

CORONADO

PLANNING COMMISSION

AGENDA

REGULAR MEETING

3 P.M.

TUESDAY, DECEMBER 13, 2011

**CORONADO PLANNING COMMISSION
AGENDA**

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**CORONADO CITY HALL COUNCIL CHAMBERS
1825 STRAND WAY, CORONADO, CALIFORNIA**

For all those in the audience and in courtesy of all those in the audience, we would ask that all cell phones and pagers be turned off or placed on "silent buzz" mode to minimize disruptions to the meeting. Thank you for your cooperation.

PRELIMINARIES

- **Roll Call**

Pg 01 **Approval of the Minutes of the Regular Meeting of September 13, 2011** *(continued from the meeting of October 25, 2011)*

Pg 06 **Approval of the Minutes of the Regular Meeting of October 25, 2011**

DIRECTORS REPORT

COMMITTEE REPORTS

ORAL COMMUNICATIONS AND OTHER MATTERS

Each person wishing to speak before the Planning Commission on any matter shall approach the Commission, give name, and limit address to three (3) minutes. State law generally precludes the Planning Commission from discussing or acting upon any topic initially presented during oral communication. Your information may be received, placed on the next agenda, or referred to the appropriate City staff.

PUBLIC HEARING

Pg 11 **PC 2011-04 NICKY ROTTENS INVESTMENT GROUP**: Request for approval of a Joint Use Parking Plan for Nicky Rottens Restaurant addressed as 100-104 Orange Avenue in conjunction with the Coronado Hardware Store at 140 Orange Avenue within the Commercial Zone of the Orange Avenue Corridor Specific Plan.

ADJOURNMENT

APPLICANTS OR THEIR AGENT(S) ARE REQUESTED TO ATTEND THE PLANNING COMMISSION MEETING TO ANSWER QUESTIONS THAT MAY BE POSED BY THE COMMISSION. TRADITIONALLY, THE COMMISSION HAS NOT ACTED ON APPLICATIONS WHEN THE APPLICANT OR AN AGENT IS NOT PRESENT.



In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's office, (619) 522-7320. Assisted listening devices are available at this meeting. Ask the City Clerk if you desire to use this device. Upon request, the agenda and documents in the agenda packet can be made available in appropriate alternative formats to persons with a disability. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Department of Community Development, 1825 Strand Way, Coronado, California, during normal business hours.

DRAFT

CORONADO PLANNING COMMISSION MEETING MINUTES

Regular Meeting

September 13, 2011

The regular meeting of the Coronado Planning Commission was called to order at 3:02 p.m., Tuesday, September 13, 2011, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, by Chairperson St. Denis.

MEMBERS PRESENT: DeNardi, Santos, St. Denis

MEMBERS ABSENT: Grimes, Jensen

STAFF PRESENT: Ann McCaull, Acting Director
John Swanson, Assistant Planner
Martha L. Alvarez, Recording Secretary/Minutes Preparer

APPROVAL OF MINUTES

The minutes of the regular meeting of August 23, 2011, were approved as amended.

DIRECTOR'S REPORT

Acting Director McCaull reported that the City had received an application for design review for an exterior remodel of Walgreens, the former location of Petco. She said the Design Review Commission will consider the exterior remodel at their meeting of September 14 and the item should be heard by the Planning Commission in about one to two months as Walgreens is a formula retail establishment and requires a Minor Special Use Permit.

COMMITTEE REPORTS

Historic Resource Commission

Chairperson St. Denis reported that at the meeting of September 7, the Commission approved the historic designation of the property addressed as 824 Adella Avenue, and provided comments to the applicant regarding potential future modifications to the dwelling. The Commission also took public comment, discussed, and made a recommendation to City Council regarding reduction of the Mills Act waiting list by maximizing Mills Act property tax savings for owners at 50%.

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 2011-12 and CP 2011-08 WE R WIRELESS – Request for a Minor Special Use Permit and a Coastal Permit to operate Verizon Wireless, a formula business establishment addressed as 953 Orange Avenue. This parcel is located in the Commercial Zone of the Orange Avenue Corridor Specific Plan.

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

The applicant, Ravinder Singh, provided a brief overview of the request and answered questions of the Commission.

Chairperson St. Denis mentioned that in the aerial photograph, it appeared there were five parking spaces behind the business establishment. She asked Mr. Singh to confirm the number of parking spaces.

Mr. Singh said he was unsure about the number of parking spaces but would advise.

Vice Chair Santos asked if the assigned parking was part of Mr. Singh's lease.

Mr. Singh said yes.

Chairperson St. Denis asked if the parking spaces were for customers or employees.

Mr. Singh said that two parking spaces were reserved for employees and that customers would use the remaining parking spaces, although most of the customers are walk-ins.

Commissioner DeNardi said that, based on the information on the application, the business offers high speed internet service for digital television and phone service. He asked Mr. Singh if the business planned on doing so.

Mr. Singh said yes, this is one of the services offered.

Commissioner DeNardi asked if the applicant is We R Wireless.

Mr. Singh said yes, they are a master retailer for Verizon Wireless and carry all of their products and services.

Commissioner DeNardi asked if We R Wireless is a premium retailer for Verizon Wireless.

Mr. Singh said yes.

Commissioner DeNardi asked if We R Wireless operates out of other locations.

Mr. Singh said they have five other locations in Los Angeles.

Chairperson St. Denis asked if We R Wireless will eventually be competing with Time Warner for the digital, telephone, and television service.

Mr. Singh explained that their primary product is wireless services. The home services are provided on an as-needed basis and are only part of their products being offered. He said that the home services product will not be marketed in their store because there is nothing to display as it is more of a customer service matter that will be addressed by their representatives.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Vice Chair Santos asked for clarification on the home services being offered.

Mr. Singh said that Verizon Wireless has asked We R Wireless to sell their home services product as an additional service; however, it is not the main product they offer.

Vice Chair Santos asked if selling home service would increase walk-in traffic to their business as she was concerned with any potential parking issues.

Mr. Singh assured the Commission there would not be increased foot traffic as he said most customers already have existing home service. New home service would apply to, for example, new residents moving to Coronado. He said 100 percent of their marketing efforts are focused on walk-ins.

Vice Chair Santos asked about the percentage of walk-ins.

Mr. Singh said 70 percent of customers will most likely be walk-ins.

Vice Chair Santos asked if the remaining 30 percent would be providing services that are required.

Mr. Singh said yes.

Chairperson St. Denis said she was concerned because the application was presented as strictly retail. She said she did not realize that repair services were part of the services offered.

Mr. Singh stated that they do not offer repair services.

Vice Chair Santos asked the applicant to explain what home services entails.

Mr. Singh clarified that home services are more correctly described as offering Verizon home products to residents, e.g., landline telephone setup for new residents.

Vice Chair Santos said that establishing this type of service usually takes about 30 minutes or more.

Mr. Singh said the process involves the setting up of accounts. Once the order is received, Verizon customer service assists the new customer.

Chairperson St. Denis asked about the number of employees.

Mr. Singh said he will employ two or three employees.

Commissioner DeNardi asked for clarification on the language used in the Resolution regarding We R Wireless and Verizon. He asked if We R Wireless is the applicant and Verizon is the product that they will offer to the community. Mr. DeNardi also asked if Verizon is being approved for the Minor Special Use Permit.

Chairperson St. Denis clarified that the staff report and the Resolution separate the two entities. She said We R Wireless is requesting approval of the Special Use Permit.

Mr. Singh said We R Wireless is representing the Verizon name.

Vice Chair Santos said she had mixed feelings about approving the request because of potential parking issues and the possibility of placing parking requirements as a condition.

Chairperson St. Denis clarified that if this is a retail establishment, it more than meets the existing parking requirements.

Vice Chair Santos said she understands that the parking requirement for retail establishments has been met; however, she was concerned that We R Wireless is not a straightforward retail establishment. She noted that AT&T, located on the main street, offers ample underground parking.

Chairperson St. Denis said the confusion may arise from the applicant's statement that We R Wireless is more than just a retail store. She asked if We R Wireless provides services to new residents requesting that their home be wired with a Verizon product.

Mr. Singh said they do not offer that type of service. He explained that We R Wireless will assist in setting up the new account, i.e. entering the customer's personal information into the system and establishing the type of service. The customer will then be transferred to customer service to set up an appointment with a Verizon technician.

Ms. McCaull clarified that due to the size of the parcel, which is 7,000 sq. ft. or less, there is no requirement to provide parking. The applicant, however, must maintain existing parking. The only exception is if the use changes to a restaurant. Ms. McCaull stated that the proposed use and operation, although it is considered retail and possibly a service type, does not trigger a requirement for additional parking.

COMMISSION ACTION

COMMISSIONER DENARDI MADE A MOTION TO APPROVE A MINOR SPECIAL USE PERMIT, WITH FINDINGS AND CONDITIONS, AND APPROVE A COASTAL PERMIT TO OPERATE VERIZON WIRELESS, A FORMULA BUSINESS ESTABLISHMENT ADDRESSED AS 953 ORANGE AVENUE, AND LOCATED IN THE COMMERCIAL ZONE OF THE ORANGE AVENUE CORRIDOR SPECIFIC PLAN.

COMMISSIONER SANTOS SECONDED THE MOTION.

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

The motion passed 3-0.

There is a 10-day appeal period

ADJOURNMENT

There being no further business, the meeting adjourned at 3:27 p.m.

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

DRAFT

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

**CORONADO PLANNING COMMISSION
AGENDA**

REGULAR MEETING

DECEMBER 13, 2011

PUBLIC HEARING

PC 2011-04 NICKY ROTTENS INVESTMENT GROUP - REQUEST FOR APPROVAL OF A JOINT USE PARKING PLAN FOR NICKY ROTTENS RESTAURANT ADDRESSED AS 100-104 ORANGE AVENUE IN CONJUNCTION WITH THE CORONADO HARDWARE STORE AT 140 ORANGE AVENUE WITHIN THE COMMERCIAL ZONE OF THE ORANGE AVENUE CORRIDOR SPECIFIC PLAN.

ISSUE: Whether the Planning Commission should recommend to the City Council approval of the Joint Use Parking Plan with findings and conditions.

RECOMMENDATION: That the Planning Commission recommend to the City Council approval of the Joint Use Parking Plan with the below findings and conditions.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DETERMINATION: Categorical Exempt Section 15301 Class 1 “Existing Facilities”, and Section 15311 Class 11 “Accessory Structures”.

PUBLIC NOTICE: Notice of the Planning Commission public hearing was mailed to all property owners within a 300 ft. radius of both 100 and 140 Orange Avenue and published in the *Coronado Eagle & Journal*.

BACKGROUND:

1. Applicant: Nicky Rottens Investment Group
2. Property Owners:
 - 100-104 Orange Avenue: Timothy and Carla Aaron; Dominico and Karen Tomasello; and Vincenzo and April Tomasello.
 - 140 Orange Avenue: Jems Family Partnership
3. Request: Approval of a joint use parking plan in accordance with Coronado Municipal Code (CMC) section 86.58.210 *Joint Use* and section 86.58.230 *Parking Plan Required*.
4. Location: The restaurant property is located on the west side of the 100 block of Orange Avenue at the southwest corner of Orange Avenue and First Street. The proposed parking is located behind the Coronado Hardware Store, off of the alley, within the same block at 140 Orange Avenue.
5. Description of Property: The restaurant site is a corner lot with a 50’ frontage on Orange Avenue and 70’ along First Street. The off-site parking proposed at the rear of the hardware store is on a 50’x140’ parcel with a 50’ frontage on Orange Avenue. (The hardware store parcel is approximately in the middle of the block).
6. Existing Zoning: C (Commercial) within the Orange Avenue Corridor Specific Plan (OACSP).

7. General Plan Designation: Commercial

ANALYSIS: The owners of Nicky Rottens restaurant are proposing to expand their interior dining room by 500 sq. ft. by enlarging the first floor dining space into the existing retail portion of the restaurant. The proposed dining floor area expansion is located at the corner of the building adjacent to the intersection of Orange Avenue and First Street (the former laundry space). The new dining area is depicted on Attachment A and on the enclosed floor plan. No change is proposed for the interior mezzanine which is restricted to its originally permitted use as office and storage.

Section J.2.c of Chapter IV of the OACSP states that “*Eating and drinking establishments on any floor are required to provide one (1) parking space per every 100 square feet of floor area.*” The proposed 500 sq.ft. expansion will require five new off-street parking spaces. The owners are intending to satisfy this requirement by entering into a five space Joint Use parking agreement with the property owner of the Coronado Hardware store at 140 Orange Avenue. The Joint Use Parking Plan is required to be reviewed by the Planning Commission with final approval by the City Council.

Joint Use parking is an efficient use of parking spaces which otherwise would remain vacant in the evening hours. Joint use is specifically permitted by CMC section 86.58.210 as follows:

***86.58.210 Joint Use.** The City may, upon application by the owner or lessee of any property, authorize the joint use of parking facilities by the following uses or activities under the conditions specified herein:*

A. Up to 50 percent of the parking facilities required by this chapter for a use considered to be primarily a daytime use may be provided by the parking facilities of a use considered to be primarily a nighttime use; up to 50 percent of the parking facilities of a use considered to be primarily a nighttime use may be provided by the parking facilities of a use considered to be primarily a daytime use, provided such reciprocal parking area shall be subject to conditions set forth in subsection C of this section.

B. The following uses are typical daytime uses: banks, business offices, retail stores, personal service shops, clothing or shoe repair or service shops, manufacturing or wholesale buildings and similar uses; the following uses are typical of nighttime and/or Sunday uses: auditoriums incidental to a public or parochial school churches, dance halls, theaters, and bars.

C. Conditions Required for Joint Use.

1. The building or use for which application is being made for authority to utilize the existing off-street parking facilities provided by another building or use shall be located within 200 feet of such parking facility and located in accordance with CMC 86.58.190(D).

2. The applicant shall show that there is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed.

3. If the building, structure or improvement requiring parking space is in one ownership, and the required parking space provided in another ownership, practically or wholly, there shall be a recording in the Office of the San Diego County Recorder of a covenant by such owner or owners as prescribed by CMC 86.58.180.

Nicky Rottens is considered to be primarily a nighttime use with the majority of their business generated by dinner service followed by bar use until 2:00 a.m. The hardware store is considered a daytime use closing at 6:00 p.m. Monday - Saturday and 4:00 p.m. on Sundays. Including the proposed expansion, the total public dining floor area will be approximately 1800 sq.ft. The 1800 sq.ft. would require 18 parking spaces of which a maximum of nine could be considered from an off-site joint use. The applicants are intending to utilize five joint use parking spaces behind the hardware store once the store closes. (A condition restricting hours of operation for the expanded floor area has been included in the below suggested conditions of approval.)

The location of the off-site parking spaces are regulated by CMC section 86.58.190:

86.58.190 Location. Off-street parking facilities shall be located as hereinafter specified. Where a distance is specified, such distance shall be the walking distance measured from the nearest point of the building that such facility is required to serve.

D. For uses other than those specified above, not over 200 feet from the buildings they are required to serve, all parking areas are to be located in the same block, and connected to the buildings they are to serve with a direct access way that does not cross a public street.

The hardware store site at 140 Orange Avenue is located within the same block as the restaurant, not across a public street, and within 175 feet along Orange Avenue. From a plan view, or aerial perspective, the parking spaces at the rear of the hardware store are approximately 190 feet from the Nicky Rotten's building (see Attachment A site plans). The patrons or employees who choose to park at this location will utilize the alley as the direct access way north to First Street, to reach the restaurant. This pedestrian path of travel along the alley and First Street is roughly 295 feet.

Pursuant to CMC 86.58.180, since the restaurant property is under a different ownership than the site where the parking will be provided a recorded covenant will be required. The covenant shall be "*...for the benefit of the City in the form first approved by the City, that such owner or owners will continue to maintain such parking space so long as the building, structure or improvement is maintained within the City. The covenant herein required must stipulate that the title to the right to use the lot or lots upon which the parking facilities are to be provided will be subservient to the title to the premises upon which the building is to be erected, and that the lot or lots are not and will not be made subject to any other covenant or contract for use without prior written consent of the City.*" CMC 86.58.180. (This requirement has been included in the below conditions of approval).

Additional conditions have also been included to address termination of the parking agreement, lighting of the parking lot, security monitoring, and signage at both the parking lot and restaurant location. The Planning Commission and City Council has the option to modify the below conditions as warranted to mitigate any potential impacts of the parking plan or to implement the requirements of the Municipal Code.

For additional details please see the below findings and conditions, attachments, and enclosed plans. Public correspondence is included as Attachment C.

FINDINGS AND CONDITIONS:

Findings:

1. That the proposed use is permitted as an allowable use in the C (Commercial) zone and Orange Avenue Corridor Specific Plan and is consistent with the Orange Avenue Corridor Specific Plan, the Coronado Zoning Ordinance, General Plan, and Local Coastal Program;
2. That the proposed Joint Use Parking Plan is consistent with section 86.58.210 of the Coronado Municipal Code regarding Joint Use;
3. That joint use parking is an efficient use of parking spaces which otherwise would remain vacant in the evening hours;
4. That the proposed use at the subject location will provide a facility that will contribute to the general revitalization of the commercial zone;
5. That the use will not be detrimental to the health, safety or general welfare of persons residing or working in the general vicinity, since conditions have been imposed to eliminate or mitigate any inadequacies contained in the development plan;
6. That the use will not be injurious to property or improvements in the vicinity since conditions have been imposed to eliminate or mitigate any inadequacies contained in the development plan;
7. That the design of the development and the proposed improvement will not cause significant environmental damage or substantially and unavoidably injure fish or wildlife or their habitat and is Categorical Exempt from environmental review according to the California Environmental Quality Act (CEQA), in accordance with Section 15301 Class 1 "Existing Facilities", and Section 15311 Class 11 "Accessory Structures".

BE IT FURTHER RESOLVED that the approval is subject to the following conditions:

Standard Conditions:

1. That prior to building permits being issued for the proposed development, or prior to occupancy or use of the proposed expanded dining area (whichever comes first) a covenant in favor of and to the satisfaction of the City of Coronado shall be prepared, signed by the property OWNER of the restaurant site, and recorded with the County Recorder's Office documenting the conditions of this permit;
2. The permitted uses shall be conducted so as not to cause a public nuisance;
3. At all times during the effective period of this permit, the OWNER shall obtain and maintain in valid force and effect, each and every license and permit required by a governmental agency for the operation of all authorized activity, to include without limitation a valid business license from the City of Coronado;
4. At no time during the effective period of this permit shall the OWNER be delinquent in the payment of property taxes, transient occupancy taxes, or other lawful assessments relating to the property which is the subject of this permit;
5. This permit shall expire within two years after the date of approval unless the OWNER commences the construction of the activity authorized by this permit or the OWNER obtains an extension from the City Council;

6. In the event that any of the conditions of this permit are not satisfied, the CITY shall cause a noticed hearing to be set before the City Council to determine why the City of Coronado should not revoke this permit. In addition, violations of the conditions of this permit may be found to be a public nuisance under Section 86.54.320 of the Coronado Municipal Code and may be subject to abatement proceedings and any other legal or equitable remedy;
7. Upon a showing of compelling public necessity demonstrated at a noticed hearing, the City of Coronado, acting through the City Council, may add, amend, or delete conditions and regulations contained in this permit;
8. Nothing in this permit shall relieve the OWNER from complying with the conditions and regulations generally imposed upon activities similar in nature to the activity authorized by this permit, including the requirement for encroachment permits;
9. Nothing in this permit shall authorize the OWNER to intensify the permitted uses beyond those specifically described in this permit;
10. The OWNER shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify OWNER of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, OWNER shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and OWNER regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the OWNER shall not be required to pay or perform any settlement unless such settlement is approved by OWNER;
11. The City Council decision is final on this date unless a petition of a writ of mandate is timely filed. Pursuant to Code of Civil Procedure Sections 1094.5 and 1094.6, the OWNER is hereby notified that the 90-day period to file a petition to challenge the decision described in this Resolution commences on the effective date of this Resolution.

Additional Conditions:

12. Use of the 500 sq.ft. expanded restaurant floor area for restaurant, drinking, or dining purposes shall be limited to the hours of 6:00 p.m. - 2:30 a.m. Monday - Saturday and 4:00 p.m. - 2:30 a.m. on Sunday;
13. The use of the restaurant interior mezzanine shall be restricted to its originally permitted use as office and storage;
14. Condition no. 8.1.4 of the City of Coronado Commercial Use Permit to allow Nicky Rottens to utilize a portion of the adjoining public sidewalk for outdoor dining purposes requires a licensed, trained and uniformed security guard to patrol the surrounding area of the building from 10:00 p.m. until after closing, or 2:30 a.m. whichever occurs later, on Friday and Saturday evenings and Holidays. Said security guard(s) on the previously described days and times shall also patrol on a regular basis the pedestrian path of travel along Orange Avenue,

First Street, and lengthwise along the alley, between the restaurant and the subject off-site parking spaces;

15. If any of the five joint use off-site parking spaces required under this permit are unavailable, terminates or are otherwise extinguished for any reason, the subject restaurant owner's rights under the Joint Use Parking Plan shall immediately terminate and said restaurant owner shall immediately discontinue the use of the subject 500 sq.ft. expansion area for restaurant, drinking, or dining purposes unless provided written permission by the City;
16. Upon any notification by either the property owner of where the joint use parking spaces are located or by the subject restaurant owner that the parking space lease or rental arrangement is to be terminated, both the property owner and restaurant owner shall provide similar notice to the City. Upon the effective date of the termination notice, the subject restaurant owner's rights under the Joint Use Parking Plan shall immediately terminate and said restaurant owner shall immediately discontinue the use of the subject 500 sq.ft. expansion area for restaurant, drinking, or dining purposes unless provided written permission by the City;
17. The five joint use off-street parking spaces shall be continuously maintained free and unobstructed, with adequate ingress and egress, and not used for any use other than parking of motor vehicles;
18. Each parking space shall be maintained and striped in accordance with the Coronado Municipal Code;

The following conditions shall be fulfilled or accomplished by OWNER to the satisfaction of the City of Coronado prior to building permits being issued for the proposed development, or prior to occupancy or use of the proposed expanded dining area (whichever comes first):

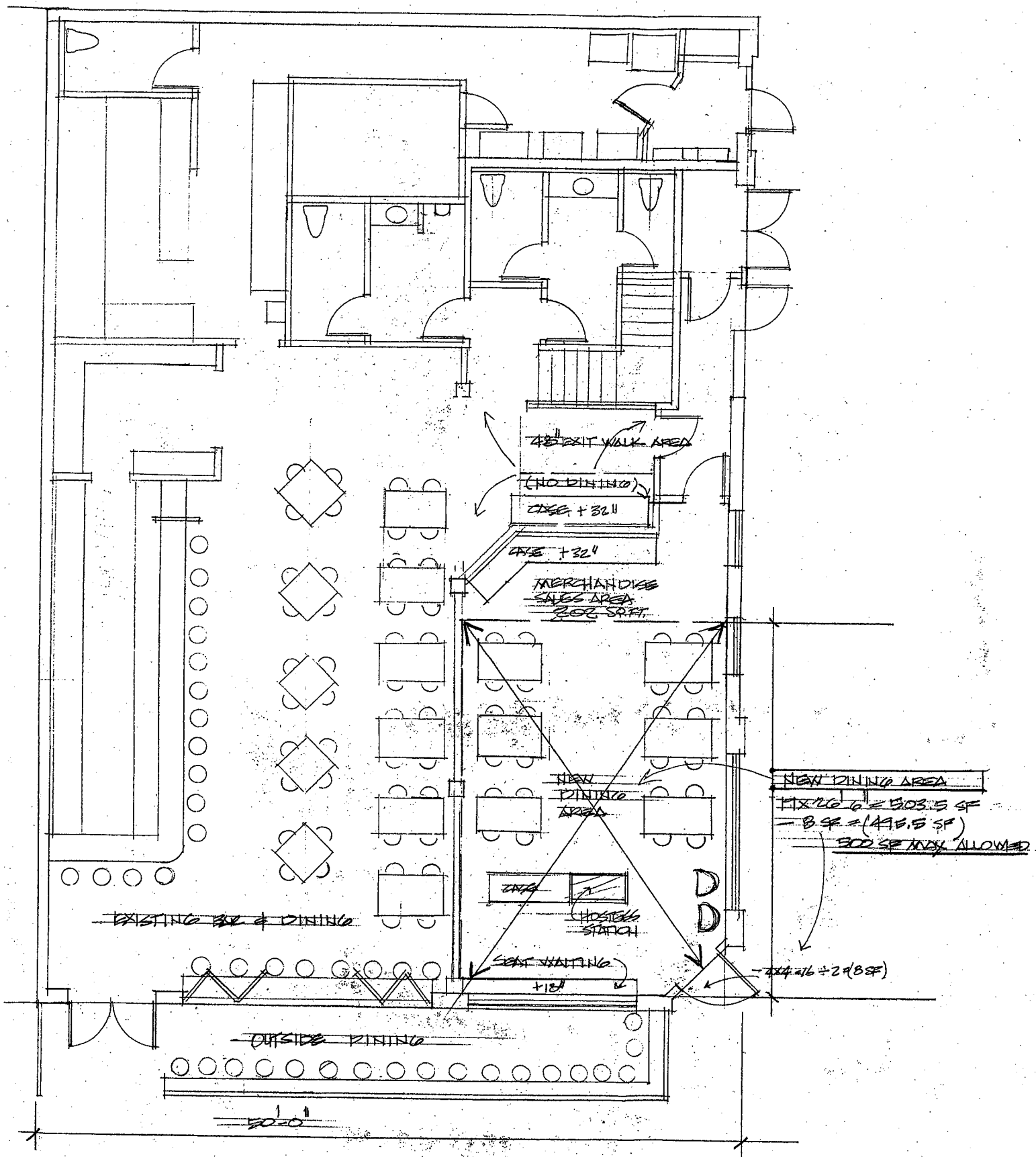
19. In accordance with Municipal Code section 86.58.180, there shall be a recording in the Office of the San Diego County Recorder of a covenant by the property owner of where the parking spaces are located, for the benefit of the City, in the form first approved by the City, that such owner or owners will continue to maintain said five joint use parking spaces so long as the subject restaurant dining use is maintained within the City. The parking covenant shall comply with all provisions of the Coronado Municipal Code;
20. Exterior lighting shall be installed and maintained to adequately illuminate the joint use parking lot and lighting shall be directed away from any adjacent residential use;
21. Signage shall be installed and maintained at the subject restaurant hostess station and at the joint use parking lot site, to identify that the parking lot is available for patrons of the restaurant during the hours of 6:00 p.m. - 2:30 a.m. Monday - Saturday and 4:00 p.m. - 2:30 a.m. on Sunday.

Attachments: A) Floor & Site Plans
B) Application
C) Public correspondence

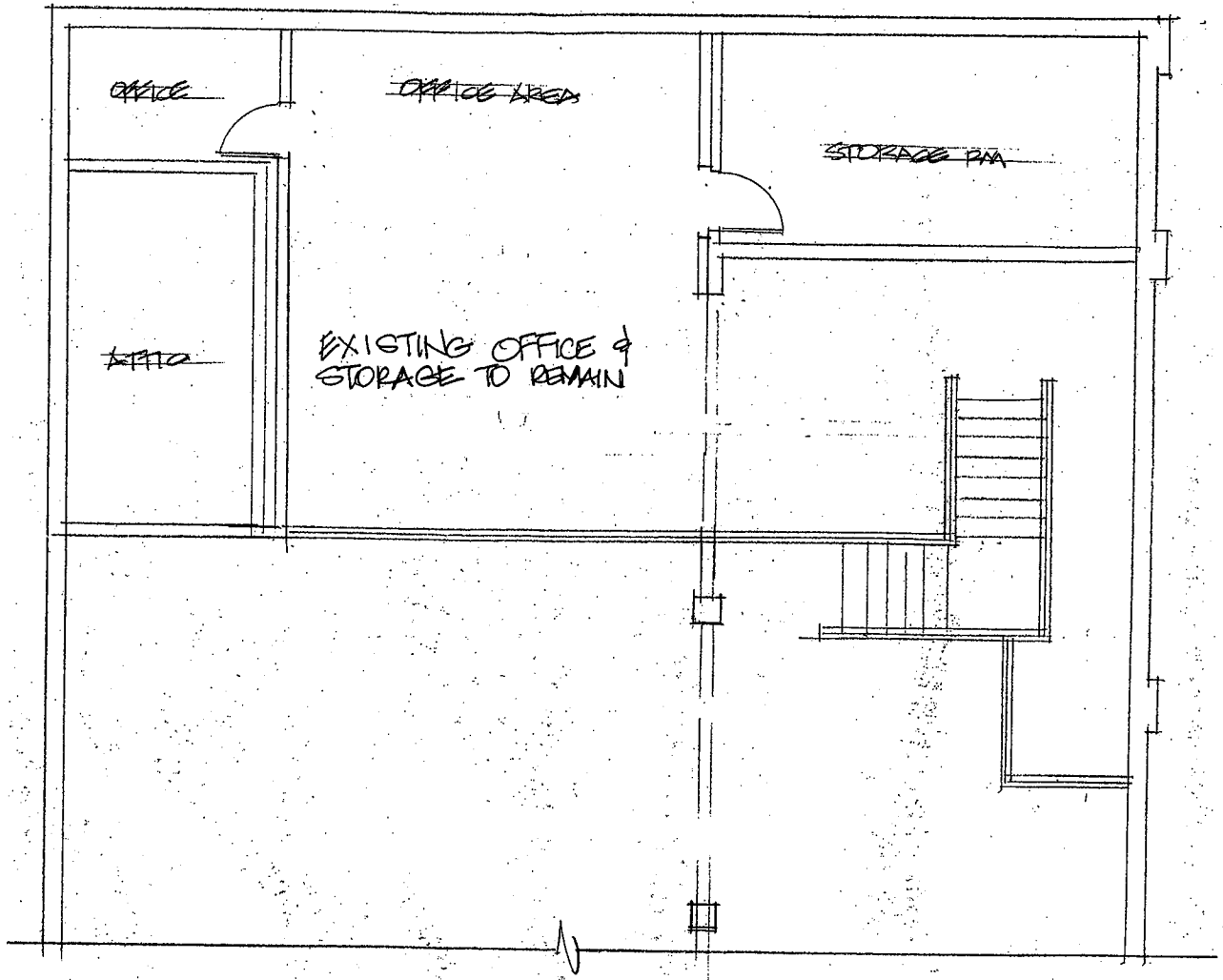
Enclosures: Full size floor plans

i:\staff\peter\s u p & parking_plan\pc2011-04 nicky rottens\nicky rottens parking plan pc pc 2011-04 - 120711 (jnc rev).docx

ATTACHMENT A



PROPOSED FLOOR PLAN 1/4"=1'-0"



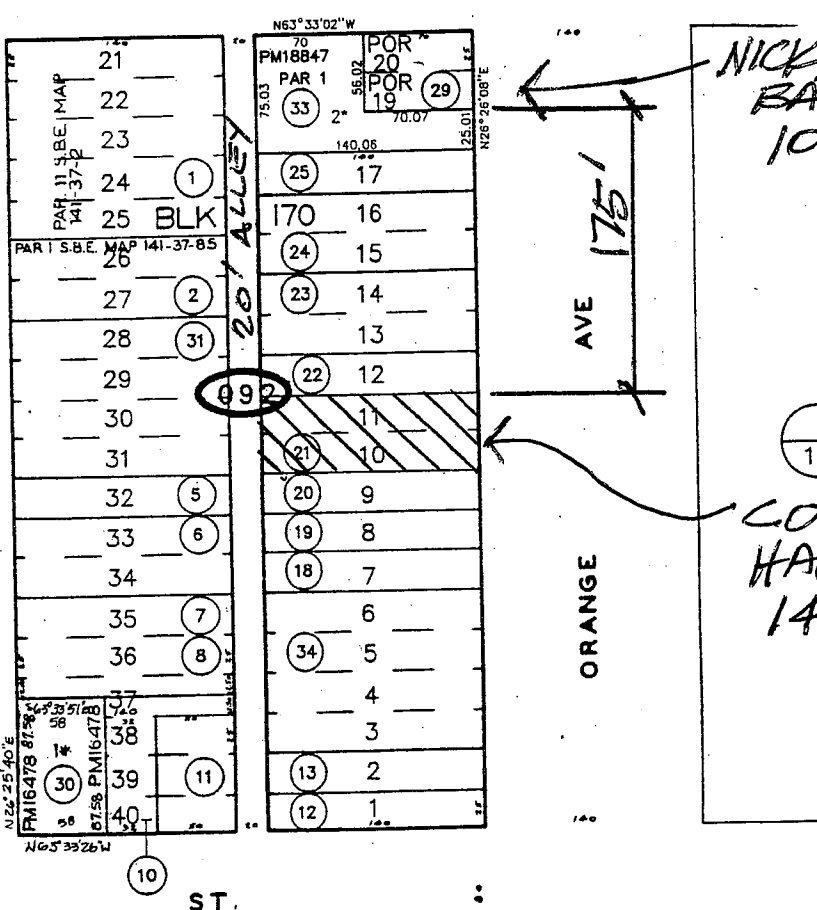
OPEN MEZZANINE FLOOR PLAN 4/21/01

NOTE: 100 ORANGE AVENUE
PROPOSED DINING HOURS OF OPERATION:
MONDAY - SATURDAY: 6PM - CLOSING (2AM)
SUNDAY: 4PM - CLOSING (2AM)
(SIGNAGE WILL BE POSTED)

536-09
SHT 1 OF 2



11
SHT 1



*NICKY ROTTENS
BAR & GRILL
100 & 104*

*CORONADO
HARDWARE
140*

06/06/06 JAM ✓

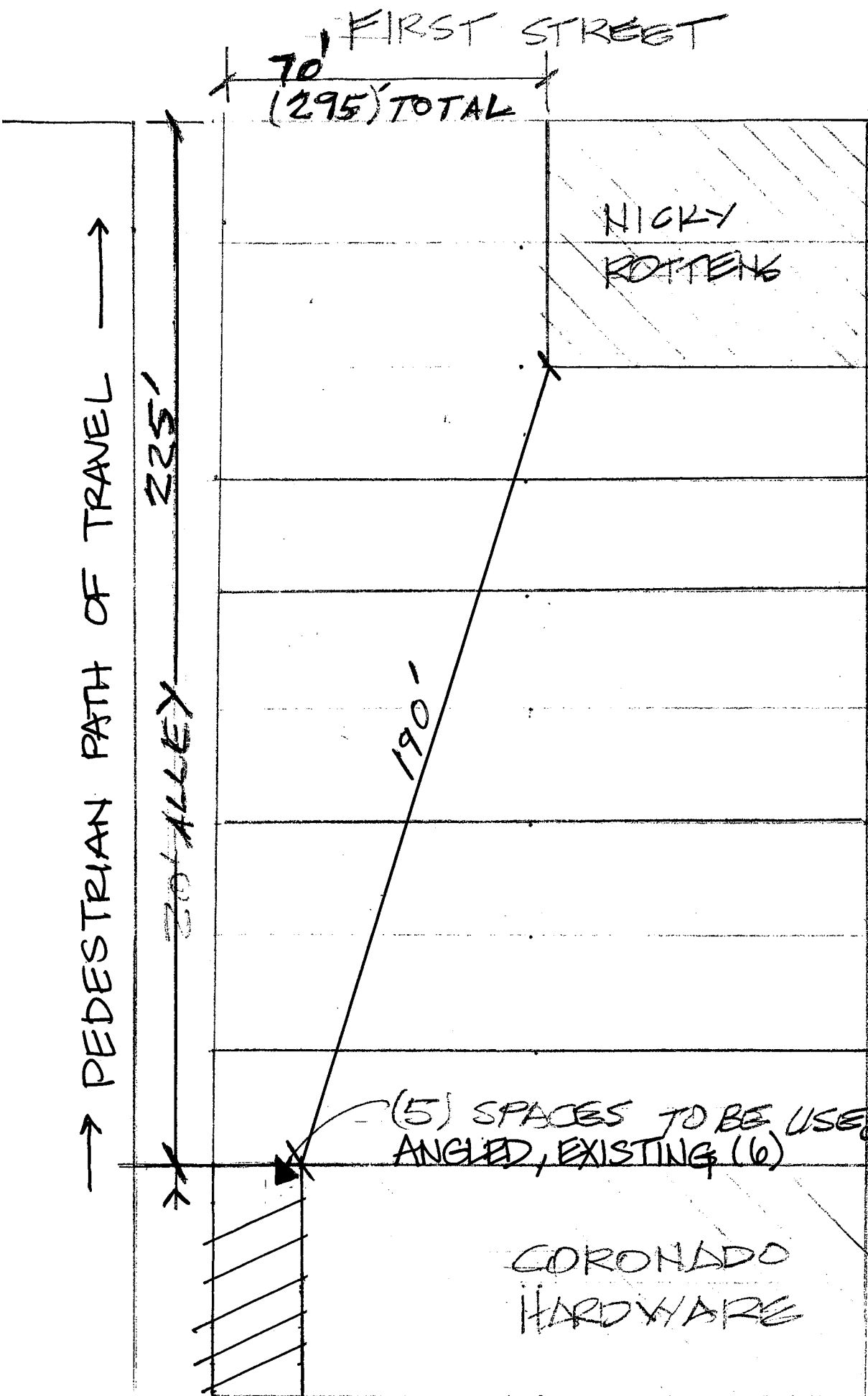
CHANGES				
BLK	OLD	NEW/IR	CUT	
092	26&27	32	64	672
092	30	CONDO	93	567
092	28&32	33	02	1384
092	33	SAME & CONDO	05	594
092	14-17	34	06	2100

1* CONDO
CROWN VIEW
DOC92-575471
(SEE SHT 2)

2* CONDO
HARBORVIEW LOFTS
DOC04-597810
(SEE SHT 2)

ONLY. NO LIABILITY IS
ASSESSOR'S PARCELS
BUILDING ORDINANCES.

MAP 376 - CORONADO BEACH SOUTH ISLAND
ROS 18884



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NOV 21 2011

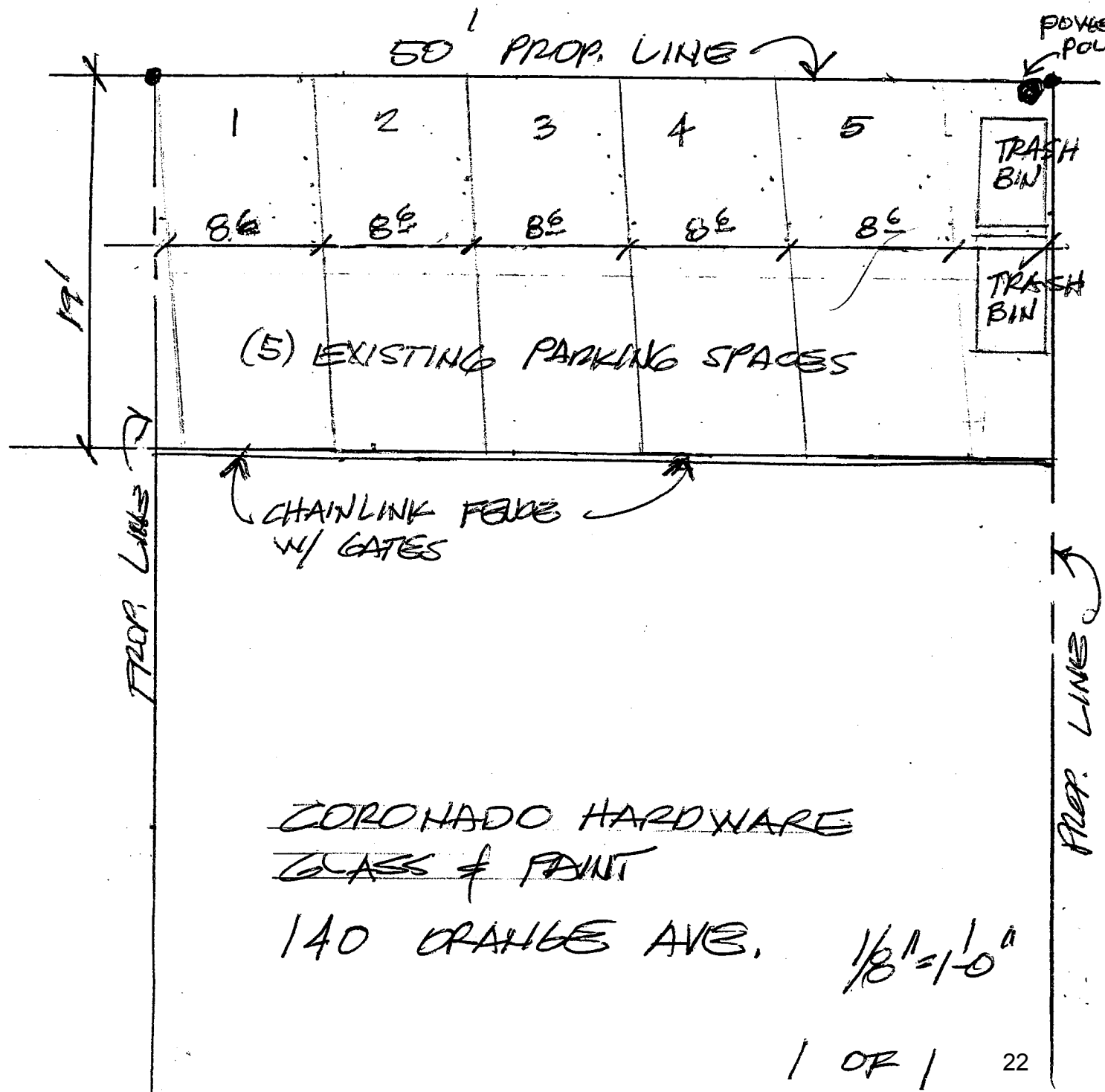
COMMUNITY DEVELOPMENT DEPT
CITY OF CORONADO

ADDITIONAL
PARKING
LOCATION
MAP.

20' ALLEY

50' PROP. LINE

POWER POLE



(5) EXISTING PARKING SPACES

CHAINLINK FENCE W/ GATES

CORONADO HARDWARE
GLASS & PAINT

140 ORANGE AVE.

1/8" = 1'-0"

1 OF 1

ATTACHMENT B



RECEIVED

CITY OF CORONADO
UNIFIED APPLICATION FORM

NOV 04 2011

PLEASE PRINT OR TYPE

COMMUNITY DEVELOPMENT DEPT
CITY OF CORONADO

1. Applicant's Information:

Name: Nicky Rottens Investment Group
Company: Nicky Rottens Bar & Burger Joint
Address: 100-104 Orange Avenue
Number Street
Coronado CA 92118
City State Zip Code
Phone No: (619) 248-4148
Fax No: _____
E-Mail: tim@aarongrp.com

2. Applicant's Representative Information:

Name: Karen Finch
Company: Coronado Chamber of Commerce
Address: 875 Orange Avenue
Number Street
Coronado CA 92118
City State Zip Code
Phone No: (619) 435-9260 ext.203
Fax No: (619) 522-6577
E-Mail: Karen@coronadochamber.com

3. Project Address 100 Orange Avenue APN# 53609229
EASTERLY 70' LOTS 19420 BLK 170 CORONADO BEACH, SOUTH ISLAND MAP 376
Lots Block Subdivision Address

4. Is this proposed project within 1,000 feet of a Navy Base? Yes No

5. Applicant's description of request and reason therefore:

SIE ATTACHED

6. Applicant's Signature:

[Signature]
Signature of Property Owner: [Signature]

CITY USE ONLY BELOW THIS LINE

Zone Change	General Plan Amendment	Amendment	EIR Process Required		Lot Line Adjustment	Subdivision		JOINT USE PARKING PC PLAN Variance	Special Use Permit		Special Application	Coastal Commission Required		Design Review Required	
			YES	NO		<input type="checkbox"/> Major	<input type="checkbox"/> Minor		<input type="checkbox"/> Major	<input type="checkbox"/> Minor		YES	NO	YES	NO
								X							

Zone: C/OACSP

Outstanding or previous variance? Yes No

Previous File No. (if any) _____

<u>[Signature]</u>	\$ <u>1130.-</u>	2011-04	File No.
Received By	Amt. of Fee		
<u>2/28/11</u>	<u>40551</u>		
Date Rec'd	Receipt No.		

ORIGINAL PAYMENT

**PARKING PLAN FOR CONSIDERATION
Nicky Rottens Bar & Burger Joint
100 Orange Avenue Retail Space Use Change**

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NOV 21 2011

COMMUNITY DEVELOPMENT DEPT
CITY OF CORONADO

Location of Proposed Parking:

Coronado Hardware Glass & Paint
140 Orange Avenue – Alley

Dimension/Sizes of Parking:

5 Parking Spaces
8'6" x 19' each

Dimensions of Retail Space 100 Orange Avenue:

Total Area 703 sq. ft.
202 sq. ft. to remain Retail Use/Merchandise Display Case.
495.5 sq. ft. proposed new dining area.

Coronado Hardware Hours of Operation:

Monday-Saturday: 8 AM – 6 PM
Sunday: 8 AM – 4 PM

NR 100 Orange Avenue Proposed Dining Hours of Operation:

Monday-Saturday: 6 PM – Closing (2 AM)
Sunday: 4 PM – Closing (2 AM)

Nicky Rottens Ownership understands 100 Orange Avenue dining area can only be open for dining during the times listed above, when Coronado Hardware store is closed.

Parking Covenant:

Property Owners will enter into a covenant agreement regarding parking in accordance with the City of Coronado Municipal Code 86.58.180. ATTACHED

Proposed Parking Plan:

ATTACHED

Proposed Signage Indicating Additional Parking Available:

Parking signage will be located at multiple locations, including but not limited to the hostess stand(s); Stand with signage at doorway of 100 Orange Avenue specifying hours of operation for that specific space; Advertised on website as well as verbally indicated to those who call for reservations.

Pedestrian Path of Travel to nearest building point:

From the alley side parking at 140 Orange Avenue towards First Street sidewalk and the nearest building point is 295'.

Note: This is within one city block, same side of street, paved and easily accessible with zero lot lines. There is no direct access to Orange Avenue from the parking space sublease at 140 Orange Avenue. However, due to the City's General Plan Parking Goals of "Joint Use Agreement" and "Common Facilities" provision of the Municipal Code where sharing parking uses at or near the facility act as an incentive for efficient use of land between day and night time business hours, where one business closes and the other business picks up that parking use – is a win-win for all.

It is understood one parking space is required per 100 sq. ft. of new dining area. The owners will continue to sell retail in the 100 Orange Avenue space with a minimum of 202 sq. ft. fixed/merchandise display case which is detailed on the floor plan.

Mezzanine Area:

At this time, NO portion of the mezzanine will be altered in any way. The space will remain dry storage, staff lounge and office area. Tables and chairs to remain. All other tables and chairs will be moved into the 100 Orange Avenue retail/proposed dining area. Stairs will be continued to be roped off.

Page two,
PARKING PLAN FOR CONSIDERATION
Nicky Rottens Bar & Burger Joint
100 Orange Avenue Retail Space Use Change

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NOV 21 2011

COMMUNITY DEVELOPMENT DEPT.
CITY OF CORONADO

Background, Coronado General Plan & Orange Avenue Specific Plan related to Parking:

There is an opportunity for Nicky Rottens to enhance their value of service by extending their dining area into the adjoining property of 100-104 Orange Avenue. This is a natural progression as the two spaces were once one restaurant and prior to that a supermarket.

The following is taken directly from *Chapter D of the Parking Element from the Coronado General Plan*:

The private sector (business owners) shares a common interest for parking resources and can coordinate accordingly. The provision of adequate parking for this project is a prime example where a cooperative conclusion is appropriate.

The City utilizes various incentives to encourage private actions that lead to achievement of the City's parking goals. The "joint use agreement" concept for sharing parking facilities between day and night time uses, and the "common facilities" provision of the Municipal Code which permits one parking facility to be shared by multiple land uses at or near the facility, act as an incentive to the efficient use of City land area for the provision of parking facilities and the reduction thereby of the land area in Coronado utilized solely for such purposes.

In order to assure an economically viable and healthy commercial district in the 100 block of Orange Avenue, the existing public parking lot (First Street at D Avenue) across the street supplies parking spaces that can best utilize and efficiently manage the minimal parking needs of Nicky Rottens increased use-change (431 sq. ft. restaurant use, 182 sq. ft. retail use) at 100 Orange Avenue.

II-D9 The public parking lot at the Landing Condominium Complex states: "This site should be signed to allow three hour customer and employee parking for the Limited Commercial area, for use by guests staying at the "Landing" complex, and for users of the City and San Diego Unified Port District complex of parks and beaches. No parking should be allowed in this lot between 2 AM and 5 AM. The developer of the Landing condominium complex has provided this public lot in order to comply with a condition of the Landing project's special use permit."

Appendix B, City Controlled Commercial Parking #2 Objective is to relocate long term employee parking away from Orange Avenue to presently under utilized locations.

The possibility of valet parking was researched and investigated thoroughly. Valet parking would like to be eventually proposed at the Albertsons parking lot, once the existing Resolution is withdrawn.

II-D8 Allowing required parking to, under certain circumstances, be valet parking, can also serve as an encouragement for commercial projects to provide more parking than other wise possible. ** "Valet parking normally should not be encouraged due to the inconvenience, added cost and regulation problems involved with such operations."

Nicky Rottens is not considered a take out restaurant and does not require a special use permit. Per the parking goals of the general plan, the "after hours" excess parking at the existing commercial establishment (Coronado Hardware Glass & Paint) provides adequate parking in a functional and unobtrusive manner in this private partnership.

This project is consistent with the general plan.

ATTACHMENT C

Denise L. Schwab
PO Box 180626
Coronado, CA 92178

RECEIVED

DEC 05 2011

COMMUNITY DEVELOPMENT DEPT.
CITY OF CORONADO

November 29, 2011

City of Coronado
Planning Commission
1825 Strand Way
Coronado, CA 92118

Dear Planning Commissioners:

I am a long-time resident of our City and am writing to express my full support for the proposed parking plan for *Nicky Rottens Bar & Burger Joint* at 100-104 Orange Avenue.

I understand this is a unique property and it's been a challenge to meet the parking requirements. My understanding is the only way *Nicky Rottens* will be permitted to utilize 100 Orange Avenue for dining-use is to submit a parking plan in accordance with the requirements in the *Orange Avenue Specific Plan* related to a use change.

As an individual who works near and is familiar with the First Street end of town, there is public parking across the street from *Nicky Rottens* at the "Landing" complex. This lot was provided as a public lot in order to comply with a condition of the project's special use permit. This public parking should be ample for the needs of *Nicky Rottens* operating 100 Orange Avenue as a dining-use for all day operations. This should be something the City Council would take under consideration for future action.

By approving the proposed parking plan for *Nicky Rottens*, you are adding to the economic viability and health of our commercial districts. Everyone in our City would benefit from the increased sales tax revenue and general foot traffic increase for the 100 block of Orange Avenue.

I urge you to allow parking in the alley at *Coronado Hardware*, 140 Orange Avenue in the 5 spaces that can be used as efficiently as possible with this under-utilized parking after hours.

Sincerely,



Denise Schwab

December 1, 2011

SIGNATURES BY 10/13/11

dec. 13, 2011

City of Coronado
Planning Commission
1825 Strand Way
Coronado, CA 92118

RE: Support of Nicky Rottens Bar & Burger Joint, Proposed Parking Plan

Dear Planning Commissioners:

We, the patrons of Nicky Rottens Bar & Burger Joint, as well as residents of Coronado, would like to express our full support for the proposed parking plan for Nicky Rottens Bar & Burger Joint at 100-104 Orange Avenue.

We are of the opinion there is adequate parking to accommodate the additional use of 500 sq. ft. of dining-use at 100 Orange Avenue.

By approving the proposed parking plan for Nicky Rottens, you are adding to the economic viability of the entire 100 Orange Avenue block. This minimal and non-intrusive parking plan is a win-win for all. We urge you to allow parking in the alley at Coronado Hardware, 140 Orange Avenue in the 5 spaces that can be used as efficiently as possible with this under-utilized parking after hours.

Sincerely,

Residents of Coronado

Print Name

Coronado Address

MARIA STEWARD	374 ORANGE AVE
Don Wheeler	1517 Second ST B210
KAILEY BYRON	419 ORANGE AVE
ANDREW BYRON	419 ORANGE AVE
Deborah Sperimen	1810 Avenida del Mundo #605
Tim Ledesma	Coronado Shores
Elliot Rodriguez	Coronado Shores

Print Name

Coronado Address

Philip N. PAPACCIO	1099 FIRST ST. #113	92118
Michelle Miller	1152 orange AVE	Coronado CA 92118
Shawn Fidler	Fiddlers Cove Marina #48	850-217-9044
Stuart Keller	333 G Avenue	92118
Desree Boyle	297 Orange Ave	Apt 4
Terence Kracht	620 Coronado Ave	
Sean Kennedy	568 B Avenue	
Tanya Boucher	340 A Avenue	
Ron Boucher	340 A Avenue	
Valerie Johnson	1099-1 st St	#113
LIN ARTNOWSKA	935 A AVE	
Bobby Wenzelbacher	358 J AVE	
CHAD CLEGG	358 J AVE	
JOHN BLOCK	NAB	
BILLY KEATINGE	358 J AVE	
Lynn Cihak Zier	1107 Adella Ave	437-0459
John Wenzelbacher	84 E #14	
Deborah M Fitzgerald	410 6 th ST	
Erin Fitzgerald	410 6 th ST	
Ken Fitzgerald	763 C Avenue	
Eric Dawson	511 10 th Street	

Printed Name	Coronado Address	Signature
BRIAN ELWOOD	USS RONALD REAGAN	[Signature]
ROBERT JUNST	44 Kingston Ct	[Signature]
MICHELLE JUNST	44 Kingston Ct	[Signature]
MICHAEL DAVIS	555 ORANGE AVE	[Signature]
DOUGLAS Cummings	1415 2 nd St	[Signature]
Lana Foley	1415 2 nd St.	[Signature]
MARGAN MELHORN	1415 2 nd St.	[Signature]
JENNIFER LUTHER	640 Pomona	[Signature]
Stephanie Sailer	200 ORANGE AVE #104	Stephanie Sailer
[Signature]	511 C AVE Coronado Ct 92118	[Signature]
[Signature]	761 F AVE	RICHARD BURRESS
[Signature]	6169 Lake Murray	John Worthington
[Signature]	6169 Lake Murray Blvd	Todd Fiore
[Signature]	6 th St	[Signature]
DEANNA PETERSEN-ASKREN	1099 First St #201	Deanna Petersen Askren
Merlin Gayle Askren	1099 1st St. #201	Merlin Gayle Askren
Ronnie Abrams	1725 Montecicelyve.	Coronado CA 92118
Richard Abrams	"	92118
DARY PEARSON	336 J AVE	Coronado 92118
Sasha Bantari	336 J AVE	Coronado 92118
Barbara Holman	98 TRINIDAD Bend	Coronado 92118
[Signature]	98 TRINIDAD Bend	Coronado 92118
Charles Z. Fowler	510 J AVE	CORONADO, 92118
Eileen Brotman White	17 Gingertree Lane	Coronado, 92118
Charles E. White	17 Gingertree Lane	Coronado, 92118
Martha Brotman	84.5 E AVE #B	Coronado 92118

Printed Name

Coronado Address

Signature

Shawn Ryan

NAB Coronado

ANTHONY

NAB CORONADO

Joe Fallon

1030 Glorietta Blvd

KATY Fallon

1030 Glorietta Blvd

TOM JACKIE DEARO

Coronado

BEN VAUGHAN

503 9TH ST

Dave Vogelgesang

903 Cline Ave

Tedd Fruehauf

1810 Avenida Del Mundo

Pete Slaughter

178 C ave

Paulette Fennello

178 C ave

BOB, CESP

NAB Coronado

KOUC, JOHN

NAB CORONADO

Barb Cahow

187 C Ave.

Robert E Rochford III

517 F Ave

CHRISTINE ROCHFORD

CANTON

511 NINTA ST

Robert Rochford JR

517 F AVE

KATHY + STEVE MORAN

BOB STEVEN

1099 1ST

Dennie McClay

275 C AVE

Tom Paul

1ST AVE

Seremy Metzler

738 D ST

Lauren Reina

December 1, 2011

City of Coronado
Planning Commission
1825 Strand Way
Coronado, CA 92118

RE: Support of Nicky Rottens Bar & Burger Joint, Proposed Parking Plan

Dear Planning Commissioners:

We, the patrons of Nicky Rottens Bar & Burger Joint, as well as residents of Coronado, would like to express our full support for the proposed parking plan for Nicky Rottens Bar & Burger Joint at 100-104 Orange Avenue.

We are of the opinion there is adequate parking to accommodate the additional use of 500 sq. ft. of dining-use at 100 Orange Avenue.

By approving the proposed parking plan for Nicky Rottens, you are adding to the economic viability of the entire 100 Orange Avenue block. This minimal and non-intrusive parking plan is a win-win for all. We urge you to allow parking in the alley at Coronado Hardware, 140 Orange Avenue in the 5 spaces that can be used as efficiently as possible with this under-utilized parking after hours.

Sincerely,

Residents of Coronado

Print Name

Coronado Address

HILARY & DIANE DORAN 1419 1ST ST.

PHILLIP MANTON 955 BALBOA

HILARY B. DORAN, JR
1419 First Street
Coronado, CA 92118

December 5, 2011

City of Coronado
Planning Commission
1825 Strand Way
Coronado, CA 92118

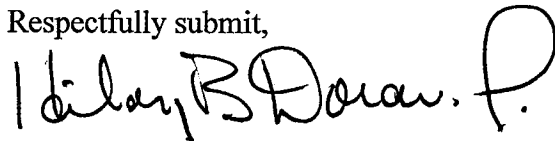
Dear Commissioners:

As a neighbor and patron of Nicky Rottens Bar and Burger Joint, I would like to urge you to grant the proposed parking plan that is before you.

In my opinion this business has been a blessing and valuable addition to our end of town, and the owners have spent a lot of money to provide a first class eating establishment to Coronado. When entrepreneurs all over this country are being put under pressure by the federal government, by politicians and by overly strict bureaucrats, I hope you find it your hearts to approve this plan and let this business continue to grow and make a profit.

I realize your job is difficult and you have to weigh and balance many factors in reaching a decision. Hopefully you will be able to strike a blow in favor of the small business owner and grant their request.

Respectfully submit,

A handwritten signature in black ink that reads "Hilary B. Doran, Jr." with a stylized flourish at the end.

Hilary B. Doran, Jr.

December 5, 2011

Re: Petition for Expansion, Nicky Rottens

Dear sir or madam:

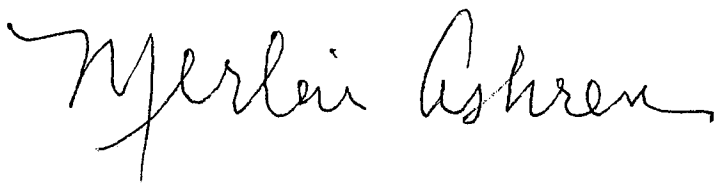
My name is Merlin Askren. My wife and I live at 1099 1st Street, Unit 201 (The Landing). Our unit is on the 1st Street side and faces the establishment known as Nicky Rottens. We have resided at this address since before the opening of the establishment last summer. At no time have I been aware of any nuisance caused by the existence and operation of Nicky Rottens.

I met Tim Aaron, its owner, shortly after the opening. He has been personally present each time I have gone there for lunch or dinner. Accordingly I believe him to be a serious hands-on proprietor. He maintains close supervision over all aspects of his business. If he were permitted to expand into the area formerly occupied by a Laundromat, I believe this would be equally well managed.

I was formerly an Administrative Law Judge for the State of California. During that tenure, I had occasion to preside over hearings concerning protests by the community against issuance or modification of ABC permitted premises. In my view this establishment is no threat to the peace and quiet of our community. Because I live right across the street from Nicky Rottens I would be able to observe it if there were any disturbance caused by the establishment. There has been no disturbance whatever.

I support Mr. Aaron in his application to expand into the Laundromat space adjacent to his present area.

Sincerely,

A handwritten signature in black ink that reads "Merlin Askren". The signature is written in a cursive style with a large, sweeping initial 'M'.