

CORONADO DESIGN REVIEW COMMISSION
MEETING MINUTES

Regular Meeting

February 8, 2012

The regular meeting of the Coronado Design Review Commission was called to order at 3 p.m., Wednesday, February 8, 2012, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson Shallan.

MEMBERS PRESENT: Hammett, Rice, Shallan, Turpit

MEMBERS ABSENT: Jones

STAFF PRESENT: Peter Fait, Associate Planner
Victor Ravelo, Recording Secretary
Laura Alvarez, Minutes Preparer

APPROVAL OF MINUTES

The Minutes of December 14, 2011, were approved as submitted.

DIRECTOR'S REPORT

Design Review Commission Annual Election of Officers

The Commission agreed that Chairperson Shallan and Vice Chair Hammett would continue to service as Chair and Vice Chair, respectively.

The Commission also agreed that there would no longer be a Design Review representative serving on MainStreet, Ltd.; and that Commissioner Jones would continue to serve as a representative on the Historic Resource Commission.

Mr. Fait added that there is no longer a need for a representative for the Public Art Subcommittee as this subcommittee has been replaced by the Cultural Arts Commission. He announced that the newly-formed Commission will meet the first Thursday of every month, at 4:30 p.m., at the Council Chambers.

COMMITTEE REPORTS

None.

ORAL COMMUNICATIONS AND OTHER MATTERS

Larry Hofstetter, Chairperson for the newly-formed Bicycle Advisory Committee, provided a brief overview of the committee's duties, which include advising the City Council and staff on

bicycle-related matters, and coordinating and hosting bicycle education programs and events in Coronado.

PUBLIC HEARINGS

DR 2012-01 SAPORI RESTAURANT – Request for design approval for a new exterior sign at 120 Orange Avenue within the C/OACSP (Commercial/Orange Avenue Corridor Specific Plan) Zone.

Vice Chair Hammett recused himself from participating in discussions as he owns businesses within 500 feet of the subject business.

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

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Rice said the sign looked nice and he had no issues with exceeding the square foot limit for projecting signs as the scale is well within the existing awning, fits well with the building, and is within the overall allowable square footage.

COMMISSION ACTION

CHAIRPERSON SHALLAN MADE A MOTION TO APPROVE THE REQUEST FOR A NEW EXTERIOR SIGN AT 120 ORANGE AVENUE WITHIN THE C/OACSP (COMMERCIAL/ORANGE AVENUE CORRIDOR SPECIFIC PLAN) ZONE, AS SUBMITTED.

COMMISSIONER RICE SECONDED THE MOTION.

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

The motion passed with a vote of 3-0.

There is a 10-day appeal period.

Vice Chair Hammett returned to the dais at 4:12 p.m.

DR 2012-02 PRETTY PLEASE – Request for design approval of for an exterior remodel at 961 Orange Avenue within the C/OACSP (Commercial/Orange Avenue Corridor Specific Plan) Zone.

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

The applicant and owner, Steve Vanderlinden, answered questions of the Commission.

Commissioner Rice asked if any effort was being made to position the sign so that it has a relationship to the Edward Jones business.

Mr. Vanderlinden said the positioning of the sign was being taken into consideration as well as the overall height of the building.

Commissioner Rice asked if the stucco color would match the Edward Jones business.

Mr. Vanderlinden said the color was very similar as the intent was not necessarily to match it but to use a lighter color so that the sign would stand out.

Chairperson Shalan asked if the small section above the sign would be flattened out.

Mr. Vanderlinden said no as it is a decorative trim around the sign.

Vice Chair Hammett asked if there is any exterior entry from the building to the alley and if any changes to rear parking area are planned.

Mr. Vanderlinden said there is a rear door leading to their business but not the Edward Jones business.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Rice said he understands that the proposal is to refresh the existing design; however, he does not feel that the existing design is working well with the adjacent buildings.

Vice Chair Hammett said it appears the existing color is slightly different. He suggested possibly using a color that is one shade darker, which would provide a quaint color. He said that the awnings, streetwise, are clever and the use of the river pebbles is attractive.

Commissioner Rice agreed that it is an interesting detail; however, he would suggest removing it and replacing it with an awning to match the Edward Jones awning with the same material that the applicant is proposing, although he understands this would create more work.

Vice Chair Hammett said this suggestion would require the applicant to buy a new awning rather than just using an awning cover.

Chairperson Shalan agreed that the applicant would not only need to buy another awning but would also be applying new stucco to the entire area to make the surface flat.

Commissioner Rice noted that the Edward Jones awning comes down a little further as well.

Vice Chair Hammett asked if the blue tile on the left side of the parapet will be replaced with siding.

Mr. Vanderlinden said all of the blue tile will be removed and the area Commissioner Hammett is inquiring about will be replaced with stucco rather than siding.

Commissioner Turpit agreed with comments made by Commissioner Rice that the entire storefront design is very disjointed. He said he did not feel the Commission can fix what is there; the entire storefront entries would have to be re-done.

Commissioner Rice asked if the applicant would be painting or replacing the store numbers above the awning.

Mr. Vanderlinden said they would like to retain the address so he would be willing to touch the numbers up.

Chairperson Shalan said he liked the idea of painting the numbers in a black color.

COMMISSION ACTION

COMMISSIONER TURPIT MADE A MOTION TO APPROVE THE REQUEST FOR AN EXTERIOR REMODEL AT 961 ORANGE AVENUE WITHIN THE C/OACSP (COMMERCIAL/ORANGE AVENUE CORRIDOR SPECIFIC PLAN) ZONE, WITH THE FOLLOWING CONDITION:

1. THAT NO EXPOSED RACEWAY OR EXPOSED CONDUIT BE PERMITTED.
2. THAT THE ADDRESS NUMBERS BE PAINTED BLACK.

VICE CHAIR HAMMETT SECONDED THE MOTION.

AYES: Hammett, Turpit, Rice, Shalan.

NAYS: None.

ABSENT: Jones.

ABSTAIN: None.

The motion passed with a vote of 4-0.

There is a 10-day appeal period.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:37 p.m.

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