

CORONADO PLANNING COMMISSION
MEETING MINUTES

Regular Meeting

July 24, 2012

The regular meeting of the Coronado Planning Commission was called to order at 3 p.m., Tuesday, July 24, 2012, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, by Chairperson Santos.

MEMBERS PRESENT: DeNardi, Grimes, Santos, St. Denis

MEMBERS ABSENT: Jensen

STAFF PRESENT: Rachel A. Hurst, Director
Senior Planner Ann McCaull
Victor Ravelo, Recording Secretary
Laura Ramos, Minutes Preparer

CITY ATTORNEY: Randall Sjoblom, Deputy City Attorney

APPROVAL OF MINUTES

The minutes of the regular meeting of June 26, 2012, were approved as submitted.

DIRECTOR'S REPORT

Director Hurst reported that on August 14, the Planning Commission meeting will focus on reviewing the Draft Housing Element, a review that is done once every several years.

Director Hurst also reported that the discussion of parking regulations will be considered by the Planning Commission in September.

Commissioner St. Denis announced that she will not be available beginning September 20 through October 15.

COMMITTEE REPORTS

Historic Resource Commission

Commissioner DeNardi provided an update.

ORAL COMMUNICATIONS AND OTHER MATTERS

NON AGENDA ITEMS

Ken Campbell, representing the owners of the building at 137 Orange Avenue, related to the Starbucks application, asked if Commissioner DeNardi had an opportunity to correct the record, per their conversation after the meeting. He stated that the Commission meeting time was limited and he did not have an opportunity to correct statements that were made during the

meeting. He expressed frustration at having invested three years building the structure, processing the plans through the Building Department and Planning Commission and not being given adequate time before the Planning Commission to properly present the item. He felt that the public left the meeting with the impression there were parking issues.

Commissioner DeNardi said he did not have an opportunity to correct the issue but will do so.

Chairperson Santos said the applicant had the option of pursuing an appeal process. She asked that Commissioner DeNardi provide a statement regarding this matter.

Commissioner DeNardi said he spoke with Mr. Campbell after the meeting and he concurred with some of his statements. His comments during meeting discussions centered on parking were drawn from the current parking code. He made clear there are no code violations relative to the construction of the parking lot based on the codes at the time it was constructed. However, he said it does not change his opinion on the Starbucks issue as he feels that the parking is not valid for what the requirement was at that time.

LISTED AGENDA ITEMS

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

PUBLIC HEARING

PC 2012-07 / CP 2012-07 CORONADO WEDDINGS, INC. – Request for a Minor Special Use Permit and Coastal Permit for a wedding chapel proposed to be located at Suite 150 of the Coronado Plaza building addressed as 1330 Orange Avenue and located in the Commercial Zone of the Orange Avenue Corridor Specific Plan (OACSP).

Senior Planner Ann McCaull introduced the agenda item as outlined in the staff report and answered questions of the Commission.

Commissioner St. Denis asked if loading zones are available for use on Sundays.

Ms. McCaull said the loading zone is available for the public to use on Sundays.

Commissioner St. Denis asked about the use of the exterior patio.

Ms. McCaull clarified that the Special Use Permit as created with the operating conditions of approval are based upon the submittal of the application. The application noted that all operations would occur in the interior of the building.

Director Hurst said that perhaps there may be limitations on the tenant placed by the property owner.

The applicant's representative, Helen Walker, gave a brief overview of the request and answered questions of the Commission. She clarified that she would prefer to keep most of the business activity within the interior of the structure.

Commissioner DeNardi asked if the applicant owns the limousines.

Ms. Walker said she does not at this time but expects to own the limousines eventually.

PUBLIC COMMENT

Rita Sarich, Executive Director, Coronado Main Street, said she agrees completely with staff's findings and recommendations and supports the request. She feels that this particular business will fill a niche and is pedestrian friendly.

COMMISSION DISCUSSION

Commissioner St. Denis said she is in support of the request, and wished much success to the applicant.

COMMISSION ACTION

COMMISSIONER ST. DENIS MADE A MOTION TO APPROVE THE REQUEST FOR A MINOR SPECIAL USE PERMIT AND COASTAL PERMIT FOR A WEDDING CHAPEL PROPOSED TO BE LOCATED AT SUITE 150 OF THE CORONADO PLAZA BUILDING ADDRESSED AS 1330 ORANGE AVENUE AND LOCATED IN THE COMMERCIAL ZONE OF THE ORANGE AVENUE CORRIDOR SPECIFIC PLAN (OACSP), INCLUDING FINDINGS AND CONDITIONS.

COMMISSIONER DENARDI SECONDED THE MOTION.

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

The motion passed 4-0.

There is a 10-day appeal period.

ADJOURNMENT

There being no further business, the meeting adjourned at 3:31 p.m.

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