CORONADO PLANNING COMMISSION
MEETING MINUTES

Regular Meeting November 12, 2013

The regular meeting of the Coronado Planning Commission was called to order at 3 p.m., Tuesday, November 12, 2013, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, by Acting Chair DeNardi.

MEMBERS PRESENT:	DeNardi, Rosander, Santos
MEMBERS ABSENT:	Jensen, St. Denis
STAFF PRESENT:	Rachel A. Hurst, Director of Community Dev. John Swanson, Assistant Planner Laura Ramos, Recording Secretary/Minutes Preparer
CITY ATTORNEY:	Randall Sjblom, Deputy City Attorney

APPROVAL OF MINUTES

The minutes of the regular meeting of August 27, 2013, were approved as submitted.

DIRECTOR'S REPORT

Director Hurst announced that regular meetings of the Planning Commission are scheduled for November 26 and December 24. She asked that members advise of their availability for planning purposes during the holidays.

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 2013-07 **BENNETT WALSH** – Request for a Variance for Section 86.10.040 of the Coronado Municipal Code to allow a reduced front yard setback for a proposed first floor addition on an existing single-family dwelling addressed as 440 Adella Lane and located in the R-1B (Single Family Residential) Zone.

Assistant Planner Swanson introduced the staff report as outlined in the agenda.

Commissioner Rosander asked about the distance of the existing wall along Adella Lane from the property line.

The applicant's representative, Christian Rice, architect, answered questions of the Commission. He said the fence and low retaining wall sits directly on the property line. He added that Mr. Swanson summarized the request very well. Mr. Rice commented that because this is an alley lot and the front property line is essentially the rear property line of several other properties, the zoning code does not specifically address this type of parcel. He hopes that this issue will be discussed at future RSIP meetings. He said that the strict application of the zoning code did not fairly apply to this property.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Acting Chair DeNardi said he had no issues with the application and would support the request.

COMMISSION ACTION

COMMISSIONER ROSANDER MADE A MOTION THAT THE REQUEST FOR A VARIANCE FOR SECTION 86.10.040 OF THE CORONADO MUNICIPAL CODE TO ALLOW A REDUCED FRONT YARD SETBACK FOR A PROPOSED FIRST FLOOR ADDITION ON AN EXISTING SINGLE-FAMILY DWELLING ADDRESSED AS 440 ADELLA LANE AND LOCATED IN THE R-1B (SINGLE FAMILY RESIDENTIAL) ZONE, BE APPROVED, AS SUBMITTED.

COMMISSIONER SANTOS SECONDED THE MOTION.

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

The motion passed 3-0.

There is a 10-calendar day appeal period.

ADJOURNMENT

There being no further business, the meeting adjourned at 3:15 p.m.

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