

CORONADO PLANNING COMMISSION
MEETING MINUTES

Regular Meeting

July 12, 2011

The regular meeting of the Coronado Planning Commission was called to order at 3 p.m., Tuesday, July 12, 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
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 approved as submitted.

The minutes of the regular meeting of June 14, 2011, were approved as amended.

DIRECTOR'S REPORT

There was no separate Director's report.

COMMITTEE REPORTS

Historic Resource Commission

Chairperson St. Denis reported that at the June 1 meeting, the Commission approved two Notice of Intent to Demolish reviews, one at 417 Pomona Avenue and one at 414 A Avenue. The Commission also recommended the approval, in part, of a Historic Alteration Permit at the historically designated property addressed as 550 B Avenue.

Chairperson St. Denis also reported that at the July 6 meeting, the Commission provided staff with comments regarding the Draft Historic Designation Criteria Guidelines.

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 2011-10 Regatta Bay, LLC (120 C Avenue) and PC 2011-11 Panera Bread Bakery Café (980 Orange Avenue)

Rita Sarich, Executive Director, speaking on behalf of Coronado MainStreet, expressed concern about losing contractor designated space as there is no affordable space for trade groups in Coronado (Regatta Bay). Ms. Sarich also expressed concern about losing another retail space on Orange Avenue (Panera Bread). She respectfully requested that the Planning Commission review options for creating a more balanced business district.

PC 2011-11 Panera Bread Bakery Café (980 Orange Avenue)

Caroline Murray, MainStreet Board member, expressed concern about the loss of the retail store, and its replacement with another restaurant.

PUBLIC HEARING

PC 2011-10 REGATTA BAY, LLC – Request to amend a Major Special Use Permit and Coastal Permit to delete the original contractor/tradesman space on the first floor of the existing Mixed Use Development at 120 C 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.

Chairperson St. Denis disclosed that she received a telephone call from MaryAnn Kelly, who is representing the applicant, Mike Copp. She said Mr. Copp is married to her former daughter-in-law, and is therefore, the step-father to three of Ms. St. Denis' grandchildren. Ms. St. Denis said she confirmed with the City Attorney that she is able to participate in discussions. Ms. St. Denis asked if this is the only project in Coronado that has a vacant contractor space.

Mr. Fait said there were only two mixed-use projects with this type of condition: City Views and Regatta Bay.

PUBLIC HEARING

The applicant, John Wright, gave a brief overview of the request and answered questions of the Commission.

Chairperson St. Denis asked the applicant if it was disclosed to the property owners about the tradesman space on the first floor.

Mr. Wright confirmed the information was disclosed via the CC&Rs and other legal documents.

Chairperson St. Denis asked if the fire department had requested that a solid wall be built at the rear of the property which precluded any trades trucks from accessing this area.

Mr. Wright said the solid wall did not prevent any trucks from accessing the area. It did, however, prevent easy access to the spaces. He said it did not make much sense to have a tradesperson in the complex when there are six other units that are geared to professional businesses.

Chairperson St. Denis asked about the cost per square foot for the spaces.

Mr. Wright said that in 2007, the cost was \$500 per square foot. Currently, the price is \$400 per square foot.

Chairperson St. Denis asked about the cost per square foot for the tradesman spaces.

Mr. Wright said it is unknown as the previous tradesman tenants were renters.

MaryAnn Kelly, realtor for Dr. Copp, who is purchasing space C1 for his dental office, said that Dr. Copp is a longstanding citizen of Coronado and has had a dental office on Tenth Street and C Avenue for about 20 years. Ms. Kelly said that Mr. Wright had explained that access at the rear of the building is limited for large trucks and is not conducive to tradespersons at this time. In addition, Ms. Kelly said that the spaces had been marketed to tradespersons; however, there were no takers because the cost of the spaces is too expensive for tradespersons to use.

COMMISSION DISCUSSION

Commissioner DeNardi said he was not aware that the property owner was selling the space to Dr. Copp. He was under the impression that Mr. Wright would retain ownership of all of the commercial spaces. He said that at some point, this changed.

Vice Chair Santos said there was a valiant effort to retain space for tradespersons and contractors; however, she feels that there are too many limitations, including residences located at the second level. She asked if there are other similar projects with this condition.

Mr. Fait reiterated that there were two projects with this condition: City Views and Regatta Bay.

Chairperson St. Denis said she disliked the idea of disenfranchising tradespeople, but did not feel that the spaces were conducive to this type of business. Ms. St. Denis said the adjacent spaces are now occupied by professional businesses and there are high-end condos at the second level. She said she would support a recommendation to City Council to amend the SUP.

COMMISSION ACTION

COMMISSIONER JENSEN MADE A MOTION TO RECOMMEND TO CITY COUNCIL APPROVAL OF AN AMENDMENT TO A MAJOR SPECIAL USE PERMIT WITH FINDINGS AND CONDITIONS, AND TO ADOPT A RESOLUTION APPROVING THE COASTAL PERMIT WITH FINDINGS AND CONDITIONS, TO DELETE THE ORIGINAL REQUIREMENT TO PROVIDE CONTRACTOR/TRADESMAN SPACE ON THE FIRST

FLOOR OF THE EXISTING MIXED USE DEVELOPMENT AT 120 C AVENUE, IN THE C/OACSP (COMMERCIAL/ORANGE AVENUE CORRIDOR SPECIFIC PLAN) ZONE.

COMMISSIONER DeNARDI SECONDED THE MOTION.

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

The motion passed 4-0.

There is a 10-day appeal period for the Coastal Permit.

PC 2011-11 PANERA BREAD BAKERY CAFE – Request to amend a Minor Special Use Permit and Coastal Permit to expand a “Formula Full Service Restaurant” at 980 Orange Avenue into the tenant space at 976 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.

Commissioner DeNardi asked about the number of parking spaces that Panera Bread will be taking over from The Armoire.

Mr. Fait said there are two parking spaces for The Armoire which, combined with the existing Panera parking spaces, will bring the total to 23 parking spaces.

Commissioner DeNardi asked, if the request is approved, whether Panera Bread will take over the two spaces.

Mr. Fait said yes.

Patrick Rogers, owner of Panera Bread, thanked the Commission for their consideration of the request.

Chairperson St. Denis asked if there is a guard who oversees parking.

Mr. Rogers said they do not have a guard but rely on signs instead, which seems to be working.

PUBLIC HEARING

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

COMMISSION DISCUSSION

Vice Chair Santos said that although it is unfortunate to see retail spaces go, this is a rare opportunity for Panera Bread. She said Panera Bread is fortunate to have ample parking which will help to meet requirements. Ms. Santos said she would support the request.

Commissioner Jensen said that as much as he regrets the loss of retail stores, there does not appear to be any other option.

Commissioner DeNardi said that the 285 square footage depicted on the drawings is not accurate as he believes the area is larger. He expressed disappointment that all of the outside dining area was not included, which is an additional 165 sq. feet. Mr. DeNardi said the parking requirements have not been met.

Chairperson St. Denis said that 18 seats are exempt from parking.

Commissioner DeNardi said that the calculation is driven not by the number of seats but by the number of square feet divided by 100. He said if the square footage of the front of the restaurant is added, it exceeds the square footage allowed for 23 parking spaces.

Mr. Fait said the parking requirement for restaurants is one per 100 sq. ft. because of its higher intensity of use as compared to retail, which is one per 500 sq. ft. He said Commissioner DeNardi is correct in that the outdoor seats at the front of the restaurant were not included in the calculation and that this was an oversight.

Director Hurst suggested that the applicant's designer provide an explanation on how the numbers were calculated.

Commissioner Jensen confirmed that Panera Bread falls short in meeting the parking requirement by one parking space.

PUBLIC COMMENT (RE-OPENED)

Russ Stout said that the initial proposal did not include any consideration for outdoor dining. He resubmitted the proposal, at the request of Mr. Fait, and included the outdoor square footage at the rear of the restaurant but did not include the outdoor square footage for the front area of the restaurant. He said the owner is willing to remove the seats at the front of the restaurant in lieu of being able to retain the seats at the rear of the restaurant.

Commissioner Jensen asked if the Commission had the option of waiving the requirement for one additional parking space.

Vice Chair Santos said she would not support changing or waiving the parking requirements as it would complicate the issue.

Chairperson St. Denis said the owner was willing to forego the additional front outdoor dining area in order to meet the requirements.

Mr. Fait suggested approval with the condition that the total interior and exterior floor area, with the exception of the 18 seats, not exceed 2,300 sq. ft. This will give the applicant the flexibility to re-review the plans and eliminate portions of the interior or exterior floor area as desired. He said the key is the total square footage.

Chairperson St. Denis stated, for the record, that she would like a review of the Specific Plan with reference to the requirement that windows facing Orange Avenue should be clear and not tinted.

Commissioner DeNardi commented that, in reviewing the application and site, there are 54 seats for outside dining opportunities for this restaurant. As the exterior footprint is reduced, it should be understood that the dining opportunities may still exist.

COMMISSION ACTION

COMMISSIONER DeNARDI MADE A MOTION TO APPROVE A REQUEST TO AMEND A MINOR SPECIAL USE PERMIT AND COASTAL PERMIT TO EXPAND A "FORMULA FULL SERVICE RESTAURANT" AT 980 ORANGE AVENUE INTO THE TENANT SPACE AT 976 ORANGE AVENUE IN THE C/OACSP (COMMERCIAL/ORANGE AVENUE CORRIDOR SPECIFIC PLAN) ZONE, WITH THE CONDITION THAT THE TOTAL INTERIOR AND EXTERIOR FLOOR AREA, WITH THE EXCEPTION OF 18 OUTDOOR SEATS, NOT EXCEED 2,300 SQ. FT.

Chairperson St. Denis asked that a review of the Specific Plan, with reference to the requirement that the front windows be clear, be included in the motion.

Mr. Fait said the Specific Plan recommends that the front windows be as transparent as possible. He said the recommendation is primarily for new development and not necessarily for an existing building.

Director Hurst suggested that perhaps the Design Review Commission could be made aware of the inquiry regarding the requirement for front windows.

VICE CHAIR SANTOS SECONDED THE MOTION.

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

The motion passed 4-0.

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 4:21 p.m.

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