

CORONADO DESIGN REVIEW COMMISSION
MEETING MINUTES

Regular Meeting

September 28, 2011

The regular meeting of the Coronado Design Review Commission was called to order at 3:09 p.m., Wednesday, September 28, 2011, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson Shallan.

MEMBERS PRESENT: Hammett, Jones, Rice, Shallan, Turpit (arrived at 3:14 p.m.)

MEMBERS ABSENT: None

STAFF PRESENT: Ann McCaull, Acting Director
Martha L Alvarez, Recording Secretary/Minutes Preparer

APPROVAL OF MINUTES

The Minutes of September 28, 2011, were approved as submitted.

DIRECTOR'S REPORT

Mr. Fait reported that the meeting of October 12 was cancelled due to a lack of agenda items.

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 2011-15 WALGREEN CO. – Request for design approval for an exterior remodel of the existing building and parking lot at 925 Orange Avenue in the Commercial/Orange Avenue Corridor Specific Plan Zone.

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

The applicant's representative, John Ziebarth, gave a brief presentation and answered questions from the Commission.

Commissioner Rice asked if the bulkhead on the windows along Orange Avenue will remain.

Mr. Ziebarth said yes.

Commissioner Rice asked, should the driveway be removed, if a street tree would be planted in its place.

Mr. Fait said yes. A tree could potentially be added and if so would be addressed by the Planning Commission.

Commissioner Rice asked if there was lighting underneath the canopy.

Mr. Ziebarth said lighting would need to be integrated underneath the canopy.

Commissioner Rice asked if the pink color of the mounting hardware on the canopy was intentionally changed.

Mr. Ziebarth said yes.

Commissioner Rice asked if consideration was given to other colors for the canopy.

Mr. Ziebarth said other colors were not explored for the canopy; however, other colors were considered for the tie racks, such as a blue color. A meeting with City staff resulted in the consensus of a slate black color to complement the awnings. He said he was open and receptive to other color options.

Commissioner Rice asked if the color of the middle lattice structure for the plants on the parking lot façade is the same black color.

Mr. Ziebarth said yes.

Commissioner Turpit asked about maintenance of the three potted plants.

Mr. Ziebarth said they are proposing to use Silver Sheen plants, maintained by a drip irrigation system.

Commissioner Turpit asked if they have given thought to other options such as potted trees.

Mr. Ziebarth said it is important to note that the elevation does not show the street trees.

Commissioner Turpit suggested using Ficus trees.

Commissioner Jones said Ficus trees have an incredible root system.

Mr. Ziebarth said that in a 3-foot pot, the Silver sheen plants will actually grow from four to six feet and can be grown as a beautiful tree or pruned and kept as a shrub.

Commissioner Jones asked if the bulkhead will be the same tone that is shown in the rendering.

Mr. Ziebarth said the tone will match the corner radius.

Commissioner Shalan asked about cart storage.

Mr. Ziebarth said there are two cart storage areas.

Commissioner Turpit asked about the perforated panels.

Mr. Ziebarth said he has worked on canopies that have a wire mesh which are light and airy; however, the difficulty is that it does not provide much sun shading. He said there are similar canopies which have perforated metal which work much better.

Commissioner Turpit asked if thought had been given to using metal, especially when taking into consideration the proximity of the project to the ocean.

Mr. Ziebarth said this issue was taken into consideration.

PUBLIC COMMENT

Chris Ackerman commended Mr. Ziebarth for significantly improving the project. Mr. Ackerman said the following items still needed work: (1) the relationship of the two side bays to the arch and windows, (2) using a metal canopy lightens it up but it could project out farther from the building to make it appear more like a canopy and be closer to what is depicted in the rendering, (3) the "W" sign over the main entrance is still too large. Mr. Ackerman said that he appreciates that the entry door was moved from Orange Avenue, particularly given that placing the door at the corner of the building increases the amount of traffic that will occur in the area. He said it is a much improved project. He added that he likes the proportions of the glass to the pilaster and although it looks much better without the bulkhead, he was disappointed to know it needs to remain there.

COMMISSION DISCUSSION

Commissioner Rice said he appreciates the changes to the project and said it is a vastly improved design. He agreed that eliminating the curb cut through to Orange Avenue is better as two additional parking spaces are created, it creates a space for an additional street tree, and safety concerns are addressed. He said he likes the changes to the cornice and the fact that the existing architecture will be kept. Mr. Rice said that Mr. Ackerman had a good point in stating that there appears to be a missing component regarding the bays. He suggested leaving the two bays on the left as is and carrying the design across to the third bay in order to tie it in more. He suggested that the faux window in the southerly bay may not be needed. He said the awning is an improvement, and the reason he inquired about the color of the canopy is because he feels that it may look good in a black color. He said he liked that the blue accent color was moved up and he liked the smaller curve on the corner which gives the structure a lighter feel. He asked if the depth of the canopy changed.

Mr. Ziebarth indicated it did not change.

Commissioner Jones agreed. He said it is a much better design and there is a good balance in the façade. She said the mass is lessened on the Walgreen side as opposed to the two bays. She said she did not mind the arches as it creates a difference between the Walgreen store and the remaining structure. She agreed that the driveway should be eliminated for safety reasons and said overall she likes the project.

Vice Chair Hammett said that the resubmittal allows the two-bay situation to look like its own small business with Walgreens being a separate entity. He commended the architect for the design. He asked about the possible elimination of the arches.

Commissioner Rice said the arches would stay in the same plane.

Chairperson Shalan said that one of the existing arches is made of concrete material.

Commissioner Rice said that the original intent was to remove one of the arches and instead use stone material; however, the architect decided to leave the arch as is because of the existing concrete material.

Commissioner Rice suggested that the arch could be designed in a straight line.

Mr. Ziebarth responded that he could straighten out the arch similar to what was done to the two other bays. However, he said he left the arch there because he felt that it reinforced the fact that they are breaking up the five-foot length and letting the two bays stand alone. He said he did not like the previous design which showed a straight line (no arch) going through the middle of the window. When the arch is kept, the line is above the window and it feels like the arch is receiving the window. He said he preferred to keep the arch.

Commissioner Jones said the arches and awnings help to break up the vertical aspect of the structure.

Commissioner Turpit said the arches break up the two bays and should remain as should the fabric awning. He said he is always cautious about using black awnings or black trim on the brackets. He said he preferred to use a charcoal-gray color instead. He said that by removing the driveway, everything works better. He stated that the "W" sign is still too large and was surprised to find out that it was reduced by 20 percent. He said he would vote in favor if the "W" sign was reduced in size.

Chairperson Shalan thanked the applicant for his sensitivity in incorporating design changes to the project based on Commission and public feedback. He said he liked the arches and the west elevation façade is great with the exception of the glass that Commissioner Rice discussed, he would leave it as is. Mr. Shalan said that with reference to the "W" sign, when one looks at the building in scale from 100 feet away, the sign should not bother anyone. He did not feel it was an issue; however, if other members felt it should be a smaller size, he would support the request. He also suggested part of the approval process regarding the material and size of the mesh on the canopy involve a review by a subcommittee appointed by the Commission.

COMMISSION ACTION

CHAIRPERSON SHALLAN MADE A MOTION TO APPROVE THE REQUEST FOR AN EXTERIOR REMODEL TO THE EXISTING BUILDING AND PARKING LOT AT 925 ORANGE AVENUE LOCATED IN THE COMMERCIAL ZONE OF THE ORANGE AVENUE CORRIDOR SPECIFIC PLAN, WITH THE FOLLOWING CONDITIONS:

1. THAT A RECOMMENDATION BE MADE TO THE PLANNING COMMISSION THAT THE DRIVEWAY ON ORANGE AVENUE BE CLOSED DUE TO PEDESTRIAN AND VEHICLE SAFETY CONCERNS AND FOR CONSISTENCY WITH THE ORANGE AVENUE CORRIDOR SPECIFIC PLAN.
2. THAT THE MESH ON THE CANOPY BE APPROVED BY A SUBCOMMITTEE APPOINTED BY THE DESIGN REVIEW COMMISSION.

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 10-day appeal period.

DR 2011-16 WHICH WICH SUPERIOR SANDWICHES – Request for exterior design approval for awnings, umbrellas, patio furniture, and signs at 926 Orange Avenue in the Commercial Zone of the Orange Avenue Corridor Specific Plan.

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

Commissioner Turpit asked if the applicant was conforming to the current design guidelines of the Orange Avenue Corridor Specific Plan.

Mr. Fait said it is a design guideline that the Commission should consider when reviewing the project. However, if there is a unique project design or style that the Commission feels should be an exception to the guideline, the Commission can deviate from the guideline.

Chairperson Shallan added that per the guideline, “A design should be considered which keeps the same awning color as the other businesses in the same building.”

Mr. Fait said it is uniquely defined architectural structure. The awning, unlike other buildings, is very uniform in both structure and design.

The applicant's representative, Kraig Nicolls, answered questions of the Commission. He pointed out that other buildings contain more than one business and each one has different awnings.

Commissioner Turpit asked if other locations for Which Wich have the same color scheme for the awning and umbrellas.

Mr. Nicolls replied that the other Which Wich locations share the same color scheme. They are trying to brand it.

PUBLIC COMMENT

Rita Sarich, Executive Director, Coronado MainStreet, said they are excited about the new restaurant but expressed concern about Which Wich conforming to the Specific Plan's regulation regarding the "use of light subdued or neutral colors are encouraged" and "visual harmony."

Chris Ackerman said that on this particular building, having two colors on a continuous awning does not look very well. He suggested keeping the awning the same color and using bright yellow lettering on the awning.

COMMISSION DISCUSSION

Chairperson Shallen agreed that using the same color awning with the yellow lettering was a good suggestion. He said there are different precedents set throughout Orange Avenue, and approval has been given in the past for the use of contrasting colors and awnings on the same building façade. He noted, however, that Route 75 and Island Carpets is the most recent project which was not given this type of approval and the business was asked to keep the awning the same. He said that approval depends on the building and the guideline leaves the Commission flexibility to be able to make recommendations and adjustments when necessary. Mr. Shallen said that in this instance, he does not feel that the yellow color works well, and he would like to see a color that is toned down. He added that should the Commission agree that the contrast is acceptable, he would like to see something that better suits the building. He asked if the applicant would consider doing something different.

Mr. Nicolls said the applicant would consider the option of using a black awning with yellow lettering and the yellow umbrellas.

Chairperson Shallen asked if the burgundy awning would work better.

Mr. Nicolls said he would prefer to use a black awning as the lettering would look better and it is more subtle. He also noted that the other two burgundy awnings were worn and that the new burgundy awning would not match exactly in color to the others.

Vice Chair Hammett said it is important that the business establish a differentiation in order that they get noticed. He suggested that the yellow color should be used at the pedestrian level. He supported the use of the bright yellow color in both the awning and umbrellas. He also noted that

the yellow color may not be as bright as the rendering depicts.

Commissioner Turpit said it does not appear that the pilasters above match the brick pilaster below and asked if the awnings do not match vertically.

Chairperson Shalan confirmed that they do not match vertically and match the storefronts more than they match the building.

Commissioner Turpit said the awning structure respects the storefronts and the column structure below the brick. He said that the yellow color is very noticeable and the color differentiation is very important. He suggested perhaps not using yellow on the entire awning.

Commissioner Jones asked how many single buildings that are located on the Orange Avenue Corridor have different multiple awnings on the front façade.

Chairperson Shalan said it appears that quite a few do.

Mr. Nicolls said that the yellow color is more subdued than the photos depict and feels that it will work.

Commissioner Jones said that differentiation is necessary and would support the yellow awnings.

Commissioner Rice said that the yellow color is bold but he understands the business perspective of its use.

COMMISSION ACTION

COMMISSIONER HAMMETT MADE A MOTION TO APPROVE THE REQUEST FOR AN EXTERIOR DESIGN APPROVAL FOR AWNINGS, UMBRELLAS, PATIO FURNITURE, AND SIGNS AT 926 ORANGE AVENUE IN THE COMMERCIAL ZONE OF THE ORANGE AVENUE CORRIDOR SPECIFIC PLAN, WITH THE FOLLOWING CONDITIONS:

1. THAT NO OUTDOOR DINING TABLES, CHAIRS, OR UMBRELLAS BE LOCATED WITHIN THE ADJOINING ORANGE AVENUE RIGHTS-OF-WAY (19 FEET FROM THE ORANGE AVENUE CURB) UNLESS AN ENCROACHMENT PERMIT IS FIRST OBTAINED FROM CALTRANS;
2. THAT THE OUTDOOR DINING SEATS NOT EXCEED 18 ON OFF-STREET PARKING REQUIREMENTS.

CHAIRPERSON SHALLAN SECONDED THE MOTION.

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

The motion passed with a vote of 5-0.

There is a 10-day appeal period.

DR 2011-17 ISLAND FITNESS – Request for exterior design approval to replace the fabric roof and walls of the exterior room at 1331 Orange Avenue in the Commercial Zone of Orange Avenue Corridor Specific Plan.

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

Commissioner Shallen asked the applicant's representative, Kraig Nicolls, if he worked on the project without obtaining design approval first.

Mr. Nicolls responded that he was unaware that design approval was required because of the location of the project in the back lot.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Jones said she had no issues with the request.

Commissioner Hammett said he also did not have an issue with the request.

COMMISSION ACTION

CHAIRPERSON SHALLAN MADE A MOTION TO APPROVE A REQUEST FOR EXTERIOR DESIGN TO REPLACE THE FABRIC ROOF AND WALLS OF THE EXTERIOR ROOM AT 1331 ORANGE AVENUE IN THE COMMERCIAL ZONE OF THE ORANGE AVENUE CORRIDOR SPECIFIC PLAN, WITH THE FOLLOWING CONDITION:

1. THAT A BUILDING PERMIT BE OBTAINED FOR THE OUTDOOR ROOM STRUCTURE.

COMMISSIONER HAMMETT SECONDED THE MOTION.

AYES: Hammett, Jones, Rice, Shallen, Turpit.

NAYS: None.

ABSENT: None.

ABSTAIN: None.

The motion passed with a vote of 5-0.

There is a 10-day appeal period.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:22 p.m.

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