

.CORONADO DESIGN REVIEW COMMISSION
MEETING MINUTES

Regular Meeting

August 10, 2011

The regular meeting of the Coronado Design Review Commission was called to order at 3:05 p.m., Wednesday, August 10, 2011, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson Shallan.

MEMBERS PRESENT: Jones, Rice, Shallan, Turpit

MEMBERS ABSENT: Hammett

STAFF PRESENT: Peter Fait, Associate Planner
Martha L Alvarez, Recording Secretary/Minutes Preparer

APPROVAL OF MINUTES

The Minutes of July 27, 2011, were approved as submitted.

DIRECTOR'S REPORT

There was no separate report.

COMMITTEE REPORTS

None.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

APPLICATIONS FOR REVIEW

DR 2011-02 PAUL, BRUNO AND ANA – Request for design approval to change the exterior paint color, awning, lighting, and landscaping at the Barcelona Apartments at 427 Orange Avenue within the Orange Avenue Corridor Specific Plan/R-4 (Multi Family Residential) Zone.

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

The applicant's representative, Lisa West, gave a brief overview of the request and answered questions from the Commission.

Commissioner Rice asked why some windows do not have awnings.

Channing DeVoueroix, Interior Designer, said the reason she did not use the awnings on the small windows, or the windows over the second floor center windows, is that she feels that part of the beauty of the building is eye flow. She said that placing awnings on these windows would create a “busy” presentation. Ms. DeVoueroix said there are different shadows on the building during different times of the day which add depth, texture and good feeling. She said the new landscaping will add additional color, and she understands that the Magnolia tree will be angled in such a way that the corner becomes more rounded and curved. She said the design is more in keeping with the time of the architecture, which appears to be more of a philosophy of stoic simplicity.

Commission Rice asked if the awnings are mounted on the recessed portion or same plane as the windows, or if the awnings come out over the projection.

Ms. DeVoueroix said the awning in the stairway comes out and over onto the stairway.

Ms. West confirmed that the awnings will be attached to the portions of the building that project out on the sides.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Jones said she was pleased with the appearance of the improvements. She agreed that the small, narrow windows do not need awnings.

Commissioner Turpit commented that the landscape drawings do not indicate the size or quantity of the proposed plant material.

Mr. Fait said since the project is not considered new development and is not located on public property, staff is less critical about the quantities of the plants. He asked the applicant to provide details of the proposed size for the plants and containers.

Ms. West said the goal was to have a landscaping that is lush but manicured. She said the Pride of Madeira will be in 5-to-10 gallon containers and planted in groups of three. The Japanese Boxwood will be in 5 gallon containers. The Dwarf Magnolia located at one end of the building will be in a 20-to-25 gallon container, and the Dwarf Magnolia located at the opposite end of the building will be slightly larger. Ms. West said the plants, as they grow, will be manicured to frame the building accordingly.

Commissioner Turpit said one of the selling points about the building is that it appears to sit on something other than a sidewalk. He said that approval of the request will be based on the images presented by the applicant.

Mr. Fait said Magnolia trees are commonly used as street trees and are usually planted in 24 inch boxes and start at about 10 to 12 feet in height.

Commissioner Jones asked about the Magnolia tree variety.

Ms. West said this variety of tree grows to about 20 to 25 feet in height. She said that they prefer a tree which is significant in size so it can frame the building.

Commissioner Jones expressed concern that the Magnolia tree would be too large.

Mr. Fait said that if the tree is in the dwarf category, there should not be an issue.

Commissioner Turpit asked if the City is able to monitor the proposed landscaping.

Mr. Fait said the Commission could add a condition related to the size of the trees.

COMMISSION ACTION

COMMISSIONER TURPIT MADE A MOTION TO APPROVE THE REQUEST AS SUBMITTED, WITH THE CONDITION THAT THE MAGNOLIA TREES BE A MINIMUM 24" BOX SIZE AND THAT THE LANDSCAPE INSTALLATION MATCH THE SUBMITTED PHOTO SIMULATION REGARDING THE VISUAL REPRESENTATION OF QUANTITY, SIZE, AND SPECIES OF PLANT MATERIAL.

CHAIRPERSON SHALLAN SECONDED THE MOTION.

AYES: Jones, Rice, Shallan, Turpit.

NAYS: None.

ABSENT: Hammett.

ABSTAIN: None.

The motion passed with a vote of 4-0.

There is a 15-day appeal period.

DR 2011-13 PANERA BREAD BAKERY CAFE – Request for exterior design approval for new paint and awnings at 980 Orange Avenue in the C/OACSP (Commercial/Orange Avenue Corridor Specific Plan) Zone.

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

Chairperson Shallan stated that it is absurd that the applicant should be asked to reduce seating to accommodate one parking space; however, he understands that this issue is not in the purview of the Commission. He said that the sidewalk area is very small, and suggested that a portion of the

landscaping be removed and concrete be added.

Mr. Fait commented that when the Downtown Improvement Plan was put into place, this location proved difficult, partly because of the utility boxes, and partly because of the slight change in grade. He said that the City purposely set the limit of the sidewalk in this location so that the pedestrian is not lead into the path of the utility boxes.

Chairperson Shalan reiterated that he did not understand or agree with staff's recommendation.

Commissioner Rice asked if there will be new signage.

Mr. Fait said the signage would remain as-is.

Chairperson Shalan asked if there would be additional awnings.

Mr. Fait said yes, but only above the windows.

Chairperson Shalan acknowledged that the applicant, Russ Stout, was present in the audience.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Jones said she agreed with staff's recommendation. She said she would prefer not to have plantings in pots as it can become messy.

Chairperson Shalan said, for the record, that he objects to staff's recommendation with reference to the outdoor dining area, especially when it measures 110 to 150 sq. ft. He noted that whenever there is a deficiency, the City prefers to ask the applicant to cover the costs of items that are not necessarily part of the project. He said the recommendation does not add to the beauty of the project but understands staff's intention of reinforcing the fact that seating is prohibited in that area.

Mr. Fait explained, with reference to staff's recommendation, that the applicant is choosing this option because they are opting to add square footage to their restaurant. Square footage cannot be added unless additional parking is added. The applicant had the choice to reduce the square footage, or add parking. The applicant chose to reduce exterior square footage versus interior square footage.

Chairperson Shalan clarified that he understood the rules but doesn't necessarily agree with it.

Commissioner Rice said it is in the Commission's purview to comment on the design. He feels that one must think in the fourth dimension as well, and consider what the project will look like

over time. He said that although it is important to be mindful of the cost, he does not feel that the costs being imposed on the applicant will be significant.

Commissioner Turpit commented that from a pedestrian viewpoint, it is a “pinch point.”

Chairperson Shallan agreed.

Commissioner Turpit said he is not suggesting that the applicant be burdened with the cost to fix the “pinch point.” He agreed that asking the applicant to pay for things that present themselves along the way when in fact the applicant’s request was only to expand the TIs is not fair to a business. However, from the City’s standpoint, it appears that the City could work with the applicant to ease the “pinch point” by eliminating some of the boxed hedges which are either dying or dead. He agreed that it is a way to complete the picture in the fourth dimension. Mr. Turpit asked about the business’s line of lease hold.

Mr. Fait replied that the measurement from the curb to the property line is 19 feet. He estimated that the structure is on or in the area of the property line.

Commissioner Turpit asked if the City has allowed businesses to accommodate their outside seating a certain distance from the area of the public right-of-way.

Mr. Fait said that the City does not have jurisdiction in the Caltrans right-of-way.

Chairperson Shallan said it appears the outdoor seating is located within the applicant’s property line and is not encroaching in the public right-of-way. He said it appears the landscaping is encroaching the right-of-way.

Commissioner Turpit again asked if the City would be willing to work with the applicant if the outdoor seating is eliminated.

Chairperson Shallan said he would prefer to make Commissioner’s Turpit request a recommendation and not part of the motion.

Mr. Fait said he would not recommend this suggestion as it would become an onerous process to involve public works in the project.

COMMISSION ACTION

COMMISSIONER RICE MADE A MOTION TO APPROVE THE REQUEST AS SUBMITTED, WITH THE CONDITION THAT THE CONCRETE PATIO TO THE RIGHT OF THE FRONT DOOR ON ORANGE AVENUE BE REMOVED AND LANDSCAPING WITH AUTOMATIC IRRIGATION BE INSTALLED IN ITS PLACE IN LIEU OF THE PROPOSED POTS.

COMMISSIONER JONES SECONDED THE MOTION.

Chairperson Shallan stated, for the record, that he did not want to turn down the project because he likes the project; however, he is not willing to approve staff's recommendation as a condition in the motion.

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

The motion passed with a vote of 3-1.

There is a 15-day appeal period.

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:50 p.m.

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