

CORONADO PLANNING COMMISSION
MEETING MINUTES

Regular Meeting

October 25, 2011

The regular meeting of the Coronado Planning Commission was called to order at 3 p.m., Tuesday, October 25, 2011, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, by Acting Chair Santos.

MEMBERS PRESENT: DeNardi, Jensen, Santos

MEMBERS ABSENT: Grimes, St. Denis

STAFF PRESENT: Ann McCaull, Acting Director
Ed Walton, Engineering Director
Peter Fait, Associate Planner
Martha L. Alvarez, Recording Secretary/Minutes Preparer

APPROVAL OF MINUTES

Approval of the minutes of the regular meeting of September 13, 2011, was continued due to a lack of quorum of Commissioners present at the aforementioned meeting.

DIRECTOR'S REPORT

Director Hurst asked that members advise of their availability during the holiday season, specifically, the meetings of November 22 and December 27. She suggested that the Commission consider cancellation of both meetings.

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

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

PUBLIC HEARING

PC 2011-14 and CP 2011-09 WALGREENS CO. – Request for approval of a Minor Special Use Permit and a Coastal Permit to operate a Formula Business (Walgreens Drugstore) at 925 Orange Avenue in the Commercial Zone of the Orange Avenue Corridor Specific Plan.

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

The applicant, Amy Ciolek, made herself available to answer questions of the Commission.

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

Commissioner DeNardi asked for additional information about issues the owner was experiencing regarding access on Orange Avenue.

Mr. Ziebarth replied that they are willing to close the driveway. He clarified that Walgreens does not own the building and, therefore, permission from the owner was necessary. He did not that Walgreens is prepared to accept the conditions related to the closure of the driveway.

Commissioner DeNardi asked for additional information regarding the Design Review Commission meeting which discussed the signage on Orange Avenue being non-compliant.

Mr. Ziebarth said the signage is compliant; however, the issue that was raised during the Design Review meeting involved the size of the sign band which made the sign seem much more prominent. The sign band was reduced in size in order to address any concerns.

Commissioner DeNardi stated that the Orange Avenue Corridor Specific Plan (OACSP) requires that the sign be no higher than the lower sill of the second story window.

Mr. Fait said it was presented before the Design Review Commission as a package design, and even though there is an existing mezzanine, it is not a complete second story. He added that many of the OACSP standards are guidelines which allow the Commission to deviate from the recommendations if the members feel the design works well. He confirmed that the size of the sign is conforming and that the Design Review Commission was comfortable with the information that was presented.

Commissioner DeNardi asked about the size of the "W" signage.

Mr. Ziebarth confirmed that the "W" sign will measure four feet.

PUBLIC COMMENT

Karen Finch, Coronado Chamber of Commerce, said the Chamber's mission is to enhance and promote economic vitality and quality of life in Coronado using business and community resources vital to business success. She said the Chamber Board is excited there is potential to revitalize a key bookend property in our business district to a block that has many storefront vacancies. She stated that the Chamber Board unanimously voted to support Walgreen's request for approval of a Minor Special Use Permit and Coastal Permit. She said the Board looks forward to increased foot traffic and the business rebirth of this block located within Orange Avenue.

Rita Sarich, Coronado MainStreet, said it was very pleasant to work with Walgreens. She said their representatives, Ms. Ciolek and Mr. Ziebarth they have done a remarkable job of outreach to the community. She said Walgreens has solicited, listened, and responded to feedback and commended their actions for working with the MainStreet Design Committee.

Brian Schneider communicated his support for the proposed project.

COMMISSION DISCUSSION

Commissioner Jensen asked about Condition 9, which states, "Applicant shall remove and replace approximately 1,250 square feet of sidewalk..." He asked if this condition was in addition to the removal and replacement of the driveway.

Ed Walton, Engineering Director, said removal and replacement involves mainly the driveways. He added there is a small portion of the sidewalk that has risen and should be replaced at the same time.

Commissioner Jensen asked if it was the City's obligation to remove and replace the portion of the sidewalk that has risen.

Mr. Walton said this was an opportunity to condition the developer for public improvements. If there was no development taking place, it would be a situation where the City would be obligated to make the improvements. He added that the portion of the sidewalk that has risen is very minor—it is mainly the driveway.

Commissioner Jensen asked about Conditions 11 and 13 regarding parking meters. He asked if this was a good opportunity to replace the existing parking meters, which are aesthetically displeasing, and replace them with parking boxes.

Mr. Walton responded that this matter falls into a much broader policy outside the scope of this project.

Commissioner Jensen asked about Condition 18, which states “Applicant shall remove the existing irrigation system servicing the landscaping...” He asked why the applicant was required to install a new irrigation system when the existing system can be utilized.

Mr. Fait said it was found that the existing private irrigation system was connected to the public irrigation system, and the applicant was being asked to separate the aforementioned systems.

Commissioner Jensen asked about Condition 21, which states, “The City requires a \$5000 deposit for consultant fees.” He asked how the fees were calculated as it was his understanding that state law required billing of actual services rendered rather than blanket amounts.

Mr. Fait said this was the case. He said this fee involves the fairly new storm water regulations, which is processed via the Public Services Department because it is a specialty type of field which requires an extensive amount of time to review. He said that the Public Services Department contracts with outside consultants, and this fee is to cover said expense. He clarified that this amount is a deposit and it is expected that there will be a full cost recovery.

Commissioner DeNardi asked why Ninth Street has been included in one of the applicant’s requirements as it is not part of the OACSP. He asked if this request involved a function of the design.

Mr. Fait said this request is part of the applicant’s original proposal and the site is within the OACSP.

Commissioner DeNardi said there are statements in the staff report that he is not in agreement. First, he feels that this project will have an adverse impact on existing drugstore/pharmacy operations in the Orange Avenue Corridor as it appears that Walgreens will enjoy an excess of three million dollars in annual revenue. He said Walgreens will not bring any additional revenue to the City but they will bring with them an enrollment from the rest of their 8,000 locations which will affect every visitor in the City. Mr. DeNardi asked about the request for the applicant to comply with the Minor Use Permit and the balances that the City is attempting to create along the Orange Avenue Corridor (OAC).

Mr. Fait replied that it is not specifically defined as there are no clear-cut guidelines. He said there are two other businesses in the OAC, Central Drug and Rite Aid. He said the hospital pharmacy is not in the Orange Avenue plan but is in the community.

Commissioner DeNardi said there is also a pharmacy in the naval base.

Mr. Fait agreed and noted the pharmacy on base has limited access. He said that considerations for creating a balance include the number and size of the pharmacies, as well as the type of services marketed to a certain type of client. He added that, although not mentioned in the staff report, there was a pharmacy that closed which was formerly located across the street from Walgreens.

Commissioner DeNardi said he had no issues with approving the request for the non-conforming items.

COMMISSION ACTION

COMMISSIONER JENSEN MADE A MOTION TO APPROVE A MINOR SPECIAL USE PERMIT, WITH FINDINGS AND CONDITIONS, AND APPROVE A COASTAL PERMIT TO OPERATE A FORMULA BUSINESS (WALGREENS DRUGSTORE) AT 925 ORANGE AVENUE IN THE COMMERCIAL ZONE OF THE ORANGE AVENUE CORRIDOR SPECIFIC PLAN.

COMMISSIONER GRIMES SECONDED THE MOTION.

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

The motion passed 3-0.

There is a 10-day appeal period

ADJOURNMENT

There being no further business, the meeting adjourned at 3:48 p.m.

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