

CORONADO DESIGN REVIEW COMMISSION  
MEETING MINUTES

Regular Meeting

December 14, 2011

The regular meeting of the Coronado Design Review Commission was called to order at 3:02 p.m., Wednesday, December 14, 2011, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson Shallan.

MEMBERS PRESENT: Hammett, Jones, Rice, Shallan

MEMBERS ABSENT: Turpit

STAFF PRESENT: Peter Fait, Associate Planner  
Ed Walton, Director of Engineering & Project Development  
Jim Newton, Principal Engineer  
Laura Alvarez, Recording Secretary/Minutes Preparer

APPROVAL OF MINUTES

The Minutes of November 9, 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 December 7, the Commission approved a Historic Alteration Permit at 927 D Avenue, and recommended City Council approval of a Historic Alteration Permit at 824 Adella Avenue. The Commission also recommended approval of a Mills Act Agreement at 200 H Avenue.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

PUBLIC HEARINGS

**DR 2011-23** CITY OF CORONADO – Request for design approval to increase the depth of the outfields at Bradley Field including new fencing and landscaping at the intersection of A Avenue and Second Street within the OS (Open Space) Zone.

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

Jim Newton, Principal Engineer, provided an overview of the request and answered questions of the Commission.

Chairperson Shallan asked if the fence comes up to the sidewalk.

Mr. Newton said yes.

Chairperson Shallan asked if there was a possibility that the fence could be pushed back 18 inches and running a line of hedge in front of the fence so that the view from the sidewalk would not be of a 2 foot wall and 8 ft. fence.

Mr. Newton said this could be done; however, they were focused on getting maximum field dimensions. In speaking with their design team and landscape architect, he is not sure of the dimensions but placement of an irrigation system would also need to be considered.

Chairperson Shallan mentioned that Albertsons had a hardscape almost on the entire block and it created issues when they installed the parking lot. He asked if consideration has been given to placing greenery in the area from the sidewalk to the wall as opposed to having the wall abut up to the sidewalk or close to it. He understands that getting a maximum field area; however, he is also concerned about having a large fence taking up the entire street.

Commissioner Rice asked if the fence were to be moved in a few feet, as suggested by Chairperson Shallan, would this fact deter the organizations using the site.

Rob Miller, President, Coronado Little League, said minimizing the field by 18 inches or so would probably not make much of a difference especially given the height of the fence. He said the rulebook guidelines state "200 feet to the fence."

Chairperson Shallan said it appears that the field is shorter on the right field side to the new fence line.

Mr. Newton said yes.

Chairperson Shallan asked if there was discussion about placing more greenery on that side.

Mr. Newton said some discussion was held about this as there are not as many balls hit to the right field. Also, consideration was given to the proximity of the residential homes located across the street.

Commissioner Rice asked if the 10 ft. height of the fence was based on a safety standpoint.

Mr. Newton said the original idea was to make it a challenge for the kids.

Commissioner Rice asked if it would be an issue to lower the fence to 8 ft.

Mr. Newton said it should not be an issue. He said that consideration was given not only to challenging the kids but also to the safety aspect of it because it does provide a nice shield for pedestrians on the sidewalk as well as cars parked along the street.

Commissioner Rice said it would pose a problem if someone hit a ball toward the 4 ft. fence.

Mr. Newton said yes.

Vice Chair Hammett asked if there are other Little Leagues with an assigned park for major league play that would have this type of creativity.

Mr. Miller said he was very fond of this design because most fields are symmetrical all the way around. Many Big League ballparks no longer do this. He said they are hoping to have more district tournaments; however, they have not held one because the field is not large enough.

Vice Chair Hammett asked if Major Tournaments would be for Major Leagues, 12 years and younger.

Mr. Miller said it would include All Stars. He said this field is used mainly for the Majors Division which is for players ages 10-12, and the field is too small. He said that by next year, Little League is expanding the base lines from the current 60 ft. to 70 ft. He said that once that happens, the outfield will be smaller than the infield.

#### PUBLIC COMMENT

David Axelson said he was on the Little League Board of Directors for two years and he coached for four years. He said he lives 500 ft. from Bradley Field and stated he is very much in favor of the expansion of the ballpark. He stated that the Commission should consider that this ballpark has been there for a very long time and that landscaping around the field is not a good idea because of the amount of baseballs lost in the landscaping. He said this plan maximizes the stadium and the playability of the field.

#### COMMISSION DISCUSSION

Commissioner Rice said it appears that the field is maximized; however, consideration should be given to the neighborhood in order for the project to be a good compromise. This could mean decreasing the field by as little as 18 inches or two feet. He said he would endorse the project with this condition otherwise the ballpark will look overbuilt. He said the ballpark is currently hidden with the landscape screen side and he would not like to lose that altogether. He said if the field is moved in a few feet on both sides of the field and provided some type of planting to screen the fence somewhat, it would be an improvement. He said he would prefer that the height of the fence be lessened from 10 ft. to 8 ft., otherwise it will create a very awkward position for pedestrians. Mr. Rice noticed there are some very nice trees in center field as well as a 24-inch tree that is located in the center of the field. He said it is located about one foot away on the

“wrong side” of the proposed fence. He said consideration should be given to not only saving the tree but also saving some nice specimens that are there as opposed to just scraping it and adding small plantings. He said the applicant may be able to obtain the area needed for the ballpark as well as save the tree.

Commissioner Jones said she liked the fact that the ballpark could be used as a tournament facility, and agreed that the fence height should be lessened to 8 ft. She said she did not have an issue with the fence going out to the sidewalk because there is a large parking lot located across the street. She did like the idea of having greenery to soften the area and perhaps saving the tree.

Vice Chair Hammett said his memories of Bradley Field and Vernet Park would discourage him from doing anything to the field. He said that Dr. Vernet was instrumental with many youth groups and it was great to name the park after him. Moving home plate should never be an option. He said the league needs fundraising and the ability to have tournaments. He said there was safety on the A Avenue side but not on the Second Street side, so it appeared that safety was not really a concern but was something that happened while the wall was being designed. He said the compromise could be moving the fence in 18 inches and lowering the fence height to 8 ft. because it would give the ability to have some plants introduced which would enhance its appearance.

Chairperson Shallan asked if the applicant would be amenable to decreasing the fence height from 10 to 8 ft. and increasing the fence height on the other side of the field to 8 ft., moving the fence in 18 inches and adding a landscape hedge.

Commissioner Rice said that the 4 ft. fence on facing the street is fine.

Chairperson Shallan suggested decreasing the fence on left field from 10 to 8 ft., and adding a landscape buffer of 18 to 24 inches with hedging in front of the fencing around both sides of the field.

Commissioner Rice suggested both sides.

Mr. Newton said he feels that it is easier to do this around left field rather than right field because right field is already a bit short.

Mr. Miller said the right field is the side which is used to bring the equipment onto the field. He said the gate would be put back in but the driveway would be smaller.

Commissioner Rice said the applicant could still plant up to the driveway.

Chairperson Shallan said if he were the neighbor, he would not be enthused about having a fence right up against the sidewalk.

Mr. Newton added that they will try to save the tree located in center field.

COMMISSION ACTION

CHAIRPERSON SHALLAN MADE A MOTION TO APPROVE THE REQUEST TO INCREASE THE DEPTH OF THE OUTFIELDS AT BRADLEY FIELD INCLUDING NEW FENCING AND LANDSCAPING AT THE INTERSECTION OF A AVENUE AND SECOND STREET WITHIN THE OS (OPEN SPACE) ZONE, WITH THE FOLLOWING CONDITIONS:

1. THE FENCE IN LEFT FIELD (ALONG A AVENUE) SHALL BE LIMITED TO 8 FT. IN HEIGHT.
2. THE LEFT AND RIGHT FIELD FENCE SHALL BE SET BACK A MINIMUM OF 18-24 INCHES FROM THE INFIELD SIDE OF THE RETAINING WALL ALONG A AVENUE AND FROM THE BACK OF SIDEWALK ALONG SECOND STREET AND THAT SPACE SHALL BE PLANTED WITH LANDSCAPING.
3. THE EXISTING TREE LOCATED AT CENTER FIELD SHALL BE RETAINED IN PLACE, IF POSSIBLE.

COMMISSIONER RICE SECONDED THE MOTION.

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

The motion passed with a vote of 4-0.

There is a 10-day appeal period.

**DR 2011-14 AT&T** – Request for design approval of proposed revisions to the existing wireless communication antennas and related equipment and screening for the roof of the Rite Aid building at 836 Orange Avenue within the commercial Zone of the Orange Avenue Corridor Specific Plan.

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

Mark Philips, M&M Telecom, answered questions of the Commission.

Chairperson Shallan asked if the satellite dishes will remain in their existing locations.

Mr. Philips said yes.

PUBLIC COMMENT

Chris Ackerman said he supports painting of the building and moving abandoned unsightly equipment; however, he said he could not support increasing the parapet roofs on the building.

He said the building already overwhelms the block and overpowers the Village Theatre, which the city spent millions of dollars restoring. He said the parapet look added on to the building.

### COMMISSION DISCUSSION

Commissioner Hammett questioned why the equipment could not be placed on the four corners of the building. He did not like the fact that the equipment was being placed at the top of the building.

Mr. Fait said that consideration was given whether to attempt to hide the equipment in the building or just accept that it is equipment and not have it look like it is part of the building.

Chairperson Shallan asked if the equipment could be moved in about 10 ft. and still remain functional.

Mr. Philips said the equipment needs to be closer to the front of the building to be functional.

Commissioner Rice said the existing antennas look to be moved in about 4 to 5 ft. He asked how far back the equipment could be moved back while still accomplishing the goal.

Mr. Philips said the equipment is not currently a problem because 4 ft. antennas are being used. He said the bottom part of the antennas is 3 ft. up in the air so they are able to project the ray. He said the bottom part of the 6 ft. antennas will only be about 1 ft. below the deck of the roof and interference will occur. He said the equipment should be located no more than 1 ft. back.

Vice Chair Hammett asked if the equipment would need to be higher if it was moved in further.

Chairperson Shallan said yes. He said Mr. Ackerman raises good points; however, he feels that the proposed look is much better than what was there. He said the height of the equipment is not an issue. What is an issue is the dilapidated condition of the wall behind the equipment.

Mr. Rice said that he does not like the equipment as part of the building because it looks added on. He said a building should always look like it was intentionally meant to be a certain way from the very beginning. Mr. Rice said he never noticed that equipment was located there. He said that the equipment will not be a good addition to Orange Avenue. He said he would like to see the equipment set back on the Orange Avenue side, but is amiable to the sides although he does not like them as an extension to the stucco. He would rather see it as a perforated screen or some type of metal material.

Commissioner Jones agreed, and said that the added height would accentuate or dwarf other surrounding structures.

Chairperson Shallan proposed that this item be continued to allow the applicant an opportunity to address concerns regarding screening of the antennas and related equipment.

Mr. Fait asked how the Commission felt about leaving the existing screening wall in place and have the applicant and his engineers work with the existing screen, remove the old panels, and place new antenna panels.

Chairperson Shallan said the 5 ft. extension of the roof line will still be visible.

Vice Chair Hammett said it would be nice to include painting of the building to match the proposed screens.

#### COMMISSION ACTION

CHAIRPERSON SHALLAN MADE A MOTION TO CONTINUE THE ITEM TO ALLOW THE APPLICANT AN OPPORTUNITY TO ADDRESS CONCERNS BY THE COMMISSION REGARDING SCREENING OF THE ANTENNAS AND RELATED EQUIPMENT.

COMMISSIONER JONES SECONDED THE MOTION.

AYES: Hammett, Jones, Rice, Shallan.

NAYS: None.

ABSENT: Turpit.

ABSTAIN: None.

The motion passed with a vote of 4-0.

#### APPLICATIONS FOR REVIEW

**DR 2011-21 DELUX DOGS RESTAURANT** – Request for exterior remodel design approval at 943 Orange Avenue within the Commercial Zone of the Orange Avenue Corridor Specific Plan.

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

Chairperson Shallan asked if signage will be placed on the doors.

Mr. Fait said no, the signage will be placed above the doors.

The applicant's representatives, Kirsten Bertz and James McGee, answered questions of the Commission.

#### PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Jones said she liked the unusual design on the very small and slender structure. She said the applicant kept it simple and is a nice addition. Ms. Jones said the bleached wood is a nice departure from other facades.

Commissioner Rice said it is a neat addition to Orange Avenue, there is a lot of attention to detail, and he likes the way the doors fully open and engage the street. He said he appreciates the time spent on designing it.

Vice Chair Hammett agreed.

COMMISSION ACTION

COMMISSIONER JONES MADE A MOTION TO APPROVE THE REQUEST FOR EXTERIOR REMODEL DESIGN AT 943 ORANGE AVENUE WITHIN THE COMMERCIAL ZONE OF THE ORANGE AVENUE CORRIDOR SPECIFIC PLAN, AS SUBMITTED.

COMMISSIONER RICE SECONDED THE MOTION.

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

The motion passed with a vote of 4-0.

There is a 10-day appeal period.

**DR 2011-22 THE ATTIC** – Request for exterior remodel design approval at 1011 Orange Avenue within the Commercial Zone of the Orange Avenue Corridor Specific Plan.

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

Commissioner Jones asked about the small existing window.

Mr. Fait said the window is located under the existing awning.

The applicant, Jane Crosby, answered questions of the Commission. She said the decorative steel crown logo is proposed in the center of the sign.

Commissioner Jones said it is very appropriate to Coronado.

Vice Chair Hammett asked if this property is connected, via a walkway, to the applicant's other shop located on Tenth Avenue.

Ms. Crosby said her other shop is somewhat removed.

#### PUBLIC COMMENT

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

#### COMMISSION DISCUSSION

Commissioner Rice said the color is nice and the crown sounds like a great detail.

#### COMMISSION ACTION

COMMISSIONER JONES MADE A MOTION TO APPROVE THE REQUEST FOR EXTERIOR REMODEL DESIGN AT 1011 ORANGE AVENUE WITHIN THE COMMERCIAL ZONE OF THE ORANGE AVENUE CORRIDOR SPECIFIC PLAN, AS SUBMITTED.

COMMISSIONER RICE SECONDED THE MOTION.

Commissioner Shallan said he was disappointed because there was much time and effort spent on the adjoining building. He said it has been the City's intention to clean up the block and painting the wood is just not sufficient. He said he would like to see a revision of the space. He said this building will look like painted wood next to a phenomenal façade, Leroy's.

Commissioner Jones asked what he would suggest.

Commissioner Shallan said he would suggest another type of façade. He said he does not like the small square window as it looks out of place. The existing wood is quite worn and he did not feel that placing a fresh coat of paint would make it look new.

Commissioner Jones said this is a much better addition than what was previously there. She said it is a small, older building and will not be at the same level as the neighboring structure as it is an entirely different type of space and look. She said the design is simple and not overdone.

Commissioner Rice said it is difficult because this unit is part of a 3-unit building and it is very difficult to re-work the entire structure. He said that with the new awning, it should be a significant improvement.

Vice Chair Hammett said the applicant will place merchandise out in the front and should make the building look beautiful.

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

The motion passed with a vote of 3-1.

There is a 10-day appeal period.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:10 p.m.

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