a vent stack, especially if the storage area will house kayaks.

The applicant's representative, Scott Badarak, answered questions of the Commission. He said that the storage building would be used to store bicycles only.

Commissioner Jones asked about the square footage of the addition.

Mr. Badarak said the addition is about 20 ft. by 20 ft.

Chairperson Shallan asked if the door was wide enough to accommodate the bicycles.

Mr. Badarak said it was sufficiently wide.

Commissioner Rice asked about the light fixture by the door at the front façade. He said it was shown on the floor plan but not on the elevation.

Mr. Fait said he was not aware of a light fixture in that area.

Mr. Badarak said the only light fixtures in that area should be landscaping lights.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Jones agreed that it is a good idea to install vents, especially if there is the possibility that kayaks, surf boards and/or wetsuits will be stored there.

Chairperson Shallan said that the Commission should not vote on an issue that has not been submitted, although it is a good idea to have ventilation.

COMMISSION ACTION

COMMISSIONER TURPIT MADE A MOTION TO APPROVE THE REQUEST AS SUBMITTED, WITH THE CONDITION THAT ANY POTENTIAL VENTILATION NOT BE VISIBLE FROM THE WALKWAY.

CHAIRPERSON SHALLAN SECONDED THE MOTION.

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

The motion passed with a vote of 5-0.

There is a 15-day appeal period.

DR 2011-12 **THE TAVERN** – Request for design approval for new exterior signs at 1310 Orange Avenue within the C/OACSP (Commercial/Orange Avenue Corridor Specific Plan) Zone.

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

Chairperson Shallan asked if a signage package for the building had been previously approved.

Mr. Fait responded that the Commission approved the directory signs and building signs that were located above the entrances but did not approve a signage package for the individual tenants.

The applicant's representative, John Welsh, answered questions of the Commission.

Vice Chair Hammett asked if The Tavern has store frontage under the stairs to Vigilucci's on the R.H. Dana Place Street.

Mr. Welsh said they do; however, they are not proposing any signs in that area.

Vice Chair Hammett asked if there will be lettering on any of the glass windows.

Mr. Welsh said they are not proposing any lettering.

Commissioner Rice asked if the thickness of the sample provided to the Commission was the actual thickness of the vertical tavern sign.

Mr. Welsh said no. It is ¼ inch for the vertical sign and 1/8 inch for the pan channels.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Jones said she likes the understated design.

Commissioner Rice agreed and said the design is nice. He said he was inquiring about the thickness of the sign from a safety perspective as the sign is only 30 inches above the ground and is projecting 4 inches off the building.

Mr. Fait suggested that the sign projection could be limited to perhaps two inches.

Commissioner Turpit said this was a good point.

Chairperson Shallan questioned the need for both signs.

Mr. Welsh said they liked the orientation of this sign although they had considered using a blade sign.

Chairperson Shallan agreed with Commissioner Rice that the sign should be made closer to the face of the building, or it should be located higher.

Commissioner Rice said he understood the location of the sign on the façade.

Mr. Welsh said the maximum projection was proposed because it gives the most depth to the sign; however, he would agree to a projection of three inches.

Commission Rice said he liked the idea of the sign projecting four inches; however, it is not practical from a safety perspective.

Chairperson Shallan stated, for the record, that they are concerned about safety while still maintaining an aesthetically pleasing sign. He agreed with a projection of two inches.

Commissioner Rice suggested the sign could project four inches if it had a thickness of one inch.

Mr. Welsh said he would be agreeable to this suggestion.

COMMISSION ACTION

COMMISSIONER TURPIT MADE A MOTION TO APPROVE THE REQUEST AS SUBMITTED, WITH THE EXCEPTION THAT THE THIN VERTICAL SIGN ADJACENT TO THE SIDEWALK IS TO BE BUILT AS A PAN WITH A ONE-INCH RETURN ON ALL FOUR SIDES, WITH THE BOTTOM CORNERS OF THE SIGN BEING GROUND WITH A ¼ INCH RADIUS BUT NOT TO A POINT, FOR SAFETY REASONS.

COMMISSIONER JONES SECONDED THE MOTION.

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

The motion passed with a vote of 5-0.

Mr. Fait asked the applicant if they were in agreement with the condition.

Mr. Welsh said he concurs.

There is a 15-day appeal period.

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:55 p.m.

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