



CITY OF CORONADO

**Minutes of the City of Coronado
Planning and Design Commission**

**February 10, 2026 03:00 PM
Coronado City Hall Council Chamber
1825 Strand Way
Coronado, California 92118**

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

Present: Chair Metzger, Commissioner Cavanaugh, Commissioner Godwin,
Commissioner Goot and Commissioner Stein

Absent: None

Also Present: Director Grunow, Deputy City Attorney Steinke, Principal Planner Brown,
Associate Planner Fatland and Administrative Coordinator De Vera

1. CALL TO ORDER AND ROLL CALL

The Regular Meeting of the Planning and Design Commission was called to order at 3:00 p.m. on Tuesday, February 10, 2026 in the City Council Chamber at City Hall with Chair Metzger presiding.

2. PLEDGE OF ALLEGIANCE

Chair Metzger led the Pledge of Allegiance.

3. ORAL COMMUNICATIONS

Oral Communications were held. No online public comments were submitted and no members of the public spoke.

4. CONSENT CALENDAR

4.a Approval of the Minutes of the Regular Meeting of January 13, 2026.

Motion made by: Commissioner Cavanaugh

Seconded by: Commissioner Stein

Approve the Minutes of the Regular Meeting of January 13, 2026.

Yes (5): Chair Metzger, Commissioner Cavanaugh, Commissioner Godwin, Commissioner Goot, and Commissioner Stein

Motion Carried

5. DEPARTMENT REPORTS

6. PUBLIC HEARINGS

6.a 832-838 C Avenue (PC 2025-14) – Request for a One-Lot Tentative Map To Allow For Condominium Ownership of Four Residential Units and Determination that the Project is Categorically Exempt from the California Environmental Quality Act Guidelines Section 15332.

Chair Metzger disclosed owning property within 500 to 1,000 feet of the property that is the subject of this decision. He conducted the analysis set out in FPPC Regulation 18702.2 and determined that he does not have a conflict of interest. Therefore, he participated in this item.

Chair Metzger also disclosed that he visited the property.

Kirk Fatland, Associate Planner, presented the staff report utilizing a PowerPoint and was available for Commission questions.

Rome Ventura, Applicant, was present and available for Commission questions.

Oral Communications were held. No online public comments were submitted and no members of the public spoke.

Commission discussion was held.

Motion made by: Commissioner Cavanaugh

Seconded by: Commissioner Goot

Adopt the resolution recommending City Council approve project PC 2025-14 at 832-838 C Avenue with the stated findings and conditions and determine that the project is categorically exempt from CEQA.

Yes (5): Chair Metzger, Commissioner Cavanaugh, Commissioner Godwin, Commissioner Goot, and Commissioner Stein

Motion Carried

6.b 1033 B Avenue (DR 2025-31) – Request for Exterior Design Approval for New Signage and that the Project is Categorically Exempt from the California Environmental Quality Act Guidelines Section 15311(a).

Chair Metzger disclosed owning property within 500 to 1,000 feet of the property that is the subject of this decision. He conducted the analysis set out in FPPC Regulation 18702.2 and determined that he does not have a conflict of interest. Therefore, he participated in this item.

Commissioner Godwin disclosed that she has been by the property.

Jesse Brown, Principal Planner, presented the staff report utilizing a PowerPoint and was available for Commission questions.

Mallory Garcia, Applicant's Representative, was present and available for Commission questions.

Oral Communications were held. No online public comments were submitted and no members of the public spoke.

Commission discussion was held.

Motion made by: Commissioner Goot

Seconded by: Commissioner Cavanaugh

Adopt staff recommendations and approve project DR 2025-31 at 1033 B Avenue, subject to the conditions stated in the draft decision letter.

Yes (5): Chair Metzger, Commissioner Cavanaugh, Commissioner Godwin, Commissioner Goot, and Commissioner Stein

Motion Carried

Appeal period was noted.

6.c 522 Fifth Street (DR 2025-33) – Request for Floor Area Ratio Design Feature Points to Construct a Single-Family Dwelling and that the Project is Categorically Exempt from the California Environmental Quality Act Guidelines Section 15303(a).

Commissioner Stein disclosed owning property within 500 to 1,000 feet of the property that is the subject of this decision. He conducted the analysis set out in FPPC Regulation 18702.2 and determined that he does not have a conflict of interest. Therefore, he participated in this item.

Chair Metzger disclosed he did a site visit.

Jesse Brown, Principal Planner, presented the staff report utilizing a PowerPoint and was available for Commission questions.

Dorian Lytle, Designer, was present and available for Commission questions.

Oral Communications were held. No online public comments were submitted and no members of the public spoke.

Commission discussion was held.

Motion made by: Commissioner Goot

Seconded by: Commissioner Cavanaugh

Adopt staff recommendations and approve project DR 2025-33 at 522 Fifth Street, subject to the conditions stated in the draft decision letter.

Yes (5): Chair Metzger, Commissioner Cavanaugh, Commissioner Godwin, Commissioner Goot, and Commissioner Stein

Motion Carried

Appeal period was noted.

6.d 1613 Miguel Avenue (DR 2025-34) – Request for Floor Area Ratio Design Feature Points to Construct a Single-Family Dwelling and that the Project is Categorically Exempt from the California Environmental Quality Act Guidelines Section 15303(a).

Attachment 4

Kirk Fatland, Associate Planner, presented the staff report utilizing a PowerPoint and was available for Commission questions.

Ricardo Alvarez, Applicant's Representative, was present and available for Commission questions.

Oral Communications were held. No online public comments were submitted and no members of the public spoke.

Commission discussion was held.

Motion made by: Commissioner Stein

Seconded by: Commissioner Godwin

Adopt staff recommendations and approve project DR 2025-34 at 1613 Miguel Avenue, subject to the conditions stated in the draft decision letter.

Yes (5): Chair Metzger, Commissioner Cavanaugh, Commissioner Godwin, Commissioner Goot, and Commissioner Stein

Motion Carried

Appeal period was noted.

7. GENERAL BUSINESS

7.a Election of Officers - Chair and Vice Chair

Chair Metzger introduced the item and Commission discussion was held.

Motion made by: Chair Metzger

Seconded by: Commissioner Stein

Nominate Dana Cavanaugh to be Chair.

Yes (5): Chair Metzger, Commissioner Cavanaugh, Commissioner Godwin, Commissioner Goot, and Commissioner Stein

Motion Carried

Motion made by: Chair Metzger

Seconded by: Commissioner Stein

Nominate Edry Goot to be Vice Chair.

Attachment 4

Yes (5): Chair Metzger, Commissioner Cavanaugh, Commissioner Godwin,
Commissioner Goot, and Commissioner Stein

Motion Carried

8. ADJOURNMENT

Chair Metzger adjourned the Regular Meeting at 3:31 p.m.

APPROVED:

Signed by:

Richard Grunow

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Rich Grunow, Community Development Director