



**CITY OF CORONADO
COMMUNITY DEVELOPMENT**

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January 08, 2025

PERMITEE: SERGIO A. PERALTA
DESIGN REVIEW No.: DR2024-23
PROPERTY: 1020 FIRST STREET, CORONADO
APN: 536-092-33-02

FORM OF DECISION

At its regularly scheduled meeting of January 08, 2024, the Design Review Commission (DRC) approved the above-mentioned request, as designed. This request for Design Review is for an exterior remodel at an existing multi-family structure located at 1020 First Street in the Commercial Zone. This permit authorizes the exterior remodel related to the existing residential building pursuant to Chapter 80.00 of the Coronado Municipal Code (CMC).

The project includes an exterior remodel of the building, enclosing a portion of the third-story front patio and the entirety of the rear patio. A total of 98.6 square feet are proposed to be enclosed. The exterior remodel will enclose a portion of the existing third floor patio to be flush with the existing façade, sliding glass doors will make up the majority of the new façade facing First Street. The third-story balcony at the rear of the building is proposed to be enclosed and replaced with a single window, matching those used in the front of the unit. All new siding will be stucco in white to match the existing structure.

DESIGN REVIEW EXPIRATION: This Design Review approval expires on January 08, 2028 (three years from the date of approval except where construction or use of the property in reliance on such Design Review approval has commenced prior to its expiration).

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions shall be established before the property can be used in reliance upon this approved Design Review permit.

1. The applicant/owner must follow the plans approved by the Design Review Commission on January 08, 2025. Any changes from those plans must be submitted to the Community Development Department for review to determine if the project is required to go back before the Commission for the proposed amendments;
2. The Owner shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from and against 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 the 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, the 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 the Owner.

3. That this approved design shall expire if substantial work on the project has not commenced within three years of the date of Design Review Commission approval;
4. No new or replacement mechanical equipment shall be installed within required setbacks in accordance with CMC 86.56.120;
5. All mechanical equipment, whether mounted on the roof or ground, shall be screened from view. Utility meters and equipment should be placed in locations that are not exposed to view from the street or they shall be suitably screened. All screening devices are to be compatible with the architecture and color of the adjacent buildings;
6. All conditions of approval imposed by the Design Review Commission include compliance with all applicable zoning, subdivision, and sign ordinances per CMC Section 80.00.130.

Revised project plans incorporating Design Review Commission's conditions for approval must comply with all applicable zoning, subdivision, and sign ordinances in effect at the time the plans are submitted for building permit plan check.

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NOTICE: PLEASE NOTE THAT PRIOR TO THE COMMENCEMENT OF ANY PROPOSED IMPROVEMENTS, A BUILDING PERMIT FROM THE CITY IS REQUIRED. THE ISSUANCE OF THIS PERMIT BY THE CITY OF CORONADO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301(a) pertaining to alterations to existing structures.

APPEAL PROCEDURE: Please be advised that any person may appeal a decision of the DRC to the City Council by filing a written notice of appeal with the City Clerk within ten (10) days of a decision of the Commission. If you have any questions regarding this matter, please contact the Department of Community Development at (619) 522-7344.

BY:

Kirk Fatland, Associate Planner

cc: Sergio Peralta, Peralta Design Group; 22220 Otay Lakes Rd. Suite 502, Chula Vista, CA, 91915

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