A G E N D A

CITY OF CORONADO CITY COUNCIL/
THE CITY OF CORONADO ACTING AS THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF CORONADO

Tuesday, January 21, 2014

Coronado City Hall Council Chambers
1825 Strand Way
Coronado, California 92118

CLOSED SESSION SPECIAL MEETING – 3:30 P.M.
REGULAR MEETING – 4 P.M.

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CALL TO ORDER / ROLL CALL

ANNOUNCEMENT OF CLOSED SESSION

1. CLOSED SESSION: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

AUTHORITY:	Pursuant to Government Code Section 54956.9(d)(1)
NAME OF CASE:	CITY OF CORONADO, a general law city, and as SUCCESSOR AGENCY to the COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF CORONADO vs. ANA MATOSANTOS, in her official capacity as Director of the State of California Department of Finance; et al.
SSC Case No.:	34-2013-00145407

ADJOURN TO CLOSED SESSION

RECONVENE AND ANNOUNCE ACTION

AS A COURTESY TO OTHERS, PLEASE SILENCE CELL PHONES

REGULAR MEETING (SA items are denoted by an *.) – 4 P.M.

1. CALL TO ORDER / ROLL CALL.

2. INVOCATION AND PLEDGE OF ALLEGIANCE.

*3. MINUTES OF CITY COUNCIL/SUCCESSOR AGENCY: Approval of the minutes of the Regular meeting of January 7, 2014.

4. CEREMONIAL PRESENTATIONS:
   a. Presentation of Certificate of Commendation to Senior Police Officer Bill Canet. (Pg 1)

   b. Presentation of Certificate of Commendation to Police Officer Sherri Mannello. (Pg 7)

   c. Proclamation: Coronado Parenting Day. (Pg 13)

5. CONSENT CALENDAR: All items listed under this section are considered to be routine and will be acted upon with one motion. There will be no separate discussion of these items unless a member of the City Council or the public so requests, in which event, the item will be considered separately in its normal sequence.

   a. Approval of Reading by Title and Waiver of Reading In Full of Ordinances on this Agenda. (Pg 17)
   Recommendation: Approve the reading by title and waive the reading in full of all Ordinances on the agenda.

   *b. Review and Approve that the Warrants, as Certified by the City/Agency Treasurer, are all Correct, Just, and Conform to the Approved Budgets for FY 2013-2014. (Pg 19)
   Recommendation: Approve the Warrants as certified by the City/Agency Treasurer.

6. COMMUNICATIONS - ORAL: Each person wishing to speak before the City Council on any matter shall approach the City Council, give their name, and limit their presentation to 3 minutes. State law generally precludes the City Council from discussing or acting upon any topic initially presented during oral communication. (ORAL COMMUNICATIONS WILL BE LIMITED TO A TOTAL OF 10 MINUTES; ANY FURTHER COMMUNICATIONS WILL BE HEARD PRIOR TO THE MEETING ADJOURNMENT)

7. CITY MANAGER/EXECUTIVE DIRECTOR:
   a. Update on Council Directed Actions and Citizen Inquiries. (Informational Item)

8. PUBLIC HEARINGS:

a. Public Hearing: Appeal of the Decision of the Historic Resource Commission that the Residence Located at 1004 Tenth Street Meets the Criteria to be Designated as a Historic Resource in Accordance with Chapter 84.20 of the Municipal Code (NOI 2013-25 Union Bank Trustee). (Pg 61)

Historic Resource Commission Recommendation: Uphold the decision of the Historic Resource Commission (HRC) that the single-family residence addressed as 1004 Tenth Street meets the criteria to be designated a Historic Resource.

Staff Recommendation: Consider the information presented in the appeal, and affirm, modify, or overturn the decision of the Historic Resource Commission that the single-family residence addressed as 1004 Tenth Street meets the criteria to be designated a Historic Resource.

9. ADMINISTRATIVE HEARINGS: None.

10. COMMISSION AND COMMITTEE REPORTS: (Questions allowed but no discussion or action.)

a. Report from the Port Commissioner Concerning Port Activities.

11. CITY COUNCIL:

a. Council Reports on Inter-Agency Committee and Board Assignments. (Questions allowed to clarify but no responses, discussion or action.)

b. Consideration of Reappointment of One Incumbent to the Parks and Recreation Commission. (Pg 261)
Recommendation: Reappoint Commissioner Jefferson Alison III to a second three-year term to expire on January 31, 2017.

c. Consideration of Appointment to Fill One Vacancy on the Parks and Recreation Commission. (Pg 263)
Recommendation: Appoint one new member from the list of candidates to the Parks and Recreation Commission for a full three-year term ending January 31, 2017.

d. Authorization for the Director of Engineering and Project Development to Reissue Encroachment Permits to Continue to Allow Outdoor Dining Areas and Other Amenities in the Public Right-of-Way and Amend the Corresponding Commercial Use Permits Adjacent to the Following Properties: 126 Orange Avenue (Coronado Firehouse Bar & Grill); 116-120 Orange Avenue (Sapori and Saiko Sushi); and 100-104 Orange Avenue (Nicky Rottens Bar and Burger Joint). (Pg 273)

Recommendation: Authorize the Director of Engineering and Project Development to reissue encroachment permits for the three properties listed above to allow the structures to remain in the public right-of-way as constructed (as previously approved) until plans for the Downtown Enhancement Phase IV (DTEP IV) project have been finalized. It is also recommended that the corresponding Permits for Use of City Property for Commercial Activity be reissued in conjunction with these encroachment permits.

12. CITY ATTORNEY: No report.

13. COMMUNICATIONS - WRITTEN:

a. Consideration of Request from Councilmember Bailey that the Council Consider Reviewing the City Business License Tax and the Application/Renewal Process. (Pg 323)

14. ADJOURNMENT

A COPY OF THE AGENDA WITH THE BACKGROUND MATERIAL IS AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE CITY CLERK AT CITY HALL, AT THE PUBLIC LIBRARY OR ON OUR WEBSITE AT
www.coronado.ca.us

Writings and documents regarding an agenda item on an open session meeting, received after official posting and distributed to the Council for consideration, will be made available for public viewing at the City Clerk's Office at City Hall, 1825 Strand Way, during normal business hours. Materials submitted for consideration should be forwarded to the City Clerk's Office at cityclerk@coronado.ca.us.

AS A COURTESY TO OTHERS, PLEASE SILENCE CELL PHONES

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CORONADO/ THE CITY OF CORONADO ACTING AS THE SUCCESSOR AGENCY TO THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF CORONADO

Coronado City Hall
1825 Strand Way
Coronado, CA 92118
Tuesday, January 7, 2014

Mayor Tanaka called the meeting to order at 4:00 p.m.

1. ROLL CALL:

Present: Council Members/Agency Members Bailey, Denny, Ovrom, Woiwode and Mayor Tanaka

Absent: None

Also Present: City Manager/Agency Executive Director Blair King
City Attorney/Agency Council Johanna Canlas
City Clerk/Agency Secretary Mary Clifford

2. INVOCATION AND PLEDGE OF ALLEGIANCE. Floyd Ross provided the invocation and Mayor Tanaka led the Pledge of Allegiance.

3. MINUTES: Approval of the minutes of the Regular Meeting of the City Council/the City Council Acting as the Successor Agency of December 17, 2013.

MSUC(Woiwode/Ovrom) moved to approve the minutes of the Regular Meeting of the City Council/the City Council Acting as the Successor Agency of December 17, 2013, as submitted. The minutes were so approved. The reading of the minutes in their entirety was unanimously waived.

AYES:	**Bailey, Denny, Ovrom, Woiwode, Tanaka**
NAYS:	**None**
ABSTAINING:	**None**
ABSENT:	**None**

4. CEREMONIAL PRESENTATIONS: None.

5. CONSENT CALENDAR: The City Council approved, adopted and/or accepted as one item of business Consent Agenda Items 5a through 5d with the addition of Item 11b.

Councilmember Woiwode requested the addition of Item 11b to the Consent Calendar. He also requested the removal of Item 5e.

Councilmember Denny will be abstaining from voting on Item 5b as she is uncomfortable either approving or disapproving these checks because the financial control that is important to doing so, a reviewal of the bills beforehand, is no longer being done. She will abstain on that.

MSUC **(Woiwode/Ovrom) moved that the City Council approve the Consent Calendar Items 5a through 5d with the addition of Item 11b – Request from Coronado MainStreet Ltd. for Staff to Purchase/Install Banners on the Orange Avenue Median Light Poles to Celebrate the Commissioning of the *USS Coronado*, and Consideration of an Appropriation of $2,600 for their Purchase.**

AYES: **Bailey, Denny, Ovrom, Woiwode, Tanaka**
NAYS: **None**
ABSTAINING: **Denny, on Item 5b**
ABSENT: **None**

5a. Approval of Reading by Title and Waiver of Reading in Full of Ordinances on this Agenda. The City Council waived the reading of the full text and approved the reading of the title only.

5b. Review and Approve that the Warrants, as Certified by the City Treasurer, are all Correct and Just, and Conform to the Approved Budgets for FY 2013-2014. The City Council ratified payment of City warrant Nos. 10098863 thru 10099232, and City of Coronado Acting as the Successor Agency to the Community Development Agency of the City of Coronado warrant Nos. 90005558 thru 90005559, audited and approved by the Audit Committee, provided there are sufficient funds on hand. **The City Council approved that the warrants are correct and just and conform to the approved budgets for the Fiscal Year 2013-2014.**

5c. Recommendation from the Traffic Operations Committee Regarding Adoption of a Policy to Install "Keep Clear" Pavement Markings. The City Council adopted a policy to install "Keep Clear" pavement markings.

5d. Approval of Request from the Friends of the Coronado Public Library to Waive the Alcohol Prohibition on Public Property to Allow Service of Wine and Beer at a Reception at the Coronado Public Library on Friday Evening February 7, 2014, at a Friends' Fundraising Social Event. The City Council approved the request to waive the alcohol prohibition on public property to allow service of wine and beer in the Coronado Library for the February 7 Friends event.

5e. Request for the City Council to Approve a Free-of-Charge Public Dock for CEQA Processing and Permit Approval. Assistant City Manager Tom Ritter provided the staff report for this item.

Councilmember Woiwode asked if there was a public forum or comment specifically on the public dock.

Mr. Ritter explained that when staff held the public workshop there were some public dock concepts and feedback was received as to what the public wanted which was a public dock farther away from Dock C.

Mr. Woiwode added that the discussion on this has not been with regard to this by itself but always in the context of Dock C. Mr. Ritter confirmed this.

Councilmember Ovrom commented that the CEQA process requires that we have alternatives including one that means no work. He asked Mr. Ritter to confirm this. Mr. Ritter did so. Mr. Ovrom continued by saying that, as far as the public is concerned, this is not approval of a particular design but it is just approval to start the CEQA process.

Councilmember Denny wanted to put on the record a blue sheeted email dated Monday, January 6 from Kevin Reilly. Her understanding is that staff is incorporating some of Mr. Reilly's suggestions into the project. She asked if he would care to elaborate a little bit on those.

Mr. Ritter responded that many of Mr. Reilly's recommendations are not part of the free public dock but are part of the Boat Launch rehabilitation project. The access of the gangplank is being widened down to the dock. A sandy beach is being added to the north of the Boat Launch ramp so people can launch from their passive vessels. Some water access is being added on the land side for people to wash their boats. As far as the free public dock, staff has added the low free board which could be expanded and made larger if the City decides to incorporate handicap accessibility. There is also a finger for smaller boats up to 35' tying up for a short time.

Ms. Denny thinks Mr. Reilly brings up a good point when he talks about the limitations created by having the second arm so close to the first arm.

Mr. Ritter explained that it is approximately 50' and if people are concerned about that they can launch not on the free board but on the other dock finger. Also, the City has to be careful about how large it makes the free board dock because water coverage is an issue with the Coastal Commission and we don't want to exceed the 10% coverage of our current Dock C because when the City processes this, the Coastal Commission is going to consider it one project and if we add additional water coverage that is going to require significant mitigation and may make it cost prohibitive.

Ms. Denny asked Mr. Ritter to talk a little bit about fresh water coming from a hose and if that is allowed or not allowed and how that alters the chemistry of the bay.

Mr. Ritter responded that we can't discharge directly into the bay. Drainage is required for that. It would be impossible to put something to wash off the boats actually in the water. That would not be allowed.

Ms. Denny asked for confirmation that this is all part of a grant that was received by the City.

Mr. Ritter explained that the City has a grant for the rehabilitation of the Boat Launch Ramp and there is also funding coming from the Port for the same project but there would be enough funding to also do the free public dock from the Port funds.

Ms. Denny asked if it would be safe to say that the City applied for the Port funds.

Mr. Ritter confirmed that the City did request money from the Port for this project.

Ms. Denny added that the City applied for the grant as well and asked from whom the grant is coming.

Mr. Ritter responded that the grant is from the State of California Department of Boating and Waterways.

Ms. Denny asked how the City learned about that grant.

Mr. Ritter believes they have a grant cycle every year for waterways. He doesn't know specifically how staff became aware of this.

Ms. Denny asked if there are any local funds to be spent on this project.

Mr. Ritter responded that there are not.

Councilmember Bailey referred to the fresh water hose issue. Is it allowed for the purposes of filling up a fresh water tank?

City Manager Blair King knows that there has been some discussion about the possibility of fresh water. This facility has not been designed. The City has not received permits. The City knows that there is a request of some type for fresh water to wash down boats. This is probably tying the City's hands a little bit tighter and tighter with the permitting agencies. The first question for the Council is whether this location is generally acceptable for a free public dock. The second question is, in terms of this design, should this design be analyzed against other alternatives in order to move forward as part of the Dock C project with regard to permits and CEQA evaluation. If we start getting specific in terms of functions, then he thinks we are moving down a path that is a little bit beyond the scope of what is needed in discussions with the Council at this time.

Ms. Denny asked how the City found out about the grant from the State of California Department of Boating and Waterways.

DRAFT

Mr. King explained that Scott Huth originally applied for this project when he was Public Services Director and also Mr. Metz, who is a resident of Coronado, is an appointee on the Department of Waterways.

Mayor Tanaka invited public comment.

Tom Pray asked that the Council kindly consider that it has a children's swimming beach right there. Boaters are not the most fantastic ship drivers. You have powerboats and children and they do not mix. You have sail boaters, too. That beach is getting more and more use.

MSC **(Ovrom/Tanaka) moved that the City Council approve the staff recommendation for the free-of-charge dock improvement at the Glorietta Bay Boat Launch Ramp and direct staff to proceed with CEQA processing and permit approval for this concept as part of the Dock C Reconstruction Project.**

Councilmember Woiwode wanted to verify that the City Council is not committed to any of the designs that have been presented today but that it can, in fact, address all of the issues that have been brought up in the future. He believes that is correct and that it is the function of the CEQA process. If that is the case, he is happy with the motion.

City Attorney Johanna Canlas explained that as part of CEQA we just need enough of a project in order for it to be analyzed. Part of the CEQA process will be reviewing alternatives and part of it could very well be to come back to the Council with certain mitigation that may be required that would require redesign of what has been before the Council.

Ms. Denny thanked everyone who has been working on this project. Ms. Denny thinks this is just too much of a project. There is a lot of activity going on there and she is uncomfortable supporting the project because she just thinks it is really, unfortunately, too much and she has heard that argument before that we just need a little bit of an approval now and we will straighten out down the road but sometimes when we do that we find that what we get down the road is even bigger and not as beneficial to the public. She just thinks it is something that she can't support unfortunately.

AYES:	**Bailey, Ovrom, Woiwode, Tanaka**
NAYS:	**Denny**
ABSTAINING:	**None**
ABSENT:	**None**

6. ORAL COMMUNICATIONS:

a. Susan Keith thanked the Council for putting the banners for USS CORONADO on consent. She brought some pictures to share with the public. The ship is about to leave Mobile, Alabama. There will be some training done near Jacksonville, Florida.

b. John Nyquist, VADM, USN Ret, explained some of the particulars of the mechanics of the ship.

Ms. Keith added that USS CORONADO will be coming into San Diego Bay on approximately March 10. There may be some organizations going to have people along the waterfront to welcome her. She will be homeported at 32nd Street. The commissioning is set for April 5 to which the public is invited to attend. Tickets are required for security purposes but there is no fee for tickets.

c. Tricia Trowbridge added that people can buy a sign for their house saying that they support USS CORONADO for $20. She encouraged everyone to get one.

The signs are available for a donation at the Museum Store.

d. Councilmember Denny spoke about the water shortage and encouraged people to conserve water. More information is available on allwaterwise.com. She reminded people to join CERT and CERO.

e. Councilmember Woiwode talked about County apps for smart phones to help people prepare for emergencies and mentioned upcoming SAFE programs. Three programs will be very much of interest to parents. One is a forum on the Open Campus policy that will be held at 6 p.m. on January 14 at the Winn Room. Another is a successful parenting seminar that will be held on Saturday, January 25 at Lamb's Theater. The third will be the Fred Becker seminar on February 13 on managing expectations for kids to be held at the Middle School in the evening.

Ms. Denny commented that the application Mr. Woiwode mentioned is excellent; however, there is a period after all disasters when the smart phones do go down. To that effect, she would like everyone to think about keeping a regular land line in their home.

7. CITY MANAGER/EXECUTIVE DIRECTOR:

7a. Update on Council Directed Actions and Citizen Inquiries. No report.

8. PUBLIC HEARINGS:

8a. Public Hearing: Consideration of a Request for Approval of a Zoning Exception Request in Association with an approved Historic Alteration Permit for the Property Addressed as 1030 and 1032 Olive Avenue and Located in the R1-A (Single Family Residential) Zone (HAP 2013-06 Coronado Coast Investors). Tricia Olsen, Associate Planner, provided the staff report for this item.

Mayor Tanaka clarified that the one vote not in favor of the exception request at the HRC was due to a disqualification and was not a vote against the project.

Mayor Tanaka opened the public hearing and seeing no one wishing to speak on the item, the public hearing was closed.

MSUC(Woiwode/Ovrom) moved that the City Council adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONADO APPROVING THE REQUEST FOR AN EXCEPTION TO ZONING STANDARDS IN ASSOCIATION WITH HAP 2013-06 FOR THE HISTORICALLY DESIGNATED RESIDENCE ADDRESSED AS 1030-1032 OLIVE AVENUE LOCATED IN THE R-1A (SINGLE FAMILY RESIDENTIAL) ZONE. The Resolution was read by title, the reading in its entirety unanimously waived and adopted by City Council as RESOLUTION NO. 8648.

Councilmember Ovrom thinks it was well done that staff found the exception and that everyone worked to have a mutual solution.

Councilmember Denny agrees that was about as unanimous a decision as you could have at the HRC.

AYES:	**Bailey, Denny, Ovrom, Woiwode, Tanaka**
NAYS:	**None**
ABSTAINING:	**None**
ABSENT:	**None**

9. ADMINISTRATIVE HEARINGS: None.

10. COMMISSION AND COMMITTEE REPORTS: None.

11. CITY COUNCIL BUSINESS:

11a. Council Reports on Inter-Agency Committee and Board Assignments.

11b. Consideration of a Request from Coronado MainStreet Ltd for City Staff to Purchase and Install Banners on the Orange Avenue Median Light Poles to Celebrate the Commissioning of the new LCS-4 *USS CORONADO*, and Consideration of an Appropriation of $2,600 for their Purchase. Under Consent, the City Council approved the request.

11c. Presentation of Comprehensive Annual Financial Report for the Year Ending June 30, 2013. City Manager Blair King introduced the item and Leslie Suelter, Director of Administrative Services, along with Rich Kikuchi, LSL, City auditor, provided the staff report for this item.

Councilmember Denny will be happy to support the receipt of this report which is what the City Council is legally required to do. There were a couple of points she wanted to address. She hopes we do get that award for financial reporting. It was mentioned that there were changes made in reporting this year that were not done last year. It seems that one of them is the net position. Or does that have nothing to do with them?

Mr. Kikuchi responded that is part of GASB 63 which is required this year.

Ms. Denny clarified that the net position statement is a GASB requirement and not something to get the award.

Mr. Kikuchi commented that it is a GASB requirement and it is definitely required to get the award.

Ms. Denny wanted to also mention that when you look at our net position it is very significant in that it shows that it is $242 million. She spent well over 100 hours taking a pension MOOC as part of her due diligence to become more adept and knowledgeable and expert in looking at things like CAFRs, etc. She wanted to say that her group figured out through quantitative analysis the pension debt for Coronado and it was higher than the net position of $242 million. She wanted to alert the public to that to let them know that it is a real issue and it is something that we should jump on right away and we have taken small steps. However, he mentioned about the GASBI 68 and the reporting of the pension debt. It doesn't have to happen for another two years but really when you read the actual requirement it says earlier implementation is recommended. Isn't that true?

Mr. Kikuchi explained that is true with any GASBI. The unique thing with GASBI 68 is that we need the actuarial analysis from PERS and until we get that we can't implement.

Ms. Denny asked when we anticipate getting them.

Mr. Kikuchi responded that there is no official notice although he has seen some emails going back and forth this week. He saw November of 2014 for the beginning of the FY 2015 as unofficial.

Ms. Denny will be interested to see what CalPers says is the pension debt because it seems like, from an actuarial standard, it is always reported as smaller than what you would from a finance standard. She is very anxious for us to jump in and work on this because it is important to take care of our workers and it is only fair to taxpayers. She thinks we'd get a taxpayer finance award if we jumped on this and maybe pushed CalPers a little bit and tried to get our pension debt earlier. She feels like they might be dragging their feet for political reasons. Ms. Denny also wanted to ask Mr. Kikuchi to explain a little bit when he talks about net position. What we are talking about is in the past and we just put on the assets. Now we are putting on assets minus liabilities to come up with a net position. Is that a broad statement he could say?

Mr. Kikuchi explained that net position really replaces the prior term net assets. It really is assets less liabilities equals net assets but now you have assets plus deferred outflows less liabilities less deferred inflows to get net assets. It really is the same as net assets or equity.

Ms. Denny reads that revenues are down and expenses are generally up from a year ago. Would that be accurate? Look at our enterprise zones?

Ms. Suelter responded that in the business type activities revenues are flat and we had other expenditures besides operating costs going on this year that contributed to the negative position for the one year. The revenues are not down; they are simply flat. The revenues are about the same as the prior year for the business activities.

Ms. Denny clarified that when we are talking about business activities that is the same thing as when we say enterprise zones which are Wastewater, Stormwater and Golf. She is really concerned and she knows taxpayers are too should there be any shortfall in those enterprise zones that it will be made up by the reserves for those zones and not by the General Fund. Is that accurate?

Ms. Suelter concurred. It is a policy decision of the City Council how to use the General Fund. It is not intended that the City would use General Funds to support those activities. We want those activities to be self-sufficient.

Mr. King added that when the City Council adopted the budget for FY 2013-2014, staff highlighted at that time that the enterprise fund of Wastewater had projected excess expenditures over revenues. Staff also pointed out that if not for capital projects that were not completed, the FY 2012-2013 fund would have been in a deficit and the FY 2011-12 was in a deficit. Where there is a reserve the City is eating through the reserve and that is why staff wants to highlight that for the Council to let the Council know that staff is aware of that and wants to ensure that the Council is aware of that. Consequently, staff is talking about bringing to the Council a rate study that would be necessary to make sure that the fund, which is intended not to rely upon General Fund assistance, can operate. Also, just to caution the Council a little bit about outflows with regard to enterprise funds, capital projects can be accumulated over several years within that enterprise fund. Just because there is a large expenditure one year could be a reflection of a large capital project within that particular year. Staff has pointed out in the past, there is an outgoing loan from the General Fund to the Storm Drain Fund and at some point in time the City may want to recharacterize what that relationship is.

Ms. Denny asked Ms. Suelter to let people know, when she says there are differences in the statement of activities due to a change in redevelopment, she said we are not reporting the redevelopment revenue here but we really don't have any redevelopment anymore.

Ms. Suelter explained that was what she was trying to say. The redevelopment agency does not exist anymore but we did have a redevelopment agency functioning for five months of last fiscal year so there are five months of revenue and five months of expenditures that are part of the FY 2012 numbers so because redevelopment is gone this year, completely, there is no revenue or expenditure for redevelopment and it appears, if you didn't know that, that our revenues and expenditures have gone down. That is strictly the redevelopment going away.

Councilmember Ovrom referred to the page that lists examples of communication. He asked if there was anyone that Mr. Kikuchi asked to interview that he was denied visiting.

Mr. Kikuchi cannot recall that happening.

Mr. Ovrom asked if there were any particular documents that he asked for that he did not receive.

Mr. Kikuchi responded that there were not.

Mr. Ovrom asked if he did anything special with cash accounting. Are there any extra efforts that he does when he goes in and audits cash accounts?

Mr. Kikuchi responded that they follow their normal procedures.

Mr. Ovrom asked if Mr. Kikuchi had to expand any of his sample sizes on any of his data. He assumes that they use a specific sample size and if you find something you would expand it. He did not have to do that.

Mr. Kikuchi concurred.

Councilmember Bailey commented that in his work they are always benchmarking themselves against other departments and other competitors for the purposes of trying to improve their own operations. If he were to rank how Coronado stacks up against some other cities that he has worked with in the past, would he say that Coronado's internal controls are stronger than average, lower than average or how would he characterize Coronado's internal controls.

Mr. Kikuchi would say that they are stronger than average. He has always been impressed by not only the caliber of the people in the Finance Department but also the diligence of setting sound internal controls. When he and his staff come out and they do a lot of test work and they change it up from year to year nothing has come to their attention that they need to address. On that scale Coronado is definitely above average.

Ms. Denny followed up on a point made by Mr. Ovrom. When Mr. Kikuchi comes to do an audit at City Hall he meets with different people and does what is called sampling. Could he just explain an example of one or two samples that he would take so that the public understands what he is talking about?

Mr. Kikuchi feels that a good example is when we do testing on federal programs, federal grants. They will look at expenditures for adherence to not only City policies and procedures that are set in place as far as internal controls but they will also test those controls and if they conform to federal guidelines. There are different ways of sampling. You might look at disbursements or checks. You might look at x number of larger dollar checks over x dollar amount and then maybe a sample of smaller dollar items so there are different ways of sampling.

Ms. Denny would also agree with Mr. Ovrom that she would expect that anyone he would talk with at City Hall would be very open to him and cooperative. In terms of internal controls, she asked Mr. Kikuchi to give some examples of what internal controls are when he is talking about internal controls. We bandy about that word a lot and she thinks people have different ideas of what it is.

Mr. Kikuchi referred to the monthly reconciliation of cash and investments. He personally feels that is a very important feature of sound internal controls. You are dealing with cash and so an example of that is that the person preparing the reconciliation is separate from the person reviewing and also approving the reconciliation so you want to make sure there is an approval process.

Ms. Denny summarized that an internal control is someone is doing the monthly reconciliation and then someone else is overseeing it.

Mr. Kikuchi feels that separation of duties is probably at the core of sound internal controls.

Ms. Denny thinks that goes a long way to explain a lot. When he is doing the audit he is taking samples and doing things but he is not doing what is known as a forensic audit or he would be here forever.

Mr. Kikuchi explained that there are all different types of audits out in the world. They have been engaged on this particular engagement to do a financial audit and so that is rendering an opinion on the snapshot of any particular year's operations. That is a financial audit.

Ms. Denny added that when we say that a financial audit is what is required by law it is less than the forensic.

Mr. Kikuchi explained that a forensic audit would be something that is a very specific audit in nature. If there was concern in a particular area, you would hire an audit firm to look at a particular issue within the government or company. That is very specific.

Ms. Denny asked if you could do a forensic audit of an entire year.

Mr. Kikuchi responded that it would be possible but time consuming.

Mr. Bailey referred to slide 5, the General Fund Results. He wanted to make sure that these figures aren't misinterpreted for any particular reason. We see that the final revenue is $41.3 million and the final expenditures and transfers are $42.8 million so they are exceeding our revenue. He asked for an explanation, in very plain language, what that really means.

Ms. Suelter responded by saying that this is a summary so you don't see any of the detail here. If she were showing detail on this slide, it would include a line that showed the $5 million contribution to CalPers. The City Council made a decision to, on a one-time basis, provide a contribution to CalPers in an effort to reduce its outstanding liabilities and that one-time contribution of $5 million was over and above its operating expenditures which are included in that line of $42.8 million. So $5 million of the $42.8 million shown here was that $5 million contribution. Absent that, the City's revenue would have exceeded the expenditures and transfers.

MSUC(Bailey/Ovrom) moved that the City Council receive and file the City of Coronado Comprehensive Annual Financial Report (CAFR) for the year ending June 30, 2013.

AYES:	**Bailey, Denny, Ovrom, Woiwode, Tanaka**
NAYS:	**None**
ABSTAINING:	**None**
ABSENT:	**None**

11d. Review of Regulations Regarding Fires on the Public Beach and Provide Direction. City Manager Blair King provided the staff report on this item.

Councilmember Bailey asked Mr. King if he has any suspicion about how the nails are ending up from the fire pits on the beach.

Mr. King shared a hypothesis from the Public Services staff. They feel that what happens is that people burn down pallets mostly. There are probably two different issues going on. The nails on the pallets that burn down are there so they are confined. Other people come along the next day and are scooping out the ash so they clear some airspace underneath what they burn and they dump it right next to the fire rings so the nails then accumulate that way. The other theory is that it is not the first palette that produces the nails but it is palette two and palette three. People break up the first palette and the fire is burning and they throw the second palette on. The edges are hanging over the edge a little bit and as they burn out they fall into the sand. Those are two working theories about how the nails end up around the fire rings.

Mr. Bailey asked what types of material are permitted to be disposed of in the hot coal receptacles.

Mr. King assumes that they were only intended for hot coals or ash or residual from the fire. They are not general trash cans.

Councilmember Denny referred to page 140 of the staff report. The annual budget for beach maintenance is $510,038. She asked Mr. King to explain where that goes.

Mr. King explained that the budget Ms. Denny referred to is out of the Public Services budget. People are assigned to beach maintenance, both full time people and part-time. That covers the cost of operations plus the consumable supplies related to the equipment that is operated, the fuel to operate the front end loader. From time to time the City will rent other equipment for that. In the FY 2013-14 budget there is a significant increase in that budget from the FY 2012-13 budget. That increase was the result of alignment of some time. The FY 2012-13 year budget for beach maintenance probably understated the actual resources that are being put in. The FY 2013-14 budget at $510,000 probably more accurately reflects what is going on in Public Services. That does not include the lifeguard budget nor does it include any services expended by Community Development or the Police Department.

Councilmember Ovrom assumes that is primarily and most of it is spent on clearing kelp.

Mr. King agrees that is a big portion of what is done. Cleaning trash receptacles, dumping trash receptacles, cleaning up around the fire rings, general clean up, general maintenance.

Ms. Denny commented that one thing we want to let the public know today is that an action plan for beach maintenance specific to the issue of the nails and fires outside the coal rings has already been implemented and she asked that Mr. King tell the status of that action plan.

Mr. King would defer a little bit to Mr. Little on that but in general it is his understanding that the areas around the fire rings are raked. The concern was that it was too superficial and that there is material that is deeper down that needs to be removed. To address that, the plan is to

excavate, clean out that sand, put that sand away, sift through that sand, backfill with other sand so that we could start off from a cleaner platform. The area is raked but it was not adequate enough to remove all the debris.

Matt Little, Director of Public Services, explained that the excavation effort is complete. What we do have is a pile of material that was removed from the area that we are now working on building a sifter to actually sift through the material and then place back out and distribute on the beach. Staff is working with the crews constantly to train them in the best management practices, making sure that we are going down a little bit deeper to make sure that we are catching debris when we are doing the thorough cleaning.

Ms. Denny finds it impressive that they are building a sifter. She gives Public Services a lot of credit.

Councilmember Woiwode asked about the barbecues and portable fire receptacles. Does Mr. King think that the intent is that those are for cooking? Since we have signage that addresses fire rings and then separately have in the Municipal Code that it is okay to take barbecues onto the beach, is that the expectation that people are taking them down there to cook?

Mr. King responded that the expectation is to cook or for warmth. That language is very common in many municipal codes with regard to beach fires.

Mr. Woiwode commented that some of the codes looked at talked about being able to use portable devices for cooking but not for warmth or fire rings.

Mr. King added that Coronado's code is silent on the purpose.

Mr. Woiwode turned to the subject of enforcement. There was mention of one instance of a fire outside of a fire pit and the data reported. He went on a ride along on the beach one evening and there were two such fires. The officer dealt very correctly and strongly, aggressively on both cases and returned to ensure that they were out. He does not know that those kinds of things get documented and he wonders how often our police are engaging the public and changing behavior but not in response to a complaint and therefore maybe not documented.

Mr. King suggested that Chief Froomin address that question. When this report was prepared, staff was asked to provide any information it had.

Jon Froomin, Director of Police Services, explained that his staff provided information in the report for calls for service mainly because if they put in the report all of the times that officers went out there, self-initiated activity, it would look like there is a huge problem there when there really isn't. The officers do patrol the beach. They go out there every night and it states that they are to do a check so that would show 365 plus per year instances that they go out there. In discussing this with the commanders this morning, they have indicated that they have received no complaints from officers as to an unusual number of incidents that warrants additional research in the fires on the beach. They go out on occasion, just like anywhere else in town, and deal with an issue here.

Mr. Woiwode asked if he gets a subjective assessment that this is a really big fire and a really big crowd and taking some action to interface. If the City put in height of fuel, would that make a difference in the activity that he has interfacing with people on the beach?

Chief Froomin responded that if there were restrictions on the height or even that it has to be contained within the sides, which might be another reasonable expectation, the officers would be able to assess and work with people to try to come in conformance with those policies. When it comes to some of the other regulations, some are a little bit more difficult to enforce dependent on what we want to accomplish. He thinks that the main goal to start with is to change behavior and get it in compliance and not necessarily arresting and citing people. If we can fix it by reducing the size of the fire to be in compliance that would be their first choice.

Mayor Tanaka invited public comment.

Ben Siegfried created the website coronadocleanbeach.com. He thanked the Council for paying attention to this as it is an issue that has been going on for many years now and finally there is some strong attention to this. He feels that the fire rings need to be removed. As far as the City's record goes, it does not know how to manage them. Apparently none of these people go to the beach or take their shoes off to check these things out themselves. He thinks it is great that people are doing ride alongs. Ms. Denny took an immediate interest and has gone and walked the beach and given him updates. He would expect the same from the rest of the Council or at least an email or two. There are a lot of people that he has talked to in the community who have reached out to the Council and been ignored. He doesn't understand why. Why does it take someone to create photos and videos to finally get the Council's attention? He backed the Council into a corner. It is really embarrassing for the Council. It must be. He put forth a ton of effort doing that. He can't tell the Council how much time he has wasted from his personal life doing that. He doesn't like doing it. He sat across the table from Commander Jesus Ochoa who is the Field Commander and he sat red faced with embarrassment and humiliation telling him that they have three to four police officers patrolling each day. That is not nearly enough. To think that there is going to be any kind of enforcement down there is ridiculous. Get in touch. You are cutting back salaries left and right. Cutting back positions left and right. Where is there any enforcement that is going to even occur down there. He listens to the Council and to the City employees and it blows his mind how little attention goes towards the beach, the number one resource. He hopes the Council continues to listen. Woodsmokehealth.org is another website he referred the Council to.

John Julius has lived on Ocean Boulevard overlooking Sunset Park and the North Beach fire rings for over 24 years. He remembers the days when there were 18 fire rings and no curfew out there and it was a mess. Rightly so, the Council enacted rules modifying, taking a modern approach, of eight fire rings spaced apart with a curfew, imposing that curfew and the problems have really gone away. He can guarantee that no one observes that beach more than he does. He is out there every day and sits out on his deck every day at sunset. He is out there at curfew time. He is out there later watching the stars and he sees what goes on out there. There are a lot of imagined horrors in the reports and anecdotes but the facts have come out. You talk to beach services, lifeguards, police, fire and there really aren't that many problems out there. Consistent with that, he has not seen those problems that are identified. There isn't any gang activity. He is only talking about North Beach as he does not know what goes on down at the Shores. Almost all of the problems that have been reported are ones that are already prohibited. There are not

supposed to be any fires outside the fire rings. There is not supposed to be any toxic materials. Regarding the fuels that could be used, he thinks the gas proposal is kind of anti-California and anti-beach. He can't imagine making s'mores over a gas fire at the beach. There is something about the wood burning that is California and is the beach culture. There are some nails on the beach but there has still, as far as he knows, never been a report of someone getting pierced by a nail to include children and dogs. The pallets are a great source of that fuel. He sees people trying to drag down random pieces of wood and construction debris. Pallets just fit perfectly into there. If they are put in the thing and controlled and not put up like a bonfire, he thinks that is a good source and the City maintains it, rakes it, cleans out the nails on a regular basis that is a great result. He was surprised to find out that the Coastal Commission is so adamantly in favor of beach fire rings. In the State of California you have to have beach fire rings. This Council should adopt similar programs. Keep the fire rings where they are. Don't change anything. Enforce the rules as they are. This is a great resource that everyone can enjoy. Stay the course.

Tricia Trowbridge walks the beach almost daily and does believe it is our most precious natural resource. She urged the City Council to revise its current beach fire regulations. After reading the City Manager's report and reviewing Ben Siegfried's information and then checking it herself, she urged the Council to remove the fire rings and prohibit all fires on our beach. If communities on the west coast of Florida can prohibit fires on their beaches to protect their natural environment and wildlife so can we. If the Council does deem it important to keep the eight City fire rings, then she would urge the Council to adopt the beach fire regulations of our neighbor from the south, Imperial Beach. Fires from the beach shall be permitted only in fire rings provided by the city and fires outside these rings are unlawful. The interesting thing is, for those of us who have lived here since the 70s, we always thought those were our beach fire regulations as well and they were just not being enforced, especially in the last couple of years. It even states in our most recent City recreation service magazine, on page 13, fires are only allowed in the rings at North Beach. That is what we all thought. In her letter to the Council, she detailed the negatives of the fire rings, the portable fires and grills and the hot coal bins on the beaches and also the negatives of portable fires along our most narrow strip of beach which is south of the Hotel Del. Here along the boardwalk high tide can reach the rocks year round and that means that those creating fires or grilling on this narrow strip of beach are sharing the same beach space with the swimmers and surfers and beach goers. Fire lovers have discovered this narrow strip of beach because it is the shortest distance to carry their fire equipment and grills and be so close to the surf so it is ruining the beach and surf experience for the others that are there and also affecting the conditions of those living so close to the beach in the Shores condos. The smoke and smells of gas, wood and coal are invading the boardwalk, the balconies and the open windows there and the fire debris is getting everywhere. She hopes the Council does believe that our beach is our most precious natural resource. She asked the Council to do its part to preserve it for its own sake and the wildlife and our beach enthusiasts that enjoy our beach for all the other reasons excluding fires. Prohibit the fires on the beach. It does complement our City's stand on no smoking in public places.

Tom Pray came with an entirely different scenario to offer the Council. It is quite apparent that we do have a problem down there and that is mainly lack of enforcement. The City's enforcement slide, based on formal reports, is wrong. It doesn't include all the contacts to the lifeguards who are doing a marvelous job or to the beach cleanup crew who are also doing a great job. The Council needs to step back and look at the fire pit area. The Council is focused on just one little area of North Beach. How about focusing on North Beach, North Beach fire

rings, Dog Beach, Sunset Park and its problems and the area around it. He just met a woman who has lived in Coronado for 31 years and did not know she could not have her dog in that park with 33 signs that say no dogs in the park. There are people at the fire rings with hubcaps as the containment and various other assorted utilities or utensils. He does not think that is what the Council means. The area is impacting an area of approximately ½ mile around the fire pits. That is quite a few homes. It is quite a few expensive homes. The traffic being drawn to the fire pits as well as Dog Beach, North Beach and Sunset Park impacts all the way down into the 800 block of Coronado Avenue and surrounding Marina, Pine, all of those. What about reducing the impact? Reduce the rings. Remove them. Or make a $100 reservation fee per ring, a $200 refundable deposit for the clean up on each ring and collect it. Give it back if it is clean. If he has to go down there at 10 pm because he is the reporting party. The Council dropped the code on him to have enforcement. He calls the police, they come down. If he goes down there and takes a picture, he wants the $200.

Mayor Tanaka appreciates the staff report put together by Mr. King. He also appreciates the history of what the lifeguard observations are, what the police department calls are and so on. In his opinion, the City had a spike in the summer. The history says that we don't have that many people calling the Police Department over this. We don't have that many people calling Public Services. It is his observation that when people do have bonfires they do often use pallets and debris does accumulate. He does think it is a fair argument to make that people will dig out what is in the pit to make more room for the fire that they are going to have.

Of the recommendations that staff put together on page 137, the only recommendation that he would strongly support is D, prohibit the use of portable barbecues or portable fire rings on the beach or limit their use to designated areas. To him the common sense approach for most of our residents has been to limit their fires to the fire rings. The fact that we have confusion within our own City government over what the ordinance has said and how to enforce it tells him that we need to clean up that confusion. To him the whole purpose of having fire rings is to say that this is the only place the City accepts or tolerates fires. He does not support removing the fire rings. He thinks eight fire rings is appropriate. He also does not think we need to pick a fight with the Coastal Commission. If the majority wants to, then that is a fair fight. He thinks what makes sense is to take more actions to make sure that the eight fire rings the City has are maintained properly.

The steps he would propose taking include having at least one more hot coal container instead of just the one to support eight fire rings. He thinks that we need to continue to keep our eye on what the maintenance is of those rings and what the replacement cycle is for the fire rings. He definitely agrees with the people who said that enforcement is an issue. He would propose that enforcement is a challenge on weekends and holidays. He would suggest that it would be a good way to start, at least during the winter months, focusing on Friday and Saturday nights and when the summer comes in it could be any night. He would agree that we should prohibit the use of portable barbecues and fire rings. He thinks we should make it clear that our ordinance only supports fires within those fire rings.

There was an item in Mr. King's report that he thought was interesting and should be explored further. That is the idea of either having contracted security or he would even add to that the possibility of having a Recreation Department attendant. He was very pleased when Ms. Rahn brought the wedding issue to the Council. Part of the problem was that the City can't be

everywhere all at once. Ms. Rahn came up with the idea of having a Recreation Department kind of valet for those weddings. It might make sense to consider that Friday and Saturday nights are nights where, if the City could hire someone to be on the beach on a somewhat constant basis whether that is for $15/hour or whatever the going rate is, that would be someone who could always be watching what is going on and, if we enact new rules in terms of fuel or other things, that is a person who could make an immediate contact and say that particular activity isn't allowed on the beach and if there is a group that says they don't care, then that person could obviously have a direct link to the Police Department who could come in. In a perfect world, this is all stuff that could fall under the Police Department but as a City Council member he can say that the Police just can't be everywhere you want them to be all at once. He does agree with Mr. King that our Police are a very expensive resource and if we can do something that keeps City eyes on that area for a longer period of time, he would be happy to support it. Part of what he would suggest is that staff come back to the Council with what the cost would be of contracted security and of running something under the Recreation Department where the City had at least one person there at the times when the fire rings are getting the most use. He would be very interested in hearing the Council's options. He would be willing to support a height limit for the fire. If we have someone there, it would be easier to enforce some of these rules. He does not want to limit the fire materials other than not wanting toxic materials and we are already protected against that. Mr. Julius is the speaker he agreed with most. By and large we don't have a problem. We can certainly do better in terms of maintenance and enforcement but he does not believe a radical overhaul is appropriate for the fire rings.

Councilmember Denny referred to the comment that there wouldn't be a fight with the Coastal Commission in that the land is exempted and wouldn't need permission to remove the fire rings. Is that accurate?

City Attorney Johanna Canlas clarified that she did not allude to that. It is a fact. Removal of the existing fire rings would require Coastal approval and they have indicated that they will oppose any application that would remove the fire rings. Independent of that there is a chapter under Title 48 of the Coronado Municipal Code that addresses waste, refuse and fires. In that particular section that is where you would find that portable fires are allowed, independent of the fire rings. That is not within the land use plan and, therefore, it is her opinion that it is independent of and outside the jurisdiction of the Coastal Commission should the Council decide to regulate that.

Ms. Denny recalls that Mr. King was the one that mentioned that the City Attorney would be happy to speak to that point. She mentioned that the City Council received a letter that has been blue sheeted from Mr. Don Bushell. He is for removing the fire rings.

Mayor Tanaka explained the rules of procedure to Mr. Siegfried who continued to try to add commentary to the discussion.

Ms. Denny hates to see when Mayor Tanaka speaks to residents like that because Mr. Siegfried in particular has put a lot of time and effort and passion into the beach with his website and so forth so she would like to hear what he has to say. She would like to ask him that question.

Mayor Tanaka reminded Ms. Denny that she is not chairing this meeting and that is not going to happen.

Mr. Siegfried continued to interrupt the meeting.

Ms. Denny mentioned that she, like Ms. Trowbridge, also must see the beach every day. She appreciates Mr. Siegfried and others for bringing more facts and videos and photos to her attention and she did go out and specifically check out everything that they mentioned. Sometimes when she can't get actually on the beach if it is late at night she will just walk along Ocean Boulevard or the boardwalk that goes from Ocean all the way down to the Shores. It is our most precious natural resource and she is really concerned because over time she has even noticed, absent the changes that have just been mentioned here tonight by concerned residents, changes on our beach just over time. She would be for removing the fire rings and the reason she would be for removing the fire rings is not, she does not accept the argument that there are undesirable elements or anyone using the fire rings, especially in the summer when all the activity really happens. Things in the winter, for many months, can be quite smooth at the beach but she doesn't accept those arguments. She just rejects them out of hand because the beach is for everybody. It doesn't matter if you are young or you are old or you are rich or you are poor or you have many fancy degrees or you don't have any degrees. That is the whole point. Everyone loves the beach. Everyone loves to go there. It is a great equalizer. It is a resource that we are supposed to maintain for everybody. Has it gotten too expensive for us to maintain? We already are spending $500,000 just on the public works aspect. In addition we have the lifeguard service as part of the fire service and the police service and the Recreation Department. There already is so much money and time going in towards maintaining the beach. While it is our most important resource, she takes very much to heart what we just learned in the CAFR and when we talk about finances. You will hear the City Manager or Ms. Suelter say that they just tell us these things. They want us to know that things, for example in our enterprise zones, are not going so well. The enterprise zones or funds, however you want to refer to them. That affects what she is trying to make decisions about expending even more money or growing our government or making another position. Out of everyone that is already working on the beach adding another position to the beach in the form of contract security or Recreation Department she just can't even fathom that. She thinks that is really ignoring our current financial situation.

She would be for removing the fire rings based on the fact that there is no requirement that we supply dirtier air and dirtier sand and dirtier water quality and that is exactly what is happening with these bottomless fire pits. She thinks that it is a lovely tradition. She thinks it is really fabulous to go down to the beach and have a wood burning fire but we know the enforcement is going to be too expensive. We know that people are going to be burning all sorts of things. Someone told her today that someone was burning just furniture. They just bring furniture down there. It has just really gotten out of hand and so she thinks it would be better for the beach environment and to provide access for everybody who enjoys the beach. It would be cleaner and safer to not have the fires. Based on the air quality, the science is there that the particulate matter, the smoke, is not a good thing and it will degrade our air quality. We might be in compliance now but how are we contributing to degrading the air quality with the fire rings. Everything that goes down into the water table, it is just hydrology; it just eventually is going to go out to the ocean. Everything just naturally goes that way. On top of that just the unsafe idea of having nails and things, it is just not right for people that might be walking around, children and adults and even pets that traverse that area.

She would be very much in favor of investigating how we could go about removing them because she would have to respectfully disagree with what Mayor Tanaka said to add enforcement and to add a coal bin and so forth. She does not think that we need to make it easier for people to degrade our beach because she thinks that is what happening. It is happening in the summer especially. Hiring somebody, contract security or private security year round, wouldn't make much sense, again, for the expense and because we really do need, as Mr. Siegfried mentioned as he was leaving, we really need to focus on the summer time as people have observed, as she has observed, over time, especially in the summers, more people are visiting and we just don't have, it seems, the resources dedicated now to keep things maintained properly. So she wanted to say the Newport Beach plan is not controlling for her because there are other issues. Really it comes down to two things – spending a lot of money to try to fix what has happened there now because we should admit that has gotten out of control and that we haven't been allocating the proper attention to the beach so it is expensive to maintain it and at the same time the access, it is ruining the access by having those fires and all of the debris there. It is actually ruining the beach experience for other people. She thinks that is a good argument to remove them.

Mayor Tanaka pointed out to the public that the City of Coronado already contracts out for crossing guards. The City has made a determination that getting the children of Coronado to school safely is worth spending a few extra dollars to do that. Both the High School and Middle School pays for chaperones at their dances. We know that the beach is well used. We know a lot of people use it and we know that at night it is a slightly different dynamic than it is during the day. Again, the idea that maybe we should consider supervising that beach with some sort of staffing that is as reasonably priced as possible seems consistent to him with other things the City does.

Councilmember Woiwode reported that all five of his children are all in favor of keeping the fire rings. He likes the recommendation B1 of limiting fire materials. He does not know why we should not be compliant with carbon restrictions. San Diego is incorporating that and he would like to see the City do the same. That would be the paragraph limiting fire materials to charcoal and clean wood, so on and so forth. He would not be in favor at this point of restricting the fire material only to what is sold in the City or by an approved vendor. That really gets to be a logistical problem. He does like the idea, not incorporated in this, of having a reservation system but he also realizes that there is a great deal of feedback, enforcement and so on associated with that. If we do take the step of hiring someone from an enforcement standpoint, then he would be in favor of closing that loop so you would have some accountability for the fire ring and know who has reserved it. Maybe that is only Friday and Saturday nights plus summer – probably the same schedule as what the Recreation Department has set up for events on the beach. In any case, he would be willing to consider that if we feel like we are willing to take that kind of a step with additional staff. He likes B2 as well, restricting the fire materials to a height of 12 inches. He is in favor of giving clear cut guidance to our enforcement officers on what the Council finds acceptable. He is okay with the idea of D, prohibiting the use of portable barbecues or fire rings on the beach. He asked the question about people cooking on the beach. Contrary to what some said, he gets to the beach very frequently. His kids go to the beach a lot. He doesn't see a lot of people cooking on the beach so he does not know if that is a big deal or not if we eliminate the cooking equipment out there so he is uncertain about that. He is okay with it in terms of the consequences to the beach. He is wondering what that does to the utility of the beach and he

does not have a very good sense of that so that is the only hesitation he has about prohibiting portable barbecues.

Councilmember Ovrom agreed that there have been a lot of changes over time. He inspected the fire rings on Monday mornings after this came up just to see what was going on. He did not find any big deal down there. It looked like it was fairly clean. He did not find anything extra in it. He found one coal from one log that was still burning slightly. He found himself asking what the problem is. He is not sure he has gotten the answer to that one. Ms. Trowbridge is not in favor of the barbecues in front of the Shores but he gets feedback that a lot of the people that use barbecues in front of the Shores are residents of the Shores. He has talked to other people down there who do like it. It is not a uniform position. Being a reluctant regulator, which he is, he is not particularly in favor of trying to put more restrictions just to put more restrictions on because there are some complaints. If he goes down the list that is in front of the Council, he cannot support removing the fire rings at North Beach. He will consider limitations on what is burned in the fire rings. He thinks the San Diego list is a pretty comprehensive list. He didn't see pallets so that might have to be in there. To limit the height of the material in the fire rings is not a big deal. To prohibit or restrict the use of portable barbecues or fire rings is where he differs. He does not like the idea of prohibiting. We may want to restrict them or limit them but he does not like taking that privilege away from people who come to use our beaches. As the Coastal Commission says, they are not our beaches but they are the community from all over San Diego's beaches. He can agree with providing more hot coal receptacles. He can agree with providing direction concerning enforcement resources and agrees that the City ought to be able to figure out a way to do that by hiring some extra people that do it when it is needed, particularly on a Friday or Saturday or holiday night.

Councilmember Bailey really applauds Mr. Siegfried for the work he did. Mr. Bailey is not embarrassed by what was uncovered and is proud that Coronado has residents like Mr. Siegfried that take the time to go out, uncover these issues and bring them to the Council's attention so that there can be a response from City staff so that City staff can change its practices to address those issues. He is in favor of keeping the fire rings. He is also in favor of keeping the portable fire rings and barbecues and that is because he has seen all three used responsibly. He would like to see it easier for people to use the fire rings more responsibly in the future. One way to accomplish that is to increase the number of hot charcoal receptacles and also the trash receptacles in that area. He does frequent the beach. He goes to Dog Beach very often and he does notice that on Sunday mornings you do tend to see more trash there, especially during the summers. He thinks it makes sense to make it easier for people to take care of their trash, remove their hot coals so he would recommend to locate at least three more additional hot coal receptacles and more trash receptacles. He would support Mayor Tanaka's recommendation in evaluating the possibility of contracting enforcement during certain parts of the year and he would also support considering an earlier curfew in the future if we have another peak in summer usage that is disruptive to our residents.

M **(Denny) moved that the City Council task staff with coming back with more information regarding the following: to think about reviewing limiting fuel and the height but not portables; to perhaps add another coal bin; and to think about the possibility of adding, either through City staff position or contracted out security, with regard to enforcement on the beach; to think about an earlier curfew in the**

summer if necessary because we really want to be respectful of the residents that live there.

Ms. Denny's motion died for lack of a second.

MSC **(Tanaka/Bailey) moved that the City Council: 1) maintain the current 8 fire rings; 2) maintain and continue the current ordinance of allowing portable barbecues and fire rings; 3) direct staff to update signage on the beach and in literature to reflect what the ordinance already says; 4) direct staff to return to the City Council with a plan for more hot coal receptacles; 5) direct staff to return to the City Council with a range of options to provide more supervision for the fire rings at North Beach; 6) approve staff recommendations B1 and B2, but drop the language in B1 starting with 'or restrict'; 7) direct staff to return with an amendment to the Municipal Code adding B1 and B2; and, 8) direct staff to return with options to deal with the pallets.**

Discussion continued about pallets.

Ms. Denny was hoping that she could support the motion but it just seems to be getting too far afield from what she thinks the public wants.

AYES:	**Bailey, Ovrom, Woiwode, Tanaka**
NAYS:	**Denny**
ABSTAINING:	**None**
ABSENT:	**None**

12. **CITY ATTORNEY:** No report.

13. **COMMUNICATIONS - WRITTEN:** None.

14. **ADJOURNMENT:** The meeting was adjourned at 6:35 p.m.

Approved: (Date), 2014

_____
Casey Tanaka, Mayor
City of Coronado

Attest:

_____
Mary L. Clifford
City Clerk

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PRESENTATION OF CERTIFICATE OF COMMENDATION TO SENIOR POLICE OFFICER BILL CANET

The Mayor will present a certificate of commendation and a letter of commendation to Senior Police Officer Bill Canet.

4a

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City of Coronado

Certificate of Commendation

presented to

Senior Officer Bill Canet

for demonstrating exemplary lifesaving actions while reviving an individual whose heart had stopped on August 29, 2013. Your quick thinking and knowledge of lifesaving skills were critical to saving the patient in this incident.

Awarded January 21, 2014

Casey Tanaka, Mayor

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City of Coronado, California

POLICE DEPARTMENT

JON FROOMIN, CHIEF OF POLICE

"Commitment to Community Through Professionalism, Integrity, Respect and Teamwork"

January 21, 2014

Senior Officer William Canet
Coronado Police Department
700 Orange Avenue
Coronado, CA 92118

Senior Officer Canet:

On August 29, 2013, at 1:08 a.m., Dispatcher Oceana Trujillo took a call of an elderly female fall victim and the caller was unsure if the victim was breathing. She quickly dispatched you to the incident in the 700 block of Cabrillo. You responded with lights and siren and arrived within 3 minutes of the 911 call. You located the victim, determined she did not have a pulse, and began performing one person CPR on the victim. Sergeant Shank arrived a short time later and he deployed an Automatic External Defibrillator. Shortly thereafter, Coronado Fire arrived and took over the life-saving efforts. After Coronado Fire transported the victim, you provided the victim's husband transportation to Sharp Coronado Emergency Room and offered to give him a ride home when and if he needed it. Approximately 5:30 a.m. the husband called for his ride home. He explained that his wife was in ICU breathing on her own and she even opened her eyes.

Bill, you are to be commended for your expeditious response, appropriate assessment of the situation, decisiveness, life-saving skills, and assistance to the husband of the patient. Without your willingness to take action and your readiness for such a situation, this community member likely would not have survived this ordeal. The assistance provided to the husband demonstrated the high level of service we expect in our Department. Thank you for representing our Department with professionalism and skill.

Sincerely,

Jon Froomin
Chief of Police

700 Orange Avenue, Coronado, California 92118-2234 • (619) 522-7350
FAX Number: (619) 435-1329

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PRESENTATION OF CERTIFICATE OF COMMENDATION TO POLICE OFFICER SHERRI MANNELLO

The Mayor will present a certificate of commendation and a letter of commendation to Police Officer Sherri Mannello.

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City of Coronado

Certificate of Commendation

presented to

Officer Sherri Mannello

for demonstrating exemplary lifesaving actions while reviving an individual with a completely obstructed airway on January 2, 2014. Your quick thinking, willingness to take action, and knowledge of lifesaving skills were critical to saving a life.

Awarded January 21, 2014

Casey Tanaka, Mayor

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City of Coronado, California

POLICE DEPARTMENT

JON FROOMIN, CHIEF OF POLICE

"Commitment to Community Through Professionalism, Integrity, Respect and Teamwork"

January 21, 2014

Officer Sherri Mannello
Coronado Police Department
700 Orange Avenue
Coronado, CA 92118

Officer Mannello:

On January 2, 2014, you were dispatched to the assisted living facility located at 299 Prospect Place to assist the Fire Department with a choking person. You arrived on scene, prior to the Fire Department, and found a 92 year-old male with a completely obstructed airway. The patient was not breathing and had no pulse. You, without any assistance, moved the patient to an area near the elevator, placed him on the floor, cleared his airway, and began CPR just as the Fire Department arrived at your location.

Fire Department Captain Summers called to commend you and stated that without your actions and assistance, the patient would not have survived. Shortly after being transported to the hospital, the patient was conscious & breathing, and is expected to make a full recovery.

Sherri, you are to be commended for your expeditious response, appropriate assessment of the situation, decisiveness, and life-saving skills. Without your willingness to take action and your readiness for such a situation, this community member likely would not have survived this ordeal. Thank you for representing our Department with professionalism and skill.

Sincerely,

Jon Froomin
Chief of Police

700 Orange Avenue, Coronado, California 92118-2234 • (619) 522-7350
FAX Number: (619) 435-1329

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PROCLAMATION: CORONADO PARENTING DAY

The Mayor will present the proclamation to Rich Brady, President, Coronado SAFE, and Andrea Webster, Executive Director, Coronado SAFE.

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CALIFORNIA

OFFICE OF THE MAYOR

PROCLAMATION

Whereas, family is the most important human institution and parents the all-important overseers of such institution; and

Whereas, the act of parenting can involve encouraging the development of any youth as well as your own; and

Whereas, parenting provides the first and primary school of compassion, love, and tolerance; and

Whereas, good parenting involves patient instruction set in loving example; and

Whereas, great parents excel as teachers, mentors, and role models to their young; and

Whereas, informed and positive parenting is crucial to shaping character, building integrity, and raising responsible citizens that can achieve their dreams; and

Whereas, the commitment to parenting instills in children the principles that make our nation strong; and

Whereas, dedication to quality parenting ensures the welfare of young people whose futures create the story of our lives; and

Whereas, Coronado SAFE partners with parents and the community to champion all of the above in our lives.

Now, Therefore, I, Casey Tanaka, by the power vested in me as fiftieth Mayor of the City of Coronado, together with the City Council of the City of Coronado, encourage the residents of Coronado to recognize the importance of parenting in raising healthy, responsible youth. I do hereby proclaim and declare January 25, 2014 to be:

"CORONADO PARENTING DAY"

in the City of Coronado.

In Witness Thereof, I Have Hereunto Set My Hand and caused the Seal of the City of Coronado, California, to be affixed thereto this Tuesday, 21st day of January 2014.

_____

Casey Tanaka, Mayor

Attest:

_____

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APPROVAL OF READING BY TITLE AND WAIVER OF READING IN FULL OF ORDINANCES ON THIS AGENDA

The City Council waives the reading of the full text of every ordinance contained in this agenda and approves the reading of the ordinance title only.

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Warrant List for
City Council Meeting
January 21, 2014

I hereby certify that the demands listed in the table below and on the attached vendor payment audit report for the City of Coronado and the City of Coronado Acting as the Successor Agency to the Community Development Agency of the City of Coronado are correct and just to the best of my knowledge and conform to the approved budget for Fiscal Year 2013/2014. Money is available in the proper funds to pay these demands.

Agency	Warrant(s)	Voucher(s)
City of Coronado	10099233 - 10099378	V4005382 - V4005419
City of Coronado Acting as the Successor Agency to the Community Development Agency of the City of Coronado	None	None
Voided Warrant(s) and Voucher(s)	None	None

Leslie Suelter
City Treasurer

Reviewed by Audit Committee:

Council Member

Council Member

Approved by the City Council on _____

Mayor

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SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	10099238	01/03/14 15595	AT&T CALNET 2	100311	8320	C602222153777 PS	0.00	176.88
1011	10099238	01/03/14 15595	AT&T CALNET 2	100316	8320	6194356805692 BEACH	0.00	16.09
1011	10099238	01/03/14 15595	AT&T CALNET 2	100315	8320	6194377129630 ROTAR	0.00	98.09
1011	10099238	01/03/14 15595	AT&T CALNET 2	100313	8320	6194376091628 PARK	0.00	18.37
1011	10099238	01/03/14 15595	AT&T CALNET 2	100313	8320	C602223431777 PARK	0.00	31.56
TOTAL CHECK							0.00	340.99
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	730 ORANGE	0.00	410.96
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	1138 ADELLA AVE	0.00	168.54
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	1308 ORANGE	0.00	244.77
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	1156 ORANGE	0.00	424.80
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	350 TENTH ST	0.00	94.69
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	1108 ORANGE	0.00	263.23
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	1002 ORANGE	0.00	385.50
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	28 PORT OF SPAIN	0.00	32.42
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100316	8237	506 OCEAN BLVD	0.00	18.52
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	222 OCEAN BLVD	0.00	246.86
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	670 POMONA AVE	0.00	476.56
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	52 CORO CAYS BLVD	0.00	324.24
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	34 HALF MOON	0.00	230.92
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	102 MARDI GRAS	0.00	16.21
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	1100 STAR PK	0.00	176.51
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	125 ALAMEDA	0.00	20.34
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	125 GREEN TURTLE	0.00	110.90
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	WS COR CAY	0.00	70.34
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	31 CORO CAYS BLVD	0.00	452.49
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	1024 SIXTH ST	0.00	65.73
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	411 FIRST ST	0.00	57.26
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	950 CNTRY CLUB	0.00	20.34
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	45 COR CAY BLVD	0.00	69.35
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100316	8237	900 OCEAN BLVD	0.00	241.13
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	870 ORANGE	0.00	337.09
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	912 ORANGE AVE	0.00	480.20
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	502 GR CARIBE	0.00	272.46
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	102 KINGSTON CT	0.00	89.59
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	100313	8237	1017 SEVENTH ST	0.00	158.05
TOTAL CHECK							0.00	5960.00
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	100315	8235	ELEC 11/11-12/11/13	0.00	262.11
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	100314	8235	ELEC 11/11-12/11/13	0.00	360.40
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	100313	8235	1030 STAR PK	0.00	26.37
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	100312	8235	1291 RH DANA	0.00	10.26
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	100316	8235	ELEC 11/11-12/11/13	0.00	327.64
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	100313	8235	549 3RD ST	0.00	10.45
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	100313	8235	ELEC 11/12-12/12/13	0.00	242.99
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	100312	8235	ELEC 11/12-12/12/13	0.00	92.69
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	100313	8235	1050 ORANGE	0.00	1896.53
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	100315	8236	NG 11/12-12/12/13	0.00	24.69

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	100313	8235	1651 STRAND WAY	0.00	93.56
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	100314	8236	NG 11/12-12/12/13	0.00	33.95
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	100312	8236	NG 11/12-12/12/13	0.00	64.81
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	100311	8236	NG 11/12-12/12/13	0.00	27.77
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	100313	8236	NG 11/12-12/12/13	0.00	58.64
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	100316	8236	NG 11/12-12/12/13	0.00	30.86
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	100311	8235	ELEC 11/11-12/11/13	0.00	294.87
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	100313	8235	1124 ADELLA	0.00	226.36
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	100313	8235	ELEC 11/11-12/11/13	0.00	622.51
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	100312	8235	ELEC 11/11-12/11/13	0.00	688.04
TOTAL CHECK							0.00	5395.50
1011	10099244	01/09/14 15972	12MILESOUT.COM	100110	8030	VIDEO STREAMING-DEC	0.00	1200.00
1011	10099245	01/09/14 10054	ACTION TROPHIES & E	100120	8390	PLATE-EMP OF THE YE	0.00	59.40
1011	10099245	01/09/14 10054	ACTION TROPHIES & E	100120	8415	NAME PLATE - PURVIS	0.00	10.80
TOTAL CHECK							0.00	70.20
1011	10099247	01/09/14 10071	AIRGAS USA, LLC	100251	8580	HQ OXYGEN REFILL	0.00	428.76
1011	10099251	01/09/14 10131	ARAMARK UNIFORM SER	100314	8385	FLEET UNIFORMS 11/1	0.00	127.00
1011	10099251	01/09/14 10131	ARAMARK UNIFORM SER	100313	8385	PARKS UNIFORMS 11/1	0.00	72.92
1011	10099251	01/09/14 10131	ARAMARK UNIFORM SER	100314	8030	FLEET MATS/TOWELS 1	0.00	300.94
1011	10099251	01/09/14 10131	ARAMARK UNIFORM SER	100315	8385	FAC UNIFORMS 11/13	0.00	55.07
1011	10099251	01/09/14 10131	ARAMARK UNIFORM SER	100312	8385	STREETS UNIFORMS 11	0.00	45.71
1011	10099251	01/09/14 10131	ARAMARK UNIFORM SER	100315	8030	FAC MATS/TOWELS 11/	0.00	186.46
1011	10099251	01/09/14 10131	ARAMARK UNIFORM SER	100313	8030	PARKS MATS/TOWELS 1	0.00	208.54
1011	10099251	01/09/14 10131	ARAMARK UNIFORM SER	100311	8030	PS MATS 11/13	0.00	260.38
1011	10099251	01/09/14 10131	ARAMARK UNIFORM SER	100311	8560	PS SW UNIFORMS 11/1	0.00	14.96
1011	10099251	01/09/14 10131	ARAMARK UNIFORM SER	100316	8385	BEACH UNIFORMS 11/1	0.00	26.48
TOTAL CHECK							0.00	1298.46
1011	10099253	01/09/14 11204	AT&T (CORONADO FIRE	100251	8320	6194350575 TELESTAF	0.00	82.91
1011	10099253	01/09/14 11204	AT&T (CORONADO FIRE	100255	8320	6194351955 LG FAX	0.00	16.12
1011	10099253	01/09/14 11204	AT&T (CORONADO FIRE	100252	8320	6195227851 EOC PHON	0.00	192.77
1011	10099253	01/09/14 11204	AT&T (CORONADO FIRE	100255	8320	6194350328 TWR ALAR	0.00	75.42
1011	10099253	01/09/14 11204	AT&T (CORONADO FIRE	100252	8320	6194350914 SHORES R	0.00	31.50
1011	10099253	01/09/14 11204	AT&T (CORONADO FIRE	100252	8320	6194241031 CAYS FAX	0.00	31.97
1011	10099253	01/09/14 11204	AT&T (CORONADO FIRE	100251	8320	6194235735 CAYS 911	0.00	16.09
1011	10099253	01/09/14 11204	AT&T (CORONADO FIRE	100251	8320	6195229605 HQ 911	0.00	16.09
1011	10099253	01/09/14 11204	AT&T (CORONADO FIRE	100251	8320	6194359268 HQ FAX	0.00	31.05
TOTAL CHECK							0.00	493.92
1011	10099254	01/09/14 15595	AT&T CALNET 2	100211	8320	RECRUIT LINE NOV-DE	0.00	0.60
1011	10099254	01/09/14 15595	AT&T CALNET 2	100145	8320	INTERNET SERVICE	0.00	79.84
1011	10099254	01/09/14 15595	AT&T CALNET 2	100211	8320	PD PH NOV-DEC 2013	0.00	580.91
TOTAL CHECK							0.00	661.35

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	10099256	01/09/14 11209	AT&T/MCI (CITY MGR)	100125	8320	C60-222-2148-777	0.00	46.35
1011	10099256	01/09/14 11209	AT&T/MCI (CITY MGR)	100125	8320	RECURR CHGS & TAXES	0.00	715.41
1011	10099256	01/09/14 11209	AT&T/MCI (CITY MGR)	100115	8320	LOCAL TELEPHONE EXP	0.00	0.25
1011	10099256	01/09/14 11209	AT&T/MCI (CITY MGR)	100125	8320	LOCAL TELEPHONE EXP	0.00	20.96
1011	10099256	01/09/14 11209	AT&T/MCI (CITY MGR)	100211	8320	RECURR CHGS & TAXES	0.00	344.57
1011	10099256	01/09/14 11209	AT&T/MCI (CITY MGR)	100550	8320	RECURR CHGS & TAXES	0.00	108.75
1011	10099256	01/09/14 11209	AT&T/MCI (CITY MGR)	100251	8320	RECURR CHGS & TAXES	0.00	102.58
1011	10099256	01/09/14 11209	AT&T/MCI (CITY MGR)	100115	8320	LOCAL TELEPHONE EXP	0.00	4.74
1011	10099256	01/09/14 11209	AT&T/MCI (CITY MGR)	100145	8320	C60-222-3043-777	0.00	178.97
1011	10099256	01/09/14 11209	AT&T/MCI (CITY MGR)	100120	8320	LOCAL TELEPHONE EXP	0.00	6.84
1011	10099256	01/09/14 11209	AT&T/MCI (CITY MGR)	100211	8320	LOCAL TELEPHONE EXP	0.00	35.19
1011	10099256	01/09/14 11209	AT&T/MCI (CITY MGR)	100550	8320	LOCAL TELEPHONE EXP	0.00	16.60
1011	10099256	01/09/14 11209	AT&T/MCI (CITY MGR)	100311	8320	LOCAL TELEPHONE EXP	0.00	20.85
1011	10099256	01/09/14 11209	AT&T/MCI (CITY MGR)	100255	8320	RECURR CHGS & TAXES	0.00	10.22
1011	10099256	01/09/14 11209	AT&T/MCI (CITY MGR)	100370	8320	LOCAL TELEPHONE EXP	0.00	13.08
1011	10099256	01/09/14 11209	AT&T/MCI (CITY MGR)	100251	8320	LOCAL TELEPHONE EXP	0.00	28.01
1011	10099256	01/09/14 11209	AT&T/MCI (CITY MGR)	100125	8320	LOCAL TELEPHONE EXP	0.00	0.04
1011	10099256	01/09/14 11209	AT&T/MCI (CITY MGR)	100145	8320	LOCAL TELEPHONE EXP	0.00	16.81
1011	10099256	01/09/14 11209	AT&T/MCI (CITY MGR)	100311	8320	RECURR CHGS & TAXES	0.00	247.11
TOTAL CHECK							0.00	1917.33
1011	10099257	01/09/14 13646	AT&T/MCI(ADMIN SRV)	100251	8320	800 MHZ T1 LINE 12%	0.00	33.77
1011	10099257	01/09/14 13646	AT&T/MCI(ADMIN SRV)	100211	8320	800 MHZ T1 LINE 48%	0.00	135.09
1011	10099257	01/09/14 13646	AT&T/MCI(ADMIN SRV)	100255	8320	800 MHZ T1 LINE 7.5	0.00	21.11
1011	10099257	01/09/14 13646	AT&T/MCI(ADMIN SRV)	100311	8320	800 MHZ T1 LINE 30%	0.00	84.43
TOTAL CHECK							0.00	274.40
1011	10099258	01/09/14 16285	ATEL COMMUNICATIONS	100145	8030	TELEPHONE SYSTEM LA	0.00	344.25
1011	10099259	01/09/14 16091	BALKE, CHRISTOPHER	100251	7130	12/2012 MED REIMB-B	0.00	-81.91
1011	10099263	01/09/14 10213	BLACKIE'S TROPHIES	100140	8560	NAME PLATE-A.HODGES	0.00	21.60
1011	10099267	01/09/14 10310	CAL-AM WATER (FIRE	100251	8237	CAYS WATER 11/22-12	0.00	203.21
1011	10099269	01/09/14 10304	CAL-AM WATER (POLIC	100211	8237	PD WATER NOV-DEC 20	0.00	162.67
1011	10099269	01/09/14 10304	CAL-AM WATER (POLIC	100211	8237	PD IRRIGATION NOV-D	0.00	235.54
TOTAL CHECK							0.00	398.21
1011	10099270	01/09/14 10306	CAL-AM WATER (PUBLI	100313	8237	24 COR CAYS BLVD	0.00	540.21
1011	10099270	01/09/14 10306	CAL-AM WATER (PUBLI	100313	8237	99 GR CARIBE WY	0.00	2838.76
1011	10099270	01/09/14 10306	CAL-AM WATER (PUBLI	100313	8237	50 CORO CAYS BL	0.00	1122.84
1011	10099270	01/09/14 10306	CAL-AM WATER (PUBLI	100313	8237	50 CORO CAYS BL	0.00	1214.68
1011	10099270	01/09/14 10306	CAL-AM WATER (PUBLI	100313	8237	1015 SEVENTH ST	0.00	591.98
1011	10099270	01/09/14 10306	CAL-AM WATER (PUBLI	100313	8237	222 OCEAN BLVD	0.00	1036.23
1011	10099270	01/09/14 10306	CAL-AM WATER (PUBLI	100313	8237	111 B AVE	0.00	194.98
1011	10099270	01/09/14 10306	CAL-AM WATER (PUBLI	100313	8237	102 GRAND CARIBE CS	0.00	582.75
1011	10099270	01/09/14 10306	CAL-AM WATER (PUBLI	100313	8237	240 ORANGE	0.00	290.93

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1011	10099270	01/09/14 10306	CAL-AM WATER (PUBLI	100313	8237	740 GUADALUPE AVE	0.00	153.44
1011	10099270	01/09/14 10306	CAL-AM WATER (PUBLI	100313	8237	920 BAY CR	0.00	125.74
1011	10099270	01/09/14 10306	CAL-AM WATER (PUBLI	100314	8237	101 B AVE	0.00	185.75
1011	10099270	01/09/14 10306	CAL-AM WATER (PUBLI	100313	8237	436 ORANGE	0.00	263.23
1011	10099270	01/09/14 10306	CAL-AM WATER (PUBLI	100313	8237	336 ORANGE	0.00	175.53
1011	10099270	01/09/14 10306	CAL-AM WATER (PUBLI	100313	8237	1040 POMONA AVE	0.00	6.49
1011	10099270	01/09/14 10306	CAL-AM WATER (PUBLI	100313	8237	1120 SIXTH ST	0.00	259.61
1011	10099270	01/09/14 10306	CAL-AM WATER (PUBLI	100313	8237	1500 THIRD ST	0.00	193.99
1011	10099270	01/09/14 10306	CAL-AM WATER (PUBLI	100313	8237	560 ORANGE	0.00	254.00
1011	10099270	01/09/14 10306	CAL-AM WATER (PUBLI	100313	8237	221 OCEAN BLVD	0.00	545.81
TOTAL CHECK							0.00	10576.95
1011	10099272	01/09/14 10345	CALIFORNIA UNIFORMS	100211	8560	NAME PLATE O'MALLEY	0.00	8.64
1011	10099273	01/09/14 15660	CAPITAL ONE COMMERC	100255	8560	JANITORIAL & HH SUP	0.00	109.92
1011	10099273	01/09/14 15660	CAPITAL ONE COMMERC	100255	8560	OFFICE SUPPLIES	0.00	81.65
TOTAL CHECK							0.00	191.57
1011	10099274	01/09/14 13535	CDW GOVERNMENT CENT	100145	8030	BACKUP SOFTWARE	0.00	1330.00
1011	10099275	01/09/14 16888	CENTURY MFG	100316	8560	GRAFFITTI REMOVER	0.00	131.92
1011	10099276	01/09/14 15305	CINTAS CORPORATION	100251	8385	6858 HQ TWL SVC	0.00	36.93
1011	10099276	01/09/14 15305	CINTAS CORPORATION	100251	8385	6859 CAYS TWL SVC	0.00	32.90
1011	10099276	01/09/14 15305	CINTAS CORPORATION	100251	8385	6858 HQ TWL/MAT SVC	0.00	72.66
1011	10099276	01/09/14 15305	CINTAS CORPORATION	100251	8385	6859 CAYS TWL/MAT S	0.00	86.74
TOTAL CHECK							0.00	229.23
1011	10099277	01/09/14 EE REIMB	CLEMENTS, JASON	100251	8415	FIRE PREVENTION 2C	0.00	250.00
1011	10099278	01/09/14 10414	CODE PUBLISHING COM	100115	8030	MUNI CODE UPDATE 1/	0.00	263.50
1011	10099279	01/09/14 15321	COMMERCIAL FLEET SE	100313	8250	#5-2 FUEL PUMP	0.00	542.39
1011	10099280	01/09/14 10753	COMPLETE OFFICE (GR	100125	8561	COPY PAPER/SUPPLIES	0.00	230.29
1011	10099280	01/09/14 10753	COMPLETE OFFICE (GR	100110	8560	OFFICE SUPPLIES-CIT	0.00	99.36
TOTAL CHECK							0.00	329.65
1011	10099281	01/09/14 16262	COMPUCOM SYSTEMS, I	100145	9043	LYNC CLIENT ACCESS	0.00	5194.00
1011	10099282	01/09/14 16297	CONCORD TECHNOLOGIE	100145	8030	FAX SVC-ALL DEPTS-J	0.00	120.00
1011	10099283	01/09/14 16877	CONSOLIDATED ELECTR	100315	8252	LIGHT SWITCH ANIMAL	0.00	567.65
1011	10099284	01/09/14 10457	CORONADO HARDWARE	100255	8535	3 MALE HOSE ENDS	0.00	12.28
1011	10099284	01/09/14 10457	CORONADO HARDWARE	100251	8540	MISC HARDWARE SUPPL	0.00	6.47
1011	10099284	01/09/14 10457	CORONADO HARDWARE	100213	8560	CABLE TIES	0.00	30.64
1011	10099284	01/09/14 10457	CORONADO HARDWARE	100251	8540	MISC HARDWARE SUPPL	0.00	31.81

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
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FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT
TOTAL CHECK							0.00	81.20
1011	10099285	01/09/14 10463	CORONADO LOCK AND K	100211	8560	REKEY CABINET	0.00	83.60
1011	10099285	01/09/14 10463	CORONADO LOCK AND K	100212	8560	MOTORCYCLE KEYS	0.00	9.69
TOTAL CHECK							0.00	93.29
1011	10099287	01/09/14 11400	COUNTY OF SAN DIEGO	100212	8030	COURT FEES DEC 2013	0.00	8382.50
1011	10099287	01/09/14 11400	COUNTY OF SAN DIEGO	100212	8030	COURT FEES NOV 2013	0.00	8104.50
TOTAL CHECK							0.00	16487.00
1011	10099289	01/09/14 10244	DEFRANCE PRINTING	100211	8561	DEPT. ENVELOPES	0.00	337.79
1011	10099293	01/09/14 15998	DIVISION OF THE STA	100	2097	CA ACCESSBLTY FEE-D	0.00	991.00
1011	10099293	01/09/14 15998	DIVISION OF THE STA	100	4161	CA ACCESSBLTY FEE-D	0.00	-693.70
TOTAL CHECK							0.00	297.30
1011	10099294	01/09/14 10598	EAGLE NEWSPAPER LLC	100115	8030	LEGAL AD-12253	0.00	75.00
1011	10099294	01/09/14 10598	EAGLE NEWSPAPER LLC	100115	8030	DISPLAY AD-VACANCIE	0.00	820.00
1011	10099294	01/09/14 10598	EAGLE NEWSPAPER LLC	100115	8030	LEGAL AD-1241	0.00	25.00
1011	10099294	01/09/14 10598	EAGLE NEWSPAPER LLC	100115	8030	LEGAL AD-1241	0.00	25.00
TOTAL CHECK							0.00	945.00
1011	10099296	01/09/14 15562	EGOV STRATEGIES	100145	8030	CONNECT USAGE FEE-D	0.00	162.67
1011	10099297	01/09/14 14333	ELITE SHOW SERVICES	100212	8030	HOLIDAY PARADE STAF	0.00	1382.34
1011	10099300	01/09/14 14724	EW TRUCK & EQUIPMEN	100314	8250	#5392 SMOG CHECK	0.00	60.00
1011	10099300	01/09/14 14724	EW TRUCK & EQUIPMEN	100314	8250	#5345 SMOG CHECK	0.00	60.00
1011	10099300	01/09/14 14724	EW TRUCK & EQUIPMEN	100312	8250	#3-8 SMOG CHECK	0.00	60.00
1011	10099300	01/09/14 14724	EW TRUCK & EQUIPMEN	100314	8250	#5340 SMOG CHECK	0.00	60.00
1011	10099300	01/09/14 14724	EW TRUCK & EQUIPMEN	100312	8250	#3-8R SMOG CHECK	0.00	60.00
1011	10099300	01/09/14 14724	EW TRUCK & EQUIPMEN	100312	8250	#4-22 SMOG CHECK	0.00	60.00
1011	10099300	01/09/14 14724	EW TRUCK & EQUIPMEN	100313	8250	#5-8R SMOG CHECK	0.00	60.00
1011	10099300	01/09/14 14724	EW TRUCK & EQUIPMEN	100314	8250	#5391 SMOG CHECK	0.00	60.00
1011	10099300	01/09/14 14724	EW TRUCK & EQUIPMEN	100314	8250	#5370 SMOG CHECK	0.00	60.00
1011	10099300	01/09/14 14724	EW TRUCK & EQUIPMEN	100313	8250	#5-4 SMOG CHECK	0.00	60.00
TOTAL CHECK							0.00	600.00
1011	10099302	01/09/14 10645	FEDEX	100140	8400	DOCS TO GFOA-ZINN	0.00	22.45
1011	10099305	01/09/14 12520	GRAINGER	100314	8560	SHOP CONSUMABLES	0.00	40.00
1011	10099307	01/09/14 10800	HOME DEPOT-(POL)#60	100213	8560	ACF SUPPLIES	0.00	188.18
1011	10099307	01/09/14 10800	HOME DEPOT-(POL)#60	100213	8590	ACF JANITORIAL SUPP	0.00	93.99
1011	10099307	01/09/14 10800	HOME DEPOT-(POL)#60	100213	8560	ACF SUPPLIES	0.00	78.30
TOTAL CHECK							0.00	360.47
1011	10099308	01/09/14 15981	HORIZON	100313	8250	OIL FILTERS FOR MOW	0.00	227.23

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
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FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1011	10099310	01/09/14 12322	KEARNY PEARSON FORD	100314	8250	#5392 AMBL REPAIR	0.00	878.39
1011	10099314	01/09/14 15819	LANCE, SOLL & LUNGH	100121	8005	2013 CDSA GENERAL A	0.00	962.00
1011	10099314	01/09/14 15819	LANCE, SOLL & LUNGH	100140	8005	2013 CITY GENERAL A	0.00	3156.00
1011	10099314	01/09/14 15819	LANCE, SOLL & LUNGH	100140	8005	2012 AUP FINAL-TOT	0.00	13290.00
TOTAL CHECK							0.00	17408.00
1011	10099317	01/09/14 16425	MUNICIPAL EMERGENCY	100251	8560	TURNOUT REP JC/AD	0.00	519.85
1011	10099321	01/09/14 12370	MOFFATT & NICHOL EN	100	2071	8 THE POINT	0.00	328.00
1011	10099322	01/09/14 10712	NAPA AUTO PARTS	100314	8250	#5392 OIL FILTER	0.00	35.86
1011	10099322	01/09/14 10712	NAPA AUTO PARTS	100314	8250	LIGHT BULB STOCK	0.00	24.84
1011	10099322	01/09/14 10712	NAPA AUTO PARTS	100313	8250	SPARK PLUG STOCK	0.00	31.78
1011	10099322	01/09/14 10712	NAPA AUTO PARTS	100313	8250	#5-4 RADIATOR CAP	0.00	5.39
1011	10099322	01/09/14 10712	NAPA AUTO PARTS	100313	8250	#5-4 OIL FILTERS	0.00	109.32
TOTAL CHECK							0.00	207.19
1011	10099323	01/09/14 11123	NATIONAL CITY AUTO	100314	8250	#7-26 SEAT REPAIR	0.00	371.42
1011	10099324	01/09/14 16570	NATIONAL PETROLEUM	100314	8250	OIL PM MAINT	0.00	260.40
1011	10099324	01/09/14 16570	NATIONAL PETROLEUM	100316	8250	OIL PM MAINT	0.00	260.40
1011	10099324	01/09/14 16570	NATIONAL PETROLEUM	100313	8250	OIL PM MAINT	0.00	260.40
1011	10099324	01/09/14 16570	NATIONAL PETROLEUM	100315	8250	OIL PM MAINT	0.00	260.40
1011	10099324	01/09/14 16570	NATIONAL PETROLEUM	100312	8250	OIL PM MAINT	0.00	260.40
TOTAL CHECK							0.00	1302.00
1011	10099325	01/09/14 14488	NATIONAL TRAINING C	100211	8414	POST:CRITICAL INCID	0.00	160.00
1011	10099326	01/09/14 16166	NENA	100216	8415	CASTELLANO NENA 201	0.00	137.00
1011	10099327	01/09/14 16117	NORTHROP GRUMMAN IT	100211	8030	RMS/CAD JAN 2014	0.00	8213.40
1011	10099329	01/09/14 13718	OFFICE DEPOT (PUBLI	100313	8560	OFFICE SUPPLIES	0.00	63.22
1011	10099329	01/09/14 13718	OFFICE DEPOT (PUBLI	100311	8560	OFFICE SUPPLIES	0.00	63.22
1011	10099329	01/09/14 13718	OFFICE DEPOT (PUBLI	100312	8560	OFFICE SUPPLIES	0.00	63.22
1011	10099329	01/09/14 13718	OFFICE DEPOT (PUBLI	100314	8560	OFFICE SUPPLIES	0.00	63.22
1011	10099329	01/09/14 13718	OFFICE DEPOT (PUBLI	100316	8560	OFFICE SUPPLIES	0.00	63.22
1011	10099329	01/09/14 13718	OFFICE DEPOT (PUBLI	100315	8560	OFFICE SUPPLIES	0.00	63.22
1011	10099329	01/09/14 13718	OFFICE DEPOT (PUBLI	100311	8560	OFFICE SUPPLIES	0.00	53.17
1011	10099329	01/09/14 13718	OFFICE DEPOT (PUBLI	100311	8560	DRAFTING CHAIR	0.00	200.49
1011	10099329	01/09/14 13718	OFFICE DEPOT (PUBLI	100311	8560	OFFICE SUPPLIES	0.00	11.76
1011	10099329	01/09/14 13718	OFFICE DEPOT (PUBLI	100316	8560	OFFICE SUPPLIES	0.00	78.13
TOTAL CHECK							0.00	722.87
1011	10099330	01/09/14 11160	OFFICE DEPOT	100211	8561	OFFICE SUPPLIES	0.00	82.70

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
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FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1011	10099331	01/09/14 11169	OIL FILTER SERVICE	100313	8250	#5-4 FILTERS	0.00	53.22
1011	10099332	01/09/14 11175	OPTIMIST CLUB OF CO	100251	8415	M. BLOOD OPTIMIST D	0.00	117.00
1011	10099333	01/09/14 15312	PERRY OF NATIONAL C	100314	8250	#2-7 WHEEL SENSOR	0.00	128.64
1011	10099335	01/09/14 11261	PORT SUPPLY	100255	8250	ANCHORS, PWC STOPS,	0.00	93.27
1011	10099337	01/09/14 14659	PROFORCE	100212	9045	TASERS	0.00	1853.94
1011	10099337	01/09/14 14659	PROFORCE	100212	9045	TASERS	0.00	775.01
TOTAL CHECK							0.00	2628.95
1011	10099339	01/09/14 11301	QUILL CORPORATION	100251	8415	BINDERS TRNG MANUAL	0.00	-38.75
1011	10099339	01/09/14 11301	QUILL CORPORATION	100251	8415	BADGE PINNING SUPPL	0.00	16.87
1011	10099339	01/09/14 11301	QUILL CORPORATION	100251	8415	BINDERS FOR TRNG MA	0.00	38.75
1011	10099339	01/09/14 11301	QUILL CORPORATION	100251	8415	ITEMS RETURNED	0.00	-16.87
1011	10099339	01/09/14 11301	QUILL CORPORATION	100251	8415	DAILY LOG RECORD BO	0.00	250.52
1011	10099339	01/09/14 11301	QUILL CORPORATION	100251	8415	MISSING WATER CASE	0.00	-5.16
1011	10099339	01/09/14 11301	QUILL CORPORATION	100251	8415	BINDERS FOR TRNG MA	0.00	38.75
1011	10099339	01/09/14 11301	QUILL CORPORATION	100251	8560	OFFICE SUPPLIES	0.00	123.36
1011	10099339	01/09/14 11301	QUILL CORPORATION	100251	8415	BADGE PINNING SUPPL	0.00	30.70
1011	10099339	01/09/14 11301	QUILL CORPORATION	100251	8560	OFFICE SUPPLIES	0.00	42.74
TOTAL CHECK							0.00	480.91
1011	10099341	01/09/14 16106	ROMAINE ELECTRIC	100314	8250	#5391 BATTERY CABLE	0.00	42.50
1011	10099342	01/09/14 11774	SAN DIEGO FRICTION	100314	8250	#5345 LUG NUT COVER	0.00	143.64
1011	10099342	01/09/14 11774	SAN DIEGO FRICTION	100314	8250	#5370 GREASE HUB SE	0.00	49.93
1011	10099342	01/09/14 11774	SAN DIEGO FRICTION	100314	8250	#5370 FIRE TRUCK PA	0.00	37.58
TOTAL CHECK							0.00	231.15
1011	10099343	01/09/14 11444	SAN DIEGO PLASTICS,	100315	8252	PD MOP SINK	0.00	62.13
1011	10099345	01/09/14 15636	SATCOM GLOBAL, INC	100311	8320	SIM CARD 10/13	0.00	41.79
1011	10099345	01/09/14 15636	SATCOM GLOBAL, INC	100311	8320	SIM CARD 11/13	0.00	41.79
TOTAL CHECK							0.00	83.58
1011	10099348	01/09/14 12001	SDG&E-(POLICE)	100211	8235	PD ELEC NOV-DEC 201	0.00	7354.10
1011	10099349	01/09/14 11430A	SDG&E (PUBLIC SERVI	100313	8235	3251 HWY 75	0.00	10.45
1011	10099349	01/09/14 11430A	SDG&E (PUBLIC SERVI	100312	8235	LS 1B STLTS D	0.00	35.32
TOTAL CHECK							0.00	45.77
1011	10099350	01/09/14 11426	SDG&E-(FIRE SRV ACC	100251	8236	HQ GAS 11/11-12/11/	0.00	137.87
1011	10099350	01/09/14 11426	SDG&E-(FIRE SRV ACC	100251	8235	HQ ELEC 11/11-12/11	0.00	1008.93
TOTAL CHECK							0.00	1146.80
1011	10099351	01/09/14 11426A	SDG&E - (LIFEGUARD	100255	8235	LG ELEC 11/20-12/22	0.00	906.31

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FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	-----DESCRIPTION----	SALES TAX	AMOUNT
1011	10099356	01/09/14 11504	SHRED-IT SAN DIEGO	100251	8030	HQ SHREDDING SVC	0.00	38.85
1011	10099359	01/09/14 14153	STRYKER MEDICAL	100251	8250	GURNEY STRAPS REPLA	0.00	72.73
1011	10099361	01/09/14 10981	THE LIGHTHOUSE INC.	100314	8250	#5381 ELEC PARTS	0.00	13.50
1011	10099362	01/09/14 16077	THOMAS INDUSTRIAL W	100251	8250	HQ/CAYS PRESSR WSHR	0.00	70.00
1011	10099364	01/09/14 11640	TIME WARNER CABLE	100145	8321	CNNCTVTY LOCAL LOOP	0.00	2200.00
1011	10099364	01/09/14 11640	TIME WARNER CABLE	100145	8320	12/22-01/21 HRTLND	0.00	199.95
TOTAL CHECK							0.00	2399.95
1011	10099366	01/09/14 13895	ULINE, INC	100211	8561	STORAGE BOXES	0.00	192.32
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100213	8560	PET FOOD CONTAINERS	0.00	55.98
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100213	8560	CAT LITTER PANS	0.00	80.60
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100213	8560	ANIMAL TAGS	0.00	120.75
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100213	8560	CAT LITTER PANS	0.00	40.30
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100213	8560	RESPIRATOR/WIRE GLO	0.00	118.71
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100213	8560	PET FOOD CONTAINERS	0.00	111.96
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100251	8415	REFRESH BADGE CEREM	0.00	131.90
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100211	8400	MAIL TASER FOR SERV	0.00	23.95
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100251	8530	FIRE CHIEF FUEL	0.00	56.90
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100213	8560	SHELVING/STORAGE	0.00	422.89
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100251	8530	FIRE CHIEF FUEL	0.00	58.40
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100251	8530	FIRE CHIEF FUEL	0.00	59.76
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100251	8560	DEPT. HOLIDAY CARDS	0.00	47.51
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100252	8560	RESCUE TOOL FOR CER	0.00	181.25
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100251	8250	TOOL MOUNT FOR SPRE	0.00	231.56
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100251	8250	CHIEF CAR WASH	0.00	5.00
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100255	7160	LOWE WETSUIT	0.00	96.00
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100255	8560	BACK UP RESCUE KNIV	0.00	447.20
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100255	8250	AGA DIVE MASK PARTS	0.00	117.53
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100316	7160	UNIFORM SAMPLES	0.00	56.22
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100311	8560	PLANNER	0.00	15.06
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100313	8250	#5-5 TRACTOR HITCH	0.00	280.69
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100314	8250	#5391 CABLE PART	0.00	165.18
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100211	8560	SCANDISK - X8	0.00	207.28
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100211	8241	STAMPS.COM SUBSCRIP	0.00	24.99
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100211	8400	RETRN PROP TO VIC20	0.00	68.77
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100212	8350	EXPLORER CPR/AED TR	0.00	44.03
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100213	8415	ANIMAL LAWS HANDBOO	0.00	124.00
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100212	8535	PD BIKE LIGHTS	0.00	129.58
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100212	8560	SUPPLIES FOR MOTOR	0.00	8.60
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100211	8400	STAMPS.COM REFILL	0.00	200.00
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100314	7160	UNIFORM SAMPLES	0.00	56.22
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100313	7160	UNIFORM SAMPLES	0.00	56.23

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
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FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100312	7160	UNIFORM SAMPLES	0.00	56.22
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	100315	7160	UNIFORM SAMPLES	0.00	56.22
TOTAL CHECK							0.00	3957.44
1011	10099370	01/09/14 12703WW	VERIZON WIRELESS	100370	8320	CELL PH CHARGES-ENG	0.00	2.31
1011	10099370	01/09/14 12703WW	VERIZON WIRELESS	100145	8320	CREDIT ADJ 11/22/13	0.00	-56.00
1011	10099370	01/09/14 12703WW	VERIZON WIRELESS	100145	8320	CELL PH CHARGES-IT	0.00	107.77
1011	10099370	01/09/14 12703WW	VERIZON WIRELESS	100145	8320	EQUIP CHARGES-LEWTO	0.00	56.00
1011	10099370	01/09/14 12703WW	VERIZON WIRELESS	100120	8320	CELL PH CHARGES-CM	0.00	54.93
1011	10099370	01/09/14 12703WW	VERIZON WIRELESS	100550	8320	CELL PH CHARGES-LIB	0.00	25.68
TOTAL CHECK							0.00	190.69
1011	10099371	01/09/14 12703FIR	VERIZON WIRELESS	100251	8320	FD CELLPHN 11/11-12	0.00	486.50
1011	10099371	01/09/14 12703FIR	VERIZON WIRELESS	100252	8320	DP CELLPHN 11/11-12	0.00	57.16
1011	10099371	01/09/14 12703FIR	VERIZON WIRELESS	100255	8320	LG CELLPHN 11/11-12	0.00	167.26
TOTAL CHECK							0.00	710.92
1011	10099372	01/09/14 12703POL	VERIZON WIRELESS	100211	8320	PD CELL PH NOV-DEC	0.00	1509.22
1011	10099374	01/09/14 10348	VULCAN MATERIALS CO	100312	8255	ASPHALT	0.00	167.90
1011	10099377	01/09/14 13279	WITTMAN ENTERPRISES	100251	8030	DEC13 AMBULANCE BIL	0.00	3080.00
TOTAL CASH ACCOUNT							0.00	115807.18
TOTAL FUND							0.00	115807.18

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 102 - PAYROLL FUND

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1011	10099259	01/09/14	16091 BALKE, CHRISTOPHER	102	1110	12/2012 MED REIMB-B	0.00	163.82
TOTAL CASH ACCOUNT							0.00	163.82
1012	10099233	01/02/14	11999 CALPERS LONG-TERM C	102	2027	DED:6650 PERS-LONG	0.00	512.11
1012	10099234	01/02/14	11985 INTERNAL REVENUE SE	102	2028	DED:1515 WAGE ASSGN	0.00	115.00
1012	10099235	01/02/14	11986 ST OF CA - FRANCHIS	102	2028	DED:1500 WAGE ASSGN	0.00	21.76
1012	10099236	01/02/14	16809 SUN LIFE FINANCIAL	102	2027	DED:3900 SP LIFE IN	0.00	280.17
1012	10099237	01/02/14	16884 THOMAS H BILLINGSLE	102	2028	DED:1202 WAGE ASSGN	0.00	189.22
TOTAL CASH ACCOUNT							0.00	1118.26
TOTAL FUND							0.00	1282.08

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 106 - RECREATION SERVICES

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------		BUDGET CHECK	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1011	10099246	01/09/14	10068	AGRICULTURAL PEST C	106515	8030	PEST CONTROL SERVIC	0.00	55.00
1011	10099249	01/09/14	99550000	AMBER FROST	106	2050	RENTAL FEE RETURN B	0.00	115.00
1011	10099252	01/09/14	15105	ASCAP (AMERICAN SOC	106511	8395	LICENSE FEE 2014	0.00	330.00
1011	10099256	01/09/14	11209	AT&T/MCI (CITY MGR)	106511	8320	RECURR CHGS & TAXES	0.00	131.31
1011	10099256	01/09/14	11209	AT&T/MCI (CITY MGR)	106511	8320	CLUB ROOM	0.00	61.73
1011	10099256	01/09/14	11209	AT&T/MCI (CITY MGR)	106514	8320	TENNIS CTR	0.00	108.18
1011	10099256	01/09/14	11209	AT&T/MCI (CITY MGR)	106512	8320	REC ADMIN	0.00	30.26
1011	10099256	01/09/14	11209	AT&T/MCI (CITY MGR)	106512	8320	CLUB ROOM BURGLAR/F	0.00	30.26
1011	10099256	01/09/14	11209	AT&T/MCI (CITY MGR)	106512	8320	SKATE CAM	0.00	90.77
1011	10099256	01/09/14	11209	AT&T/MCI (CITY MGR)	106515	8030	FACILITIES INTERNET	0.00	83.58
1011	10099256	01/09/14	11209	AT&T/MCI (CITY MGR)	106511	8320	LOCAL TELEPHONE EXP	0.00	27.14
1011	10099256	01/09/14	11209	AT&T/MCI (CITY MGR)	106513	8320	RECURR CHGS & TAXES	0.00	82.13
TOTAL CHECK								0.00	645.36
1011	10099257	01/09/14	13646	AT&T/MCI(ADMIN SRV)	106511	8320	800 MHZ T1 LINE 2.5	0.00	7.03
1011	10099261	01/09/14	99550000	BENJAMIN RISCHE	106	2050	RENTAL REFUND 1/2/1	0.00	562.50
1011	10099264	01/09/14	10171	BSN SPORTS	106512	8565	VOLLEYBALL NET	0.00	316.95
1011	10099265	01/09/14	16045	BURNER DESIGN INC.	106512	8535	SNOW MTN SIGN	0.00	129.50
1011	10099271	01/09/14	10305	CAL-AM WATER (RECRE	106514	8237	LIBRARY COURTS	0.00	236.52
1011	10099280	01/09/14	10753	COMPLETE OFFICE (GR	106511	8560	ENVELOPES ADMIN	0.00	28.14
1011	10099280	01/09/14	10753	COMPLETE OFFICE (GR	106516	8560	BOATHOUSE SUPPLIES	0.00	247.85
1011	10099280	01/09/14	10753	COMPLETE OFFICE (GR	106512	8560	PROGRAM SUPPLIES	0.00	36.97
1011	10099280	01/09/14	10753	COMPLETE OFFICE (GR	106511	8561	COPY PAPER	0.00	76.96
1011	10099280	01/09/14	10753	COMPLETE OFFICE (GR	106511	8560	ADMIN SUPPLIES	0.00	75.56
1011	10099280	01/09/14	10753	COMPLETE OFFICE (GR	106514	8560	COPY PAPEPR	0.00	38.48
TOTAL CHECK								0.00	503.96
1011	10099284	01/09/14	10457	CORONADO HARDWARE	106515	8565	PADLOCK	0.00	23.21
1011	10099284	01/09/14	10457	CORONADO HARDWARE	106516	8555	FAUCET EXTENSION	0.00	40.59
1011	10099284	01/09/14	10457	CORONADO HARDWARE	106515	8560	TENNIS SUPPLIES	0.00	77.72
TOTAL CHECK								0.00	141.52
1011	10099286	01/09/14	10480	HSBC BUSINESS SOLUT	106515	8590	FACILITIES SUPPLIES	0.00	243.43
1011	10099286	01/09/14	10480	HSBC BUSINESS SOLUT	106512	8565	PRE CLASSES	0.00	65.51
TOTAL CHECK								0.00	308.94
1011	10099291	01/09/14	10551	DIAMOND ENVIRONMENT	106512	8570	PORT A POTTY SNOW M	0.00	316.80
1011	10099295	01/09/14	99550000	EDWINA VILLANUEVA	106	2050	RENTAL REFUND 1/2/1	0.00	305.00

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 106 - RECREATION SERVICES

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1011	10099298	01/09/14	99550000 ELLEN LINDZON	106	2050	RENTAL REFUND 12/27	0.00	500.00
1011	10099299	01/09/14	99550000 ERICKA CUEVAS	106	2050	RENTAL REFUND CANCE	0.00	200.00
1011	10099301	01/09/14	99550000 FABIAN PALCOMBO	106	2050	RENTAL REFUND 1/2/1	0.00	500.00
1011	10099303	01/09/14	12822 FLAGHOUSE, INC	106512	8565	TABLE TENNIS SUPPLI	0.00	120.80
1011	10099306	01/09/14	10798 HOME DEPOT CRC-{REC	106515	8560	FACILITIES SUPPLIES	0.00	11.82
1011	10099306	01/09/14	10798 HOME DEPOT CRC-{REC	106513	8535	MATERIALS-AQUATICS	0.00	477.91
1011	10099306	01/09/14	10798 HOME DEPOT CRC-{REC	106512	8570	RETURNED MATERIALS	0.00	-129.47
1011	10099306	01/09/14	10798 HOME DEPOT CRC-{REC	106513	8535	MATERIALS AQUATICS	0.00	24.36
1011	10099306	01/09/14	10798 HOME DEPOT CRC-{REC	106512	8570	HOLIDAY PARADE	0.00	19.29
1011	10099306	01/09/14	10798 HOME DEPOT CRC-{REC	106515	8425	FACILITIES SUPPLIES	0.00	86.78
1011	10099306	01/09/14	10798 HOME DEPOT CRC-{REC	106512	8570	HOLIDAY PARADE	0.00	203.04
TOTAL CHECK							0.00	693.73
1011	10099311	01/09/14	EE REIMB KNOPP, DAVE	106515	8560	REIMB BBALLS	0.00	129.60
1011	10099313	01/09/14	99550000 KRISTEN SAVAGE	106	2050	RENTAL REFUND 1/2/1	0.00	550.00
1011	10099316	01/09/14	10979 LIFE ASSIST, INC.	106516	8595	SAFETY GLASSES	0.00	25.66
1011	10099319	01/09/14	99550000 MICHAEL CAMPBELL	106	2050	RENTAL REFUND 1/2/1	0.00	500.00
1011	10099328	01/09/14	16662 NUCO2, LLC	106513	8575	POOL CHEMICALS	0.00	260.35
1011	10099334	01/09/14	10008 PETTY CASH - RECREA	106512	8565	SUPPLIES KLOSINSKI	0.00	27.44
1011	10099334	01/09/14	10008 PETTY CASH - RECREA	106512	8570	FLOAT SUPPLIES ARLE	0.00	8.64
1011	10099334	01/09/14	10008 PETTY CASH - RECREA	106513	8570	SPECIAL EVENT STUCK	0.00	99.43
1011	10099334	01/09/14	10008 PETTY CASH - RECREA	106515	8415	REGISTRATION KNOPP	0.00	75.00
1011	10099334	01/09/14	10008 PETTY CASH - RECREA	106512	8565	MAILING NICE	0.00	11.85
1011	10099334	01/09/14	10008 PETTY CASH - RECREA	106512	8565	PENDING TRAVIS	0.00	92.29
1011	10099334	01/09/14	10008 PETTY CASH - RECREA	106512	8415	PARKING KLOSINSKI	0.00	30.00
1011	10099334	01/09/14	10008 PETTY CASH - RECREA	106512	8560	PENDING ARLES	0.00	68.00
1011	10099334	01/09/14	10008 PETTY CASH - RECREA	106515	8254	TV REPAIR ESTIMATE	0.00	40.00
1011	10099334	01/09/14	10008 PETTY CASH - RECREA	106513	7160	UNIFORM LOHR	0.00	36.77
1011	10099334	01/09/14	10008 PETTY CASH - RECREA	106515	8254	TV REPAIR KNOPP	0.00	90.75
1011	10099334	01/09/14	10008 PETTY CASH - RECREA	106512	8565	RETURNED ITEM ARLES	0.00	-17.11
1011	10099334	01/09/14	10008 PETTY CASH - RECREA	106512	8565	RETURNED ITEM ARLES	0.00	-10.57
1011	10099334	01/09/14	10008 PETTY CASH - RECREA	106512	8565	TRAINING ARLES	0.00	48.48
1011	10099334	01/09/14	10008 PETTY CASH - RECREA	106512	8565	FNOS KLOSINSKI	0.00	15.10
1011	10099334	01/09/14	10008 PETTY CASH - RECREA	106512	8565	PENDING BROOKE	0.00	40.72
1011	10099334	01/09/14	10008 PETTY CASH - RECREA	106511	8400	POSTAGE HITES	0.00	9.20
1011	10099334	01/09/14	10008 PETTY CASH - RECREA	106512	8565	SUPPLIES GERMAN	0.00	73.12
1011	10099334	01/09/14	10008 PETTY CASH - RECREA	106515	8590	SUPPLIES KNOPP	0.00	15.64
1011	10099334	01/09/14	10008 PETTY CASH - RECREA	106513	8415	MEMBERSHIP AQUATICS	0.00	15.00
1011	10099334	01/09/14	10008 PETTY CASH - RECREA	106512	8565	PENDING BROOKE	0.00	59.66

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 106 - RECREATION SERVICES

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------		BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	10099334	01/09/14	10008	PETTY CASH - RECREA	106513	8560	SPECIAL EVENT STUCK	0.00	100.00
1011	10099334	01/09/14	10008	PETTY CASH - RECREA	106515	8560	BINOCULARS KNOPP	0.00	21.59
TOTAL CHECK								0.00	951.00
1011	10099336	01/09/14	12538	POSTMASTER-FEE RENE	106511	8030	BULK MAILING	0.00	200.00
1011	10099340	01/09/14	16864	RENATE DAVERSA	106	2050	RENTAL REFUND 12/31	0.00	500.00
1011	10099340	01/09/14	16864	RENATE DAVERSA	106	2050	RENTAL REFUND 1/2/1	0.00	500.00
1011	10099340	01/09/14	16864	RENATE DAVERSA	106	2050	RENTAL REFUND 12/31	0.00	500.00
TOTAL CHECK								0.00	1500.00
1011	10099346	01/09/14	16876	SDBOA, INC.	106512	8565	BBAL REFS JAN & FE	0.00	1470.00
1011	10099353	01/09/14	11428	SDG&E-(REC ACCT)	106514	8235	412 CORONADO CAYS B	0.00	337.77
1011	10099353	01/09/14	11428	SDG&E-(REC ACCT)	106516	8235	BOATHOUSE ELECTRIC	0.00	547.62
1011	10099353	01/09/14	11428	SDG&E-(REC ACCT)	106515	8235	COTTAGE & BOAT RAMP	0.00	84.64
1011	10099353	01/09/14	11428	SDG&E-(REC ACCT)	106515	8236	COMM CTR GAS	0.00	1350.48
1011	10099353	01/09/14	11428	SDG&E-(REC ACCT)	106515	8235	COMM CTR ELECTRIC	0.00	7728.55
TOTAL CHECK								0.00	10049.06
1011	10099354	01/09/14	16498	SESAC LLC	106511	8395	LICENSE FEE 2014	0.00	685.00
1011	10099355	01/09/14	99550000	SHAYLEEN MORENO	106	2050	RENTAL REFUND 1/2/1	0.00	100.00
1011	10099373	01/09/14	12703REC	VERIZON WIRELESS	106512	8320	CELL CHGS 11/11-12/	0.00	50.00
TOTAL CASH ACCOUNT								0.00	22459.28
TOTAL FUND								0.00	22459.28

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 108 - COMMUNITY DEVELOPMENT

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1011	10099256	01/09/14 11209	AT&T/MCI (CITY MGR)	108412	8320	LOCAL TELEPHONE EXP	0.00	9.55
1011	10099256	01/09/14 11209	AT&T/MCI (CITY MGR)	108411	8320	LOCAL TELEPHONE EXP	0.00	9.54
TOTAL CHECK							0.00	19.09
1011	10099370	01/09/14 12703WW	VERIZON WIRELESS	108412	8320	CELL PH CHARGES-BUI	0.00	18.74
1011	10099370	01/09/14 12703WW	VERIZON WIRELESS	108411	8320	CELL PH CHARGES-PLA	0.00	29.76
TOTAL CHECK							0.00	48.50
TOTAL CASH ACCOUNT							0.00	67.59
TOTAL FUND							0.00	67.59

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 110 - INSURANCE FUND

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1011	10099248	01/09/14	12589 ALLIANT INSURANCE S	110150	8365	ONLINE INS CERT PMT	0.00	7402.00
1011	10099304	01/09/14	99830000 GABRIEL EHRENSTEIN	110150	8310	CLAIM 13-21	0.00	620.00
1011	10099309	01/09/14	13932 ISO SERVICES, INC.	110150	8310	MONTHLY MAINT FEE	0.00	25.00
TOTAL CASH ACCOUNT							0.00	8047.00
TOTAL FUND							0.00	8047.00

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 112 - EMPLOYEE BENEFITS

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1011	10099250	01/09/14 10312	ANTHEM BLUE CROSS E	112155	8065	JAN14 EAP PREM-227	0.00	494.86
1011	10099318	01/09/14 16113	METLIFE SMALL BUSIN	112155	7165	METLIFE PREM BACKCH	0.00	25.67
1011	10099318	01/09/14 16113	METLIFE SMALL BUSIN	112155	7165	DENTAL PPO&HMO ACTI	0.00	12564.46
TOTAL CHECK							0.00	12590.13
1011	10099363	01/09/14 15939	THOMSON REUTERS (TA	112155	8560	CAFETERIA MANUAL UP	0.00	515.50
TOTAL CASH ACCOUNT							0.00	13600.49
TOTAL FUND							0.00	13600.49

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 114 - WORKERS' COMPENSATION

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	10099365	01/09/14	13650 UCSD CENTER FOR OCC	114160	8310	PHYSICIAN SVCS-9921	0.00	110.00
TOTAL CASH ACCOUNT							0.00	110.00
TOTAL FUND							0.00	110.00

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 130 - SOLID WASTE AND RECYCLING

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	10099324	01/09/14 16570	NATIONAL PETROLEUM	130320	8250	OIL PM MAINT	0.00	260.40
1011	10099338	01/09/14 13675	PSC - PHILIP SERVIC	130320	8030	6TH ST HAZMAT 11/13	0.00	3168.72
TOTAL CASH ACCOUNT							0.00	3429.12
TOTAL FUND							0.00	3429.12

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 135 - VEHICLE AND EQUIP REPLACE

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	-----DESCRIPTION----	SALES TAX	AMOUNT
1011	10099312	01/09/14 16429	KONICA MINOLTA (LEA	135330	8241	COPIER LEASE-PS-DEC	0.00	653.89
1011	10099320	01/09/14 11079	MIRAMAR FORD TRUCK	135330	9080	#6-4 UTLY BOX RETRO	0.00	1624.29
1011	10099322	01/09/14 10712	NAPA AUTO PARTS	135330	9080	#5381 BATTERY BOX	0.00	10.79
1011	10099361	01/09/14 10981	THE LIGHTHOUSE INC.	135330	9080	#5381 ELECTRICAL	0.00	200.34
1011	10099375	01/09/14 16734	WELLS FARGO FINANCI	135330	9315	KYOCERA LSE-INTERES	0.00	157.53
1011	10099375	01/09/14 16734	WELLS FARGO FINANCI	135330	8241	KYOCERA LSE-SALES T	0.00	303.15
1011	10099375	01/09/14 16734	WELLS FARGO FINANCI	135330	9325	KYOCERA LSE-PRINCIP	0.00	3754.09
TOTAL CHECK							0.00	4214.77
TOTAL CASH ACCOUNT							0.00	6704.08
TOTAL FUND							0.00	6704.08

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 150 - CITIZENS DONATIONS

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	10099367	01/09/14 15414	UNIFORMS PLUS	150555	8941	MODEEN CLASS A UNIF	0.00	760.15
1011	10099367	01/09/14 15414	UNIFORMS PLUS	150555	8941	IHDE CLASS A UNIFOR	0.00	740.87
1011	10099367	01/09/14 15414	UNIFORMS PLUS	150555	8941	DOROSAN CLASS A UNI	0.00	269.51
TOTAL CHECK							0.00	1770.53
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	150555	8905	STEAM CLEANER ACF	0.00	4589.00
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	150555	8905	FENCE DEPOSIT ACF	0.00	136.00
TOTAL CHECK							0.00	4725.00
TOTAL CASH ACCOUNT							0.00	6495.53
TOTAL FUND							0.00	6495.53

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 205 - HWY USERS (GAS) TAX

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	10099251	01/09/14	10131 ARAMARK UNIFORM SER	205340	8385	G TAX UNIFORMS 11/1	0.00	55.72
TOTAL CASH ACCOUNT							0.00	55.72
TOTAL FUND							0.00	55.72

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 217 - OTHER TRANSPORTATION

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1011	10099294	01/09/14 10598	EAGLE NEWSPAPER LLC	217656	8065	3RD/4TH STREETS LGL	0.00	188.00
1011	10099294	01/09/14 10598	EAGLE NEWSPAPER LLC	217656	8065	3RD/4TH STREETS LGL	0.00	188.00
TOTAL CHECK							0.00	376.00
TOTAL CASH ACCOUNT							0.00	376.00
TOTAL FUND							0.00	376.00

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 220 - CORONADO TIDELANDS

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	-----DESCRIPTION----	SALES TAX	AMOUNT
1011	10099256	01/09/14 11209	AT&T/MCI (CITY MGR)	220591	8320	437-7104 - MARINA B	0.00	0.62
1011	10099314	01/09/14 15819	LANCE, SOLL & LUNGH	220592	8005	2012 AUP FINAL-BOAT	0.00	1530.00
1011	10099314	01/09/14 15819	LANCE, SOLL & LUNGH	220591	8005	2012 AUP FINAL-MARI	0.00	1530.00
TOTAL CHECK							0.00	3060.00
1011	10099321	01/09/14 12370	MOFFATT & NICHOL EN	220591	9830	DOCK C AUG-OCT SVCS	0.00	7481.75
1011	10099344	01/09/14 11260	SAN DIEGO UNIFIED P	220591	8245	LND & WATER LSE -1/	0.00	968.00
1011	10099347	01/09/14 11425	SDG&E (CITY HALL AC	220591	8235	ELECTRICITY - DEC '	0.00	1804.32
1011	10099347	01/09/14 11425	SDG&E (CITY HALL AC	220591	8235	ELECTRICITY - DEC '	0.00	978.75
TOTAL CHECK							0.00	2783.07
TOTAL CASH ACCOUNT							0.00	14293.44
TOTAL FUND							0.00	14293.44

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 230 - EQUITABLE SHARING-DEA

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1011	10099290	01/09/14	99460000 DEPARMENT OF MOTOR	230221	8065	TITLE REPLACE FEE 6	0.00	19.00
1011	10099369	01/09/14	14225 US BANK (IMPAC GOV	230221	8415	FUEL - TASER TRAIN	0.00	50.09
1011	10099369	01/09/14	14225 US BANK (IMPAC GOV	230221	9045	BIKE SEATS FOR BAIT	0.00	43.73
1011	10099369	01/09/14	14225 US BANK (IMPAC GOV	230221	8415	PROPERTY & EVIDENCE	0.00	175.38
1011	10099369	01/09/14	14225 US BANK (IMPAC GOV	230221	9045	CUSTOM GPS INSTALL	0.00	225.00
1011	10099369	01/09/14	14225 US BANK (IMPAC GOV	230221	8415	FUEL - TASER TRAIN	0.00	37.65
1011	10099369	01/09/14	14225 US BANK (IMPAC GOV	230221	8415	T-TANGLO MURILLO FL	0.00	327.00
1011	10099369	01/09/14	14225 US BANK (IMPAC GOV	230221	8560	HOTEL-GARCIA-CREDIT	0.00	-154.37
1011	10099369	01/09/14	14225 US BANK (IMPAC GOV	230221	8415	HOTEL-TASER TRAIN I	0.00	611.60
1011	10099369	01/09/14	14225 US BANK (IMPAC GOV	230221	8415	FUEL - TASER TRAIN	0.00	30.36
TOTAL CHECK							0.00	1346.44
TOTAL CASH ACCOUNT							0.00	1365.44
TOTAL FUND							0.00	1365.44

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 400 - GENERAL CAPITAL PROJECTS

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	-----DESCRIPTION----	SALES TAX	AMOUNT
1011	10099243	01/03/14 15952	SEASIDE FENCE CO.	400710	9843	6ST FD NEW GATES	0.00	12250.00
1011	10099294	01/09/14 10598	EAGLE NEWSPAPER LLC	400710	9813	COMM CTR CARPET LGL	0.00	65.00
TOTAL CASH ACCOUNT							0.00	12315.00
TOTAL FUND							0.00	12315.00

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 405 - GLORIETTA BAY PROJECT

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1011	10099321	01/09/14	12370 MOFFATT & NICHOL EN	405730	9804	BOAT LAUNCH SEPT/OC	0.00	2186.50
TOTAL CASH ACCOUNT							0.00	2186.50
TOTAL FUND							0.00	2186.50

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 510 - WASTEWATER UTILITY

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	BUDGET CHECK	ACCNT	DESCRIPTION	SALES TAX	AMOUNT
1011	10099238	01/03/14 15595	AT&T CALNET 2	510010	8320	6195220934038 WWO	0.00	0.31
1011	10099238	01/03/14 15595	AT&T CALNET 2	510010	8320	6195220819994 WWO	0.00	16.09
1011	10099238	01/03/14 15595	AT&T CALNET 2	510010	8320	C602222147777 WWO	0.00	286.02
1011	10099238	01/03/14 15595	AT&T CALNET 2	510010	8320	C602222146777 WWO	0.00	46.04
TOTAL CHECK							0.00	348.46
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	510010	8237	299 FIRST	0.00	30.06
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	510010	8237	780 CORONADO AVE	0.00	92.43
1011	10099240	01/03/14 10306	CAL-AM WATER (PUBLI	510010	8237	100 CORO CAYS	0.00	34.19
TOTAL CHECK							0.00	156.68
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	510010	8235	1141 F AVE	0.00	10.61
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	510010	8235	ELEC 11/12-12/12/13	0.00	4467.57
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	510010	8235	50 AVENIDA	0.00	9.56
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	510010	8235	ELEC 11/11-12/11/13	0.00	622.51
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	510010	8235	1800 AVENIDA	0.00	9.74
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	510010	8235	307 OCEAN	0.00	63.51
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	510010	8235	1128 G AVE	0.00	11.31
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	510010	8235	299 1ST ST	0.00	12.56
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	510010	8236	NG 11/12-12/12/13	0.00	58.64
TOTAL CHECK							0.00	5266.01
1011	10099251	01/09/14 10131	ARAMARK UNIFORM SER	510010	8385	WWO UNIFORMS 11/13	0.00	201.86
1011	10099251	01/09/14 10131	ARAMARK UNIFORM SER	510010	8030	WWO MATS/TOWELS 11/	0.00	211.30
TOTAL CHECK							0.00	413.16
1011	10099270	01/09/14 10306	CAL-AM WATER (PUBLI	510010	8237	1201 1/2 FIRST ST	0.00	303.52
1011	10099292	01/09/14 15614	DISCOUNT SPECIALTY	510010	8520	BACTERIA FOR STATIO	0.00	330.31
1011	10099300	01/09/14 14724	EW TRUCK & EQUIPMEN	510010	8250	#6-2R SMOG CHECK	0.00	60.00
1011	10099300	01/09/14 14724	EW TRUCK & EQUIPMEN	510010	8250	#6-11 SMOG CHECK	0.00	60.00
1011	10099300	01/09/14 14724	EW TRUCK & EQUIPMEN	510010	8250	#6-1 SMOG CHECK	0.00	60.00
1011	10099300	01/09/14 14724	EW TRUCK & EQUIPMEN	510010	8250	#6-1R SMOG CHECK	0.00	60.00
TOTAL CHECK							0.00	240.00
1011	10099315	01/09/14 16414	LAROC ENVIRONMENTAL	510010	8030	SSMP 2013	0.00	1229.00
1011	10099324	01/09/14 16570	NATIONAL PETROLEUM	510010	8250	OIL PM MAINT	0.00	260.40
1011	10099329	01/09/14 13718	OFFICE DEPOT (PUBLI	510010	8560	OFFICE SUPPLIES	0.00	63.24
1011	10099349	01/09/14 11430A	SDG&E (PUBLIC SERVI	510010	8235	100 CORONADO	0.00	707.74
1011	10099358	01/09/14 15496	SSD SYSTEMS	510010	8320	1/14-3/14 PUMP ALA	0.00	1252.50
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	510010	7160	UNIFORM SAMPLES	0.00	56.22

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 510 - WASTEWATER UTILITY

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1011	10099370	01/09/14	12703WW VERIZON WIRELESS	510781	8320	CELL PH CHARGES-WAL	0.00	48.48
TOTAL CASH ACCOUNT							0.00	10675.72
TOTAL FUND							0.00	10675.72

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 520 - GOLF COURSE

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------		BUDGET CHECK	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1011	10099254	01/09/14	15595	AT&T CALNET 2	520020	8320	OFC PHONE & FAX	0.00	67.33
1011	10099254	01/09/14	15595	AT&T CALNET 2	520020	8320	SITE 2	0.00	15.78
1011	10099254	01/09/14	15595	AT&T CALNET 2	520020	8320	SITE 1	0.00	15.78
TOTAL CHECK								0.00	98.89
1011	10099256	01/09/14	11209	AT&T/MCI (CITY MGR)	520020	8320	RECURR CHGS & TAXES	0.00	20.45
1011	10099256	01/09/14	11209	AT&T/MCI (CITY MGR)	520020	8320	LOCAL TELEPHONE EXP	0.00	2.11
TOTAL CHECK								0.00	22.56
1011	10099260	01/09/14	12562	BATTERY SYSTEMS	520020	8540	BRAKE CLEANER	0.00	49.57
1011	10099266	01/09/14	14625	BUSINESS PRODUCTS E	520020	8560	OFFICE SUPPLIES	0.00	20.51
1011	10099268	01/09/14	10307	CAL-AM WATER (GOLF	520020	8237	WATER	0.00	568.89
1011	10099268	01/09/14	10307	CAL-AM WATER (GOLF	520020	8237	WATER	0.00	916.21
TOTAL CHECK								0.00	1485.10
1011	10099314	01/09/14	15819	LANCE, SOLL & LUNGH	520020	8005	2012 AUP FINAL-BAR&	0.00	1530.00
1011	10099352	01/09/14	11432	SDG&E-(GOLF ACCT)	520020	8236	GAS	0.00	289.54
1011	10099352	01/09/14	11432	SDG&E-(GOLF ACCT)	520020	8235	ELECTRIC	0.00	2329.52
TOTAL CHECK								0.00	2619.06
1011	10099357	01/09/14	11539	THE SOCO GROUP, INC	520020	8530	FUEL	0.00	862.57
1011	10099360	01/09/14	11626	TARGET SPECIALTY PR	520020	8535	PESTICIDES	0.00	325.72
1011	10099370	01/09/14	12703WW	VERIZON WIRELESS	520020	8320	EQUIP CHARGES-R.ROB	0.00	283.06
1011	10099370	01/09/14	12703WW	VERIZON WIRELESS	520020	8320	CELL PH CHARGES-GOL	0.00	71.63
TOTAL CHECK								0.00	354.69
1011	10099376	01/09/14	11782	WILBUR-ELLIS CO.	520020	8535	PESTICIDES	0.00	248.51
TOTAL CASH ACCOUNT								0.00	7617.18
TOTAL FUND								0.00	7617.18

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 530 - STORM DRAINAGE

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	530030	8236	NG 11/12-12/12/13	0.00	9.25
1011	10099242	01/03/14 11430A	SDG&E (PUBLIC SERVI	530030	8235	ELEC 11/11-12/11/13	0.00	98.30
TOTAL CHECK							0.00	107.55
1011	10099262	01/09/14 99310000	BENNY CHAN	530	2079	1600 GLORIETTA REFU	0.00	1752.75
1011	10099315	01/09/14 16414	LAROC ENVIRONMENTAL	530	2079	700 7TH SUSMP REVIE	0.00	1374.43
1011	10099315	01/09/14 16414	LAROC ENVIRONMENTAL	530031	8030	PERMIT COMPLIANCE	0.00	3476.07
1011	10099315	01/09/14 16414	LAROC ENVIRONMENTAL	530	2079	1101 6TH SUSMP REV	0.00	464.00
TOTAL CHECK							0.00	5314.50
1011	10099324	01/09/14 16570	NATIONAL PETROLEUM	530030	8250	OIL PM MAINT	0.00	260.40
1011	10099369	01/09/14 14225	US BANK (IMPAC GOV	530031	7160	UNIFORM SAMPLES	0.00	56.22
TOTAL CASH ACCOUNT							0.00	7491.42
TOTAL FUND							0.00	7491.42

SELECTION CRITERIA: transact.check_no between '10099233' and '10099378'
ACCOUNTING PERIOD: 7/14

FUND - 780 - REFUNDABLE DEPOSITS

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	10099288	01/09/14 12749	CSMFO	780	2416	JUNE'13 CSMFO LUNCH	0.00	197.61
1011	10099378	01/10/14 12910	DOWNES, SANDRA	780	2421	EMPLOYEE APPREC EVE	0.00	655.00
TOTAL CASH ACCOUNT							0.00	852.61
TOTAL FUND							0.00	852.61
TOTAL REPORT							0.00	235231.38

SELECTION CRITERIA: transact.check_no between 'V4005382' and 'V4005419'
ACCOUNTING PERIOD: 7/14

FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1011	V4005393	01/09/14 10050	ACE UNIFORMS & ACCE	100216	8350	SVP EAR HOOKS	0.00	64.77
1011	V4005393	01/09/14 10050	ACE UNIFORMS & ACCE	100212	8560	NAME TAG O'MALLEY	0.00	38.06
TOTAL CHECK							0.00	102.83
1011	V4005395	01/09/14 10231	BRADFIELD, ALLISON	100115	8030	CC MTG MINUTES-12/1	0.00	340.00
1011	V4005397	01/09/14 14181	CARLOS JANITORIAL S	100211	8205	PD JANITORIAL SVC	0.00	3007.60
1011	V4005397	01/09/14 14181	CARLOS JANITORIAL S	100213	8205	ACF JANITORIAL SVC	0.00	375.00
1011	V4005397	01/09/14 14181	CARLOS JANITORIAL S	100255	8205	DEC13 SVC BLD JANIT	0.00	375.00
1011	V4005397	01/09/14 14181	CARLOS JANITORIAL S	100311	8205	PS JANTRL 12/13	0.00	143.69
1011	V4005397	01/09/14 14181	CARLOS JANITORIAL S	100312	8205	PS JANTRL 12/13	0.00	335.27
1011	V4005397	01/09/14 14181	CARLOS JANITORIAL S	100125	8205	JANITORIAL SVCS-CH-	0.00	2180.00
1011	V4005397	01/09/14 14181	CARLOS JANITORIAL S	100315	8205	PS JANTRL 12/13	0.00	127.72
1011	V4005397	01/09/14 14181	CARLOS JANITORIAL S	100313	8205	PS JANTRL 12/13	0.00	303.34
1011	V4005397	01/09/14 14181	CARLOS JANITORIAL S	100314	8205	PS JANTRL 12/13	0.00	175.62
1011	V4005397	01/09/14 14181	CARLOS JANITORIAL S	100316	8205	CENTRL BEACH 12/13	0.00	926.25
1011	V4005397	01/09/14 14181	CARLOS JANITORIAL S	100316	8205	PS JANTRL 12/13	0.00	159.65
1011	V4005397	01/09/14 14181	CARLOS JANITORIAL S	100313	8205	JANTRL SVC PARKS 12	0.00	1107.25
1011	V4005397	01/09/14 14181	CARLOS JANITORIAL S	100251	8205	DEC13 HQ JANITORIAL	0.00	396.55
1011	V4005397	01/09/14 14181	CARLOS JANITORIAL S	100316	8205	NB 12/13	0.00	803.00
1011	V4005397	01/09/14 14181	CARLOS JANITORIAL S	100255	8205	DEC13 TWR JANITORIA	0.00	275.00
TOTAL CHECK							0.00	10690.94
1011	V4005398	01/09/14 14354	COFFEE AMBASSADOR,	100125	8560	COFFEE SERVICE - CH	0.00	153.51
1011	V4005399	01/09/14 12638	COUNTY OF SAN DIEGO	100316	8250	800 MHZ RADIO MAINT	0.00	53.00
1011	V4005399	01/09/14 12638	COUNTY OF SAN DIEGO	100313	8250	800 MHZ RADIO MAINT	0.00	132.50
1011	V4005399	01/09/14 12638	COUNTY OF SAN DIEGO	100314	8250	800 MHZ RADIO MAINT	0.00	53.00
1011	V4005399	01/09/14 12638	COUNTY OF SAN DIEGO	100311	8250	800 MHZ RADIO MAINT	0.00	79.50
1011	V4005399	01/09/14 12638	COUNTY OF SAN DIEGO	100251	8250	800 MHZ RADIO MAINT	0.00	1060.00
1011	V4005399	01/09/14 12638	COUNTY OF SAN DIEGO	100255	8250	800 MHZ RADIO MAINT	0.00	291.50
1011	V4005399	01/09/14 12638	COUNTY OF SAN DIEGO	100211	8250	800 MHZ RADIO MAINT	0.00	2619.23
1011	V4005399	01/09/14 12638	COUNTY OF SAN DIEGO	100312	8250	800 MHZ RADIO MAINT	0.00	185.50
1011	V4005399	01/09/14 12638	COUNTY OF SAN DIEGO	100315	8250	800 MHZ RADIO MAINT	0.00	53.00
TOTAL CHECK							0.00	4527.23
1011	V4005400	01/09/14 12894	DAY WIRELESS SYSTEM	100211	8030	JAN 2014 RADIO MTC	0.00	800.50
1011	V4005400	01/09/14 12894	DAY WIRELESS SYSTEM	100211	8030	DISP CONSOLE MTC DE	0.00	526.00
TOTAL CHECK							0.00	1326.50
1011	V4005402	01/09/14 10558	DION INTERNATIONAL	100211	8030	JAN 2014 LEASE	0.00	528.65
1011	V4005403	01/09/14 10626	ENTENMANN ROVIN CO	100211	8560	BADGE - DRUMMEY	0.00	117.14
1011	V4005404	01/09/14 10654	FIRE ETC	100251	8560	REP MED JKT/FLSHT S	0.00	64.80
1011	V4005404	01/09/14 10654	FIRE ETC	100251	9025	TIC & VEHICLE KIT	0.00	8853.84
TOTAL CHECK							0.00	8918.64

SELECTION CRITERIA: transact.check_no between 'V4005382' and 'V4005419'
ACCOUNTING PERIOD: 7/14

FUND - 100 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1011	V4005406	01/09/14 10829	ID SERVICES, INC.	100211	8560	ID MACHINE PH SUPP	0.00	25.00
1011	V4005411	01/09/14 11217	PADRE JANITORIAL SU	100313	8560	DEFOAMER	0.00	57.62
1011	V4005412	01/09/14 11962	RDO EQUIPMENT CO, I	100313	8250	#5-12 OIL CAP & ROP	0.00	184.47
1011	V4005414	01/09/14 11446	SAN DIEGO POLICE EQ	100212	8560	VEST - ROSE & ALEJA	0.00	754.78
1011	V4005415	01/09/14 16211	SECTRAN SECURITY IN	100140	8030	ARMORED CAR SVC-CH	0.00	278.00
1011	V4005416	01/09/14 15092	SPARKLETTS	100213	8415	ACF DRINK WATER DEC	0.00	16.46
1011	V4005418	01/09/14 11753	WAXIE SANITARY SUPP	100211	8590	PD JANITORIAL SUPPL	0.00	203.21
1011	V4005419	01/09/14 13641	WESTAIR GASES & EQU	100314	8030	GAS CYCLNDER RNTLS	0.00	121.85
TOTAL CASH ACCOUNT							0.00	28346.83
TOTAL FUND							0.00	28346.83

SELECTION CRITERIA: transact.check_no between 'V4005382' and 'V4005419'
ACCOUNTING PERIOD: 7/14

FUND - 102 - PAYROLL FUND

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1012	V4005382	01/02/14 11992	AFSCME LOCAL 127	102	2028	DED:5100 AFSCME	0.00	873.51
1012	V4005383	01/02/14 11991	CORONADO FIREFIGHTE	102	2028	DED:5250 CFA	0.00	1472.00
1012	V4005384	01/02/14 11988	CORONADO POLICE OFF	102	2028	DED:5300 CPOA	0.00	2755.10
1012	V4005385	01/02/14 12000	EMPLOYEE SUNSHINE F	102	2028	DED:6700 SUNSHINE	0.00	130.00
1012	V4005386	01/02/14 16182	HALL, CARRIE	102	2028	DED:1302 WAGE ASSGN	0.00	693.00
1012	V4005387	01/02/14 11989	ICMA-RC : #300831-4	102	2028	DED:5504 IRA-ROTH	0.00	225.00
1012	V4005387	01/02/14 11989	ICMA-RC : #300831-4	102	2028	DED:5505 457-ROTH	0.00	16.70
1012	V4005387	01/02/14 11989	ICMA-RC : #300831-4	102	2028	DED:5503 457-ROTH	0.00	1839.13
1012	V4005387	01/02/14 11989	ICMA-RC : #300831-4	102	2028	DED:5501 457-PRETAX	0.00	566.84
1012	V4005387	01/02/14 11989	ICMA-RC : #300831-4	102	2028	DED:5500 457-PRETAX	0.00	22691.31
TOTAL CHECK							0.00	25338.98
1012	V4005388	01/02/14 16882	ICMA-RC : RHS #8034	102	2028	DED:2853 RET HEALTH	0.00	902.88
1012	V4005388	01/02/14 16882	ICMA-RC : RHS #8034	102	2028	DED:2852 RET HEALTH	0.00	225.05
TOTAL CHECK							0.00	1127.93
1012	V4005389	01/02/14 16305	LISA RENE PRICE	102	2028	DED:1303 WAGE ASSGN	0.00	1061.53
1012	V4005390	01/02/14 11702	UNITED WAY OF SAN D	102	2028	DED:6900 UNITED WAY	0.00	241.00
1012	V4005391	01/02/14 16008	WAGEWORKS, INC	102	2028	DED:2475 DEPCAREFSA	0.00	323.08
1012	V4005391	01/02/14 16008	WAGEWORKS, INC	102	2028	DED:2450 HEALTH FSA	0.00	1373.11
TOTAL CHECK							0.00	1696.19
TOTAL CASH ACCOUNT							0.00	35389.24
TOTAL FUND							0.00	35389.24

SELECTION CRITERIA: transact.check_no between 'V4005382' and 'V4005419'
ACCOUNTING PERIOD: 7/14

FUND - 106 - RECREATION SERVICES

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1011	V4005392	01/09/14 10042	ABCANA INDUSTRIES,	106513	8575	POOL CHEMICALS	0.00	1112.93
1011	V4005392	01/09/14 10042	ABCANA INDUSTRIES,	106513	8575	POOL CHEMICALS	0.00	325.76
1011	V4005392	01/09/14 10042	ABCANA INDUSTRIES,	106513	8575	POOL CHEMICALS	0.00	232.69
1011	V4005392	01/09/14 10042	ABCANA INDUSTRIES,	106513	8575	POOL CHEMICALS	0.00	440.39
TOTAL CHECK							0.00	2111.77
1011	V4005396	01/09/14 16738	BRYAN CONWAY	106514	8067	TENNIS LESSONS	0.00	2868.55
1011	V4005397	01/09/14 14181	CARLOS JANITORIAL S	106514	8205	JANITORIAL SERVICE	0.00	914.00
1011	V4005397	01/09/14 14181	CARLOS JANITORIAL S	106515	8205	JANITORIAL SERVICE	0.00	4274.50
1011	V4005397	01/09/14 14181	CARLOS JANITORIAL S	106515	8205	JANITORIAL SERVICE	0.00	722.50
1011	V4005397	01/09/14 14181	CARLOS JANITORIAL S	106515	8205	JANITORIAL SERVICE	0.00	1500.00
1011	V4005397	01/09/14 14181	CARLOS JANITORIAL S	106512	8205	JANITORIAL SERVICE	0.00	742.50
TOTAL CHECK							0.00	8153.50
1011	V4005398	01/09/14 14354	COFFEE AMBASSADOR,	106515	8030	QTRLY RENTAL 1/14-3	0.00	81.00
1011	V4005399	01/09/14 12638	COUNTY OF SAN DIEGO	106511	8250	800 MHZ RADIO MAINT	0.00	26.51
1011	V4005401	01/09/14 16690	DEREK KELLY	106514	8067	TENNIS LESSONS	0.00	2390.46
1011	V4005405	01/09/14 10804	HOPKINS, PHILIP DAV	106514	8067	TENNIS LESSONS	0.00	112.00
1011	V4005405	01/09/14 10804	HOPKINS, PHILIP DAV	106514	8067	TENNIS LESSONS	0.00	80.00
1011	V4005405	01/09/14 10804	HOPKINS, PHILIP DAV	106514	8067	TENNIS LESSONS	0.00	48.00
1011	V4005405	01/09/14 10804	HOPKINS, PHILIP DAV	106514	8067	TENNIS LESSONS	0.00	48.00
1011	V4005405	01/09/14 10804	HOPKINS, PHILIP DAV	106514	8067	TENNIS LESSONS	0.00	48.00
1011	V4005405	01/09/14 10804	HOPKINS, PHILIP DAV	106514	8067	TENNIS LESSONS	0.00	64.00
1011	V4005405	01/09/14 10804	HOPKINS, PHILIP DAV	106514	8067	TENNIS LESSONS	0.00	1792.84
1011	V4005405	01/09/14 10804	HOPKINS, PHILIP DAV	106514	8067	TENNIS LESSONS	0.00	64.00
1011	V4005405	01/09/14 10804	HOPKINS, PHILIP DAV	106514	8067	TENNIS LESSONS	0.00	32.00
1011	V4005405	01/09/14 10804	HOPKINS, PHILIP DAV	106514	8067	TENNIS LESSONS	0.00	32.00
1011	V4005405	01/09/14 10804	HOPKINS, PHILIP DAV	106514	8067	TENNIS LESSONS	0.00	48.00
1011	V4005405	01/09/14 10804	HOPKINS, PHILIP DAV	106514	8067	TENNS LESSONS	0.00	48.00
1011	V4005405	01/09/14 10804	HOPKINS, PHILIP DAV	106514	8067	TENNIS LESSONS	0.00	96.00
TOTAL CHECK							0.00	2512.84
1011	V4005407	01/09/14 16623	LAILA ABDALA SAAD	106514	8067	TENNIS LESSONS	0.00	64.00
1011	V4005407	01/09/14 16623	LAILA ABDALA SAAD	106514	8067	TENNIS LESSONS	0.00	97.60
1011	V4005407	01/09/14 16623	LAILA ABDALA SAAD	106514	8067	TENNIS LESSONS	0.00	49.60
1011	V4005407	01/09/14 16623	LAILA ABDALA SAAD	106514	8067	TENNIS LESSONS	0.00	81.60
1011	V4005407	01/09/14 16623	LAILA ABDALA SAAD	106514	8067	TENNIS LESSONS	0.00	49.60
1011	V4005407	01/09/14 16623	LAILA ABDALA SAAD	106514	8067	TENNIS LESSONS	0.00	46.40
1011	V4005407	01/09/14 16623	LAILA ABDALA SAAD	106514	8067	TE NNIS LESSONS	0.00	2948.23
1011	V4005407	01/09/14 16623	LAILA ABDALA SAAD	106514	8067	TENNIS LESSONS	0.00	65.60
1011	V4005407	01/09/14 16623	LAILA ABDALA SAAD	106514	8067	TENNIS LESSONS	0.00	33.60
1011	V4005407	01/09/14 16623	LAILA ABDALA SAAD	106514	8067	TENNIS LESSONS	0.00	32.00
1011	V4005407	01/09/14 16623	LAILA ABDALA SAAD	106514	8067	TENNIS LESSONS	0.00	32.00
1011	V4005407	01/09/14 16623	LAILA ABDALA SAAD	106514	8067	TENNIS LESSONS	0.00	48.00

SELECTION CRITERIA: transact.check_no between 'V4005382' and 'V4005419'
ACCOUNTING PERIOD: 7/14

FUND - 106 - RECREATION SERVICES

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	V4005407	01/09/14 16623	LAILA ABDALA SAAD	106514	8067	TENNIS LESSONS	0.00	65.60
1011	V4005407	01/09/14 16623	LAILA ABDALA SAAD	106514	8067	TENNIS LESSONS	0.00	49.60
1011	V4005407	01/09/14 16623	LAILA ABDALA SAAD	106514	8067	TENNIS LESSONS	0.00	48.00
1011	V4005407	01/09/14 16623	LAILA ABDALA SAAD	106514	8067	TENNIS LESSONS	0.00	96.00
1011	V4005407	01/09/14 16623	LAILA ABDALA SAAD	106514	8067	TENNIS LESSONS	0.00	600.00
TOTAL CHECK							0.00	4407.43
1011	V4005408	01/09/14 16548	MARIO DILONARDO	106514	8067	TENNIS LESSONS	0.00	2948.20
1011	V4005409	01/09/14 15260	MATCH POINT TENNIS	106514	8205	SUPPLIES/TENNIS COU	0.00	3530.87
1011	V4005410	01/09/14 16590	NARELLE PETTEE	106514	8067	TENNIS LESSONS	0.00	1035.87
1011	V4005413	01/09/14 11347	RIVERA, VENTURA	106512	8067	TAE KWON DO	0.00	108.00
1011	V4005413	01/09/14 11347	RIVERA, VENTURA	106512	8067	TAE KWON DO	0.00	108.00
TOTAL CHECK							0.00	216.00
1011	V4005415	01/09/14 16211	SECTRAN SECURITY IN	106511	8030	ARMORED CAR SVC-REC	0.00	278.00
1011	V4005417	01/09/14 16674	DAVID FORAN BRUMMIT	106514	8067	TENNIS LESSONS	0.00	1593.64
TOTAL CASH ACCOUNT							0.00	32154.64
TOTAL FUND							0.00	32154.64

SELECTION CRITERIA: transact.check_no between 'V4005382' and 'V4005419'
ACCOUNTING PERIOD: 7/14

FUND - 112 - EMPLOYEE BENEFITS

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	V4005391	01/02/14 16008	WAGEWORKS, INC	112155	7165	PPE122713 HEALTH FS	0.00	30414.85
1011	V4005391	01/02/14 16008	WAGEWORKS, INC	112155	7170	PPE122713 DEP CARE	0.00	3723.04
TOTAL CHECK							0.00	34137.89
TOTAL CASH ACCOUNT							0.00	34137.89
TOTAL FUND							0.00	34137.89

SELECTION CRITERIA: transact.check_no between 'V4005382' and 'V4005419'
ACCOUNTING PERIOD: 7/14

FUND - 130 - SOLID WASTE AND RECYCLING

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	-----DESCRIPTION----	SALES TAX	AMOUNT
1011	V4005399	01/09/14	12638 COUNTY OF SAN DIEGO	130320	8250	800 MHZ RADIO MAINT	0.00	26.50
TOTAL CASH ACCOUNT							0.00	26.50
TOTAL FUND							0.00	26.50

SELECTION CRITERIA: transact.check_no between 'V4005382' and 'V4005419'
ACCOUNTING PERIOD: 7/14

FUND - 510 - WASTEWATER UTILITY

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	-----DESCRIPTION----	SALES TAX	AMOUNT
1011	V4005394	01/09/14 14743	ATKINS NORTH AMERIC	510010	8065	11/4-12/1 SWR RATE	0.00	1391.35
1011	V4005394	01/09/14 14743	ATKINS NORTH AMERIC	510010	8065	11/4-12/1 SWR RATE	0.00	7820.65
TOTAL CHECK							0.00	9212.00
1011	V4005397	01/09/14 14181	CARLOS JANITORIAL S	510010	8205	PS JANTRL 12/13	0.00	303.34
1011	V4005399	01/09/14 12638	COUNTY OF SAN DIEGO	510010	8250	800 MHZ RADIO MAINT	0.00	185.50
TOTAL CASH ACCOUNT							0.00	9700.84
TOTAL FUND							0.00	9700.84

SELECTION CRITERIA: transact.check_no between 'V4005382' and 'V4005419'
ACCOUNTING PERIOD: 7/14

FUND - 520 - GOLF COURSE

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1011	V4005397	01/09/14 14181	CARLOS JANITORIAL S	520020	8205	JANITORIAL SERVICES	0.00	2631.50
1011	V4005418	01/09/14 11753	WAXIE SANITARY SUPP	520020	8590	JANITORIAL SUPPLIES	0.00	1684.18
TOTAL CASH ACCOUNT							0.00	4315.68
TOTAL FUND							0.00	4315.68

SELECTION CRITERIA: transact.check_no between 'V4005382' and 'V4005419'
ACCOUNTING PERIOD: 7/14

FUND - 530 - STORM DRAINAGE

CASH ACCT	CHECK NO	ISSUE DT	----------VENDOR----------	BUDGET CHECK	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1011	V4005397	01/09/14 14181	CARLOS JANITORIAL S	530030	8205	PS JANTRL 12/13	0.00	47.87
1011	V4005399	01/09/14 12638	COUNTY OF SAN DIEGO	530030	8250	800 MHZ RADIO MAINT	0.00	26.50
TOTAL CASH ACCOUNT							0.00	74.37
TOTAL FUND							0.00	74.37
TOTAL REPORT							0.00	144145.99

PUBLIC HEARING: APPEAL OF THE DECISION OF THE HISTORIC RESOURCE COMMISSION THAT THE RESIDENCE LOCATED AT 1004 TENTH STREET MEETS THE CRITERIA TO BE DESIGNATED AS A HISTORIC RESOURCE IN ACCORDANCE WITH CHAPTER 84.20 OF THE MUNICIPAL CODE (NOI 2013-25 UNION BANK TRUSTEE)

ISSUE: Whether to affirm, modify, or overturn the decision of the Historic Resource Commission that the single-family residence addressed as 1004 Tenth Street meets the criteria to be designated a Historic Resource.

HISTORIC RESOURCE COMMISSION RECOMMENDATION: Uphold the decision of the Historic Resource Commission (HRC) that the single-family residence addressed as 1004 Tenth Street meets the criteria to be designated a Historic Resource.

STAFF RECOMMENDATION: Consider the information presented in the appeal, and affirm, modify, or overturn the decision of the Historic Resource Commission that the single-family residence addressed as 1004 Tenth Street meets the criteria to be designated a Historic Resource.

FISCAL IMPACT: No impacts have been identified.

STRATEGIC PLAN IMPACT: One of the objectives of the plan is to increase citizen and City support of efforts to protect Coronado's heritage. Strategies to implement this objective include (1) provide guidelines and identify local Historic Resources; and (2) protect and restore the City's identified Historic Resources.

COUNCIL AUTHORITY: This hearing is an administrative decision, sometimes called a "quasi-judicial" decision, involving the application of existing laws or policies to a given set of facts. Courts generally give less deference to decision makers in administrative mandate actions and will inquire (a) whether the City proceeded without, or in excess of, its jurisdiction; (b) whether there was a fair hearing; or (c) whether there was any prejudicial abuse of discretion (which is established when (i) the City has not proceeded in the manner required by law, (ii) the decision is not supported by the findings, or (iii) the findings are not supported by the evidence).

PUBLIC NOTICE: Notice of this public hearing was published in the *Coronado Eagle & Journal* on November 20, 2013, and notices were mailed to all property owners within a 300-foot radius of the subject property. The City Council agenda of December 3, 2013, stated that the item had been continued to the meeting of January 21, 2014, at the request of the applicant therefore no additional public noticing was required.

BACKGROUND: Ordinance No. 1961 was adopted by the City Council on July 6, 2004, establishing a discretionary demolition permit process for residential structures 75-years old or older. The ordinance requires a property owner who wishes to demolish, or partially demolish, a property that is 75 or more years old to file a Notice of Intent to Demolish permit application with the Community Development Department for a public hearing of the Historic Resource Commission (HRC). Coronado Municipal Code ("CMC") § 84.20.050(A) This public hearing process provides an opportunity for the Commission to evaluate whether a structure proposed for demolition or partial demolition meets the criteria for designation as a Historic Resource. If the 8a

home is designated as a historic resource, then it may not be altered, relocated or demolished without obtaining a historic alteration permit. CMC § 84.20.080.

On September 24, 2013, the property owner submitted a Notice of Intent to Demolish application for the proposed demolition of the single-family residence addressed as 1004 Tenth Street. On October 16, 2013, the Historic Resource Commission considered the staff report, application, presentations by the applicant, and public comment at a noticed public hearing, at which time the property was designated as a Historic Resource. The Historic Resource Commission designated the property under Criteria A, B, C, and D, as outlined in the adopted resolution (Attachment A). Additional material relevant to the Historic Resource Commission meeting is included as Attachment B, staff report and attachments; and Attachment C, HRC meeting minutes from October 16, 2013.

On October 25, 2013, the property owner submitted an appeal hearing form to the City Clerk's office, appealing the decision of the Historic Resource Commission (Attachment D). The appeal outlines one reason why the decision of the Historic Resource Commission should be overturned by the City Council, which is addressed in the Analysis section of this report.

ANALYSIS: The City Council has established five criteria for determining whether a home is a historic resource, and there is an additional criterion if the home is located within a historic resource district. In order to be designated as a historic resource, the home must meet at least two of the criteria and be at least 75-years old. CMC § 84.10.130.

The appellants state that the property does not merit designation under Criterion A because it does not qualify for that designation per the City's Designation Criteria Guidelines, which state: *A special element of history refers to an element of history that is distinct among others of its kind and that surpasses the usual in significance.* The appellant goes on to state that no factual documentation establishing the building as a "special element" was presented to the Commission. The appellants further state that, while factual evidence was provided that establishes that the building meets Criterion C (detailed later in this report), no factual documentation was submitted establishing that the property meets any other criterion.

When preparing staff reports for Notice of Intent to Demolish applications, staff presents to the Commission all of the information provided by the applicant, along with information gleaned through staff-conducted research, and provides a brief analysis of the property based on the Historic Designation Criteria Guidelines, which were adopted by the City Council in 2011. In addition to the staff report and application, the Commission considers correspondence received from the public prior to the public hearing, and information provided during the public comment portion of the public hearing.

At the close of the public hearing, the Historic Resource Commission determined that the property sufficiently met the criteria for designation under four designation criteria. The Commission's findings for the designation, with staff analysis of historic significance under each criterion, are as follows:

<u>Commission Finding Criterion A</u> – The Historic Resource Commission determined that "the subject dwelling exemplifies special elements of Coronado's economic history because it reflects beginning of economy in Coronado when speculators known as the Coronado Beach Company developed a

resort and were then helped out of their investment by John D. Spreckels; and, the subject dwelling is an example of employee housing built by the Coronado Beach Company. The dwelling exemplifies a special element of Coronado's architectural history because the design of the Hotel del Coronado, several other large buildings around the Hotel del Coronado and a lot of small cottages, such as the subject dwelling, were significant to Coronado architectural history."

Staff Analysis Criterion A - According to information obtained from the Residential Building Record, and from notes regarding Lot Book Assessments found in City of Coronado building permit records, the dwelling was present in its current location by 1898. At the time that the dwelling was constructed in 1898, the property was owned by the Coronado Beach Company. In the years following the completion of the Hotel del Coronado in 1888, the Coronado Beach Company built many small Victorian homes on lots that the company owned on the island. These homes were built on spec, and also as worker housing for employees of the Coronado Beach Company and Hotel del Coronado. The dwelling was clearly built during the early Victorian development of the island. Examination of the 1906 Sanborn map shows that only 11 dwellings were present on the block bounded by Tenth Street, Isabella Avenue, and E Avenue. Three of these dwellings remain today. Herbert Cecil Rhodes is the first known occupant of the dwelling and is documented in the City Directory as residing there as early as 1905. Presumably, Rhodes was renting the home at this time because chain of title records indicate that it is not until 1911 that the first deed of sale for the subject property, in 1911, is signed by W. Clayton, Vice President of the Coronado Beach Company, to Rhodes, who was an employee of the Coronado Beach Company. City Directories, Voting Registers, and the federal Census records indicate that Herbert lived at the home with his wife, Kitty, and their children May and Herbert Cecil Rhodes, Jr. Herbert Rhodes, Sr. worked as a laborer for the Coronado Beach Company and Kitty was a waitress at the Hotel del Coronado. Therefore, it appears that the subject dwelling was constructed in this manner, as employee housing built by the Coronado Beach Company.

This information, gleaned from documentation in the form of building permits, grant deeds, building records, census records, and city directories, suggests that the dwelling may be historically significant under Criterion A as a special element of Coronado's architectural and economic history, because it exemplifies the early period of Victorian development in Coronado and is an extant example of employee housing constructed by the Coronado Beach Company.

Commission Finding Criterion B - The Historic Resource Commission determined that "the subject dwelling is identified with an event significant in local history, the formation of the Coronado Beach Company, the first company in Coronado which proceeded to build the Hotel del Coronado and other buildings on the island."

Staff Analysis Criterion B - Coronado's adopted Designation Criteria Guidelines state that in order to be associated with an event significant in local, state, or national history, it must be documented that the resource under study existed at the time of the historic event and has a clear association with the event. The subject dwelling, which was constructed in 1898, was not present when the Coronado Beach Company was formed. The Coronado Beach Company was formed by the five proprietors of the Company: Jacob Gruendike, Josephus Collett, Heber Ingle, Hampton Story, and Elisha Babcock Jr., on April 7, 1886, at the San Diego County Clerk's office. It does not appear that the dwelling is historically significant under Criterion B.

Commission Finding Criterion C - The Historic Resource Commission determined that "the subject dwelling possesses distinctive characteristics of the Folk Victorian architectural style, and is valuable for the study of a type, period, or method of construction and has not been substantially altered."

Staff Analysis Criterion C - The subject dwelling was constructed in the Victorian style, and exhibits character defining features of the style such as a simple folk house form with Victorian detailing present in the gable and porch. The roof is steeply pitched, and the front gable features diagonal board and batten in the lower portion and fish scale shingles in the upper portion. The porch features turned spindle supports and decorative brackets. The exterior finish is horizontal wood siding, and double hung wood windows are present throughout. The dwelling is largely unmodified, with the exception of the enclosure of the front porch, which appears to have taken place early on. It appears, and the appellant agrees, that the property is significant under Criterion C as an example of the Folk Victorian architectural style.

Commission Finding Criterion D - The Historic Resource Commission determined that "the subject dwelling is representative of the notable work of a builder, the Coronado Beach Company."

Staff Analysis Criterion D - Coronado's adopted Designation Criteria Guidelines state that in order to be eligible for designation under Criterion D, a resource must first be identified with an architect, builder, designer, artisan or landscape professional, then it must be demonstrated that the resource under examination is representative of the professional's notable work. For example, a notable work may be a resource that expresses a particular phase in the professional's career, or a particular idea or theme in the craft. The subject dwelling was constructed by the Coronado Beach Company, but no specific information is known about the carpenters that constructed the dwelling. It does not appear that the dwelling is historically significant under Criterion D.

Staff's analysis supports the Historic Resource Commission determination with evidence supporting Criteria A and C. Staff recommends that the City Council uphold the Historic Resource Commission determination.

Additional information provided by the Appellant's representative on January 6, 2014, which further outlines the Appellant's argument that the property does not meet the criteria for historic designation, is included as Attachment G.

ALTERNATIVE: Grant the appeal and find that the property is not a Historic Resource because it does not meet at least two of the criteria for historic designation.

Submitted by Community Development/Olsen

Attachments:

A. Historic Resource Commission Resolution 44-13
B. Staff Report and attachments (including original NOI application) from 10/16/2013 meeting
C. HRC meeting minutes from October 16, 2013
D. Appeal dated October 25, 2013
E. Relevant correspondence
F. Public hearing notice published November 20, 2013
G. Additional Information provided by the Appellant on January 6, 2014

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CM	ACM	AS	CA	CC	CD	EPD	F	G	L	P	PS	R
	ETR	NA	JNC	MLC	RAH	NA	NA	NA	NA	NA	NA	NA

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RESOLUTION NO. HR 44-13
A RESOLUTION OF THE HISTORIC RESOURCE COMMISSION OF THE CITY OF CORONADO DETERMINING THE RESIDENCE ADDRESSED AS 1004 TENTH STREET LOCATED IN THE R-3 (MULTIPLE FAMILY RESIDENTIAL) ZONE MEETS THE CRITERIA TO BE DESIGNATED AS A CORONADO HISTORIC RESOURCE

WHEREAS, Union Bank, as Trustee of the Eugene and Frances Horton Marital Trust, is the owner of the property addressed as 1004 Tenth Street;

WHEREAS, on September 24, 2013, the property owner submitted a Notice of Intent to Demolish permit application in association with potential future demolition of the dwelling on the property that is 75 or more years old, in accordance with Chapter 84.20 of the Coronado Municipal Code;

WHEREAS, on October 16, 2013 the Historic Resource Commission of the City of Coronado held a public hearing on NOI 2013-25 at which time all persons desiring to be heard were heard;

WHEREAS, evidence was submitted and considered to include without limitation:

1. Notice of Intent to Demolish Permit Application dated September 24, 2013;

2. Oral testimony;

3. Historic Resource Commission staff report dated October 16, 2013;

4. Additional written information and photographs provided by the applicant;

NOW, THEREFORE, BE IT RESOLVED that the Historic Resource Commission of the City of Coronado finds the property as described in the application submittal dated September 24, 2013, shall be designated as a Historic Resource because it meets the following criteria:

a) It exemplifies special elements of the Coronado's economic history because it reflects beginning of economy in Coronado when speculators known as the Coronado Beach Company developed a resort and were then helped out of their investment by John D. Spreckels; and, the subject dwelling is an example of employee housing built by the Coronado Beach Company. The dwelling exemplifies a special element of Coronado's architectural history because the design of the Hotel Del Coronado, several other large buildings around the Hotel Del Coronado and a lot of small cottages, such as the subject dwelling, were a significant to Coronado architectural history; and

b) It is identified with an event significant in local history, the formation of the Coronado Beach Company, the first company in Coronado which proceeded to build Hotel Del Coronado and other buildings on the island; and

c) It possesses distinctive characteristics of the Folk Victorian architectural style, and is valuable for the study of a type, period, or method of construction and has not been substantially altered;

d) It is representative of the notable work of a builder, the Coronado Beach Company

e) It has not been listed or formally determined eligible for the California Register as set forth in Section 5024.1 of the California Public Resources Code.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Historic Resource Commission of the City of Coronado hereby determines the property addressed as 1004 Tenth Street meets the required criteria to be designated as a Coronado Historic Resource with the following conditions:

1. That the exterior of the Historic Resource shall not be altered without approval from the Historic Resource Commission in accordance with Chapter 84.20 of the Municipal Code;
2. That the Historic Resource shall not be demolished or removed from the site without approval by the Historic Resource Commission in accordance with Chapter 84.20 of the Municipal Code;
3. That the exterior of the Historic Resource shall be adequately maintained to avoid the loss of exterior building materials, roofing materials and paint; and
4. That the site, landscaping, and miscellaneous improvements surrounding the Historic Resource shall be adequately maintained to provide for the visibility of the structure from public rights-of-way.

PASSED AND ADOPTED by the Historic Resource Commission of the City of Coronado, California, this 16th day of October, 2013, by the following vote, to wit:

AYES: Gillingham, Keith, McGowen, Ryan, Wilson
NAYS:
ABSENT:
ABSTAIN:

Courtenay C. McGowen, Chair

Attest:

Rachel A. Hurst
Director of Community Development

CORONADO HISTORIC RESOURCE COMMISSION

AGENDA ITEM
Public Hearing

Regular Meeting **October 16, 2013**

NOI 2013-25 UNION BANK TRUSTEE: REQUEST FOR A NOTICE OF INTENT TO DEMOLISH PERMIT FOR THE SINGLE FAMILY RESIDENCE ADDRESSED AS 1004 TENTH STREET AND LOCATED IN THE R-3 (MULTIPLE FAMILY RESIDENTIAL) ZONE

ISSUE: Determination by the Historic Resource Commission whether the structure intended to be demolished meets the criteria to be deemed a Historic Resource in accordance with Chapters 84.10 and 84.20 of the Municipal Code.

RECOMMENDATION: The Commission should consider the request along with oral testimony provided at the public hearing and modify the attached resolution (Attachment 1) to either approve or deny the request with appropriate findings.

PUBLIC NOTICE: A public notice was published in the *Coronado Eagle & Journal* and mailed to all property owners within 300 feet of the boundaries of the project.

BACKGROUND: In accordance with Chapter 84.20 of the Municipal Code, a "Notice of Intent to Demolish" Permit application is required to be filed with the City for the proposed demolition of a structure that is 75 years of age or older. The applicant has requested this determination of historic significance in order to gain certainty regarding options for future preservation or demolition of the dwelling. The Notice of Intent (NOI) to Demolish Permit Application for the property is included as attachment 2.

ANALYSIS: The subject property is located at 1004 Tenth Street. The site contains a single story dwelling on an approximately 5,700 square foot lot. The dwelling was constructed in 1898 by the Coronado Beach Company. The permit history for the property is as follows:

1898	Construction date based on Lot Book and Residential Building Record, property owner Coronado Beach Company
May 11, 1943	Reroof, property owner Katherine Rhodes
August 22, 1944	New foundation under house, property owner Katherine Rhodes
August 18, 1978	New water heater, property owner Ver-Hulst
June 8, 2006	Replace water heater, property owner Horton Family Trust
December 4, 2002	Change out water heater, property owner Union Bank Trustee
February 26, 2004	Replace furnace (expired permit), property owner Union Bank Trustee

The Historic Resource Inventory completed in the 1980s by Source Point gave the building a historical value rating of 2. A rating of 2 indicated the structure was on, or should be a candidate for inclusion on, the Coronado Historical Register; that it was built before 1942; was in excellent physical condition; was almost entirely unmodified from original exterior appearance; has

substantial architectural significance; and would qualify as a contributing structure to a potential historic district.

The Coronado Property Review (CPR) List completed in 2008 identified the property as potentially historically significant. It should be noted that the Source Point rating and Coronado Property Review status are provided for informational purposes only. The Source Point survey was not officially adopted for use as a survey document and is known to have some factual errors; however, it does provide a snapshot of what the historic condition of the dwelling was considered to be in 1986. The Coronado Property Review survey was, also, not adopted by City Council and is used as an informational resource only.

In accordance with Chapter 84.20 of the Municipal Code, in order for the structure to be designated a Historic Resource by the Historic Resource Commission, it must be at least seventy-five (75) or more years old and meet two or more of the adopted eligibility criteria. Following is a brief analysis of the property under each criterion.

CRITERION A – It exemplifies or reflects special elements of the City's military, cultural, social, economic, political, aesthetic, engineering, or architectural history.

The application submitted by the property owner states that the property is not significant under Criterion A.

According to information obtained from the 1892 Assessors Lot Book, and from the Residential Building Record, the dwelling was constructed in 1898. At that time that the dwelling was constructed in 1898, the property was owned by the Coronado Beach Company. In the years following the completion of the Hotel del Coronado in 1888, the Coronado Beach Company built many small Victorian homes on lots that the company owned on the island. These homes were built on spec, and also as worker housing for employees of the Coronado Beach Company and Hotel del Coronado. The first deed of sale for the subject property, in 1911, is signed by W. Clayton, Vice President of the Coronado Beach Company, to Herbert C. Rhodes, who was an employee of the Coronado Beach Company. Therefore it appears that the subject dwelling was constructed in this manner, as employee housing built by the Coronado Beach Company. The dwelling was clearly built during the early Victorian development of the island; examination of the 1906 Sanborn map shows that only eleven dwellings were present on the block bounded by 10th Street, Isabella Avenue, and E Avenue. Three of these dwellings remain today.

This information suggests that dwelling may be historically significant under Criterion A as a special element of Coronado's architectural and economic history, because it exemplifies the early period of Victorian development in Coronado and is an extant example of employee housing constructed by the Coronado Beach Company.

In order to designate the dwelling under Criterion A, the Commission would need to determine that the dwelling possesses aesthetic, engineering or architectural properties surpassing others of its kind; or significant military, cultural, economic, or political associations such that it exemplifies or reflects special elements of the City's history.

CRITERION B – It s identified with a person(s) or an event(s) significant in local, State, or national history.

The application submitted by the property owner states that the property is not significant under Criterion B, and that no information about previous owners or occupants could be found. Examination of City of Coronado permit records, the Great Register of California Voters, Census records from 1900 through 1940, City Directories, and other research documents was conducted by staff in order determine who lived in the house over time. The dwelling was built in approximately 1898 by the Coronado Beach Company.

The first known occupant of the property was Herbert Cecil Rhodes, who is documented in the City Directory as residing there as early as 1905. Presumably Rhodes was renting the home at this time, because chain of title records indicate that it is not until 1911 that he purchases the home from the Coronado Beach Company. City Directories, Voting Registers, and the federal Census records indicate that Herbert lived at the home with his wife, Kitty, and their children May and Herbert Cecil Rhodes, Jr. Herbert worked as a laborer for the Coronado Beach Company and Kitty was a waitress at the Hotel del Coronado. During their early years at the home May and Herbert Cecil Jr. did not work, but in later years Herbert Cecil worked as a delivery boy for the Kodak Shop and then as a foreman at the Fire Department. May worked as a clerk for a local department store. The Rhodes family owned the property until 1967, when the property was sold by May Rhodes Adamson to Eugene Horton.

The only information discovered by staff relative to the Horton ownership is contained the obituaries for Frances and Eugene Horton, which are included in attachment 3. The dwelling is currently owned by the United Bank, Trustee for the Horton Trust.

In order to be historically significant under Criterion B, the Commission would need to determine that the home is associated with a person or event who made historically significant contributions to local, state, or national history. Generally, the property that would be designated for its association with an important individual would be the existing property that is most closely identified and associated with the person's productive life, whether that is their home, office, laboratory, etc.

CRITERION C – It possesses distinctive characteristics of an architectural style, and is valuable for the study of a type, period, or method of construction and has not been substantially altered.

The application submitted by the property owner indicates that the subject dwelling is historically significant under Criterion C. The subject dwelling was constructed in the Victorian style, and exhibits character defining features of the style such as a simple folk house form with Victorian detailing present in the gable, and porch. The roof is steeply pitched, and the front gable features diagonal board and batten in the lower portion and fish scale shingles in the upper portion. The porch features turned spindle supports and decorative brackets. The exterior finish is horizontal wood siding, and double hung wood windows are present throughout. The dwelling is largely unmodified, with the exception of the enclosure of the front porch, which appears to

have taken place early on. The dwelling appears to be in good condition and retains architectural integrity from its 1898 construction date.

In order to be designated the dwelling under Criterion C, the Commission would need to determine that the subject dwelling possesses distinctive characteristics of an architectural style, is valuable for the study of a type, period, or method of construction, and has not been substantially altered.

CRITERION D – It is an example of the notable work of a builder, designer, architect, artisan or landscape professional.

The application submitted by the property owner states that the property is not significant under Criterion D. The dwelling was constructed by the Coronado Beach Company, but no specific information is known about the carpenters that constructed the dwelling.

In order to be significant under Criterion D, the Commission would need to determine that the property is a notable work of a builder, designer, architect, artisan, or landscape professional.

CRITERION E – It has been listed or formally determined eligible for the California Register as set forth in Section 5024.1 of the California Public Resources Code (as amended from time to time).

The subject property is not listed or determined eligible for the California Register, and therefore does not appear to be historically significant under Criterion E.

If the Commission determines through the public hearing process that the property meets, or does not meet, the criteria to be designated as resource, the Commission should modify the attached resolution making the appropriate findings for said determination, and address each of the adopted designation criteria. The decision of the Commission shall become final 10 days after the adoption of the resolution unless a notice of appeal to the City Council is filed with the City Clerk.

A designated Historic Resource is entitled to all of the benefits and restrictions of historic designation as outlined in Chapter 84.10 and in Chapter 84.20 of the Municipal Code and must comply with the requirements of the California Environmental Quality Act. If the property is deemed a "Historic Resource", the applicant must file a Historic Alteration Permit with the City to proceed with the demolition of the property.

Attachments:

1. Resolution
2. Notice of Intent to Demolish application
3. Staff Research

RESOLUTION NO. HR 44-13

A RESOLUTION OF THE HISTORIC RESOURCE COMMISSION OF THE CITY OF CORONADO DETERMINING THE RESIDENCE ADDRESSED AS 1004 TENTH STREET LOCATED IN THE R-3 (MULTIPLE FAMILY RESIDENTIAL) ZONE DOES/DOES NOT MEET THE CRITERIA TO BE DESIGNATED AS A CORONADO HISTORIC RESOURCE

WHEREAS, Union Bank, as Trustee of the Eugene and Frances Horton Marital Trust, is the owner of the property addressed as 1004 Tenth Street;

WHEREAS, on September 24, 2013, the property owner submitted a Notice of Intent to Demolish permit application in association with potential future demolition of the dwelling on the property that is 75 or more years old, in accordance with Chapter 84.20 of the Coronado Municipal Code;

WHEREAS, on October 16, 2013 the Historic Resource Commission of the City of Coronado held a public hearing on NOI 2013-25 at which time all persons desiring to be heard were heard;

WHEREAS, evidence was submitted and considered to include without limitation:

1. Notice of Intent to Demolish Permit Application dated September 24, 2013;

2. Oral testimony;

3. Historic Resource Commission staff report dated October 16, 2013;

4. Additional written information and photographs provided by the applicant;

NOW, THEREFORE, BE IT RESOLVED that the Historic Resource Commission of the City of Coronado finds the property as described in the application submittal dated September 24, 2013, shall/shall not be designated as a Historic Resource because it does/does not meet the following criteria:

a) It does/does not exemplify or reflect special elements of the City's military, cultural, social, economic, political, aesthetic, engineering, or architectural history;

b) It is/is not identified with a person(s) or an event(s) significant in local, state, or national history;

c) It does/does not possess distinctive characteristics of an architectural style, and is /is not valuable for the study of a type, period, or method of construction and has/has not been substantially altered;

d) It is/is not representative of the notable work of a builder, designer, architect, artisan or landscape professional;

e) It has/has not been listed or formally determined eligible for the California Register as set forth in Section 5024.1 of the California Public Resources Code.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Historic Resource Commission of the City of Coronado hereby determines the property addressed as 1004 Tenth Street does/does not meet the required criteria to be designated as a Coronado Historic Resource, and therefore a demolition permit can be issued by the Building Division of the Community Development Department for the dwelling with the following conditions:

1. Owner shall notify the City and the Coronado Historical Association at least 10 days prior to demolition to allow an opportunity to prepare a photographic, film, video, or other appropriate record of the exterior/interior of the structure.

PASSED AND ADOPTED by the Historic Resource Commission of the City of Coronado, California, this 16th day of October, 2013, by the following vote, to wit:

AYES:
NAYS:
ABSENT:
ABSTAIN:

_____
Courtenay C. McGowen, Chair

Attest:

_____
Rachel A. Hurst
Director of Community Development

CITY OF CORONADO

DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
1825 STRAND WAY, CORONADO, CA 92118
(619) 522-7328 / (619) 522-2418 (FAX)
COMMDEV@CORONADO.CA.US

HANDOUT 800 Sept 2013

DETERMINATION OF HISTORIC SIGNIFICANCE

(For Nomination for Historic Designation and Notice of Intent to Demolish Review)

PURPOSE: To determine whether a building, structure, object, or site is a Historic Resource in association with a nomination by a property owner or an application for demolition or partial demolition of a structure 75 or more years old.

AUTHORITY: Coronado Municipal Code Title 84, Historic Preservation, Chapters 84.10 and 84.20

NOTES:

1. For Notice of Intent to Demolish review only – please review to the Planning Fee Schedule for the current fee.
2. All questions on the application should be answered as completely and accurately as possible. Attach additional pages as necessary. While not required, the assistance of a professional historic consultant may be helpful in the research process.
3. Please see the following documents, available from the Community Development Department and on the City's website (www.coronado.ca.us/preservation), for assistance in completing the application package:
   - Research Resources
   - Historic Designation Criteria Guidelines
4. Application packages should be submitted to the City of Coronado Community Development Department. Faxed applications will not be accepted.
5. Applications packages must be complete inclusive of all attachments. Incomplete applications will not be accepted.
6. Applications will be docketed for the earliest available hearing, unless a specific date is requested by the applicant. Incomplete applications will not be docketed.
7. Historic Resource Commission hearings are held the first and third Wednesday of each month at 3:00 p.m., in the Council Chambers of City Hall.

APPLICANT DATA:

Address of Property: 1004 10th Street Assessor Parcel No.: 537-440-25

Owner: Union Bank Trustee Applicant: William + Donna Clarice Trust / Meridian Pacific LLC

Mailing Address: P.O. Box 85552 San Diego CA 92186 Mailing Address: 3555 5th Ave, Ste 100 San Diego CA 92210

Phone #: 619-230-4651 Phone #: 619-692-9092

Email: eileen.cunningham@unionbank Email: leidenberger@lajollapacific.net

* Signature: UNION BANK, N.A. as Trustee Hodad Trust Signature: [signature] Meridian Pacific LLC

[signature] V.P. [signature] for William and Donna Clarice

REQUIRED ATTACHMENTS: All Checked Items can be found in the attached Historic Site Assessment

- ☑ Site plan depicting general location of building(s) and improvements on site.
- ☑ Copy of Residential Building Record (available from the County Assessor's Office at 1600 Pacific Highway, San Diego)
- ☑ Current color photographs of the street view of the property, and each exterior elevation of all structures on the property. Include these photographs digitally as jpg files on a CD, or email to tolsen@coronado.ca.us
- ☑ Historic photographs of the property, if available.
- ☑ Copy of Grant Deed.
- ☑ If the property is held in a Trust, Corporation or LLC, documentation identifying the trustees and executor trustees, and or managers authorized to act on behalf of the Corporation or LLC. See Attached
- ☑ Other documentation, including but not limited to historic newspaper articles, historic drawings, plans or renderings, chain of title, notice of completion, or other historic information relevant to the application.

CITY STAFF USE:

Case #: NOI 2013-25 Date Received 9/24/13 Date Application Complete 9/24/13 Hearing Date: 10/16/2013

PROPERTY INFORMATION:

ARCHITECTURAL DETAILS

Architectural Style: See Report

Description of Property/Resource (building type, condition, exterior materials, window type, etc), attach additional pages as needed:

CONSTRUCTION DETAILS See Report

Original Construction Date_____

Original Architect_____ Original Builder_____

Prior location (if relocated): _____ Date of Relocation: _____

Construction History of Property/Resource (additions, alterations, modifications, repairs, etc.) attach additional pages as needed:

OWNERSHIP/OCCUPANCY DETAILS See Report

Original Owner_____ Original Occupant_____

Ownership and occupant history (names, occupations, known details, etc.) attach additional pages as needed:

CRITERIA EVALUATION:

Check all that apply, attach additional pages as needed. The property is significant as a Historical Resource under the following criteria:

☐ Criterion A as a special element of the City's (☐ military ☐ cultural ☐ social ☐ economic ☐ political ☐ aesthetic ☐ engineering ☐ architectural) history for the following reason(s):

_____

_____

_____

☐ Criterion B for its association with _____ who/which is significant in local, state or national history for the following reason(s):

_____

_____

_____

☐ Criterion C It possesses distinctive characteristics of the _____ style, and is valuable for the study of a (☐ type ☐ period ☐ method of construction), and (☐has ☐ has not) been substantially altered. Distinctive characteristics include:

_____

_____

_____

☐ Criterion D It is a notable work of _____ a (☐ builder ☐ designer ☐ architect ☐ artisan ☐ landscape designer), for the following reasons:

_____

_____

_____

☐ Criterion E It has been listed or formally determined eligible for the California Register as set forth in Section 5024.1 of the California Public Resources Code (as amended from time to time), (☐ yes ☐ no).

ACKNOWLEDGEMENTS:

☑ By signing this application I acknowledge that I understand that a Historic Resource Designation does not result in an automatic Mills Act entitlement. A Mills Act Agreement is a separate application process after designation, which also requires approval by City Council. I also grant permission to the City of Coronado to use photos and a description of the property on the City's Historic Preservation website, brochures, and other materials.

* Signature of owner/~~applicant~~ UNION BANK, N.A. as Trustee of Horton Trusts [signature] [signature]

Will you be submitting a Mills Act application following designation? Y ☐ N ☑

Do you intend to apply for a Historic Alteration Permit in the future? Y ☐ N ☑

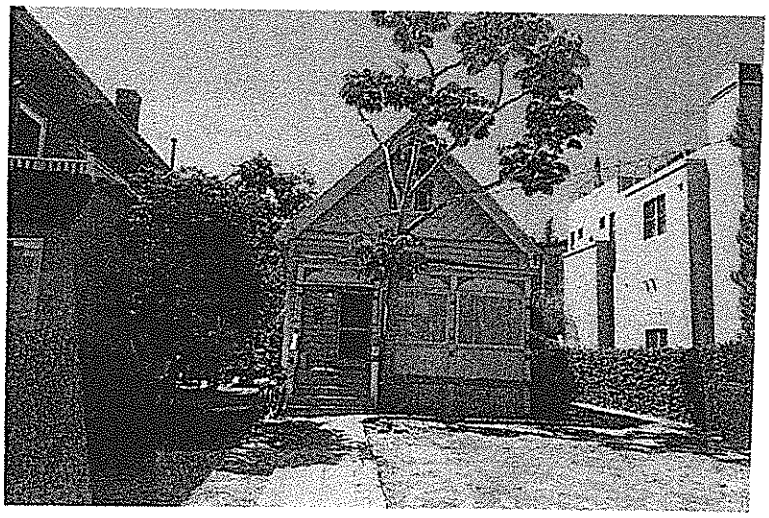
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Page** 1 of 27 ***Resource Name or #:** 1004 Tenth Street, Coronado, CA
***P1. Other Identifier:**
***P2: Location:** Not for publication Unrestricted X a. County: San Diego
And (P2b and P2c or P2d. Attach a location map as necessary.)
***b. USGS Quad** Point Loma ***Date:** 1996 T; R; ¼ of ¼ of Sec. _____ B.M. _____
c. Address: 1004 Tenth Street City: Coronado Zip: 92118
d. UTM: (Give more than one large or linear resources) Zone: Me/ mN
e. Other Locational Data (e.g. parcel #, directions to resource, elevation, etc. as appropriate);
APN: 537-440-25, Block 16, Lot 6, Map 375 Coronado Beach South Island
***P3a. Description** (Describe resource and its major elements, include design, materials, condition, alterations, size, setting and boundaries.)

The subject property is a two-story, rectangular shaped, asymmetrical, Folk Victorian, single family residence located on a standard sized lot in the center of the City of Coronado. The building has a concrete foundation, horizontal and diagonal wood shiplap siding, and a front gable roof with a narrow eave overhang constructed in two parts. The building has a brick chimney in the center of the structure. The property is landscaped with large trees and bushes in the rear of the property. The building appears to be in good condition.



***P3b. Resource Attributes:** (List attributes and codes) HP2
P4. Resources Present: Building X Structure Object Site District Element of District Other
P5b. Description of Photo: (View, date accessions #) View: S 9/2013
***P6. Date Constructed/Age and Source** Historic X Prehistoric Both c. 1898, Assessor's Building Record
***P7. Owner and Address:** Horton Family Credit Trust c/o Union Bank Trustee, 530 B Street, #920, San Diego CA 92101
***P8: Recorded by:** (Name, Affiliation, Address) Kathleen Crawford/Marie Burke Lia, 427 C Street, #416 San Diego, CA 92101
***P9. Date Recorded:** September 2013

P10. Type of Survey:** Intensive ***P11: Report Citation** (Cite Survey Report and other sources: NoneAttachments:** Location Map Sketch Map **Continuation Sheet X Building, Structure and Object Record X** Archaeological Record District Record Linier Resource Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

State of California – The Resources Agency Primary # _____
DEPARTMENT OF PARKS AND RECREATION HRI# _____
COMMERCIAL BUILDING STRUCTURE AND OBJECT RECORD *NRHP Status Code 6Z

 ***Resource Name or # (Assigned by Recorder)** 1004 Tenth Street, Coronado, CA
B1. Historic Name: Unknown
B2: Common Name: Unknown
B3. Original Use: Residential/Single Family
B4: Present Use: Residential/Single Family
***B5: Architectural Style:** Folk Victorian
***B6: Construction History:** (Construction Date, alterations and dates of alterations)
The building was constructed in 1898 and received a new foundation in 1944.
***B7. Moved?** No X Yes Unknown Date: _____ Original Location _____
***B8. Related Features:** None
B9a. Architect: Unknown **b. Builder:** Unknown
***B10. Significance:** Area: Coronado **Period of Significance:** 1898 **Property Type:** Residential
Applicable Criteria: C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject building was constructed in 1898 and appears to not have been significantly altered. The property was determined not to exemplify or reflect special elements of Coronado's history and, therefore, it is not considered to meet the criteria for significance under the City's Criterion A. The property was not associated with persons or events significant in Coronado's history to meet the criteria for significance under Criterion B. The subject property can be described as an example of the Folk Victorian architectural style and, therefore, may meet the criteria for designation under Criterion C. This building does not meet any of the other potential criteria. See the Continuation Sheets for further significance discussion.

B11. Additional Resource Attributes: (List attributes and codes) None
***B12. References:** McAlester and McAlester, *A Guide to American Houses*, 1991; City of Coronado Building Department Records; County of San Diego Assessor's Records; City of Coronado Water and Sewer Records and City Directories.
B13. Remarks: None
***B14: Evaluators:** K.A. Crawford
***Date of Evaluation:** 9/2013

(This space reserved for official comments.)

P3a. Building Description

The subject property is a two-story, rectangular shaped, asymmetrical, Folk Victorian, single family residence located on a standard sized lot in the center of the City of Coronado. The building has a concrete foundation, horizontal and diagonal shiplap wood siding, and a front gable roof with a narrow eave overhang constructed in two parts. The building has a brick chimney in the center of the structure. The property is landscaped with large trees and bushes in the rear of the property. The building appears to be in good condition.

North façade

The north façade is the primary façade on the structure. The building contains a small porch accessed by a short flight of stairs with a wood railing. The entrance is recessed into the main mass of the structure and includes a wood door with a modern metal screen door. The porch roof is supported by turned wood posts. The north side of the porch area includes an enclosed porch section that is accessed by a single wood door. This porch section may have been originally open on the structure. The porch contains wood framed, multi-lite, fixed pane windows. The porch area includes turned wood detailing and carved wood filigree detailing at the upper corners of the façade.

The second floor contains two small windows set under the highest point of the front gable. The windows are wood framed, multi-lite, casement style windows set side by side. The flat surface of the wall contains wood siding placed in a diagonal pattern.

East and West Facades

The east and west facades are basically the same. Both facades have horizontal shiplap siding and contain several windows that vary in size, shape and placement. The windows are wood framed, double hung sash or casement style windows. The south end of the west façade contains the rear porch. The walls of the porch are wood board and batten siding. The wall contains one small, wood framed window with a metal screen.

South Façade

The south façade contains the above-referenced rear porch of the residence. The entrance is located on the west end of the porch area includes a single wood door. A short flight of stairs with a railing provides access to the porch. The rear porch area contains a separate gabled roof that is set slightly lower than the roof on the main section of the house. Wood framed windows are placed in a row across the rear façade and are shaded by aluminum shades. The area of the porch that contains the window sections is constructed of horizontal shiplap siding.

Summary of Alterations

No major alterations to the structure were noted. It is believed that the front porch was originally an open porch that has been enclosed with wood frame windows to create a small room with a separate door entrance. A new foundation was added to the property in 1944.

Subject Property History

Brief History of the Coronado Community

Coronado Island was first sighted by the Spanish explorer Sebastian Vizcaino in 1602. Little happened on the island until the 1800s when Americans began to filter into California. The island was first purchased by Bezar Simmons in 1847, probably for use as a whaling station. The land changed hands several times over the next decades until the 1880s. In 1885, Elisha S. Babcock, a railroad financier from Indiana and Hampton L. Story, an Illinois capitalist, purchased the land. The two men dreamed of building a resort hotel and for $110,000, they were the new owners of the island. The men began their plans to build a hotel, water system, a railway system and a steam ferry across the bay to San Diego. Soon the land was surveyed and plotted, a site chosen for the hotel, and laborers hired to begin work on the hotel. The main commercial strip, Orange Avenue was designed to be 140 feet wide with a median strip down the center.[1]

Blocks were marked off and plans were made to sell the land in order to finance the construction of the hotel. The island was advertised as a health resort. Babcock and Story established a nursery on the island and planted trees along the streets. They purchased a ferryboat which ran daily, bringing visitors to the island and a steam train took the visitors along Orange Avenue to the construction site of the Hotel Del Coronado. The men also created several companies to handle the various business aspects, including the Coronado Beach Company whose job was to develop the island into a beach resort, and companies to develop rail and steam ferry lines to handle passengers arriving from San Diego. The Coronado Beach Water Company was formed to provide water for the island and pipes were laid under San Diego Bay to bring water from the San Diego River. A brick company, planing mill and machine shop were constructed to provide materials for the planned housing developments and hotel complex. The plans were heavily advertised all over the United States and Canada.[2]

By 1887, groundbreaking for the hotel was begun and the hotel boasted new electric lighting. Land sales soared and the profits were reinvested back into the island developments. Wooden sidewalks were built to provide more comfort for shoppers and visitors. The Coronado Beach Company donated land for

[1] *Coronado Historic Resources Inventory*, 1986.

[2] *Coronado Historic Resources Inventory*, 1986.

churches, streets and water, sewer, and gas lines. The opening of the Hotel Del Coronado attracted many famous visitors and the success of the project seemed assured. Unfortunately, the boom years of San Diego were over by 1888 and land values dropped, newcomers left, and the city slowed down for many years.[3]

Coronado dropped out of the city of San Diego city limits in 1890 over a tax dispute and two months later, Coronado decided to incorporate as a city. Elisha Babcock was elected president of the board of trustees. John D. Spreckels, financier and entrepreneur, came to Coronado in the late 1800s and proceeded to buy much of San Diego and the island property. He purchased Hampton L. Story's shares in the Hotel Del Coronado and by 1903, Spreckels was the sole owner of the hotel, the water system, North Island and numerous vacant lots. In 1906, he moved to the Island and built a residence for his family. He became a prime force in the development of San Diego but he put enormous investments into developing Coronado as well. He created the Bank of Coronado, invested heavily in real estate and local businesses, and created the transportation systems that linked Coronado to downtown San Diego.[4]

During the first three decades of the twentieth century, the nation faced economic recessions, boom periods and in 1914, entered World War I on the side of the Allies. The war effort would bring major changes to Coronado with the development of San Diego and the surrounding areas as important centers for the American military. North Island became the home of various U.S. Navy activities, including pioneering military aviation activities, and the population of the island swelled as servicemen and their families moved to the town of Coronado. New construction of homes, as well as creating rental properties for transitory military families, was very important to Coronado's economy and growth. Tent City was built just south of the Hotel, becoming a very popular vacation spot for families during the summer months. The "Roaring Twenties" came to Coronado, as it did everywhere else in the country. Oldtimers say that during Prohibition you could get a drink at the Hotel Del Coronado if you knew the right people and rumor has it that the concrete reservoirs in the basement of the hotel stored many a bottle of bathtub gin.[5]

Upon reading the papers from the period, life in Coronado continued at a pretty normal pace. People were concerned with the newest fashions, new businesses began in the city, and new organizations attested to the growth of the community. The Coronado Realty Club was created in 1924; the Rotary Club of Coronado was organized in 1926; the Coronado 20-30 Club in 1936; the Coronado Chamber of Commerce in 1937; and the Lions Club in 1939. During the golden years of the twenties, movies stars and famous people came to Coronado for tennis and polo and the results of their competitions were

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[3] *Coronado Historic Resources Inventory*, 1986.

[4] *The Southern California Rancher*, September-October, 1962.

[5] *Coronado Journal*, August 23, 1979.

published internationally. Film companies and famous directors, such as Hal Roach and Warner Brothers, arrived to use the beautiful beaches and lovely scenery of the city for their movie locales. Famed aviator, Charles Lindbergh, began his historic flight in the "Spirit of St. Louis" from the base at North Island in 1927.[6]

Subject Property History

A variety of resources provided the following history of the subject property.

The original Subdivision Map and current Parcel Map identify the subject property as Lot 6 of Block 16 as shown on the Map 375 – Coronado Beach South Island, The property is currently referenced as APN 537-440-25. These documents are attached as Exhibit A.

The Assessor's Building Record indicates a construction date of 1898. The Building Record shows no additional construction permits issued and documents the size and footprint of the house, which are consistent with current conditions. These documents are attached as Exhibit B. No Notice of Completion was recorded for the property.

City of Coronado Building Permits were researched for the property. The following permits are of record: 1944 new foundation, Owner Katherine Rhodes; 1945 re-roofing, Owner Catherine M. Rhodes; and 1978 plumbing, Owner (or tenant) Ver-Hulst. These documents are attached as Exhibit C.

The Coronado Water and Sewer Records for the property were researched for the property and a 1938 Order to reconnect water service was found and is attached as Exhibit D.

Title research was conducted and was able to locate an 1886 deed for a large area of the island from Babcock and Story et al to the Coronado Beach Company, a 1911 Deed for the property from the Coronado Beach Company to the Herbert G. Rhodes, a 1940 Deed for the property from Kitty Rhodes, a widow, to her daughter, May L. Adamson, and a 1966 Deed from May L. Adamson, a widow, to Eugene A. Horton of the Horton Family, the current owners. Copies of these documents are attached as Exhibit E.

The Sanborn Fire Insurance Maps dated 1906 through 1988 were reviewed. They show the current footprint of the house in place during all of those years. Copies of these maps are attached as Exhibit F.

Conclusion: The physical characteristics of the property have only been minimally altered since its original 1898 construction.

[6] *Coronado Journal*, August 23, 1979.

B10. Significance Evaluations

Integrity

To determine the significance of a property under the City of Coronado's *Historic Designation Criteria Guidelines,* the integrity of the resource must be evaluated. Integrity is the ability of a property to convey and maintain its significance. In order to retain historic integrity, a resource must possess several, and usually most, of the seven key aspects of integrity, i.e. location, design, setting, materials, workmanship, feeling and association. [7]

Location:

Location is the place where the historic property was constructed or the place where the historic event occurred. This building has remained in its original location since it was constructed. Therefore, it retains its location element for integrity purposes.

Design:

Design is the combination of elements that create the form, plan, space, structure, and style of a property. No major alterations were recorded other than a possible porch enclosure and a new foundation in 1944. Therefore, the building has retained its design element for integrity purposes.

Setting:

Setting is the physical environment of a historic property. As indicated by the Sanborn Fire Insurance Maps in Exhibit F, the setting in and around the resource originally consisted of small single family residences as late as 1949, with the exception of the commercial uses on Orange Avenue. By 1958, a large multi-family residential complex was in place just west of the property. And, as indicated by current aerial maps, the setting has changed to host large residential and commercial properties on surrounding parcels. Therefore, the building as not retained its setting element for integrity purposes. The current aerial map is attached as Exhibit G.

Materials:

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The majority of the original construction materials used at the subject property remain in place. Therefore, the building retains its materials element for integrity purposes.

[7] City of Coronado's Historic Designation Criteria Guidelines, pages 21-22.

Workmanship:

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. The original workmanship of the building, including its Folk Victorian craftsmanship, is still present. Therefore, the building retains its integrity of workmanship.

Feeling:

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. The building has remained in its original location since it was constructed and physically it expresses the aesthetic and historic sense of its 1898 period of construction. However, the drastic changes in its surroundings negate the aesthetic or historic sense of that period. Therefore, the building's retention of its feeling element for integrity purposes is limited.

Association:

Association is the direct link between an important historic event or person and a historic property. The building has not been identified with any important persons or events in Coronado's history. Therefore, the building does not have an associative element for integrity purposes.

Conclusion: The building has retained the majority of the seven aspects of integrity and has therefore met this test of significance.

Historic Context

According to the *Coronado Historic Designation Criteria Guidelines*, in order to be eligible for historic designation, a resource must represent a significant part of history and it must possess the characteristics that make it a good representative of resources associated with that history. Historic contexts are those patterns or trends in history by which a resource is understood and its significance within history made clear. The following questions should be considered when evaluating whether a resource is significant within its historic context. Once the context has been developed, the resource should be evaluated through the application of the historic designation criteria. [8]

1. What facet of history does the resource represent?

The building was constructed in 1898 by or on the behalf of the Coronado Beach Company as a small, spec, single family residence. The original setting was single-family residential but it is currently a mixture of large multiple family residences, early twentieth century single-family residences, and post-1960 single-family residences. The subject property is located on a standard size city lot. This is a typical

[8] Historic Designation Criteria Guidelines, page 7.

lot and residential siting in this particular neighborhood. The building is part of the overall pattern of residential construction in Coronado in the late 19th and early twentieth centuries. The Folk Victorian style was very popular and many fine examples were constructed in Coronado during this period. The facet of history this resource represents is Folk Victorian architecture, the geographical limits are the city of Coronado, and the time period is the 1890s era in its overall design and placement.

2. Is that facet of history important?

Coronado was first developed in the late 1800's as a small community by the Coronado Beach Company. This residential building was originally constructed in 1898 as one of the many small homes for residents that the Coronado Beach Company hoped to attract to the island. Gradually the city grew, city services began to be developed, schools were built, and the population expanded with new homes under construction that reflected the architectural trends of the period. By the 1920s and 1930s, Coronado had become a viable residential and commercial community with many fine homes designed in early Twentieth Century styles, The Hotel del Coronado brought fabled visitors to the island, polo grounds were built for their entertainment and boating facilities were developed. Major milestones in aviation history and military history began in the early twentieth century and have continued to be a critical and important use of the island. The use of the island for important military activities led to an increase in residential and commercial development. The development of the area rose to new heights after World War II as the area continued to attract residents and new construction. Coronado has experienced periods of growth and decline in accordance with the variations of the local economy.

The subject property was constructed as part of the original development of the island by the Coronado Beach Company in the 1890s. It has long been a common practice for a land owner hoping to develop their properties to construct spec homes for future residents and this pattern was followed in early Coronado. Folk Victorian architecture was a common building style of this era. The subject property represents this facet of Coronado's history as do other surviving residential properties from the early twentieth century.

3. Is the type of resource under study relevant and important in illustrating that history?

The property type is a single-family residence. The construction of single-family homes was a prime element of the overall economic and social development of Coronado as a community and in the late 1800s and into the twentieth century. The subject property is a standard, typical example of a c. 1890s Folk Victorian style structure. The building is not important in representing the historic context, as it is one of dozens of small residential buildings in this area and many of those buildings are much more indicative of the Folk Victorian design concepts. It is also one of hundreds of single family homes in the Coronado area and has not played any significant role in the overall development of the Coronado community.

4. How does the resource illustrate that history?

The property does not exemplify or reflect *special elements* of the City's military, cultural, social, economic, political, aesthetic, engineering or architectural history under Criterion A. The building is not associated with any of those identified *special elements* of Coronado's history. It was built as a spec house by an early developer, but does not represent special elements of the City's overall economic history. It is a standard example of Folk Victorian architecture, but it does not represent special elements of the City's architectural development to the extent that it would illustrate the City's architectural history under Criterion A. A *special element* of history refers to an element that is distinct among others of its kind or that surpasses the usual in significance.[9] No such special element is present here.

The property is not associated with persons or events significant in local, state or national history under Criterion B as no information identifying any of the persons associated with this property as significant was found in published histories or periodicals of Coronado. Nor has it been established that any historically significant event was associated with this property. Therefore, the resource does not represent a significant part of Coronado's history under Criterion B.

The residence is an intact example of the Folk Victorian architecture from its period of construction and includes the basic characteristics of that style. It can be considered to illustrate that style in Coronado under Criterion C.

No builder, designer, architect, artisan or landscape professional is known to have been responsible for this building. Therefore, the resource does not represent a significant part of Coronado's history under Criterion D. The property has not been listed on the state or national registers and it is not a historic district. Therefore, it does not illustrate local history under Criteria E or F.

Application of City of Coronado's Historic Designation Criteria Guidelines

According to the City of Coronado, Historic Designation Criteria Guidelines (Adopted by the Coronado City Council on October 4, 2011, Resolution 8505), an object, building, structure or site may be designated as a Historic Resource by the Historic Resource Commission if it meets two of the adopted designation criteria

Criterion A: *It exemplifies or reflects special elements of the City's military, cultural, social, economic, political, aesthetic, engineering, or architectural history.*

According to the *Coronado Historic Designation Criteria Guidelines*, Criterion A is to be understood as follows: " Criterion A encompasses resources that are historically significant because they exemplify or

[9] City of Coronado's Historic Designation Criteria Guidelines, page 9.

reflect special elements of local history. It is important to note that Criterion A states that a resource must exemplify or reflect *special elements* of local history. It is not enough for a resource to simply exemplify or reflect local history in general, as all buildings, structures and objects do. A *special element* of history refers to an element of history that is distinct among others of its kind and surpasses the usual in significance." [10]

No historical evidence was identified that would support the determination that the subject property exemplifies or reflects *special elements* of Coronado's *military, cultural, social, economic, political, aesthetic, engineering, or architectural* development. The building is not associated with any of these identified special elements of Coronado's history any more than any other single family residence in the City. It was built as a spec house by an early developer and was owned and occupied by two families until it was purchased as a rental property and used in that fashion ever since. It is not distinct among other buildings of this nature and it does not surpass the usual in significance. Therefore, it does not exemplify or reflect special elements of the City's economic history. It is a standard example of Folk Victorian architecture, but there are other examples of that style throughout the City. It is not distinct among other buildings of this style and it does not surpass the usual in significance. Therefore, it does not exemplify or reflect special elements of the City's architectural history, It does not exemplify or reflect any of the other special elements of the City's history. Therefore, the property is not eligible for local designation under Criterion A.

Criterion B: Person or Events: *It is identified with persons or events significant in local, state, or national history*;

No historical evidence was identified that would support the determination that the subject property was identified or associated with persons or events significant in local, state, or national history. No information about the previous owner occupants could be found in published histories or periodicals about Coronado. If the current owners have achieved individual historical significance, that significance would be associated with their primary residence or other sites associated with their productive lives, rather than with an investment property. Nor has it been established that any historically significant event was associated with this residence.

Criterion C: Architecture: *It possesses the distinctive characteristics of an architectural style, and is valuable for the study of a type, period or method of construction and has not been substantially altered.*

The c. 1898 residential building on the subject property was identified in the current investigation as having been designed in the Folk Victorian architectural style.

According to McAlester and McAlester, noted authorities on residential architecture, "The style is defined by the presence of Victorian decorative detailing on simple folk house forms, which are generally much less adorned than the Victorian styles that they attempt to mimic. The details are usually of either

[10] City of Coronado's Historic Designation Criteria Guidelines, page 8.

Italianate or Queen Anne inspiration; occasionally the Gothic Revival provides a source. The primary areas for the application are the porch and cornice line. Porch supports are commonly either Queen Anne type turned spindles, or square posts with the corners beveled (chamfered) as in many Italianate porches. In addition, lace-like spandrels are frequent and turned balustrades may be used in both porch railings and in friezes suspended from the porch ceiling. The roof-wall junction may be either boxed or open. When boxed, brackets are commonly found along the cornice. Window surrounds are generally simple or may have a simple pediment above. Most Folk Victorian houses have some Queen Anne spindlework detailing but are easily differentiated from Queen Anne examples by the presence of symmetrical facades and by their lack of textured and varied wall surfaces characteristic of the Queen Anne." The Front-gabled roof subtype is the most common in the northeastern states. [11]

The Folk Victorian style includes the following stylistic elements:

Primary features:

*Porches with spindlework detailing
*Turned spindles
*Lace-like spandrels
*Flat, jig-saw cut applied trim
*Symmetrical façade (except gable-front-and-wing subtypes)
*Cornice line brackets
*Brackets under eaves
*Simple folk house forms
*Simple window forms, some with pediments
*One- or two-story
*Wood siding

The subject property includes the following stylistic elements:

*Porch with spindlework detailing
*Turned spindle supports
*Lace-like spandrels
*Simple folk house form
*Two-story construction
*Wood siding

The City of Coronado Historic Design Criteria Guidelines include the following information entitled Understanding Criterion C

"Criterion C applies to resources that are significant for their physical design or construction, including architecture, landscape architecture or engineering. Resources significant under Criterion C must possess "distinctive characteristics" of an architectural style, and be valuable for the study of a type, period, or

[11] McAlester and McAlester, A Field Guide to American House, pages 309-310.

method of construction. "Distinctive characteristics" are physical features or traits that are frequently present in architectural styles, types, periods, or methods of construction. Type, period, method of construction are separate aspects of construction that refer to the function of a resource (type), the date of construction (period), or building materials and technology used (construction).

Applying Criterion C

Establishing historic significance under Criterion C is a three-step process:

1. A resource must clearly exhibit enough distinct characteristics to be truly representative of an architectural style.
2. The resource must be valuable for the study of a particular aspect of the construction (type, period, or method of construction)
3. The resource must not be substantially altered from its historic condition." [12]

The Folk Victorian style was popular in the 1890s in the United States. During this period, many Folk Victorian style residences were built in Coronado. The subject property residential building was designed in the Folk Victorian style in 1898, The subject property contains a majority of the character defining features of the Folk Victorian style and is an example of the type of structure built during the formative period of Coronado's early development. The building has undergone alterations on the front porch by the enclosure of the original open spaces. However, the overall design has been retained as the original open spaces were in-filled without removing the other key elements of the porch design. The building embodies the distinctive characteristics of the Folk Victorian architectural style, it is valuable for its period of construction, and it is not substantially altered from its historic condition, therefore it is architecturally significant under Criterion C.

Criterion D: Master Architect: *Is representative of the notable work of a builder, designer, architect, artisan, or landscape professional*;

The builder of designer of this residence is unknown. Therefore, this Criterion cannot be met.

Criterion E: National or California Register: *It has been listed on or formally determined eligible for the California Register as set forth in Section 5024.1 of the California Public Resources Code (as amended from time to time);*

The subject property has not been listed or determined eligible for listing on the California or National Register by any appropriate official. Therefore, this Criterion cannot be met.

Criterion F: Historic District: *In the case of historic districts. . . .* This building is not a historic district.

[12] City of Coronado's Historic Designation Criteria Guidelines, page 13.

Summary of Property Significance

The subject property meets Criterion C in that it possesses the distinctive characteristics of the Folk Victorian architectural style to be truly representative of that style, the resource is valuable for the study of its period of construction, and the resource has been minimally altered from its original condition.

However, the City of Coronado Historic Designation Guidelines require that two of the established criteria be met for historic designation of the property and this property does not meet any other of the existing criteria. Therefore, the building is not considered to be a historic resource and is not eligible for listing on the City of Coronado historical register.

B12. References

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Carlin, Katherine Elizabeth and Ray Brandes, *Coronado: The Enchanted Island*, Coronado Historical Association: Coronado, 1998.

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City of Coronado, Water and Sewer Department Records.

Coronado Historic Resources Inventory, 1986, SourcePoint, a Non-Profit corporation chartered by the San Diego Association of Governments.

Coronado Journal, August 1979

McAlester, Virginia & Lee, *A Field Guide to American Houses*, New York: Alfred A. Knopf, 2000.

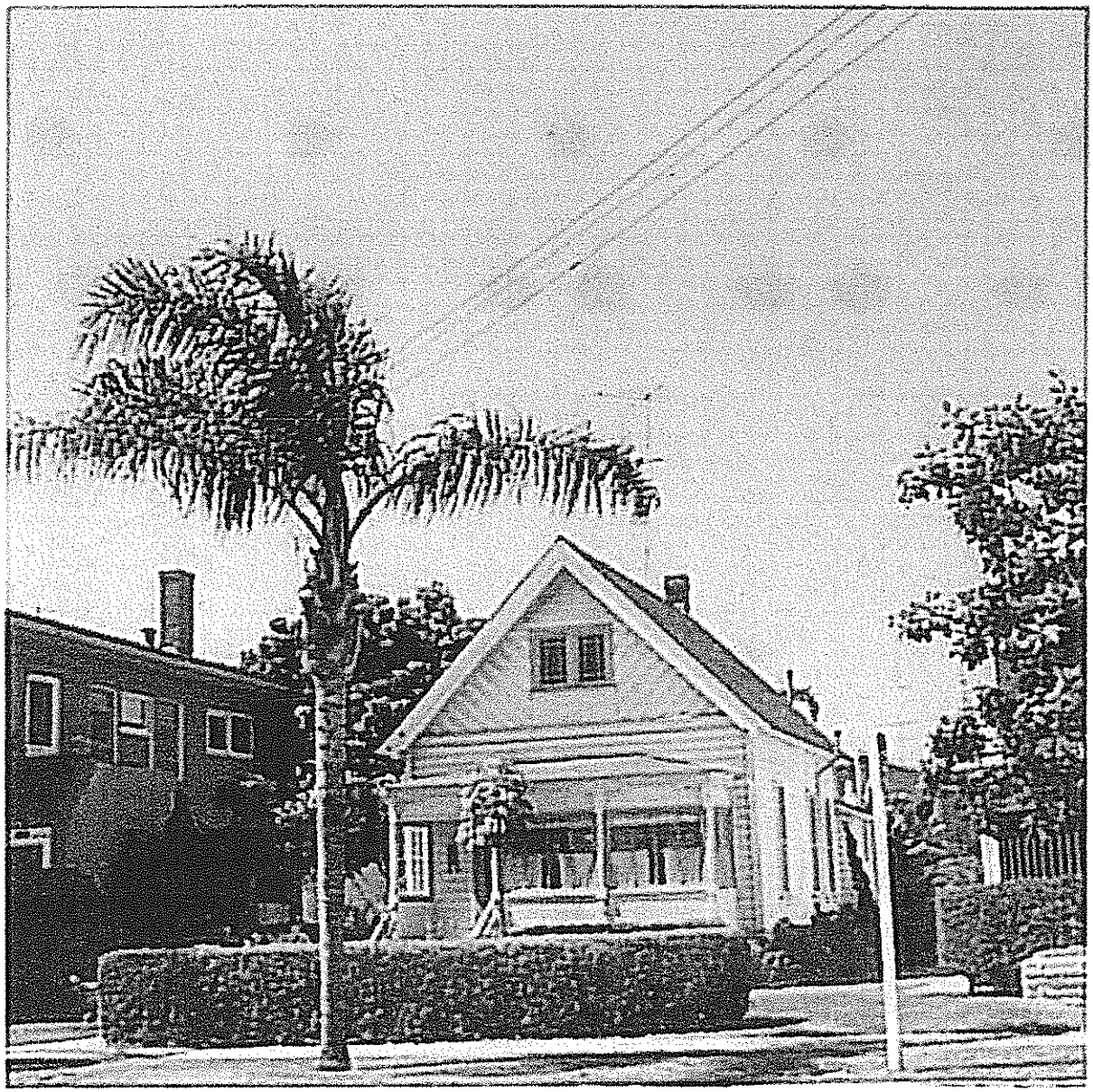
Phillips, Steven J. *Old House Dictionary: An Illustrated Guide to Domestic Architecture 1600-1940*, Washington, D.C.: The Preservation Press, 1994.

Sanborn Fire Insurance Maps 1906-1988.

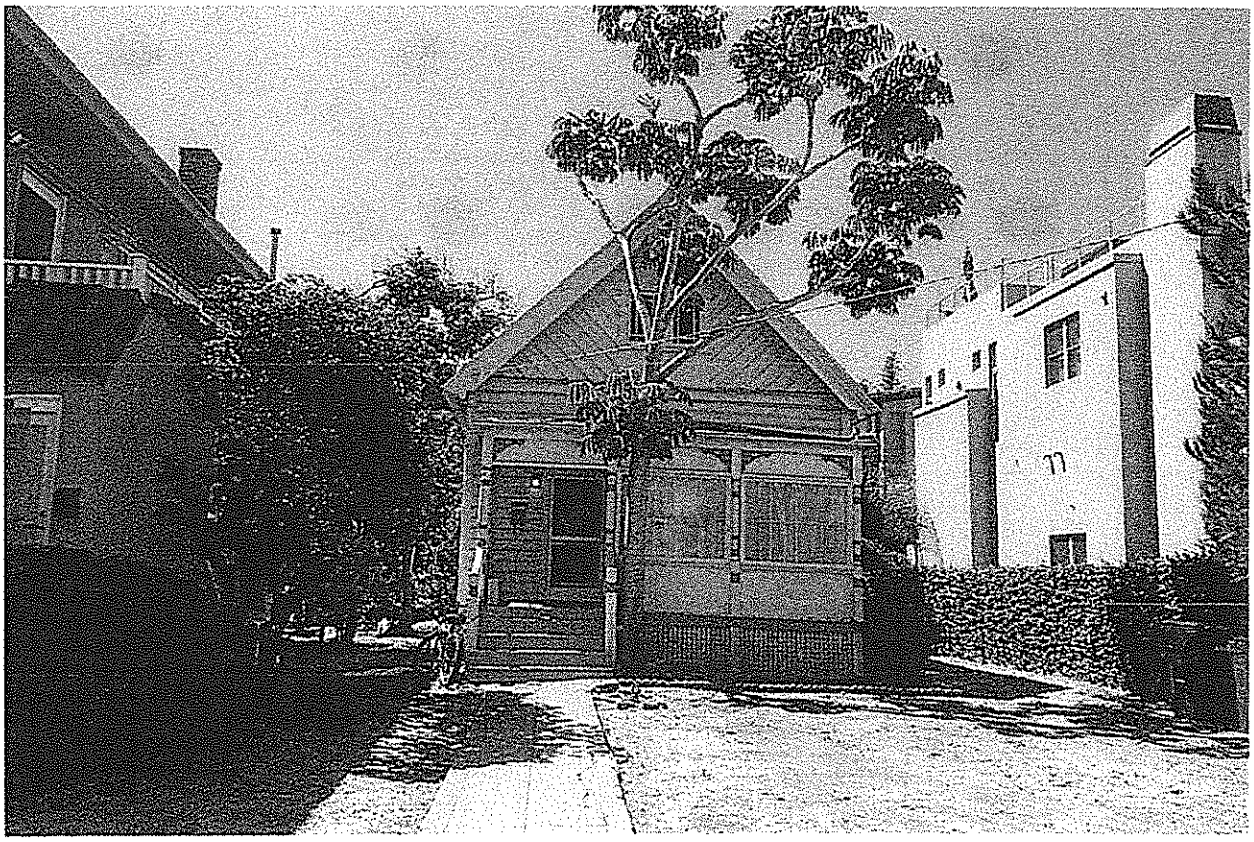
San Diego County Assessor's Office, Residential Building Record, Assessor's Parcel #537-440-24.

San Diego History Center Research and Photographic Archives, Balboa Park

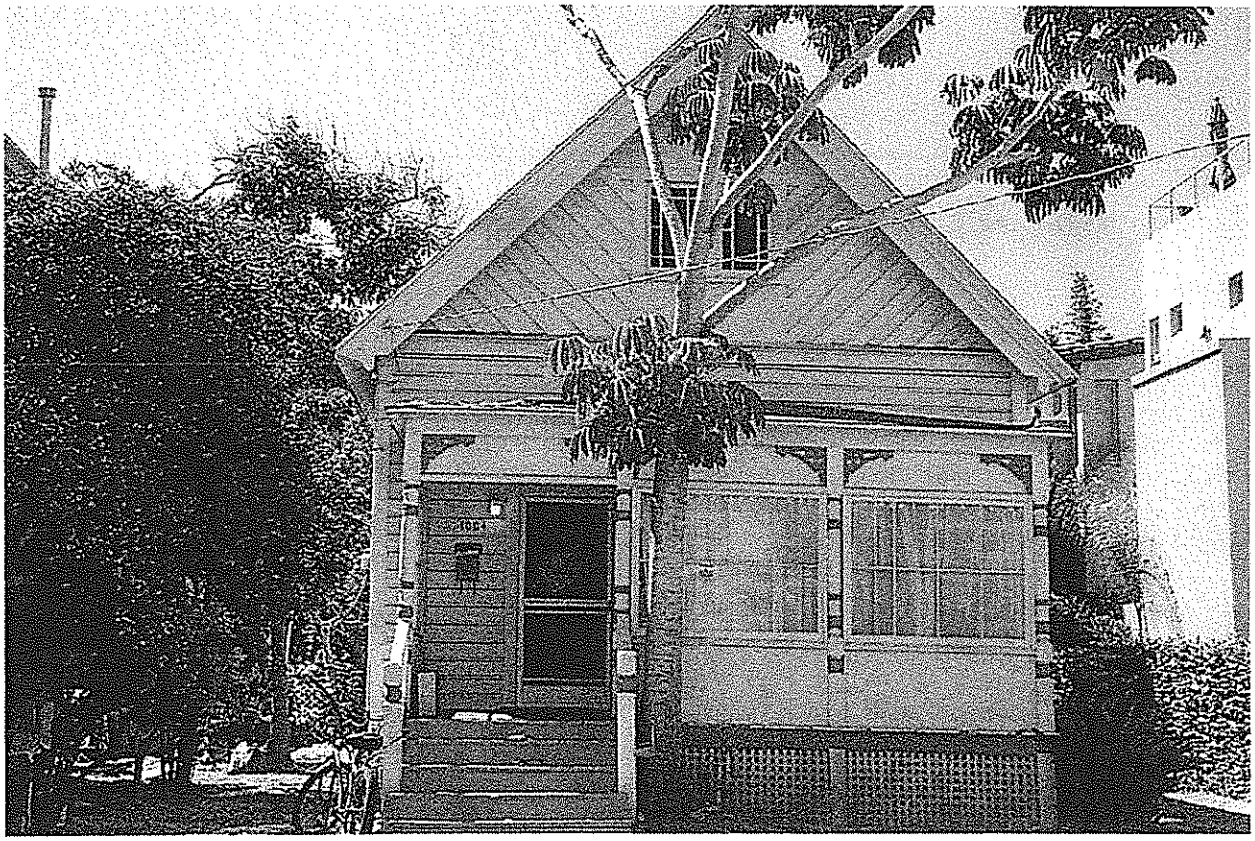
1004 Tenth Street, Coronado, CA
View South/North Façade
Historic Photograph - 1975



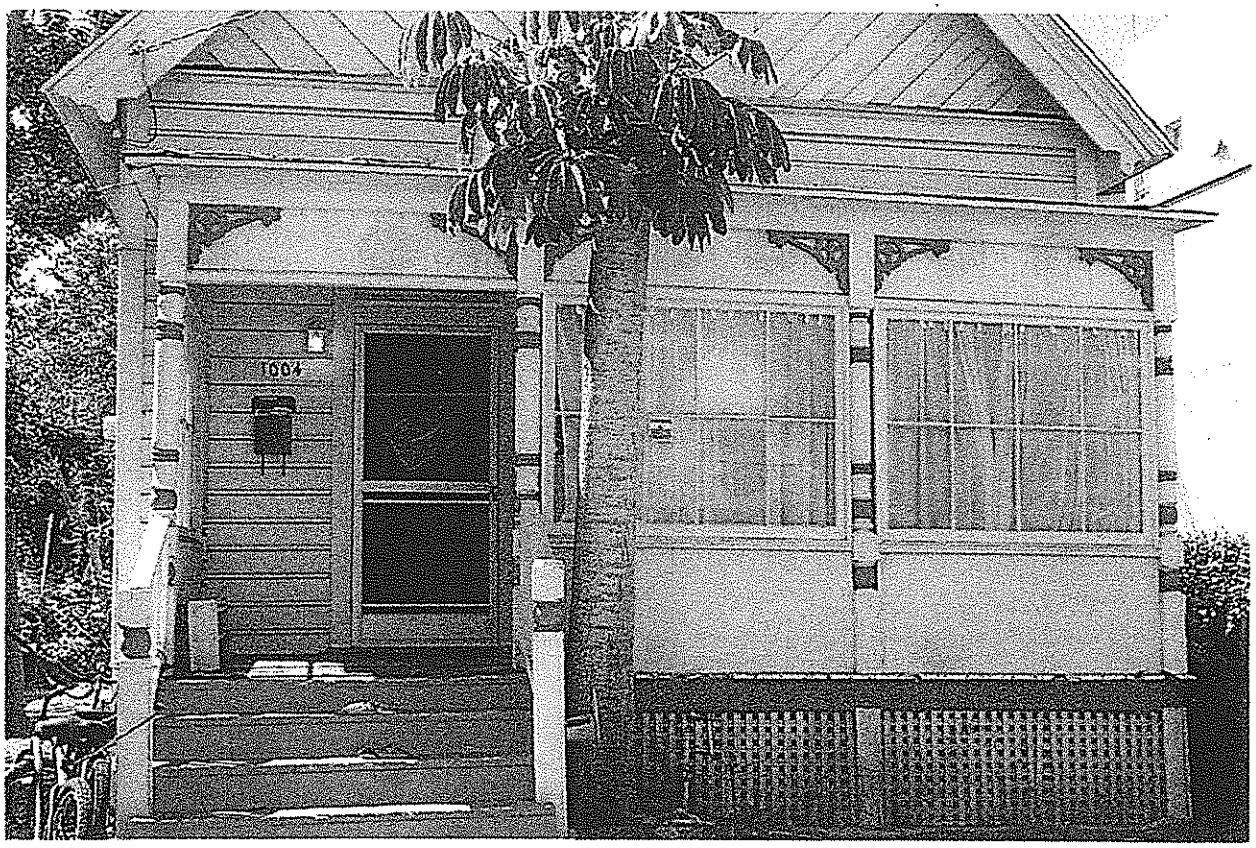
1004 Tenth Street, Coronado, CA
View South/North Façade
September 15, 2013



1004 Tenth Street, Coronado, CA
View South/North Façade
September 15, 2013



1004 Tenth Street, Coronado, CA
View South/North Façade
September 15, 2013



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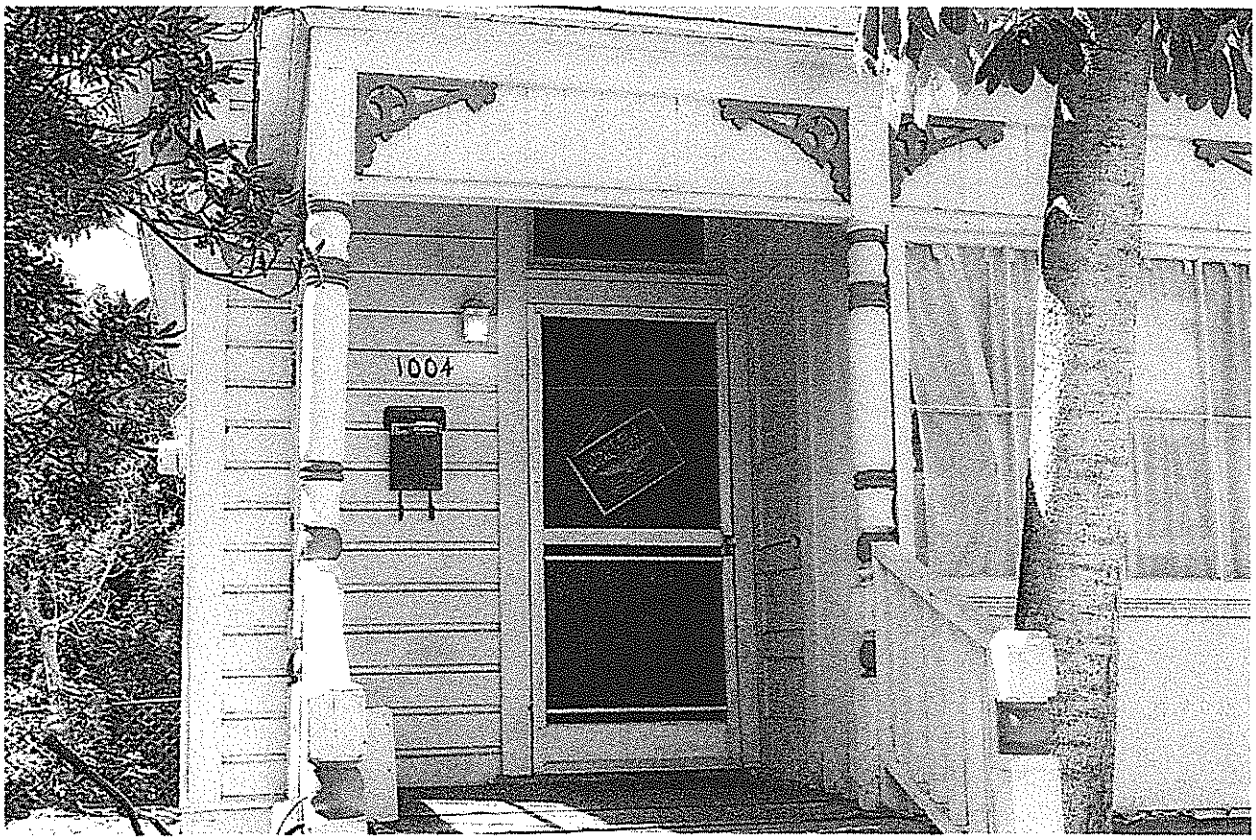
View South/North Façade
September 15, 2013



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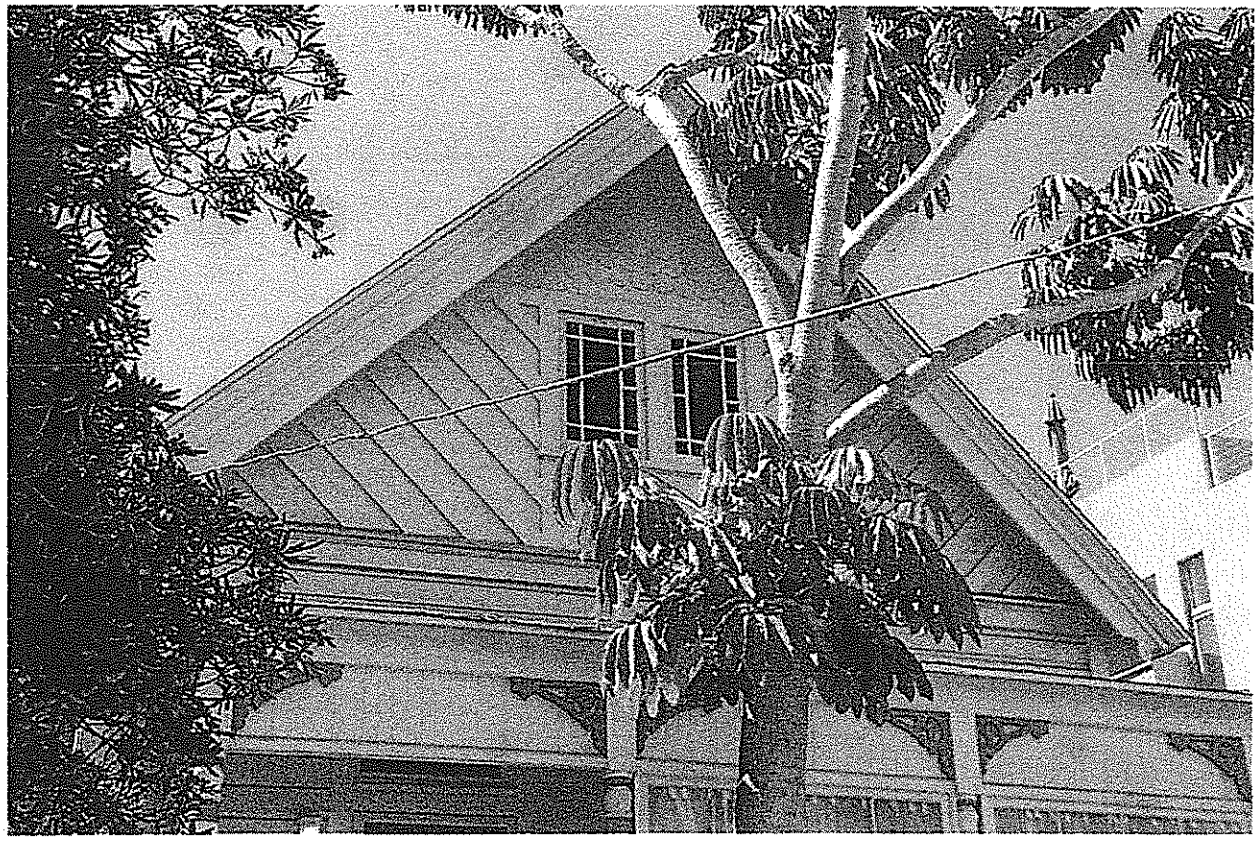
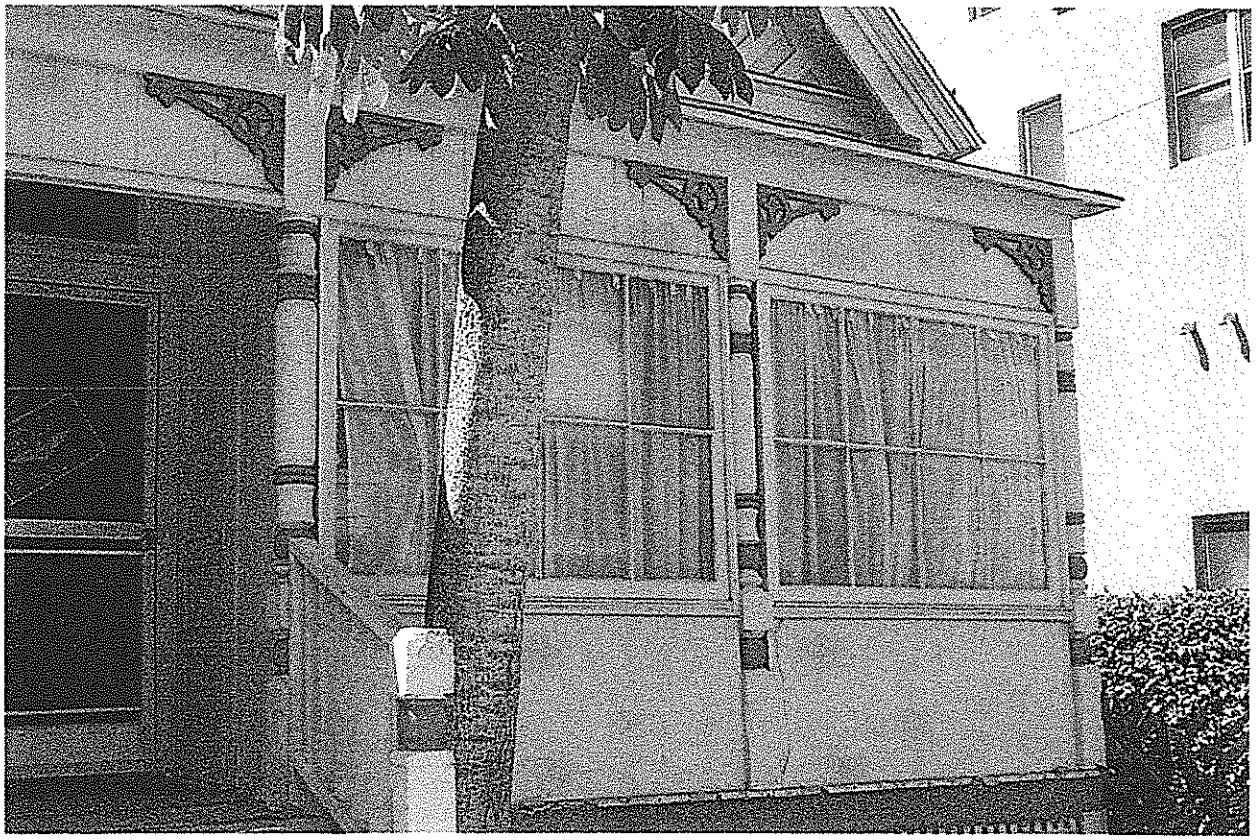
View South/North Façade
September 15, 2013



1004 Tenth Street, Coronado, CA
View Southwest/North Façade
September 15, 2013



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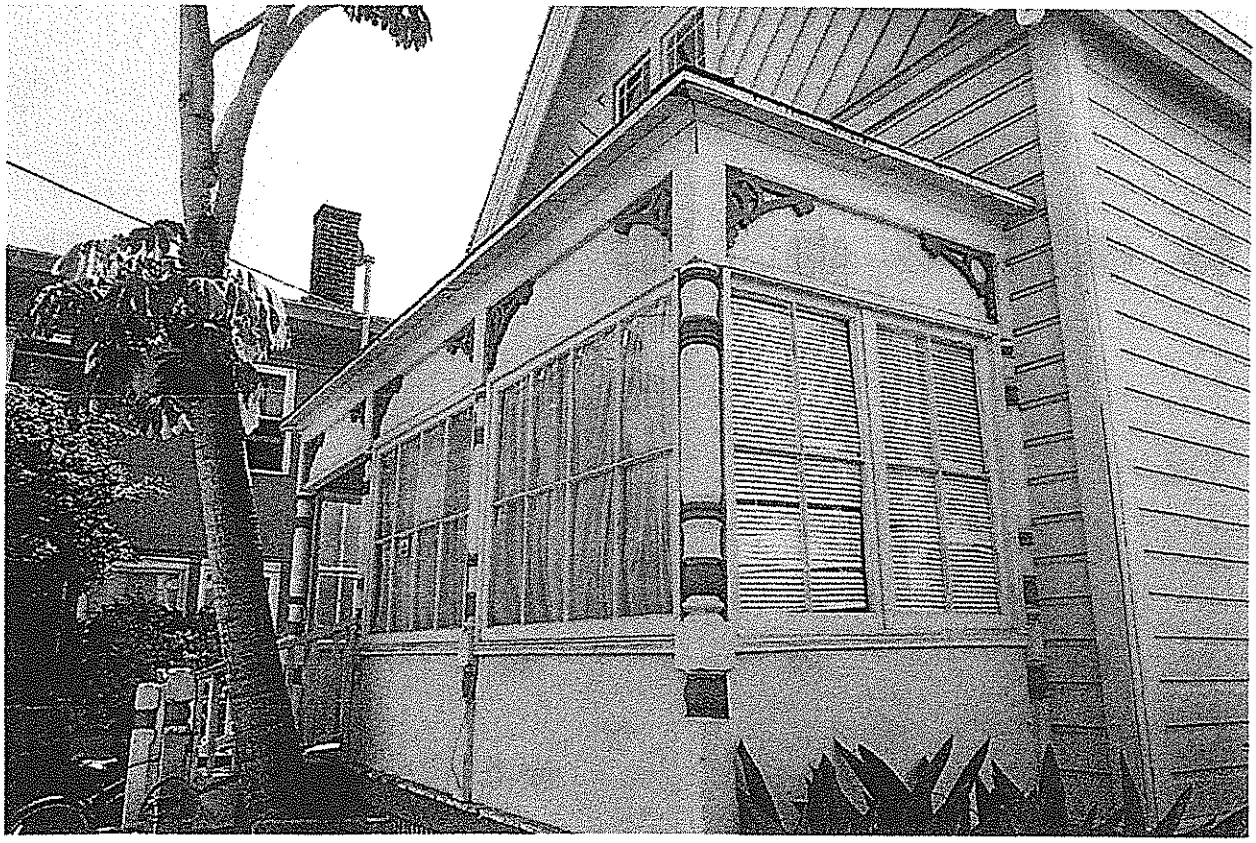
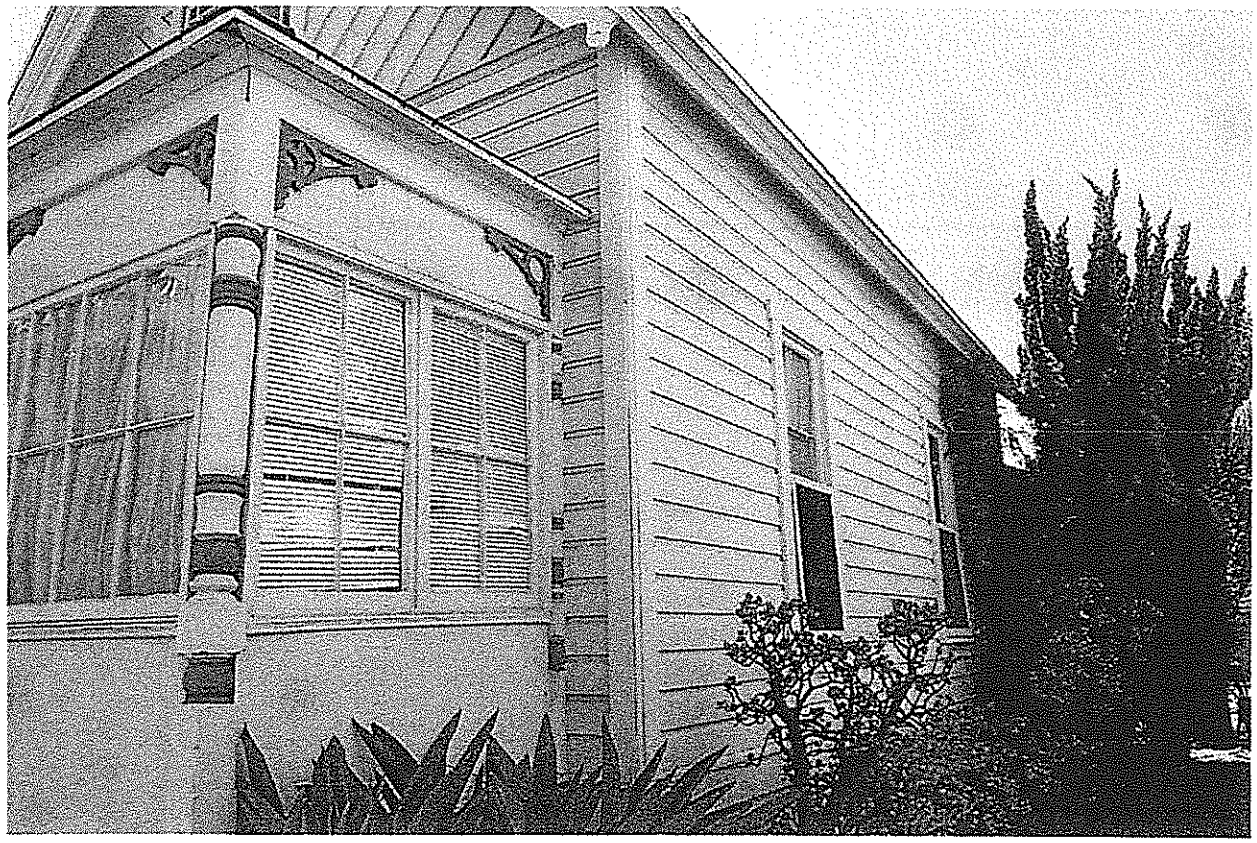
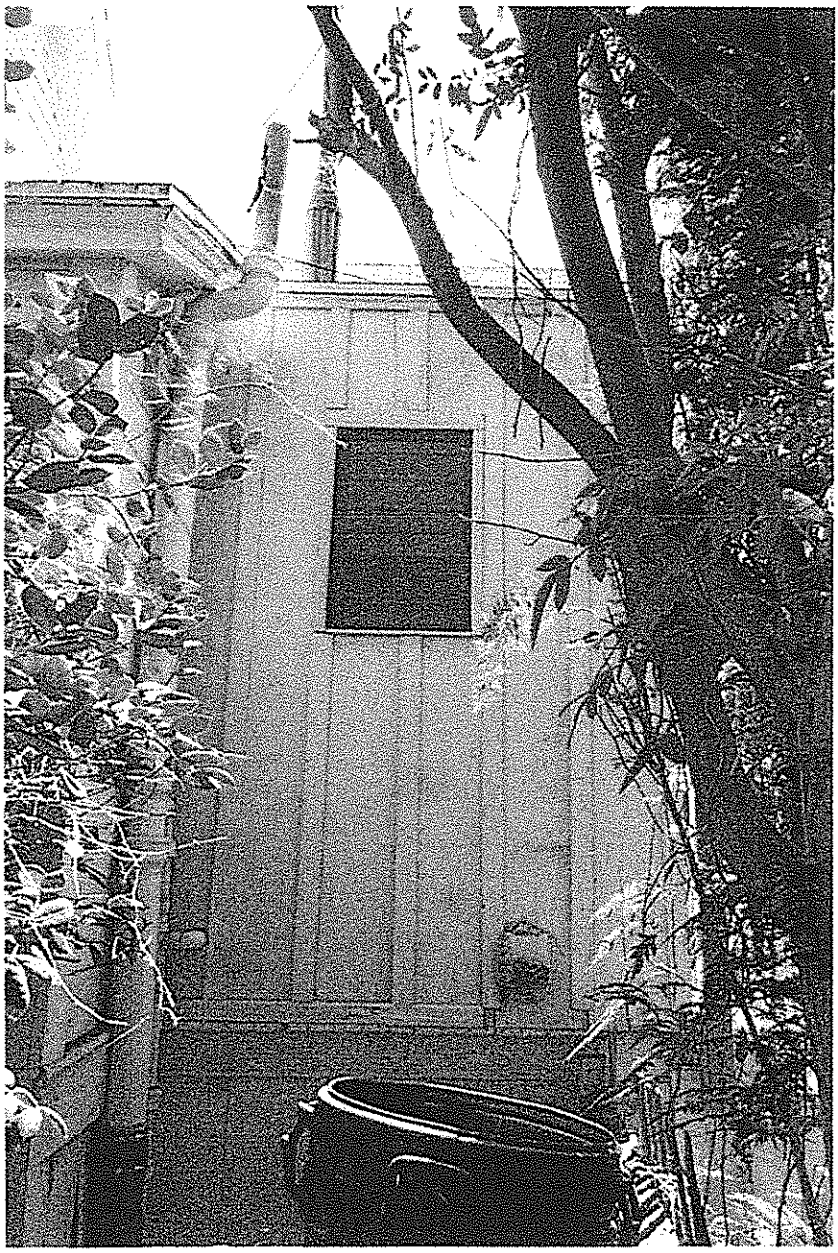
View Southwest/North Façade
September 15, 2013



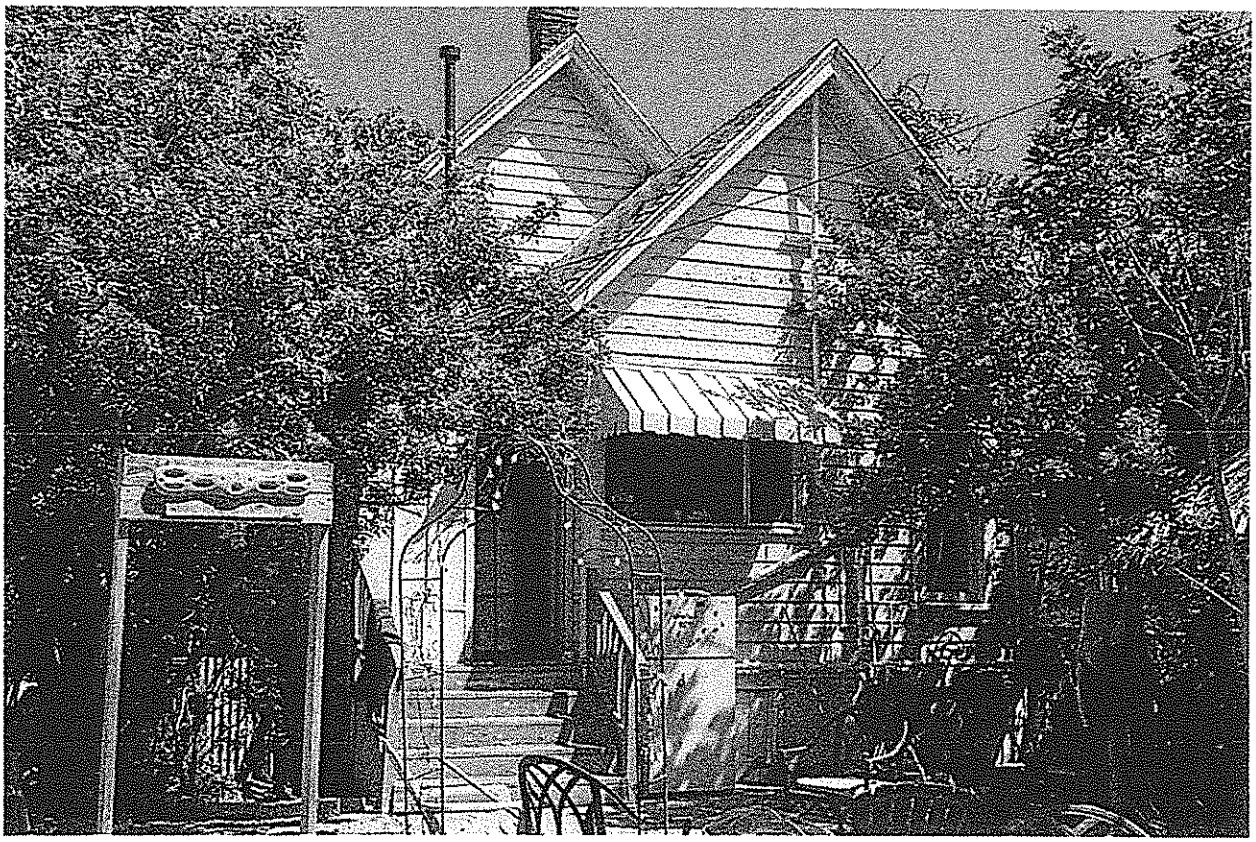
1004 Tenth Street, Coronado, CA
View Southeast/North and West Facades
September 15, 2013



1004 Tenth Street, Coronado, CA
View East/West Façade/Rear Porch Detail
September 15, 2013



1004 Tenth Street, Coronado, CA
View North/West Facade
September 15, 2013



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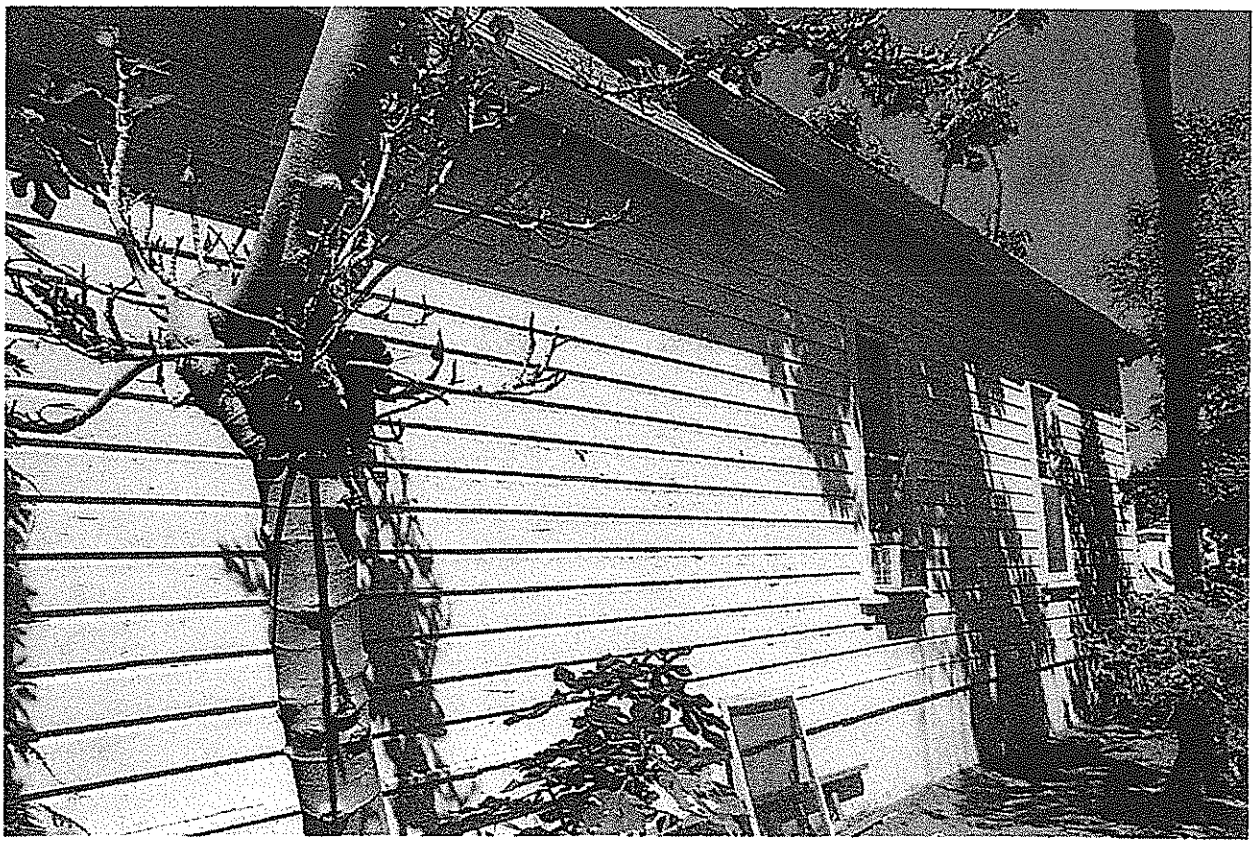
View North/East Facade
September 15, 2013



1004 Tenth Street, Coronado, CA
View South/East Façade
September 15, 2013

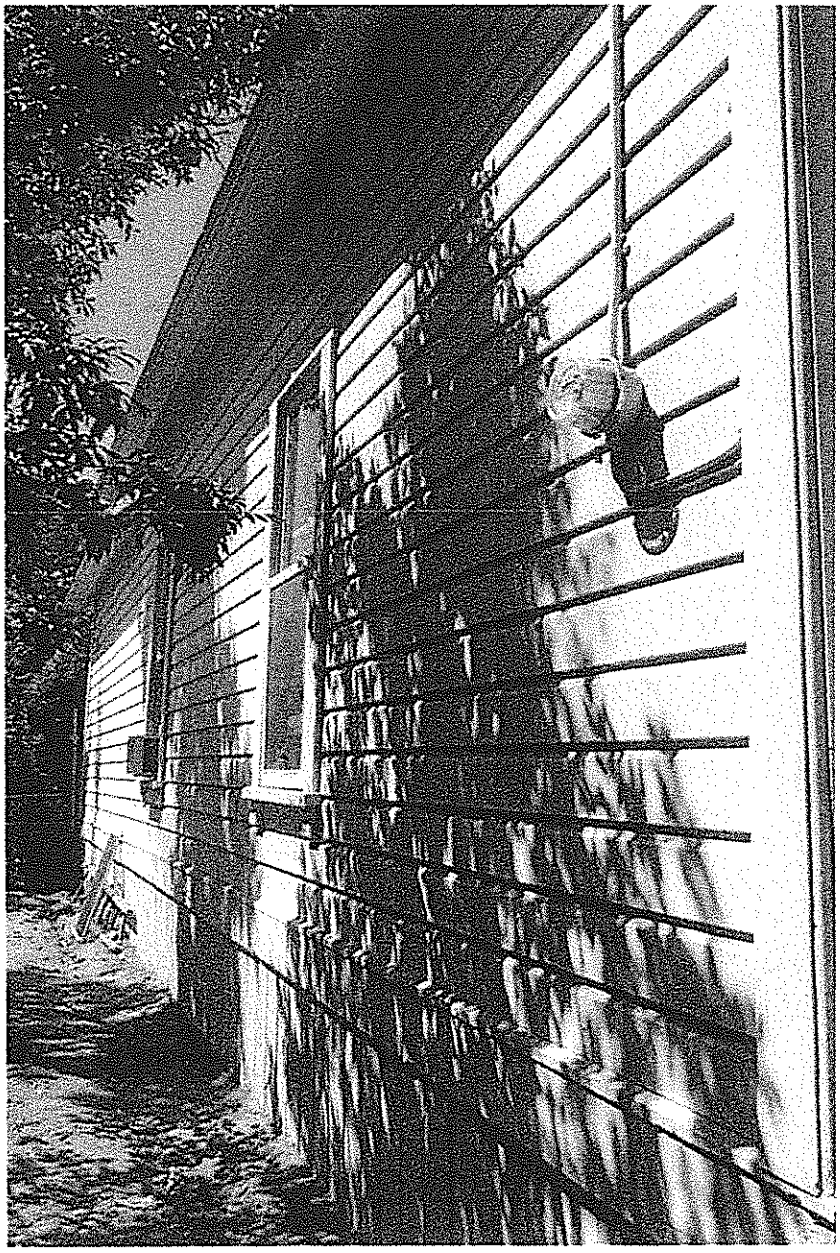


EXHIBIT A

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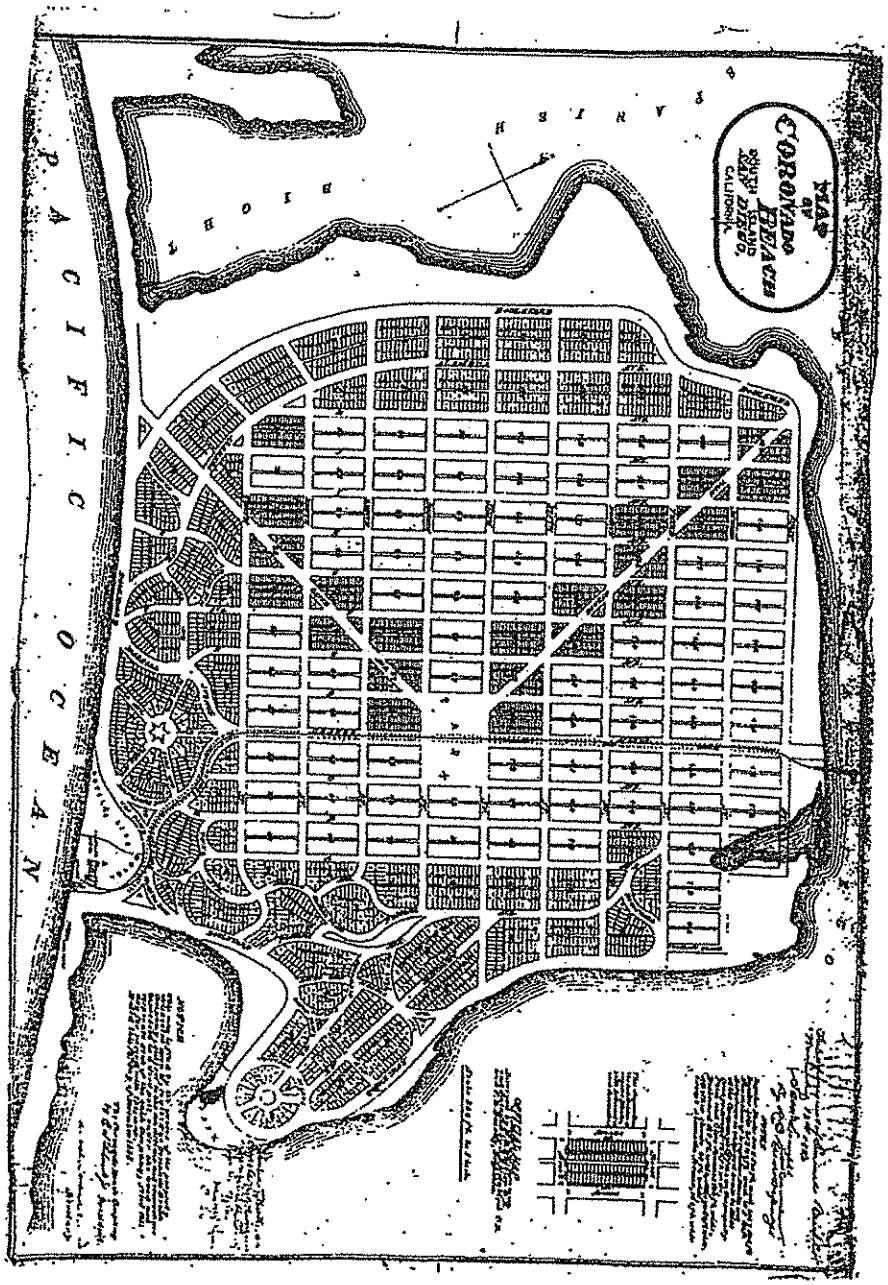
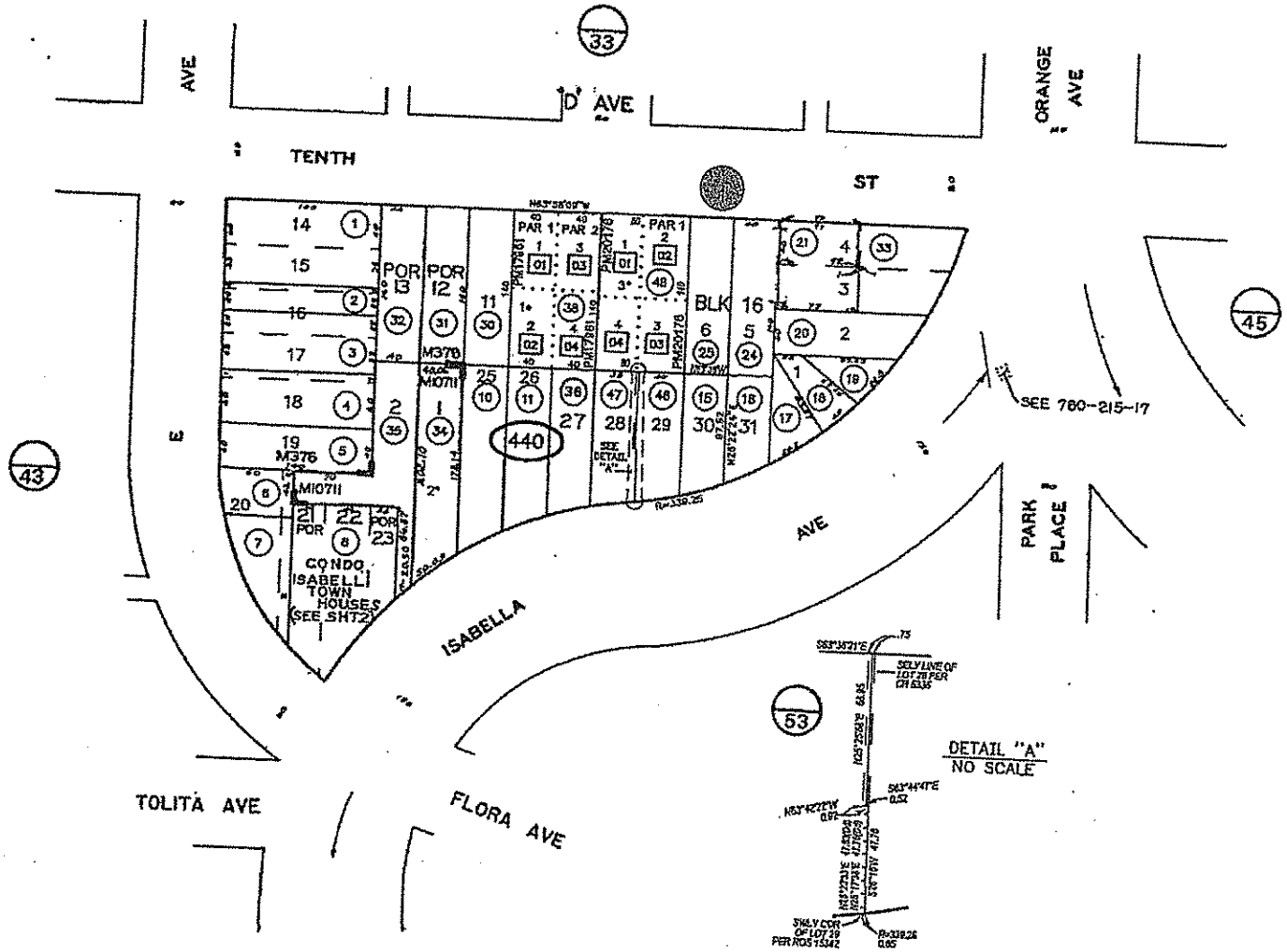


Description: San Diego,CA Tract Map - DocID 376 Page: 1 of 1
Order: a Comment:

02

537-440

537-44
SHT 1 OF 2



5/21/07 MGS

CHANGES				
BLK	OLD	NEW	YR	CUT
	22&23	33	64	675
	9	34&35	84	104
440	12&13	36&37	84	3874
	28&29	38 & CONDO	99	[illegible]
	14&37	39-42	02	1799
	39-42	43&44	02	1898
	44	45&46	03	1111
	43&46	47	04	1404
	34	CONDO	06	636
	[illegible]	[illegible]	06	5873
	26&27	48	07	1824
	48	[illegible]	08	529

1* CONDO
926-932 10TH STREET
DOC. 98-506065

2* CONDO
1052 ISABELLA AVENUE
DOC 05-503748
(SEE SHT 2)

3* CONDO
934-940 10TH ST
DOC 2008-0926828

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 537 PAGE 44
SHT. 1 OF 2

MAP 10711 – 1052 ISABELLA AVENUE (CONDO)
MAP 376 – CORONADO BEACH SOUTH ISLAND
ROS 15342,15536

EXHIBIT B

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COUNTY ASSESSOR
SAN DIEGO CO. CALIFORNIA

RESIDENTIAL BUILDING RECORD

SHEET 1 OF 1 SHEETS

PARCEL 537-440-25

Agomo

ADDRESS 1004 - 10th Ave

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION
D 4.5+2B	Light	X Frame	Stucco on	Flat / Pitch	Wiring	X Heating / Cooling
	X Sub-Standard	" x " - "		X Gable / H	K.T. / Conduit	Forced / Clean'g
ARCHITECTURE	Standard	Sheathing	X Siding " x "	Hip /	B.X. / Cable	Gravity / Humid.
	Above-Standard	Concrete Block		Shed /	Fixtures	Wall Unit
1 Stories	Special	B.& B. / T.& G.		Cut Up	Few / Cheap	X P.P.
TYPE		Brick	Shingle	Dormers	Avg. / Med.	Floor Unit
Use / Design	FOUNDATION	Adobe	Shake	Raft. " x " - "	Many / Special	Zone Unit
X Single / X	X Concrete	X Floor Joist:	B.& B. / T.& G.	Gutters		Central
Double	Reinforced	1st: " x " - "			PLUMBING	
Duplex	Brick	2nd: " x " - "	Brick	Shingle	X Poor / Std. / Spec	
Apartment	Wood	Sub-Floor	Stone	Shake		Oil Burner
Flat-Court	Piers	Concrete Floor	WINDOWS	Tile	1 Sink	
Motel			X D.H. / Casement	Tile Trim	Laundry	M-B.T.U.
		Insulated Ceilings	Metal Sash	Compo.:	1 Water Htr.-Auto.	Fireplace
1 Units	Light / Heavy	Insulated Walls	X Screens	X Compo. Shingle	Water-Softner	

ROOM AND FINISH DETAIL

ROOMS	FLOORS B	1	2	FLOOR FINISH Material	Grade	TRIM	INTERIOR FINISH Walls	Ceilings
All		X		Pine	A	S	RWD.	Eglt + Pl (Good)
Ent. Hall								
Living		1						
Dining		1						
Bed		2						
Bed								
Sev. Pn.		1						
Kitchen		1		AT	G			
Drain Bd.	Material: form New			Lgth: 6 Ft.		Splash:		

CONSTRUCTION RECORD

Permit No.	Permit For	Amount	Date	EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD Age	Remain'g Life	Table	%	RATING (E,G,A,F,P) Cond.	Arch. Attr.	Func. Plan	Con-form	Storage Space Cupb'd	Closet	Work-m'nshp
			1898	1910	1964	54	11	155	38	A	F	A	F-	A	A	A
					1969	59	13	160.	34							
					1973					A						

BATH DETAIL

Fl.	No.	FINISH Floors	Walls	FIXTURES Wc.	La.	Tub	Type	Grade	SHOWER St.	Q.T.	G.D.	Finis
1	1	Vinyl	Dry	1	1	1	old	A				

SPECIAL FEATURES

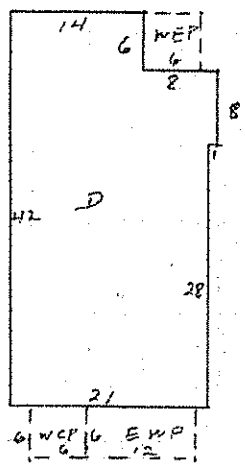
Book Cases		Built in Refrig.		Venetian Blinds
Shutters		" " Oven & Plate		
Vent Fan		" " Dishwasher		

COMPUTATION

Appraiser & Date		H. Howard 6-21-63		10-033	1969		73										
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
D	848	730	6190	840	7123												
WCP	36	2.50	90		90		200										
WEP	36	2.50	90		90		200										
WEP	72	3.50	252		252		300										
YD. Imps			450		450		450										
				SDR	4570												
TOTAL			7072		8005												
NORMAL % GOOD			38		45												
R.C.L.N.D			2687		3602												

111

A-11 8-56 A 3-54



MISCELLANEOUS STRUCTURES

Structure	Found.	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
shed							300
misc fences		Excl.	YD.	(3' Picket & 6' G.S.)			150

COMPUTATIONS

28 x 21	288	BP	730
8 x 22	176	22 @ 2	44
6 x 14	84		734
	848 / 128		

Remarks: [illegible]

EXHIBIT C

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BUILDING INSPECTION

No. 7904 Date Aug. 22, 1944

Address 1004 10th Street

Lot 6 Block 16

Owner Katherine Rhodes

Contractor Self

Use of Building New Foundation

Type Group Zone

Cost of Building $ ~~350~~ 160.00

CONSTRUCTION

	No.	Date
Foundation		
Frame		
Chimney		
Exterior Lathing		
Interior Lathing		
Ext. Plastering, 1st Coat		
" " 2d "		
" " 3d "		
Interior Plastering		
Roofing		
Plumbing		
Gas		
Electrical		
Sewer Connection		
Gas Service		
Electric Service		
Driveway		
Certificate of Occupancy		

H. R. Fuller
Building Inspector

PLUMBING-MECHANICAL PERMIT

CITY OF CORONADO, CALIFORNIA
Building Department

№ 10855

8-18 19 78

Permission is hereby granted KRACHER

To Install at 1006 10TH Fee $ 5.00

1004 tenth st.

Toilets	Dishwasher	Furnace
Bath Tubs	Washing Machine	Air Conditioner
Showers	Water Softener	Ventilation System
Lavatories	Floor Drain	Gas Line
Sinks	Building Sewer	Surface Water Drain
Laundry Tubs	Drain Line	Other
Water Heater 1	Water Piping	Other
Disposer	Lawn Sprinklers	Other

PAID AUG 12 1978 CITY OF CORONADO

The work covered by this permit is subject to all the rules and regulations set forth in the ordinances of the City of Coronado

Owner VER-HULST

Inspector

EXHIBIT D

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CALIFORNIA WATER & TELEPHONE COMPANY

Coronado District

6-4 1951

Acct # 104-3720

ORDER TO ~~RENEW, ENLARGE OR ABANDON~~ Reconnect SERVICE NO. 1606

~~Abandon~~ ~~Replace~~ ~~Relocate~~ present 3/4 (Size) inch Copper (Kind) service originally installed 1938 with a new _____ (size) inch _____ (Kind) service

Reason New Main

Lot 6 Blk 16

Location 1004-10th St.

Signed [signature]

Entered ✓ Service Card 0 Meter Card 0 Meter Tank

TAPPING REPORT LOCATION

Meterial Used:

Quan	Size	Kind	Items	Amount	
			Pipe		
			Pipe		
1	3/4"	J1500	Corporation Cock		
1	REUSED		Service Cock		
			Saddle		
			Union		
			Bushing		
			Coupling		
			Common Ell		
			Street Ell		
			Nipple		
			Nipple		
		Copper	Connection		
		Copper	1/4 Bend Ins.Thr.		
		Copper	1/4 Bend Out.Thr.		
		Copper	Coupling		
1	REUSED		Meter Box		
			TOTAL		

The corporation cock is now 20 ft WEST OF EPL

	Meter In	Meter Out
Size		
Number		
Reading		

Name	LABOR	Hours
E. Muscilla		2

MAT'L ~~RECOVERED OR~~ RE-USED

Quan	Item	Value	
1 - 3/4	Service Cock		
1	Meter Box		

Remarks

Date 6-21-51

Signed Joe Lester

POSTED

VB

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EXHIBIT E

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Jacob Gruendike et al
to
The Coronado Beach Company

This Indenture, made this 16th day of April, 1886, between Jacob Gruendike, E. S. Babcock, Jr. Hamilton L. Story, Josephus Collett and Heber Ingle (hereinafter called "the said Grantors") of the one part and the Coronada Beach company, a corporation duly organized under the Laws of the State of California, by E. S. Babcock, Jr., its President hereto duly authorized (hereinafter called "the said company") of the other part.

Witnesseth: That in consideration of $100,000.00 the said Grantors & Co and each of them Doth hereby remise, release and forever quitclaim unto the said company its successors and assigns, all that tract or parcel of land in the County of San Diego, State of California known as designated as the Island or Peninsula of San Diego, and bounded on the North by the Estero of the Port of San Diego, towards the Town, East by the land of San Augustine Pictor, South by the sea and West by the former anchorage for ships; which said tract or parcel of land is more particularly described and embraced in the survey and plat attached to and referred to in a Patent dated the 11th day of June 1869 from the United States of America to Archibald C. Peachy and William C. Ashinwall, recorded in Book one of Patents pages 55 to 58 inclusive in the Office of the Recorder for the said County Subject nevertheless to an indenture of Mortgage dated the 19th day of November 1805 and made between the said Jacob Gruendike, E. S. Babcock, Jr. and H. L. Story of the one part and George W. Gannisse of the other part and to the payment of the principal and interest moneys thereby secured. And the said Company Doth hereby covenant with the Grantors and as a separate covenant with each of them, that it will in due course pay and discharge the said principal and interest moneys and forever hereafter keep indemnified the said Grantors their estates and effects, from all claims and demands whatsoever, in respect of the said Indenture of Mortgage, or the moneys

the day secured.

In Witness whereof the said Grantors have hereunto set their hands and seals, and the said company hath authorized its President to hereunto affix its name and corporate seal (a private seal being adopted and used as such on this occasion the day and year first above written

Josephus Collett
Heber Ingle
E. S. Babcock Jr
J. Truendike
H. E. Story

The Coronado Beach Company
By E. S. Babcock Jr
Pres.

Seal

Sealed and delivered by all persons parties hereto in the presence of

State of Virginia
County of San Diego } ss

On this 19th day of April in the year one thousand eight hundred and eighty six to me [illegible] Notary Public in and for said County, residing therein, duly commissioned and sworn personally appeared Josephus Collett, Heber Ingle, H. E. Story, E. S. Babcock Jr and J. Truendike known to me to be the persons described in, whose names are subscribed to, and who executed the within instrument, and they each acknowledged to me that they executed the same

In Witness whereof, I have hereunto set my hand and affixed my official seal, at my office in the said County of San Diego, the day and year in this certificate first above written

E. Wadham
Notary Public

SEAL

Photographed By M. DULAC, Deputy Recorder

Photographed By P. G. SHELLEY, Deputy Recorder

TO HAVE AND TO HOLD the above granted and described real property unto said second party, his heirs and assigns forever.

WITNESS our hands and seals this 20th day of December, 1914.

John A. Watson (SEAL)

Cora M. Watson (SEAL)

State of California, } SS.
County of San Diego }

On this 2nd day of February, 1915, before me, Herbert G. Kelly, a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared John A. Watson and Cora M. Watson, his wife, personally known to me to be the persons described in and whose names are subscribed to the foregoing instrument, and each acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial seal at my office in said County on this date last hereinabove written.

Herbert G. Kelly
Notary Public in and for said County and State

Recorded at request of H.G. Kelly, Feb. 2, 1915, at 27 min. past 4 o'clock P.M.

John H. Ferry, County Recorder
By L.A. Lytle, Deputy

2169 Fee $2.60

THIS INDENTURE, made this seventeenth day of April, A.D. Nineteen Hundred and eleven, between the Coronado Beach Company, a corporation, duly organized under the laws of the State of California, and acting as such by W. Clayton, its Vice President, duly authorized thereunto by a resolution of its Board of Directors, duly passed and entered of record on the minutes of the proceedings of said Board, Grantor, and Herbert G. Rhodes, of the County of San Diego, State of California, the Grantee;

WITNESSETH: That the grantor, for and in consideration of the sum of Ten Dollars, gold coin of the United States of America, and also of the agreement on the part of the grantee that no intoxicating liquors of any kind, distilled or fermented, shall be manufactured, sold or otherwise, disposed of by the grantee, his executors, administrators, heirs, assigns or other person in or upon the premises herein conveyed, doth grant and convey to the grantee, all that certain lot, piece or parcel of land situate in the County of San Diego, State of California, and particularly described as follows, to-wit

Lot Six (6) in Block Sixteen (16) of Coronado Beach, South Island.

Expressly excepting and reserving from this grant all lands lying and being below high water mark in or adjoining the said Coronado Beach lands, and all rig t and interest thereto or therein; and also the right to construct and main-

Photographed By P. G. SHELLEY, Deputy Recorder

tain all railroads upon the streets and avenues laid out. All as a own and delineated upon the map of "Coronado Beach" on file in the office of the Recorder of the County of San Diego in said County.

PROVIDED ALWAYS, and this conveyance is made upon the express conditions, to-wit:

The said grantee, his heirs or assigns, shall not at any time manufacture, sell or dispose of, to be used as a beverage, any intoxicating liquors of any kind, distilled or fermented, or permit the same to be done in any place of public resort upon said land.

That the said grantee shall not erect or suffer to be erected upon said land any building nearer than twenty-five feet from the side line of the street or avenue in front thereof, so that the residences or buildings on said street or avenue shall be of a uniform distance therefrom.

AND IT IS EXPRESSLY AGREED that in case the foregoing conditions, or any thereof, be broken by the grantee, his heirs or assigns or legal representatives, this conveyance shall become and be null and void, and the title to the premises herein conveyed shall revert to the grantor, and the said grantor, its legal representatives or assigns, shall have the right to re-enter upon and possess said premises with their privileges and appurtenances and hold the same forever. And that the said grantee, his heirs and assigns in accepting this conveyance or any mesne conveyance founded upon it, agrees to all and every of the foregoing conditions.

WITNESS the hand of said corporation by its Vice President and corporate seal this seventeenth day of April, 1911.

Coronado Beach Company

CORONADO BEACH COMPANY
By W. Clayton, Vice President
Attest: Harry L. Titus, Secretary

State of California, } SS.
County of San Diego }

On this 21st day of April, 1911, before me, Fred G. Whitehead, a Notary Public in and for the County of San Diego, State of California, personally appeared W. Clayton, known to me to be the Vice President, and Harry L. Titus known to me to be the Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said corporation, and they acknowledged to me that such corporation executed the same.

IN WITNESS THEREOF I have hereunto set my hand and affixed my official seal at my office in said County, the day and year in this certificate first above written.

Fred G. Whitehead

Fred G. Whitehead
Notary Public in and for the County of San Diego
State of California

Recorded at request of Herbert G. Rhodes, Feb. 2, 1916, at 44 min. past 4 o'clock P.M.

John H. Ferry County Recorder
By W. Howard Ferry, Deputy

Fee $1.40

8171

68

sale is 90% of the appraised price thereof; that the price offered for said property so sold is not disproportionate to the value of the property sold; that a sum exceeding said bid by at least 10% exclusive of the expenses of a new sale cannot be obtained; and no person objecting thereto or offering a higher price, and it satisfactorily appearing to the Court that said administrator with the will annexed in all things proceeded and managed said sale as required by law in such cases made and provided, and that the allegations of said return and petition for confirmation are true;

IT IS BY THE COURT ORDERED that the sale of the real estate hereinafter described to HELEN F. THOMAS, for the sum of $1,080.00 cash, be and the same is hereby confirmed, and upon payment of the price aforesaid, said Bruce H. Robinson, administrator with the will annexed of the estate of Fred H. Robinson, deceased, is authorized, empowered and directed to execute to said purchaser a deed and conveyance thereof, upon filing additional surety bond approved by the Court, in the sum of One Thousand Dollars ($1,000.00).

The property so sold is described as follows:

An undivided one-quarter interest in and to Lot Six (6), Block D, and Lot Seven (7), Block D, both in Estudillo & Capron's Addition in the City of San Diego, California, according to Map thereof No. 650, filed in the office of the County Recorder of San Diego County, California, December 4, 1890.

Done in open Court this 28 day of June, 1940.

Arthur L. Mundo
Judge of the Superior Court.

The foregoing instrument is a full, true and correct copy of the original on file in this office.

Attest June 28, 1940
J. R. McLEES, County Clerk and Clerk of the Superior Court, of the State of California, in and for the County of San Diego.

Recorded at request of HARDEN, HERVEY AND HOLT JUN 28 1940 5 min. past 8 P.M.

Fee $1.40 7

ROGER H. HOWE County Recorder
By Deputy H. Zervas 20980

0000000000

GRANT DEED

I, Kitty Rhodes, a widow,

For and in consideration of Love and Affection

Do hereby give and grant to May L. Adamson, My Daughter

All that real property situated in the City of Coronado County of San Diego, State of California, bounded and described as follows:

Lot Six (6) in Block Sixteen (16) of Coronado Beach South Island, in the City of Coronado, County of San Diego, State of California, according to the Map thereof No. 376, filed in the office of the Recorder of said San Diego County November 18, 1886,

Reserving, however, unto said grantor a life estate in and to the above described property together with the right to the use of said property and all of the income therefrom for and during said period.

WITNESS my hand this 28th day of June, 1940.

Signed and executed in presence of --) Kitty Rhodes

STATE OF CALIFORNIA, }
COUNTY OF SAN DIEGO } ss.

On this 28th day of June, 1940, before me, the undersigned a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Kitty Rhodes known to me to be the person described in and whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office, in said County of San Diego, State of California, the day and year in this certificate above written.

A. H. Forest
Notary Public in and for the County of San Diego, State of California.

A. H. Forest

Recorded at request of Grantee JUN 28 1940 10 min. past 8 P.M.

Fee $1.00 4

ROGER H. HOWE County Recorder
By Deputy H. Zervas 20940

0000000000

PHOTOGRAPHED BY F. MC KINNON DEPUTY RECORDER

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME Mr. Eugene A. Horton
ADDRESS 703 Bank of America Building
CITY & STATE San Diego, California 92101

Title Order No. 425948 Escrow No. 425948 m.

MAIL TAX STATEMENTS TO

NAME Grantee : address above
ADDRESS
CITY & STATE

15678
FILE/PAGE NO.
RECORDED REQUEST OF
SECURITY TITLE INSURANCE COMPANY
JAN 29 9:00 AM '68
SERIES 9 BOOK 1968
OFFICIAL RECORDS
SAN DIEGO COUNTY CALIF.
A. S. GRAY, COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

$4.95	$5.50	$11.00
SAN DIEGO COUNTY DOCUMENTARY STAMP TAX	SAN DIEGO COUNTY DOCUMENTARY STAMP TAX	SAN DIEGO COUNTY DOCUMENTARY STAMP TAX

Grant Deed

AFFIX I.R.S. $ 21.45

L-1 THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MAY L. ADAMSON, a widow

hereby GRANT(S) to EUGENE A. HORTON, a married man

the following described real property in the City of Coronado
county of San Diego, state of California:

Lot 6 in Block 16 of CORONADO BEACH SOUTH ISLAND, in the City of Coronado, County of San Diego, State of California, according to the Map thereof No. 376, filed in the office of the County Recorder of San Diego County, November 12, 1886.

Dated November 14, 1967

May L. Adamson
May L. Adamson

STATE OF CALIFORNIA
COUNTY OF San Diego } ss.
On November 22, 1967 before me, the undersigned, a Notary Public in and for said County and State, personally appeared May L. Adamson
known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

Mary E. Jensen
Signature of Notary
MARY E. JENSEN
NOTARY PUBLIC in and for the County of
Name (Typed or Printed) of Notary
State of California
My Commission Expires July 12, 1968

FOR NOTARY SEAL OR STAMP

MARY E. JENSEN
NOTARY PUBLIC
COUNTY OF

No. 15678

8

L-1 (GS) (Rev. 8-65) 6 pt.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

[redacted]

[redacted]

EXHIBIT F

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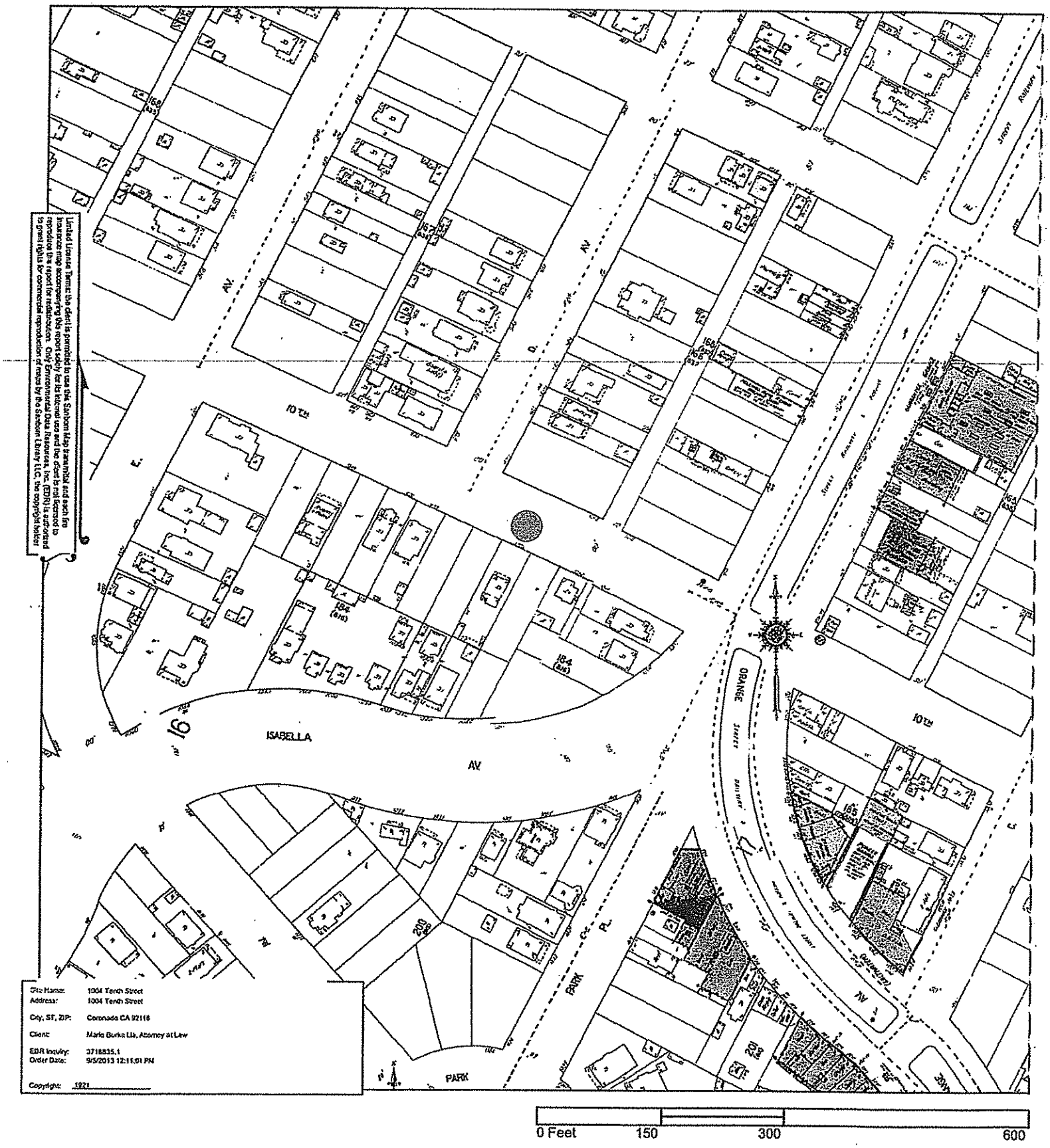
1906

105
Scale of Feet.
80 ft wide
836
104
10TH
ST.
837
107
816
816
AV.
ISABELLA
AV.
CHRISTIAN SCIENCE HALL

1921



Site Name: 1004 Tenth Street
Address: 1004 Tenth Street
City, ST, ZIP: Coronado CA 92118
Client: Marie Burke Lin, Attorney at Law
EDR Inquiry: 3718835.1
Order Date: 9/5/2013 12:11:01 PM
Copyright: 1921

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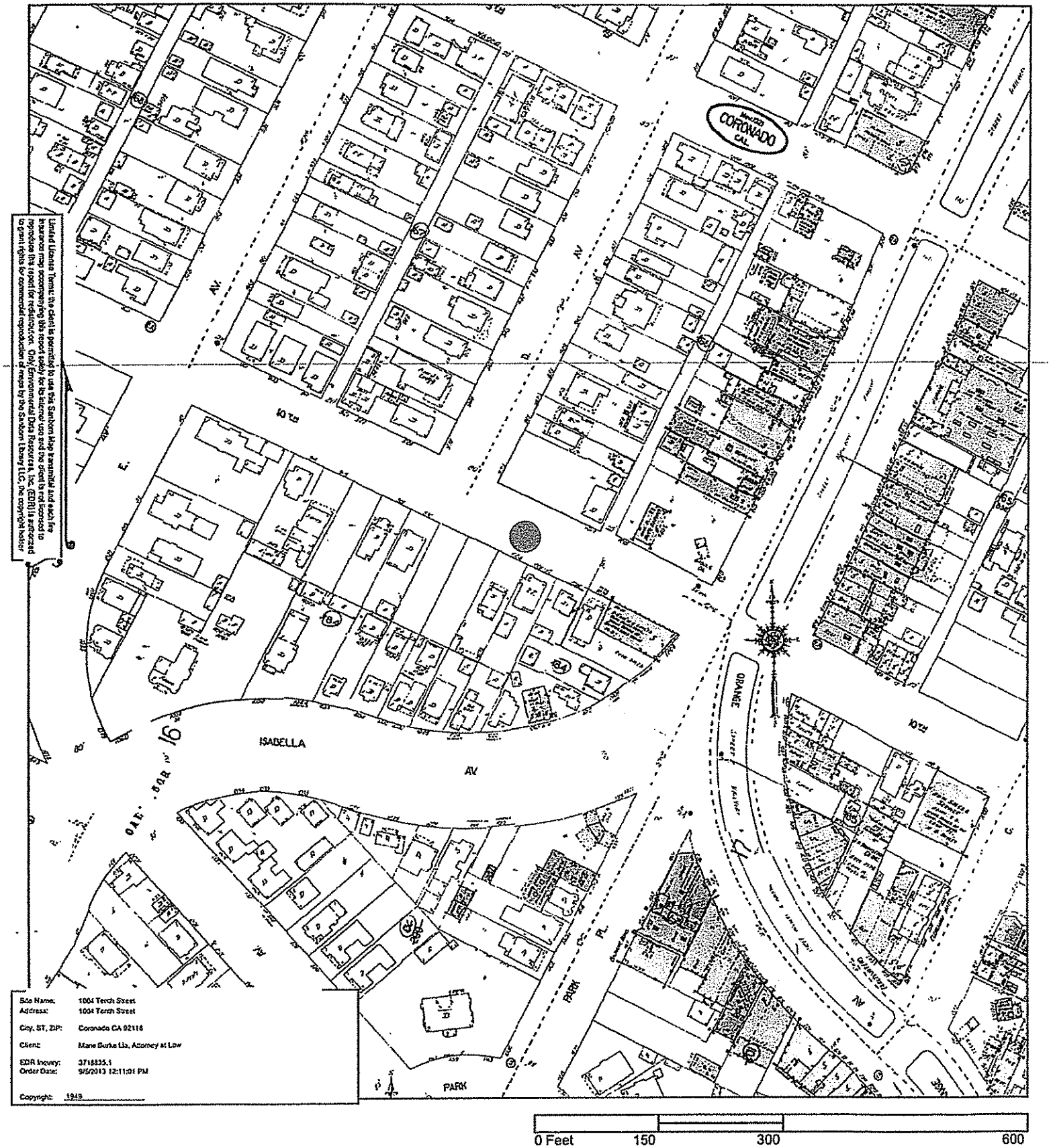
1949



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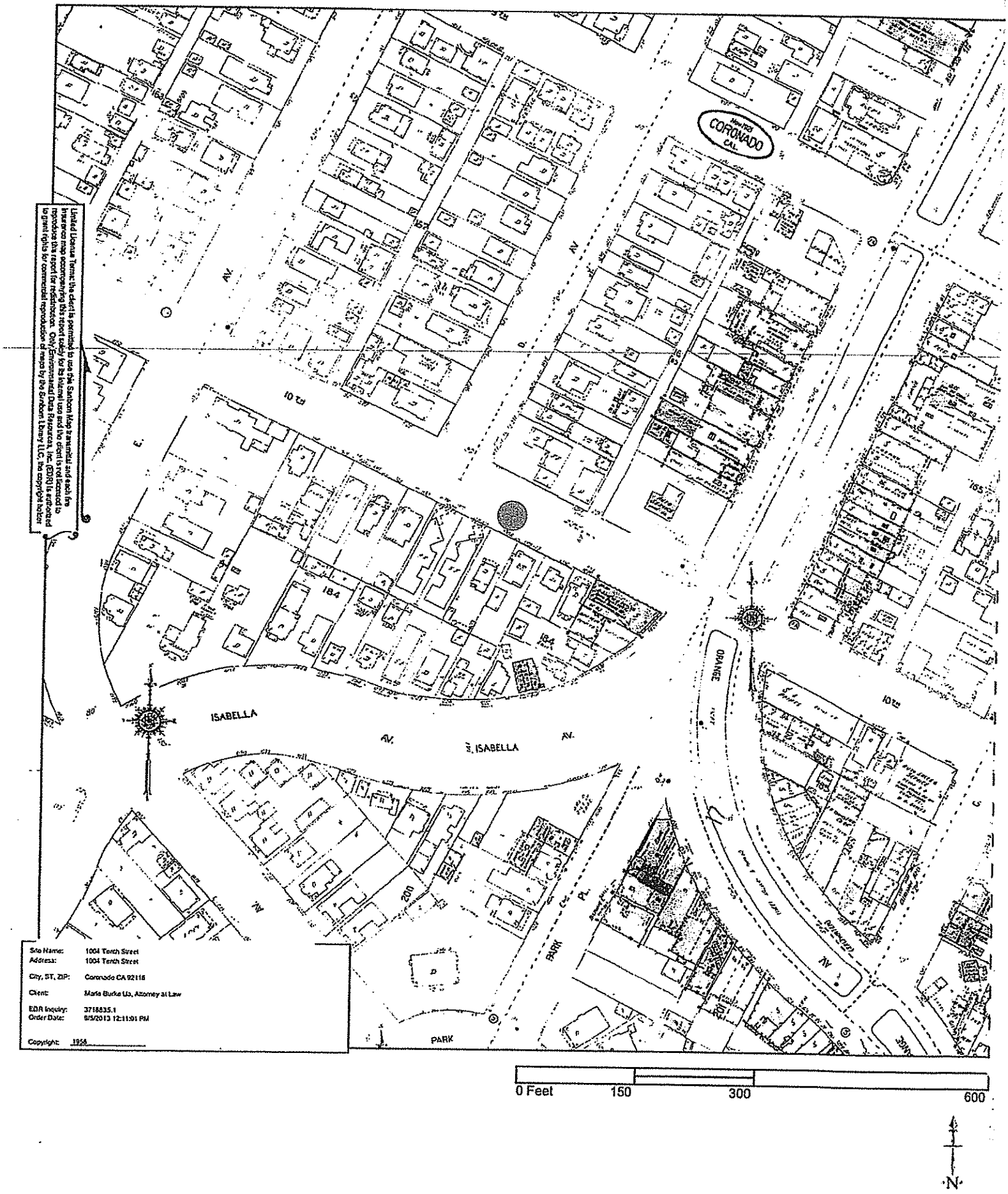
1958



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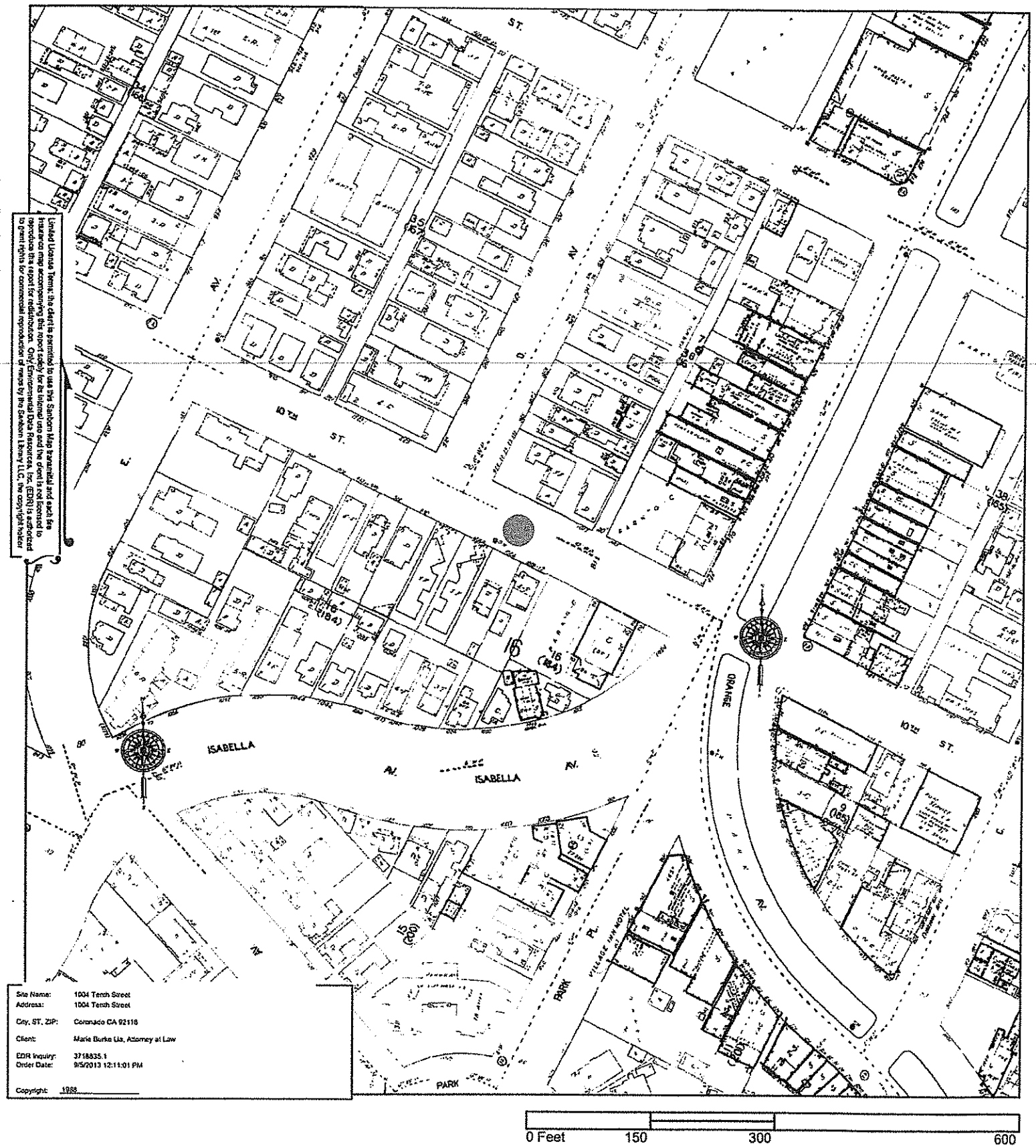
Site Name:	1004 Tenth Street
Address:	1004 Tenth Street
City, ST, ZIP:	Coronado CA 92118
Client:	Marie Burke Lia, Attorney at Law
EDR Inquiry:	3718835.1
Order Date:	8/5/2013 12:11:01 PM
Copyright:	1958

1988



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Site Name: 1004 Tenth Street
Address: 1004 Tenth Street
City, ST, ZIP: Coronado CA 92118
Client: Marie Burke Lia, Attorney at Law
EDR Inquiry: 3718835.1
Order Date: 9/5/2013 12:11:01 PM

Copyright: 1988

0 Feet 150 300 600

N

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EXHIBIT G

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To see all the details that are visible on the screen, use the "Print" link next to the map.

Google

1004 Tenth Street Staff Research - List of Sources

Brandes, Ray. *Coronado: We Remember*; Coronado Historical Association; Coronado; 1993

Brandes, Ray and Carlin, Katherine Eitzen. *Coronado: The Enchanted Island*; Coronado Historical Association; Coronado; 1987

Carley, Rachel. *The Visual Dictionary of American Domestic Architecture*; Henry Holt and Company; New York; 1994

McAlester, Virginia and Lee. *A Field Guide to American Houses*; Alfred A Knopf, Inc; New York; 2004

Morgan, William. *The Abrams Guide to American House Styles*; Harry N. Abrams, Inc; New York; 2004

City of Coronado Permit Records
City of Coronado Newspaper Index
Sanborn Fire Insurance Maps 1906, 1921, 1949, 1988
Internet Resources
www.ancestry .com

- Ancestry.com *Department of Commerce-Bureau of the Census Population Schedules for years 1900 through 1940* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.
- Ancestry.com. *U.S. City Directories* (Beta) [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.
- Ancestry.com. *U.S., World War I Draft Registration Cards, 1917-1918* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005.
- State of California, United States. *Great Register of Voters, 1900-1968*. Sacramento, California: California State Library.

IDENTIFICATION

1. COMMON NAME: Not Determined
2. HISTORIC NAME: Rhodes Home
3. ADDRESS: 1004 Tenth Street CITY: Coronado
   ZIP: 92118 COUNTY: San Diego 4. PARCEL #: 537-440-25
5. PRESENT OWNER: California First Bank (Corp)
   ADDRESS: 1118 Glorietta Blvd. CITY: Coronado
   ZIP: 92118 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
   ORIGINAL USE: Residence

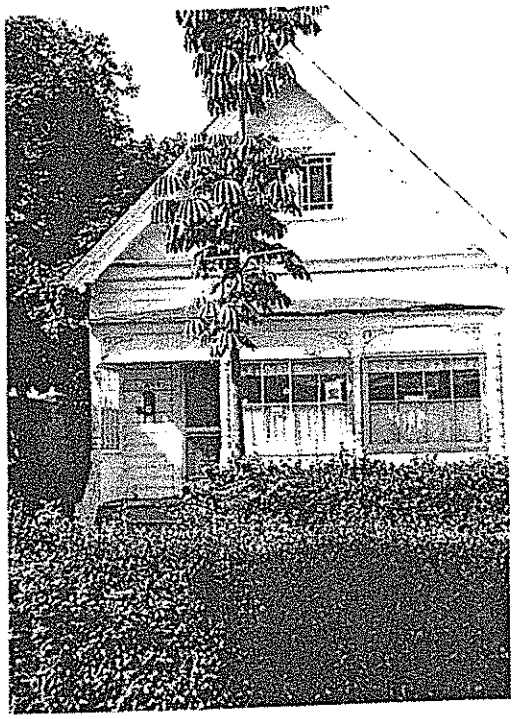
DESCRIPTION

7A. ARCHITECTURAL STYLE: Victorian Cottage

7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Coronado Beach South Island, Block 16, Lot 6.

This rectangular home is one and one half stories in height and has shiplap siding and a high gable roof. There is diagonal shiplap and fishscale shingles in the gables. The front porch is hooded by a gable roof supported by decorative columns with stickwork cornice brackets. Part of the porch is enclosed with fixed-pane windows.



8. CONST. DATE:
   EST: 1887 FACT:
9. ARCHITECT:
   unknown
10. BUILDER:
    unknown
11. APPROX. PROP. SIZE (FT):
    FRONT. 40 DEPTH. 140
    OR APPROX. ACREAGE
12. DATE OF PHOTO: 1985

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence

14. ALTERATIONS: None noted.

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works project Other

17. IS STRUCTURE: On its orig site? Moved? X Unknown?

18. RELATED FEATURES:

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The house appears on the 1898 lot book, and is also on the 1906 Sanborn Fire Map. The title search revealed mechanics' liens on the property in 1913, indicating some work on the house. The names Fred Waralow and Herbert C. Rhodes appeared during the title search. In 1978, a new foundation was put under the house.

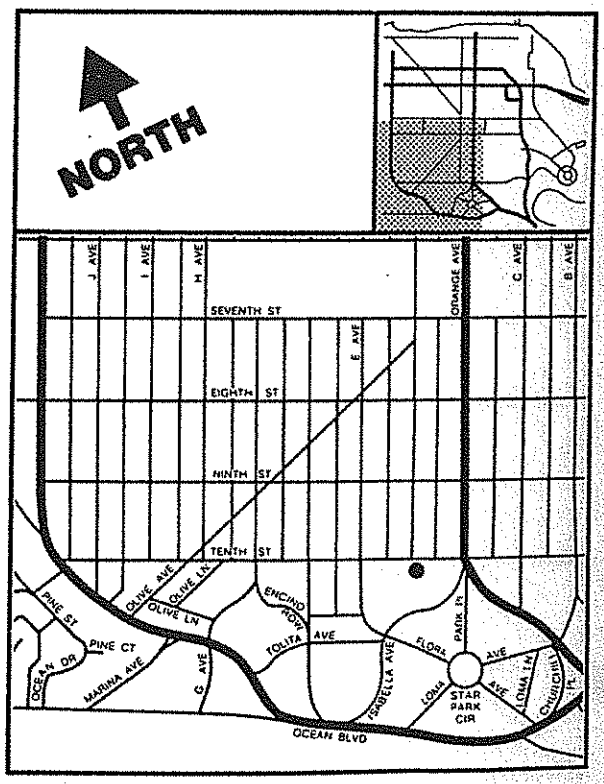
20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES (BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

County Assessors and Recorders Offices
City of Coronado Building Permits

22. DATE FORM PREPARED: March 1986
BY: Dr. Ray Brandes
ORGANIZATION: SourcePoint
ADDRESS: 1200 Third Ave., Suite 524
CITY: San Diego ZIP: 92101
PHONE: (619) 236-5300

LOCATIONAL SKETCH MAP



Herbert Rhodes
Settled Out of Court - Coronado Strand
p4c1, 06/21/1913

Settled Out of Court

What promised to be an interesting session at Judge John's Court was settled without the Judge's aid on Saturday morning, and the dove of peace is again hovering over the City Hall. As nearly as we could gather, W. Davidson, a painter, who is employed at Tent City, painted H. C. Rhodes' house at 1004 10th street, collected the money, $18, and failed to pay his workmen, who filed a lien on the property, forcing Rhodes to pay the amount over again, tho the men agreed to look to Davidson for their money when asked whether Davidson should be paid. It cost Davidson $5 for attorney's fees, and he paid Rhodes part of the money back, giving an order on the Tent City management for the balance. There are other cases of a like nature it is said, that he will have to square.

Kitty Rhodes
Spreckels Companies Employees Pensioned – Coronado Journal, p4c1, 04/10/1929

CORONADO JOURNAL

Spreckels Companies Employees Pensioned

Announcement is made of the retirement of four well known employees of the Spreckels companies in Coronado; Homer MacNutt, superintendent of construction of the properties of the company; Major Colin G. Ross, for many years secretary of the Coronado Country Club; Mrs. Kitty Rhodes, for 28 years employed at Hotel del Coronado; Ernest A. Swanson, during the last seven years resident manager of Coronado Tent City. The first three named, it is stated, having served for twenty or more years, are to receive pensions from the Spreckels Companies.

Manager Mel S. Wright of Hotel del Coronado will, it is stated, also assume the management of Coronado Tent City, which is now being actively put in shape for the coming summer season.

The foregoing changes, it is reported, are made at this time as the result of a recent visit here of F. E. Sullivan, president of the Spreckels Companies, who succeeded W. H. Hannam in that position about a year ago. Mr. Sullivan resides in San Francisco.

—o—

Obituaries

Eugene Austin Horton

September 30, 1912 - June 5, 2003

Local attorney Eugene Austin Horton passed away June 5 in Coronado of complications from a fall.

Eugene was born to Virgil and Edna Horton on September 30, 1912 in Stanton, Neb. His father was also an attorney and died in the influenza epidemic of 1918.

At the age of 14, Eugene moved from Iowa to San Diego to live with his great aunt because he "wanted to see the Pacific Ocean." He graduated from San Diego High School in 1929. He won the competition for class orator, defeating Art Linkletter, an anecdote he always enjoyed telling.

Eugene attended Stanford University, graduating in 1933. Following a short stint in the Merchant Marine, he studied law at Boalt Hall, the University of California, Berkeley.

In 1940, he returned to San Diego and began practicing law. He maintained an active law practice in San Diego from 1941 to 1995. In 1956, he was president of the San Diego Bar Association.

During World War II, Eugene served four years in the Merchant Marine. He graduated from the Maritime Academy as a Third Engineer. On VE Day he was on a ship off the coast of Belgium, and was in the South Pacific on VJ Day.

Eugene was very involved in civic activities in Coronado. He was a president of the PTA, then served on the Coronado School Board for nine years and was president for two. He was a member of the Coronado Hospital Board for nine years and was president when the current hospital was constructed. From 1974 to 1976, Eugene served on the board of the Coronado Public Library. Since 1954, he was a member of the Coronado Rotary Club.

Next to his family and his law practice, his passion was gardening. Among the dozens of ribbons and trophies he won in the annual Coronado Flower Show, he was especially proud of the "Best Patio Garden" and "Best Rose in Show" awards.

Eugene was predeceased by his brother Jack K. Horton of Los Angeles. He is survived by his wife of 56 years, Frances, and four children, son, Tony and wife Nana of Shanghai, China; daughter, Leslie and husband Owen Tuttle of Sonoma; son, Geno of Big Creek; and daughter Holly and husband Mel Kreb of Fortuna. The Hortons have nine grandchildren and two great-grandchildren.

The family has very fond memories of "Papa's" 90th birthday gathering held last Sept. 30. Family and friends celebrated his life in the garden of the house that has been their home for 51 years. Gene will also be remembered for his quick sense of humor.

At his request, there will be no public services. Donations in memory of Eugene A. Horton may be made to the Coronado Public Library.

Martial, Continued from Page 35.

Hannah Downey, Liam Olsen
- Tiger - Conor Walsh
- Cobra I - Kimberly Whitney, Gabriel Rauch
- Cobra - Gregory & Katherine Gordon, Matthew Watts, Lauren Udell
- Crest - Nicholas Wittmeier, Shawn Waterhouse, Theodore Morrill, Tristan McCallum, Andrew Gelm

Juniors/Adults
- 1st Kyu - Marlene Noll
- 2nd Kyu - Robbie Cattell, Thaddeus Faull
- 3rd Kyu - Sean Maloney
- 8th Kyu - Judith Baker
- 9th Kyu - Martin Spalding, Noah Glasoe
- 10th Kyu - Elizabeth Abare, Sergio Flores
- Crest - Jon Glasoe, Kevin Haney

Grading Results - May 2003

Peewees
- 10th Kyu - Andrew Gelm
- Jade Dragon - Matthew Lovering
- Shark I - Stefano Monzon
- Lion - Eric Dissing, Liam Olsen, Grace and Mia Lehman
- Tiger - Morgan Willis, Tyler and Sydney Korzon

Juniors/Adults
- 1st Kyu - Maureen Vachal, Adolfo Gonzalez
- 2nd Kyu - Aaron Cortese, Caleb French, Gabriela Gonzalez
- 3rd Kyu - Shelley McCallum, Jorge Barrera, Michael Kelly
- 4th Kyu - T.J. Reyes, Amber Duty
- 5th Kyu - Michael Davis, Daren Owen, Joe Patterson
- 6th Kyu - John Fischbeck, Will Jordan, Jake Gonzalez

Eugene Horton
Obituary - Coronado Eagle & Journal
Pg 37 c1, 06/18/2003

Frances Wilson Horton

Posted: Thursday, February 7, 2013 2:06 pm

Frances Wilson Horton: January 26, 1916 — December 31, 2012

Frances Wilson Horton passed away peacefully on December 31, 2012 in Sonoma, California. Frances was born January 26, 1916 in Whitney, Nebraska, the sixth of seven children and the youngest of five girls. At age four, her family moved to California and settled in Riverside where her father became a successful citrus grower and builder.

Although Fran's father believed that college was wasted on girls, her mother insisted that higher education was equally important for her sons and daughters. In order to give her husband time to reconsider, she took Fran and her younger brother for an extended stay with relatives in the Midwest. As a direct result, her father changed his mind and Fran and her four sisters all earned college degrees. Fran graduated from UC Berkeley in 1937 and took a position as a social worker in San Francisco.

Fran met Eugene Horton when she was a student at Cal and he was studying at Stanford. They were married in 1947 and settled in Coronado, which became home for 56 years while Gene practiced law in San Diego. Fran was active in Coronado's AAUW chapter, and numerous community organizations. She enjoyed playing bridge, singing, and playing guitar. She swam regularly at the municipal pool well into her 80s. She loved to sew and was an accomplished seamstress, creating designer quality clothes for family and friends. Weaving, hanging wallpaper, making curtains, drapes and furniture upholstery were other hobbies.

Of Fran's many interests, family was the priority. She and Gene raised four children, all of whom are Coronado High School graduates. When the four children were older and had settled away from home with their families, she organized many summer gatherings with apparent ease, often accommodating several dozen family members along with their friends. The Horton children and grandchildren fondly remember beach picnics, hand cranking ice cream, watching fireworks across the street on the golf course, back yard barbecues, and all of the Fourth of July celebrations in Coronado. Fran enjoyed the get-togethers as much as the kids did.

After Gene passed away in 2003, Fran moved to a retirement community in Sonoma to be near family. She last returned to Coronado two years ago for a three-day 95th birthday celebration attended by more than 40 immediate and extended family members from all over the United States.

Fran is survived by son Tony Horton (Nana) of McCall, Idaho, daughters Leslie Tuttle (Owen) of Sonoma, California and Holly Kreb (Mel) of Scotia, California, nine grandchildren, and four great grandchildren. She was preceded in death by her loving husband Eugene and son Geno Horton.

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Chairperson McGowen asked members to disclose any ex parte prior to considering the item.

There were no disclosures.

Ms. Olsen introduced the staff report as outlined in the agenda and gave a summary of the addition to the home that was constructed in 2013.

The applicant's representative, Kevin Rugee, made himself available to answer questions of the Commission.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

None.

COMMISSION ACTION

VICE CHAIR KEITH MADE A MOTION TO RECOMMEND TO CITY COUNCIL APPROVAL OF THE REQUEST FOR HISTORIC PRESERVATION MILLS ACT AGREEMENT FOR THE HISTORICALLY DESIGNATED RESIDENCE ADDRESSED AS 708 A AVENUE AND LOCATED IN THE R-1A(E) (SINGLE FAMILY RESIDENTIAL) ZONE, WITH NO EXCLUSIONS.

COMMISSIONER WILSON SECONDED THE MOTION.

Commissioner Gillingham said he does not feel that the new addition should be excluded from the Mills Act and that the entire property should qualify for the Mills Act savings.

Vice Chair Keith agreed.

AYES: Gillingham, Keith, McGowen, Ryan, Wilson.
NAYS: None.
ABSENT: None.
ABSTAIN: None.

The motion passed with a vote of 5-0.

Total deliberation time: 6 minutes.

NOI 2013-25 **UNION BANK TRUSTEE** – Request for a Notice of Intent to Demolish Permit for the Single Family Residence addressed as 1004 Tenth Street and located in the R-3 (Multiple Family Residential) Zone.

Chairperson McGowen asked members to disclose any ex parte prior to considering the item.

There were no disclosures by Commission members.

Ms. Olsen introduced the staff report as outlined in the agenda.

Vice Chair Keith asked for clarification of the wording "surpassing others of its kind" under Criterion A and whether it applied to the early period of Victorian development and the employee housing of the Coronado Beach Company.

Ms. Olsen said its kind could be considered a development of the early Victorian era. If it surpasses other development of that era, it could be considered a special element. She said there are a few designated early Victorian resources, e.g. 760 B Avenue, which was designated last year; however, she is not aware of any existing designated resources that were constructed as employee housing.

Vice Chair Keith asked if the Commission would need to know if there are other examples of employee housing in order to make a decision.

Ms. Olsen replied that if the Commission requires additional information in order to make a decision, it should be requested of the applicant.

Vice Chair Keith stated that if this is the only house in Coronado that represents employee housing built by the Coronado Beach Company, that's significant, but the Commission doesn't have that information.

Ms. Olsen reiterated that if additional information is needed to make a decision, the Commission should ask the applicant to provide that information.

Commissioner Ryan commented that the Commission has previously approved historic designation and Mills Act for two homes, one located at 1116 Loma Avenue, and the other home located on Churchill Place.

The applicant's representative, Marie Lia, read into the record a statement on behalf of the property owners (Attachment A), and answered questions of the Commission.

Commissioner Ryan asked for clarification about the statement "It would be pure speculation."

Ms. Lia replied that the statement means she does not have the factual information in the record that would justify a finding that this building either is distinct among others of its kind or surpasses the usual insignificance. She said she has limited information to factually support finding, whether it is based on the Victorian Development era or whether it is based on the employee housing issue.

Commissioner Ryan also asked for clarification about Ms. Lia's comment related to the structure having to be distinctive above all others. He stated that the subject property is clearly a small cottage, one of the few remaining examples from the early development of Coronado when there were probably less than a hundred homes on the island. He stated that there is documentation in the record that shows the property was owned by the Coronado Beach Company, and that the

house was built by the Coronado Beach Company, which was a very significant company in the early history of Coronado.

Ms. Lia clarified that the City's guidelines state that in order to be designated under Criterion A, the property must represent a special element of history that is distinct among others of its kind or that surpasses the usual insignificance. The question is whether this structure is distinct among other surviving Victorian cottages of that era that still exist in the City. She said she does not have that information.

Commissioner Ryan said that the structures are reviewed on a case-by-case basis and determination is based on whether it meets the criteria. In this case, the home was built by the Coronado Beach Company, which is probably the most important builder the island has ever had.

Ms. Lia stated that the requirement only applies to Criterion A.

Commissioner Gillingham said he shares Commissioner Ryan's concerns. Mr. Gillingham agreed that the special element portion of the criterion sometimes is overlooked; however, he asked if circumstances can make the structure significant. He said this structure appears to be the last of its kind which should set it out as a special element.

Ms. Lia said there is insufficient information to determine whether this structure is the last of its kind.

Chairperson McGowen said it is very sad that the Commission must deal with yet another example of a nice little Victorian home that is remaining in the middle of an R-3 multiple family residential zone. She said she would prefer to see the home moved to another lot instead of having it demolished.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Wilson said the fact that the structure is one of the few that remains is not as material as the fact that it is an example of a specific type of architecture during a specific period in Coronado's history. He said the Commission should not make a determination based on the fact that there is one or 100 left—the structure should be judged on its own merit. Mr. Wilson said the structure is worthy of designation under Criterion A.

Commissioner Ryan said that it meets Criterion D as the Coronado Beach Company is considered a notable builder; it meets Criterion C as it possesses distinctive characters of an architectural style distinctive to the Coronado early Victorian cottages; it meets Criterion B as it is identified with the Coronado Beach Company, which was the largest employer and largest construction company, and took very good care of its employees by providing them with pension plans and an opportunity to live in the same homes they built; it meets Criterion A as the structure is considered part of the City's architectural history and economic history as the small lots that exist today were in response to selling lots for tents so that the company could finance

the building of the Hotel Del. He said he would support designating the structure as historic.

Vice Chair Keith agreed with the aforementioned comments. She said the structure does surpass others of its kind. She commented that in 1966, there were other similar structures and as time has passed, there are few examples of Beach Company Buildings and Victorian style cottages which were located close to the downtown area. She said this represents a period of our history which is quite significant. She said she would support historic designation.

Commissioner Gillingham said he agreed with Criteria A and C. He communicated his concern about Criterion D as he understands that this criterion is normally associated with a person as opposed to a company.

Vice Chair Keith said Criterion can be associated with a person, architect, or builder. She said it could be an architectural firm.

Ms. Olsen stated there have been notable works of a building company designated in the past.

Commissioner Ryan stated that there were significant personages associated with the Coronado Beach Company, including John D. Spreckels, and Babcock & Story.

COMMISSION ACTION

COMMISSIONER RYAN MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 1004 TENTH STREET (NOI 2013-25) MEETS THE CRITERIA TO BE DESIGNATED AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

THE PROPERTY DOES MEET THE 75-YEAR AGE REQUIREMENT;

A. IT EXEMPLIFIES SPECIAL ELEMENTS OF CORONADO'S ECONOMIC HISTORY BECAUSE IT REFLECTS THE BEGINNING OF ECONOMY IN CORONADO WHEN SPECULATORS KNOWN AS THE CORONADO BEACH COMPANY DEVELOPED A RESORT AND WERE THEN HELPED OUT OF THEIR INVESTMENT BY JOHN D. SPRECKELS; AND THE SUBJECT DWELLING IS AN EXAMPLE OF EMPLOYEE HOUSING BUILT BY THE CORONADO BEACH COMPANY. THE DWELLING EXEMPLIFIES A SPECIAL ELEMENT OF CORONADO'S ARCHITECTURAL HISTORY BECAUSE THE DESIGN OF THE HOTEL DEL CORONADO, SEVERAL OTHER LARGE BUILDINGS AROUND THE HOTEL DEL CORONADO AND A LOT OF SMALL COTTAGES, SUCH AS THE SUBJECT DWELLING, WERE SIGNIFICANT TO CORONADO'S ARCHITECTURAL HISTORY; AND

B. IT IS IDENTIFIED WITH AN EVENT SIGNIFICANT IN LOCAL HISTORY, THE FORMATION OF THE CORONADO BEACH COMPANY, THE FIRST COMPANY IN CORONADO WHICH PROCEEDED TO BUILD HOTEL DEL CORONADO AND OTHER BUILDINGS ON THE ISLAND; AND

C. IT POSSESSES DISTINCTIVE CHARACTERISTICS OF THE FOLK ARCHITECTURAL STYLE, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED;

D. IT IS REPRESENTATIVE OF THE NOTABLE WORK OF A BUILDER, THE CORONADO BEACH COMPANY;

E. IT HAS NOT BEEN LISTED OR FORMALLY DETERMINED ELIGIBLE FOR THE CALIFORNIA REGISTER AS SET FORTH IN SECTION 50241.1 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

THE FOLLOWING CONDITIONS WERE ADDED:

1. THAT THE EXTERIOR OF THE HISTORIC RESOURCE SHALL NOT BE ALTERED WITHOUT APPROVAL FROM THE HISTORIC RESOURCE COMMISSION IN ACCORDANCE WITH CHAPTER 84.20 OF THE MUNICIPAL CODE;
2. THAT THE HISTORIC RESOURCE SHALL NOT BE DEMOLISHED OR REMOVED FROM THE SITE WITHOUT APPROVAL BY THE HISTORIC RESOURCE COMMISSION IN ACCORDANCE WITH CHAPTER 84.20 OF THE MUNICIPAL CODE;
3. THAT THE EXTERIOR OF THE HISTORIC RESOURCE SHALL BE ADEQUATELY MAINTAINED TO AVOID THE LOSS OF EXTERIOR BUILDING MATERIALS, ROOFING MATERIALS AND PAINT; AND
4. THAT THE SITE, LANDSCAPING, AND MISCELLANEOUS IMPROVEMENTS SURROUNDING THE HISTORIC RESOURCE SHALL BE ADEQUATELY MAINTAINED TO PROVIDE FOR THE VISIBILITY OF THE STRUCTURE FROM PUBLIC RIGHTS-OF-WAY.

VICE CHAIR KEITH SECONDED THE MOTION.

AYES: Gillingham, Keith, McGowen, Ryan, Wilson
NAYS: None.
ABSENT: None.
ABSTAIN: None.

The motion passed with a vote of 5-0.

There is a 10-day appeal period.

Total deliberation time: 31 minutes.

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CITY OF CORONADO
1825 Strand Way
Coronado, California 92118
(619) 522-7320

RECEIVED
OCT 28 2013
OFFICE OF CITY CLERK
CITY OF CORONADO

Appeal Hearing Form

Appellant: UNION BANK, TRUSTEE
Mailing Address: 530 B Street, Ste 920
San Diego, CA 92101
Phone #: 619.230.4509 Fax #:
Alt Phone #:
Email: stephen.breskin@unionbank.com
Signature: BY: V.P.
10/24/13

Appellant's Rep.: STEPHEN BRESKIN
Mailing Address: Same
Phone #: Fax #:
Alt Phone #:
Email:
Signature:

This Appeal is relative to the action taken by the: CORONADO HISTORIC RESOURCE COMMISSION
Board, Commission, Committee, or Department

Date of Determination: 10/16/2013
Mo/Day/Year

For the project known as:

1004 10th Street, Coronado, CA 92118

Project Address:

1004 10th Street, Coronado, CA 92118

For City Use:

- [x] $500 Appeal Fee Paid — Receipt No.: CH0000 4877 — Acct: 108-5400
- [x] Application Complete & Legible — Associated City Dept:
- [ ] Number of Copies of Materials Required — Associated Case No:

Describe Supplemental Materials submitted:

Appellant's Interest in the Appealed Determination:

Appellant is the trustee for the Horton Trust who owns subject property.

Explain each reason why the a review is being requested, including the grounds for the appeal, and provide the supporting relevant code sections:

The designation of the building at 1004 Tenth Street is being appealed on the grounds that it does not merit designation under Criterion A because it does not qualify for that designation under that criterion under City's Designation Criteria Guidelines. According to those Guidelines, the building must represent *special elements* of local history. "A special element of history refers to an element of history that is distinct among others of its kind and that surpasses the usual in significance." No factual documentation establishing that this building is such a "special element" of the City's history was presented to the Commission.

Coronado Municipal Code Section 84.10.030 A requires a property may be designated a historic resource by the Commission if it meets two or more of the criteria set forth in this section. While factual evidence was provided establishing that the building met Criterion C of this section, no factual information was submitted establishing that it met any other Criterion. Therefore, the Commission's action did not comply with this Code Section requiring that the property meet two or more criteria.

Coronado Municipal Code Section 84.10.040 B requires that the Commission shall review the application in reference to the definitions and designation criteria set forth in this chapter. The City's Designation Criteria Guidelines for Criterion A were not met, as described above, and therefore the Commission did not review the application in reference to the designation criteria.

AN INCOMPLETE APPEAL SHALL BE RETURNED TO YOU AND CONSIDERED TO BE INAPPROPRIATELY FILED. THE APPEAL PERIOD EXPIRES 10 DAYS AFTER THE DETERMINATION AND CANNOT BE EXTENDED TO ACCOMMODATE ADEQUATE COMPLETION OF THE APPEAL FILING.

ONLY MATERIALS SUBMITTED BY THE DEADLINE WILL BE CONSIDERED AT THE HEARING

Members of the Historic Resource Commission:

On the behalf of the property owner, we would like to address one issue that has been raised by the Staff Report and that is whether this property is historically significant under Criterion A.

First of all, we would like to thank the Staff for supplementing the historical information we were able to develop about this property in order to complete the record before the Commission.

It appears that this was one of many small Victorian homes built by the Coronado Beach Company on lots that the Company owned in the years following the construction of the Hotel. These homes were either built for spec or to serve as worker housing for employees of the Hotel or the Company. This house was built in 1898 but not sold to an employee, Mr. Rhodes, until 1911. The house stayed in the Rhodes family ownership until 1966, when it was sold to the Horton family interests, the current owners.

For the Criterion A issue, as Staff has identified two questions:

(1) Whether it represents a *"special element"* of Coronado's architectural and economic history because it exemplifies the early period of Victorian development in Coronado.

According to your Designation Criteria Guidelines, a "special element" of local history is an element that is "distinct among others of its kind" or that "surpasses the usual in significance."

The Guidelines encourage documentation to establish that a property exemplifies or reflects special elements of local history. The example of a qualified property under Criterion A used in your Guidelines is one located at 350 D Avenue. It was found to qualify for Criterion A on the basis of a first person account from a member of the family establishing that particular house had the earliest known roof deck that was used as a military lookout by the civilian air defense during World War II.

Neither our research nor the Staff's research was able to factually establish with any documentation that this house was "distinct" among the many other small Victorian homes built by the Company during this period, or that it "surpassed" the usual of those homes in significance. That information isn't available.

Therefore, the finding that this house was distinct among the other Victorians of its kind or that it surpassed the usual Victorians in significance can't be made because there is no supporting documentation in the record establishing either premise. It would be pure speculation.

(2) Whether it represents a *"special element"* of Coronado's architectural and economic history because it is an extant example of employee housing constructed by the Coronado Beach Company.

The same test from Designation Criteria Guidelines applies - a "special element" of history is an element that is "distinct among others of its kind" or that "surpasses the usual in significance."

As we noted in our Report, it has long been a common practice for a land owner hoping to develop their land to construct spec houses for future residents and this pattern was followed in early Coronado and is still followed today. And, as noted in the Staff Report, this house was one of many small Victorian homes on built on lots by the Company that was promoting their development on the Island. As also noted in the Staff Report, although the house was built in 1898, there is no record of it being occupied until 1905, when Mr. Rhodes was likely the first renter.

The question is whether this house represents a "special element" of Coronado's architectural and economic history merely because it was built as a spec house and later, when it hadn't sold, it was rented to a Company employee? It hasn't been factually established that this spec house was distinct among others built by the Company or that it surpasses the other spec houses in significance. Nor has it been demonstrated that it is the only extant house of this kind.

Therefore, the finding that this house was distinct among spec houses of its kind or that is surpassed the usual spec houses built by the Company can't be made because there is no supporting documentation in the record establishing either premise. It would be pure speculation.

Respectfully submitted,

Marie Burke Lia
On behalf of the Property Owners

November 30, 2013

To: City Of Coronado 619-522-2418

Re: NOI 2013-25 Union Bank Trustee

From: Zarcty Coronado Investments LLC

We strongly support the decision of the Historic Resource Commission that the property at 1004 tenth street meets the criteria to be designated as a historic resource.

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LEGAL NOTICE
(November 20, 2013)

NOTICE OF
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the City Council of the City of Coronado in the Coronado City Council Chambers, City Hall, 1825 Strand Way, Coronado, California, on Tuesday, December 3, 2013 at 4:00 p.m. or as soon thereafter as possible to consider the following items:

NOI 2013-25 UNION BANK TRUSTEE: Appeal of the decision of the Historic Resource Commission that the property addressed as 1004 Tenth Street meets the criteria to be designated as a Historic Resource in accordance with Chapter 84.20 of the Municipal Code

At said hearing, any interested person may present testimony orally or in writing. Under California Government Code 65009, if you challenge the nature of the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the City at, or prior to, the public hearing. The staff reports for these items will be available on the City's website (www.coronado.ca.us) on the Friday afternoon prior to the meeting. For further information, contact Tricia Olsen at the City of Coronado Community Development Department, 1825 Strand Way, Coronado, California or call (619) 522-7329.

CORONADO CITY COUNCIL
BY: Linda K. Hascup, City Clerk

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Telephone (619) 230-1770
Facsimile (619) 785-3340
smoomjian@earthlink.net

January 3, 2014

Mayor Casey Tanaka &
Coronado City Council Members
1825 Strand Way
Coronado, CA 92118

Re: Appeal Of The Coronado Historic Resource Commission (HRC) October 16, 2013 Designation For 1004 Tenth Street, Coronado, California 92118, Assessor's Parcel Number 537-440-25-00

Dear Mayor Tanaka & Council Members:

I represent Union Bank, the Trustee of the "Horton Trusts" with respect to the appeal of the historic designation of the above referenced property ("Property"). The Property is today owned by three (3) separate trusts, collectively known as the "Horton Trusts." It has been utilized as a real estate investment for the Horton family since its acquisition in November 1967 (a period of approximately 46 years).

The legal parcel on which Property is located, Lot 6, Block 16, according to Map 375 of the Coronado Beach South Island subdivision, Assessor's Parcel Number 537-440-25-00, consists of a two-story, Folk Victorian style single-family residence, identified as 1004 Tenth Street. The Property has been purported to have been built in 1898.

On September 24, 2013, pursuant to Coronado Municipal Code (CMC) Section 84.20.050(A), a "Notice of Intent to Demolish Permit Application" was filed by Union Bank with the City Community Development Planning Division for the purpose of evaluating the structure's potential historical significance."[1] This endeavor was undertaken in conjunction with the sale of the Property to an interested buyer "in order to gain certainty regarding options for future preservation or demolition of the dwelling."[2]

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[1] Coronado Municipal Code (CMC) Sections 84.20.020(H) and 84.20.050(A).
[2] Coronado Historic Resource Commission (HRC) Agenda Item NOI 2013-25, October 16, 2013, Staff Report, p.1 (p.000020).

On October 16, 2013, the Property was designated as a historic resource by the Coronado Historic Resource Commission (HRC) without the consent and against the wishes of the Horton Trusts. At the time, the Property had been in escrow, but the transaction was cancelled due to the fact that the Property was designated. Pursuant to CMC Section 84.10.040(B)(5) and Section 1.12.020, the appeal of the historic designation was filed with the City Clerk in a timely manner by Union Bank on October 25, 2013 and is hereby incorporated by reference ***(See Exhibit 1).***

On behalf of the Horton Trusts, pursuant to CMC Section 1.12.040, please allow the material herein submitted, to constitute our appeal of the HRC designation of the Property.

BACKGROUND

As previously stated, the Property under appeal is identified as 1004 Tenth Street, Lot 6, Block 16 of the Coronado Beach South Island subdivision, Assessor's Parcel Number 537-440-25-00. In March 1986, the Property was included as part of the Coronado Historic Resource Inventory. At the time, the residence was identified as a "Victorian Cottage" which was "estimated" to have been built in 1887, despite the claim that the "house appears on the 1898 lot book...." It was determined potentially significant on the sole basis of its architecture. The survey form *did not* indicate that the building was potentially significant on the basis of any artistic/leisure, economic/industrial, exploration/settlement, government, military, religious, or social/educational importance ***(See Exhibit 2).*** The inclusion of the Property within the Inventory, notwithstanding, the Inventory has only been used by the City for "informational purposes" as it contains "some factual errors" and has not been "adopted for use as a survey document." In 2008, the Property was also included within the Coronado Property Review (CPR) List as "potentially historically significant." As with the Inventory, the List was "not adopted by the City Council and is used as an informational resource only."[3]

In September 2013, detailed historical documentation on the Property was prepared by historian Kathleen Crawford, M.A. from the Office of Marie Burke Lia, Attorney at Law ***(See Exhibit 3, beginning on p.29).*** Ms. Crawford is a noted local historian, as well as a Professor of History at several San Diego universities and colleges, and a former archivist at the Coronado Historical Association. Ms. Crawford's research concluded that,

> "[t]he subject building was constructed in 1898 and appears to not have been significantly altered. The property was determined not to exemplify or reflect special elements of Coronado's history, and, therefore, it is not considered to meet the criteria for significance under the City's Criterion A. The property was not associated with persons or events significant in Coronado's history to meet the criteria for significance under Criterion B. The subject property can be described as an example of the Folk Victorian architectural style and, therefore, may meet the criteria for designation under Criterion C. This building does not meet any of

[3] HRC Staff Report, p.2 (p.000021).

the other potential criteria."[4]

Therefore, although Ms. Crawford found that the Property met the 75 year age requirement, was not substantially altered, and appeared to meet Criterion C on the basis of its Folk Victorian architecture, the overall conclusion was that the Property did not qualify for local designation since it did not meet "two or more" of the required criteria under the Historic Resource Designation Criteria as required under CMC Section 84.10.030.

On October 16, 2013, the Property was considered for historic designation by the HRC. At the hearing, much of the Commission discussed centered on (1) whether the building could be considered a "development of the early Victorian era"; (2) whether the building "represents employee housing built by the Coronado Beach Company"; (3) whether the building represented a "special element" of Coronado's history "distinct among others of its kind or that surpasses the usual in significance"; and (4) whether the building could be associated with the Coronado Beach Company as a "notable" example of the firm's work.

During Board discussion, Union Bank's attorney, Marie Burke Lia, consistently pointed out that only "limited" and "insufficient" information was available to factually support any findings that the Property was significant under Criteria A, B, and D. In fact, HRC Staff consistently advised that if the Commission required "additional information in order to make a decision, it should be requested of the applicant."[5] The HRC ultimately rejected Staff's recommendations, continued with designation proceedings, and unanimously voted to designate the Property under Criteria A, B, C, and D ***(See Exhibit 4)***.

It must be noted that it is not in dispute the Property is at least 75 years of age and "embodies the distinctive characteristics of the Folk Victorian architectural style, is valuable for its period of construction, and it is not substantially altered from its historic condition." Therefore, the residence appears to qualify under HRC Criteria C (Architecture). However, what is disputed and forms the subject of this appeal is that the HRC erred in designating the Property under Criteria A, B, and D.

I. THE HRC ERRED IN DESIGNATING THE PROPERTY UNDER CRITERION A

A. No historical evidence was presented which would support the finding that the Property exemplifies special elements of Coronado's economic history

The HRC designated the Property under Criterion A and stated its significance to Coronado's *economic* history by virtue of the following motion,

> "It exemplifies special elements of Coronado's economic history because it *reflects the beginning of economy in Coronado* when speculators known as the

[4] Crawford, California Department of Park and Recreation Form 523B, p.30.
[5] Coronado Historic Resource Commission, Meeting Minutes, October 16, 2013, pp.2-6.

> Coronado Beach Company developed a resort and were then helped out of their investment by John D. Spreckels; and the subject dwelling is *an example of employee housing built by the Coronado Beach Company.*"[6]

As an initial matter, a review of Coronado's designated historic resources indicates that no buildings have been designated by the HRC under Criterion A as exemplifying the "beginning" of Coronado's economy. Moreover, no buildings have been designated by the Commission under Criterion A as "examples of employee housing" or housing built by the Coronado Beach Company (CBC) ***(See Exhibit 5)***. Therefore, the designation of the Property under Criterion A, on the basis expressed by the HRC, is a case of first-impression.

A careful review of all written documentation and oral testimony presented in this matter clearly indicates that no historical evidence was presented at the time of the designation to support the finding that the Property exemplifies special elements of Coronado's economic history. What little information presented to the HRC regarding Coronado's economic development was extremely general and cursory in nature. Any specifics related to the Property's role in Coronado's economic history were completely lacking altogether. The fact that there was no historical evidence presented at the time of designation is supported by the HRC Minutes and Ms. Lia's repeated statements that there was "limited" and "insufficient" information in the record related to designation under Criterion A. As pointed out by HRC Staff on several occasions, if the Commission had desired additional information upon which to make an informed and educated decision, then such information could have been requested of the applicant. However, the HRC rejected these suggestions and voted to designate the Property in the absence of any supporting historical evidence.

Review of the historic record, indicates that there is no historical evidence upon which to support the contention that the residence was built at the *beginning* of Coronado's economy. The building has been purported to have been built in 1898. The Staff Report incorrectly states that the "1892" Assessor's Lot Book indicates that the building was constructed in 1898.[7] This date of construction is also listed on the Residential Building Record. However, the Survey form and a Building Inspection sheet (subsequently acquired from the Coronado Historical Association in conjunction with this appeal), both indicate that the house "appears on the 1898 Lot Book" ***(See Exhibit 6)***.[8] After an extensive, independent search for this Lot Book Page, it could not be found ***(See Exhibit 7)***.[9] Therefore, it has been asserted, but not actually substantiated, that the building was constructed in 1898. The statement that it was built in 1898 is speculative and not based upon primary source documentation. This is especially true when one considers that it is possible, for example, that the residence may have been built at an altogether different site and later moved to its present location.

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[6] HRC Minutes, October 16, 2013, p.5.
[7] HRC Staff Report, p.2 (p.000021).
[8] See Exhibit 2, p.2 and Exhibit 6.
[9] Electronic (E-mail) communication from Wendy Hamilton, Senior Research Specialist, January 3, 2014.

Historical research indicates that the property on which the building is today located was acquired by the CBC on April 16, 1886, just 9 days after the company was established. Twenty five years later, on April 17, 1911, the property was sold to Herbert C. Rhodes. It is known that Rhodes, a laborer with the CBC, was residing in, and presumably renting, the home from the Company as early as 1905. The history of the property, therefore, aside from ownership by the CBC from 1898-1904 is unknown. Specifically, it is not known whether the building was used as "employee housing" during this period or whether the house was located in its current condition at this time.

In any event, historical research indicates that its purported construction in 1898 occurred approximately 12 years *after* the CBC was founded and began to develop the Coronado peninsula, establishing the community's early economy. It is well-established that the CBC was established on April 7, 1886 by partners Elisha S. Babcock, Jr., Hampton L. Story, Jacob Gruendike, Heber Ingle, and Josephus Collett. The five men, all respected and established businessman (rather than mere "speculators" as characterized by the HRC in its designation motion), set out toward developing the Coronado peninsula between 1886-1887.[10] During this period, many laborers of different nationalities, including African-Americans, Anglos, Chinese, Mexican, and Native American workers set upon developing Coronado. Boarding houses and tents were erected in order to house the "large labor force" working for the CBC.[11] By July 1886, the CBC heavily promoted its plans for the resort, including the creation of "ready-to-sell lots on the peninsula."[12] Also in July 1886, the CBC filed the official map of the Coronado Beach, North and South Island. By the summer of 1887, land sales had "boomed." According to Carlin and Brandes, "[a]s the lots sold, some were bought by real estate companies, and some individuals bought lots and then sold them to such companies."[13] Home construction began in September 1887 and prices ranged from $3,000 to $5,000 depending upon the location and the size of the home. Some homes were built from "ready made" kits.[14] However, by the end of 1887, Coronado was affected by the national depression[15] and it wasn't until 1888 that the Hotel del Coronado was completed.

On July 26, 1889, John D. Spreckels purchased H.L. Story's one-third interest in the CBC and became its Vice President.[16] Spreckels would ultimately come to be regarded as the "saving grace of the island"[17] who had become by 1905, one of the "major economic forces of the region." By this time Spreckels controlled the CBC. By 1912, private enterprise was flourishing, the population of Coronado was expanding, and the reputation of the community had become transformed from a "resort town" to "residential community."[18]

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[10] Katherine Eitzen Carlin and Ray Brandes, *Coronado The Enchanted Island*, Third Edition, 1998, pp.22-23.
[11] Carlin and Brandes, pp.25-27.
[12] Carlin and Brandes, p.32.
[13] Carlin and Brandes, p.40.
[14] Carlin and Brandes, p.43.
[15] Carlin and Brandes, p.48.
[16] Carlin and Brandes, p.67.
[17] Carlin and Brandes, p.87.
[18] Carlin and Brandes, pp.100, 109, 114, 117, and 122.

Based upon the historic record, there is no historical evidence upon which to conclude that the building "reflects the beginning" of Coronado's economy (which was already in full swing by 1887-1889), long before the time of the residence's purported date of construction in 1898. Furthermore, there is no historical evidence which would establish that the building ever served as housing for CBC employees during its early history (when boarding house and tents were the norm), between its purported date of construction in 1898 and its initial occupancy by CBC employee Herbert Rhodes in 1905. Finally, there is no historical evidence which would substantiate the claim that the building was actually built by the CBC and used for "employee housing" during its early history.

Therefore, the HRC erred in designating the Property under Criterion A as no historical evidence was presented at the time of the hearing which would support the finding that the Property exemplifies special elements of Coronado's economic history. The designation of the Property must be overturned on this basis.

B. <u>No historical evidence was presented which would support the finding that the Property exemplifies special elements of Coronado's architectural history</u>

The HRC designated the Property under Criterion A and stated its significance to Coronado's *architectural* history by virtue of the following motion,

> "The dwelling exemplifies a special element of Coronado's architectural history because the *design* of the Hotel Del Coronado, several other large buildings around the Hotel Del Coronado and a lot of small cottages, such as the subject dwelling, were significant to Coronado's architectural history."[19]

As with the HRC's determination to designate the Property under Criterion A on the basis of its significance to Coronado's economic history, a review of Coronado's designated historic resources indicates that no buildings have been designated by the HRC under Criterion A as exemplifying a special element of Coronado's architectural history by virtue of a stylistic or design-relationship to other buildings in the community. Therefore, the designation of the Property under Criterion A, on the basis expressed by the HRC, is a case of first-impression.

Aside from the rather vague language of the motion itself, it is known that the Hotel Del Coronado was designed in the Queen Anne Victorian style and completed in 1888. However, the architectural styles, dates of construction, levels of original integrity, identities, and specific locations of the "several other large buildings around the Hotel Del Coronado and a lot of small cottages" cited in the motion are unknown. Therefore, there is no way to understand the stylistic or design-relationship between these buildings and the Property which could then, in turn, exemplify a special element of Coronado's architectural history. Moreover, based upon the historic record, there is no historical evidence upon which to conclude that the Property exemplifies any special element of design within Coronado's architectural history.

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[19] HRC Minutes, October 16, 2013, p.5. Italics added.

Therefore, the HRC erred in designating the Property under Criterion A as no historical evidence was presented at the time of the hearing which would support the finding that the Property exemplifies special elements of Coronado's architectural history. The designation of the Property must be overturned on this basis.

C. *In evaluating the Property's eligibility for designation under Criterion A, the HRC failed to correctly utilize and apply the required Historic Designation Criteria Guidelines*

The *Historic Designation Criteria Guidelines* ("Guidelines") were adopted by the Coronado City Council on October 4, 2011 in accordance with Resolution 8505. The purpose of the Guidelines is to "assist in the understanding and application of Coronado's Historic Designation Criteria." Moreover, the Guidelines "*shall be used* when evaluating a resource's eligibility as a Historic Resource as part of the nomination process or the *Notice of Intent to demolish review process*."[20] The HRC, therefore, was obligated to correctly utilize and apply the Guidelines to the historic evidence before it during designation consideration of the Property. However, the HRC failed to do so in a manner prescribed by the Guidelines.

In terms of understanding Criterion A, the Guidelines state that, "a resource must exemplify or reflect *special elements* of local history. It is not enough for a resource to simply exemplify or reflect local history in general, as all building[s], structures, and objects do. A special element of history refers to an element of history that is distinct among others of its kind or that surpasses the usual in significance." Further, in terms of applying Criterion A, the Guidelines state, "[a] resource should clearly exemplify or reflect the special element of history, and not simply have a general association." Finally, the Guidelines point out that the Criterion does not apply to "singular persons or events," (which are recognized under Criterion B) "examples of architectural styles, types, or methods of construction," (which are recognized under Criterion C) or "notable works associated with a builder, designer, architect, artisan, or landscape professional" (which are recognized under Criterion D).[21]

In the present case, the HRC did not have historical evidence on which to conclude that the Property exemplified special elements of Coronado's economic or architectural history. Specifically, there was no evidence that the Property was *distinct* among others Victorian homes of its kind, or that the Property surpassed the usual in significance with respect to development during the Victorian era; or that it served as an early example of employee housing for the CBC; or that it was even constructed by the CBC as housing for its employees. No historic information was presented which would establish that the Property clearly exemplified such aspects of local history. The designation under Criterion A involved clear assumptions of general association. In addition, designation under Criterion A for the Property's role in Coronado's economic history with regard to (1) an association with the CBC and as an example of CBC employee housing, and (2) its role in Coronado's architectural history with regard to design elements of other structures in the area, were inapplicable under the Guidelines, as they were applied to singular

[20] City of Coronado, *Historic Designation Criteria Guidelines*, p.3.
[21] *Historic Designation Criteria Guidelines*, p.8.

persons or events (the CBC and employee housing construction), and architectural styles, types, or methods of construction (CBC employee housing, and other nearby structures of related design).

Therefore, in evaluating the Property's eligibility for designation under Criterion A, the HRC failed to correctly utilize and apply the required Historic Designation Criteria Guidelines. The designation of the Property must be overturned on this basis.

II. THE HRC ERRED IN DESIGNATING THE PROPERTY UNDER CRITERION B

A. No historical evidence was presented which would support the finding that the Property is identified with the formation of the Coronado Beach Company as a significant event in local history

The HRC designated the Property under Criterion B and stated that its significance on this basis was attributed to an association with a significant local event by virtue of the following motion,

> "It is identified with an event significant in local history, *the formation of the Coronado Beach Company*, the first company in Coronado which proceeded to build Hotel Del Coronado and other buildings on the island."[22]

As with the actions taken with the designation of the Property under Criterion A, a review of Coronado's designated historic resources indicates that no buildings have been designated by the HRC under Criterion B due to an association with the formation of the CBC as a historically significant event. Therefore, the designation of the Property under Criterion B, on the basis expressed by the HRC, is a case of first-impression.

A careful review of all written documentation and oral testimony presented in this matter clearly indicates that no historical evidence was presented at the time of the designation to support the finding that the Property was ever associated, either directly or indirectly, with the *formation* of the CBC as a historically significant event. As previously stated, the CBC was formed or established in 1886. While it is a matter of debate as to whether this singular occurrence could be considered, in and of itself, a "historically significant event," historical research indicates that the purported construction of the Property in 1898, occurred approximately 12 years *after* the CBC was founded. Therefore, there is no nexus between the formation of the CBC as an event significant in local history and the Property itself.

Therefore, the HRC erred in designating the Property under Criterion B as no historical evidence was presented at the time of the hearing which would support the finding that the Property is identified with the formation of the Coronado Beach Company as a significant event in local history. The designation of the Property must be overturned on this basis.

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[22] HRC Minutes, October 16, 2013, p.5.

B. In evaluating the Property's eligibility for designation under Criterion B, the HRC failed to correctly utilize and apply the required Historic Designation Criteria Guidelines

As previously discussed, the HRC was obligated to correctly utilize and apply the Historic Designation Criteria Guidelines to the historic evidence before it during designation consideration of the Property. However, as with the designation of the Property under Criterion A, the HRC failed to act in a manner prescribed by the Guidelines when it designated the Property under Criterion B.

In terms of understanding Criterion B for an association with a historically significant event, the Guidelines state that eligible resources are those which can "be identified and documented...."[23] Further, in applying Criterion B, the Guidelines explicitly state that eligibility with a significant event involves first, "determination of the importance of the event," and second, through documented methods of historic research, a resource must have "existed at the time of the historic event and has clear association with the event." Further, "[s]peculative association is not acceptable," and "resources associated with an architect, builder, landscape architect, etc., are not significant for that association under Criterion B, as this association should be evaluated under Criterion D."[24]

In the present case, the HRC did not have any historical documentation, as required by the Guidelines, upon which to conclude that the Property was associated with the formation of the CBC as a locally significant event. The issue of whether the formation of the CBC constituted a singularly significant historic event, notwithstanding, the HRB did not utilize any documentation or historic research to consider the Property as associated with the formation of the company. Most importantly, the HRC failed to realize or consider that the Property was *not in existence* at the time of the formation of the CBC in 1886, and was not "clearly associated" with the formation of the company as a historic event. These facts preclude eligibility under Criterion B. At best, the designation of the Property by the HRC was based upon a "speculative association" which is not acceptable under the Guidelines.

Therefore, in evaluating the Property's eligibility for designation under Criterion B, the HRC failed to correctly utilize and apply the required Historic Designation Criteria Guidelines. The designation of the Property must be overturned on this basis.

III. THE HRC ERRED IN DESIGNATING THE PROPERTY UNDER CRITERION D

A. No historical evidence was presented which would support the finding that the Property is is representative of the notable work of the Coronado Beach Company as a builder

The HRC designated the Property under Criterion D by virtue of the following motion, "It is representative of the notable work of a builder, the Coronado Beach Company."[25] As with

[23] *Historic Designation Criteria Guidelines*, p.10.
[24] *Historic Designation Criteria Guidelines*, p.11.
[25] HRC Minutes, October 16, 2013, p.6.

the actions taken with the designation of the Property under Criteria A and B, a review of Coronado's designated historic resources indicates that no buildings have been designated by the HRC under Criterion D as representative or "notable" examples of the work of the CBC as a builder. Therefore, the designation of the Property under Criterion D, on the basis expressed by the HRC, is a case of first-impression.

A careful review of all written documentation and oral testimony presented in this matter clearly indicates that no historical evidence was presented at the time of the designation to support the finding that the Property was, in fact, constructed by the CBC. While the Property was owned by the company at the time of its purported construction in 1898, there is no historical evidence that the Property was built by the CBC. As mentioned previously, it is possible, for example, that the residence may have been built at its current location by an unknown contractor, builder, or laborer, not directly affiliated with the CBC, or built by an unknown contractor, builder, or laborer at an altogether different location, and later moved to its present location. Moreover, no historical evidence was presented at the time of the designation to support the finding that the Property could be considered a "notable" example of the CBC as a builder. No comparative information or documentation was considered at the time of the hearing that would allow the HRC to make such a determination.

Therefore, the HRC erred in designating the Property under Criterion D as no historical evidence was presented at the time of the hearing which would support the finding that the Property is representative of the notable work of the Coronado Beach Company as a builder. The designation of the Property must be overturned on this basis.

B. <u>In evaluating the Property's eligibility for designation under Criterion D, the HRC failed to correctly utilize and apply the required Historic Designation Criteria Guidelines</u>

As previously discussed above, the HRC was obligated to correctly utilize and apply the Historic Designation Criteria Guidelines to the historic evidence before it during designation consideration of the Property. However, as with the designation of the Property under Criteria A and B, the HRC failed to act in a manner prescribed by the Guidelines when it designated the Property under Criterion D.

In terms of understanding Criterion B for an association with a historically significant event, the Guidelines state that eligible resources are those "that are significant for their representation of the notable work of a builder." While this criterion does not require the professional to be notable or a master in their field, it does require that the resource represent the "*notable work* of a builder...." Further, in applying Criterion D, the Guidelines explicitly state that eligibility first involves the resource being "identified with a...builder...and this identification should be supported by documentation." Second, it "must be demonstrated in the nomination that the resource is representative of the professional's notable work," by means of

understanding the "body of work of the builder...to provide a context for the resource under study."[26]

In the present case, the HRC did not have any historical documentation, as required by the Guidelines, upon which to conclude that the Property was, in fact, built by the CBC. No documentation was presented which would establish that the company was itself responsible for the construction of the residence. In addition, no documentation bearing upon the company's other works were presented. A failure to establish (1) that the CBC was the firm responsible for the construction of the Property and (2) the identities of comparative structures built by the firm over the course of its existence, created an utter lack of historic context upon which to adjudge the Property's eligibility for designation.

Therefore, in evaluating the Property's eligibility for designation under Criterion D, the HRC failed to correctly utilize and apply the required Historic Designation Criteria Guidelines. The designation of the Property must be overturned on this basis.

IV. ADDITIONAL COUNCIL CONSIDERATION

As part of this historic designation appeal, it is important to mention that one stated purpose and intent of Coronado's Historic Resource Code, Section 84.10.010(F) is to "enhance property values and increase economic and financial benefits to the City and its residents and property owners through an active historic recognition and benefits program." Another stated purpose and intent is to "identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land uses" (Section 84.10.010(G)). At the time that the original historic resource ordinance was approved by the City Council in 2004, it was considered and adopted as "emergency legislation" which was never intended to be permanent.[27] In fact, the historic designation process was originally envisioned to be voluntary in nature. This is supported by the HRC "Mission Statement" which was adopted in 2009, stating that the Commission "seeks to encourage community-wide interest and voluntary participation in preserving and enhancing the community's village homes."[28]

Over the past several years, the involuntary designation of properties by the HRC against the consent of property owners, through the Notice of Intent to Demolish Permit Application process, has served to frustrate and undermine the stated purpose and intent of Coronado's Historic Resource Code. Involuntary designations (including the present designation under appeal), reduce property values and decrease economic and financial benefits to the City, its residents, and property owners. Rather than *resolve* the conflict between historic preservation and alternative land uses and development options, the current process actually *fosters* community disharmony and creates an adversarial system. This conflict is intensified when the HRC engages in the involuntary designation of properties without proper historical evidence,

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[26] *Historic Designation Criteria Guidelines*, p.16.
[27] Ordinance 1961, City Council Minutes, July 6, 2004; Carrie Anne Downey, "Historic Preservation In Coronado," www.coronadonewsca.com., March 28, 2013.
[28] City of Coronado, *Historic Preservation Program Guidebook*, p.3.

fails to support its findings with proper information gathered from the historic record, and fails to follow its prescribed designation criteria guidelines. As a matter of important public policy, Coronado's historic review process must be revisited and potentially amended by the Council to address the impact and result of involuntary and/or improper historic designation.

Based upon all of the information presented as part of this historic designation appeal, which conclusively establishes that the HRC erred in designating the Property due to a lack of historical evidence in supporting its findings for designation under Criterion A, B, and D, as well as a failure of the HRC to correctly utilize and apply the required *Historic Designation Criteria Guidelines*, we would urge you to overturn the HRCs' designation of the Property.

Respectfully Submitted,

Scott A. Moomjian
Attorney at Law

EXHIBIT 1

HISTORIC DESIGNATION APPEAL
FILED ON OCTOBER 25, 2013

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CITY OF CORONADO
1825 Strand Way
Coronado, California 92118
(619) 522-7320

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OFFICE OF CITY CLERK
CITY OF CORONADO

Appeal Hearing Form

Appellant: UNION BANK, TRUSTEE
Mailing Address: 530 B Street, Ste 920
San Diego, CA 92101
Phone #: 619.230.4509 Fax #:
Alt Phone #:
Email: stephen.breskin@unionbank.com
Signature: BY: [signature] V.P.
10/24/13

Appellant's Rep.: STEPHEN BRESKIN
Mailing Address: Same
Phone #: Fax #:
Alt Phone #:
Email:
Signature:

This Appeal is relative to the action taken by the: CORONADO HISTORIC RESOURCE COMMISSION
Board, Commission, Committee, or Department

Date of Determination: 10/16/2013
Mo/Day/Year

For the project known as:

1004 10th Street, Coronado, CA 92118

Project Address:

1004 10th Street, Coronado, CA 92118

For City Use:

- [X] $500 Appeal Fee Paid — Receipt No.: CH0000 48877 — Acct: 108-5400
- [X] Application Complete & Legib
- [ ] Number of Copies of Material
- Describe Supplemental Materials

CITY OF CORONADO

RECVD BY: ADMIN SERVICES CH0000048877
PAYOR: UNION BANK
TODAY'S DATE: 10/25/13
REGISTER DATE: 10/25/13 TIME: 11:32

DESCRIPTION	AMOUNT
PLANNING PERMIT FEE	$500.00
CUST ID: APPEAL FEE-1004 10TH ST	
TOTAL DUE:	$500.00

TENDERED: $500.00
CHANGE: $.00
CHECK : $500.00
REF NUM: check #0605015769

Appellant's Interest in the Appealed Determination:

Appellant is the trustee for the Horton Trust who owns subject property.

Explain each reason why the a review is being requested, including the grounds for the appeal, and provide the supporting relevant code sections:

The designation of the building at 1004 Tenth Street is being appealed on the grounds that it does not merit designation under Criterion A because it does not qualify for that designation under that criterion under City's Designation Criteria Guidelines. According to those Guidelines, the building must represent *special elements* of local history. "A special element of history refers to an element of history that is distinct among others of its kind and that surpasses the usual in significance." No factual documentation establishing that this building is such a "special element" of the City's history was presented to the Commission.

Coronado Municipal Code Section 84.10.030 A requires a property may be designated a historic resource by the Commission if it meets two or more of the criteria set forth in this section. While factual evidence was provided establishing that the building met Criterion C of this section, no factual information was submitted establishing that it met any other Criterion. Therefore, the Commission's action did not comply with this Code Section requiring that the property meet two or more criteria.

Coronado Municipal Code Section 84.10.040 B requires that the Commission shall review the application in reference to the definitions and designation criteria set forth in this chapter. The City's Designation Criteria Guidelines for Criterion A were not met, as described above, and therefore the Commission did not review the application in reference to the designation criteria.

AN INCOMPLETE APPEAL SHALL BE RETURNED TO YOU AND CONSIDERED TO BE INAPPROPRIATELY FILED. THE APPEAL PERIOD EXPIRES 10 DAYS AFTER THE DETERMINATION AND CANNOT BE EXTENDED TO ACCOMMODATE ADEQUATE COMPLETION OF THE APPEAL FILING.

ONLY MATERIALS SUBMITTED BY THE DEADLINE WILL BE CONSIDERED AT THE HEARING

EXHIBIT 2

CORONADO HISTORIC RESOURCE INVENTORY FORM
MARCH 1986

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IDENTIFICATION

1. COMMON NAME: Not Determined
2. HISTORIC NAME: Rhodes Home
3. ADDRESS: 1004 Tenth Street CITY: Coronado
   ZIP: 92118 COUNTY: San Diego 4. PARCEL #: 537-440-25
5. PRESENT OWNER: California First Bank (Corp)
   ADDRESS: 1118 Glorietta Blvd. CITY: Coronado
   ZIP: 92118 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
   ORIGINAL USE: Residence

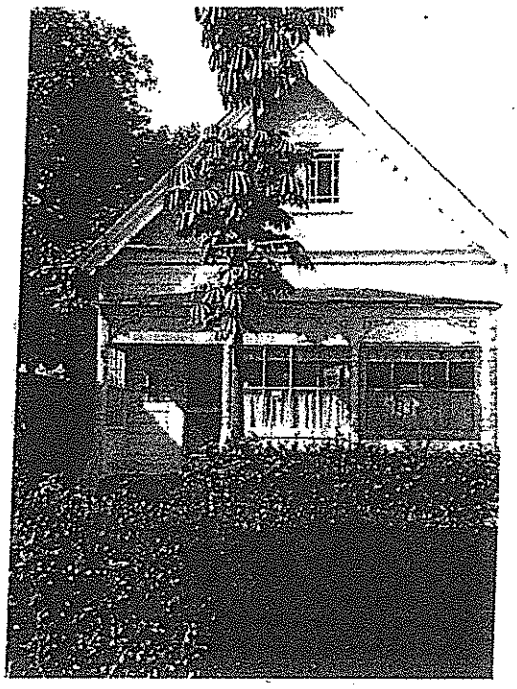
DESCRIPTION

7A. ARCHITECTURAL STYLE: Victorian Cottage

7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Coronado Beach South Island [redacted]

This rectangular home is one and one half stories in height and has shiplap siding and a high gable roof. There is diagonal shiplap and fishscale shingles in the gables. The front porch is hooded by a gable roof supported by decorative columns with stickwork cornice brackets. Part of the porch is enclosed with fixed-pane windows.



8. CONST. DATE:
   EST: 1887 FACT:
9. ARCHITECT:
   unknown
10. BUILDER:
    unknown
11. APPROX. PROP. SIZE (FT):
    FRONT. 40 DEPTH. 140
    OR APPROX. ACREAGE

12. DATE OF PHOTO: 1985

13. CONDITION: Excell X Good Fair Deteriorated
No longer in existence

14. ALTERATIONS: None noted.

15. SURROUNDINGS:
Open Land Scattered Bldgs Densely built-up? X
Resid X Indust Com'l Other

16. THREATS TO SITE: None known X Pvt devel Zoning
Vandalism Public Works project Other

17. IS STRUCTURE: On its orig site? Moved? X Unknown?

18. RELATED FEATURES:

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE

The house appears on the 1898 lot book, and is also on the 1906 Sanborn Fire Map. The title search revealed mechanics' liens on the property in 1913, indicating some work on the house. The names Fred Waralow and Herbert C. Rhodes appeared during the title search. In 1978, a new foundation was put under the house.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IN ORDER OF IMPORTANCE).
Architecture X Arts & Leisure
Economic/Industrial
Exploration/Settlement
Govt Military Religion
Social/Education

21. SOURCES (BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).

County Assessors and Recorders Offices
City of Coronado Building Permits

22. DATE FORM PREPARED: March 1986
BY: Dr. Ray Brandes
ORGANIZATION: SourcePoint
ADDRESS: 1200 Third Ave., Suite 524
CITY: San Diego ZIP: 92101
PHONE: (619) 236-5300

LOCATIONAL SKETCH MAP

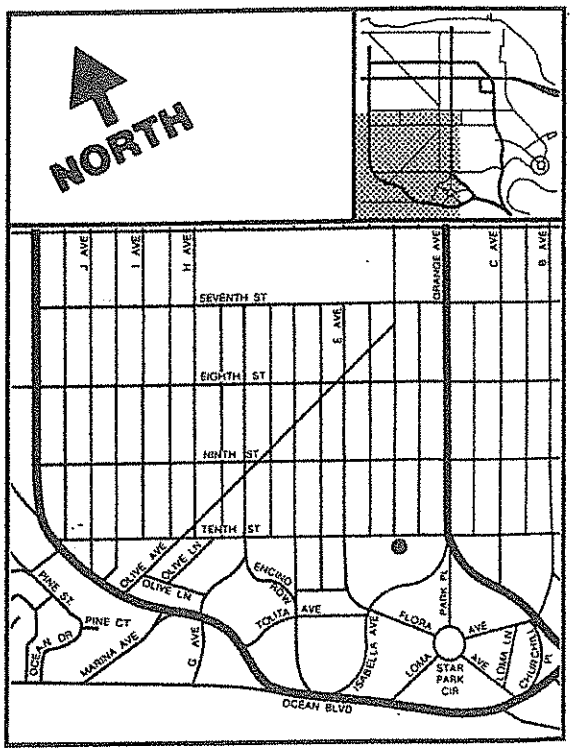


EXHIBIT 3

CORONADO HISTORIC RESOURCE COMMISSION
AGENDA & HISTORIC MATERIALS
CONSIDERED AS PART OF DESIGNATION
OCTOBER 16, 2013

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CORONADO

HISTORIC RESOURCE COMMISSION

AGENDA

REGULAR MEETING

3 P.M.

WEDNESDAY, OCTOBER 16, 2013

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DRAFT

HISTORIC RESOURCE COMMISSION

MEETING MINUTES

Regular Meeting September 18, 2013

The regular meeting of the Coronado Historic Resource Commission was called to order at 3 p.m., Wednesday, September 18, 2013, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson McGowen.

MEMBERS PRESENT:	Gillingham, Keith, McGowen, Ryan, Wilson
MEMBERS ABSENT:	None
STAFF PRESENT:	Tricia Olsen, Associate Planner Laura Ramos, Recording Secretary, Minutes Preparer
CITY ATTORNEY:	Lisa Foster

APPROVAL OF MINUTES

The minutes of the regular meeting of September 4, 2013, were approved as submitted.

DIRECTOR'S REPORT

Ms. Olsen reported that the meeting of October 2, 2013, is cancelled as there are no agenda items to be heard.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

PUBLIC HEARING

HAP 2013-09 **DAVID AND BRENDA BEVERLY** – Request for an Historic Alteration Permit for the removal of a carriage house window at the historically designated property addressed as 200 H Avenue and located in the R-B (Single Family Residential) Zone.

Chairperson McGowen asked members to disclose any ex parte prior to considering the item.

There were no disclosures.

Ms. Olsen introduced the staff report as outlined in the agenda.

The applicant, Brenda Beverly, provided a brief overview and answered questions of the Commission.

COMMISSIONER RYAN SECONDED THE MOTION.

AYES: Gillingham, Keith, McGowen, Ryan, Wilson.
NAYS: None.
ABSENT: None.
ABSTAIN: None.

The motion passed with a vote of 5-0.

Total deliberation time: 7 minutes.

HRPA 2013-05 **LINDA BELZBERG** – Request for Historic Preservation Mills Act Agreement for the historically designated residence addressed as 720 J Avenue and located in the R-1A(E) (Single Family Residential) Zone.

Chairperson McGowen asked members to disclose any ex parte prior to considering the item.

There were no disclosures.

Ms. Olsen introduced the staff report as outlined in the agenda.

Chairperson McGowen asked about the additions that were made during the remodel that may conceivably be excluded.

Ms. Olsen said there are a set of plans that were included in the original designation application. If the 2005 addition and remodel were excluded, the County Assessor's Office would reference those plans and do a blended valuation excluding the additions from 2005 and granting the property tax benefit for the historic portion of the home.

Commissioner Gillingham asked if a distinction was made when it was designated historic.

Ms. Olsen replied that the entire property was designated historic, which is common because it is part of the house and not a separate building.

Commissioner Wilson asked if it would be subject to the Mills Act.

Ms. Olsen said that if the Commission does not specify an exclusion from the contract, the County Assessor will grant the property tax benefit for the property as a whole including the non-historic portions.

Commissioner Gillingham said he would support that.

Vice Chair Keith said it is all historic at this stage because the Commission has designated the entire property as historic.

Chairperson McGowen said it seems odd to undo that.

Ms. Olsen clarified that about 20 Mills Act agreements with exclusions have been recorded so it would be a matter of amending a recorded agreement or recording a new agreement. She asked the Deputy City Attorney to comment.

Deputy City Attorney Foster said unilateral changes are not possible for existing agreements. She noted that the appeal period has expired for prior recipients to makes changes to their agreements—it is time barred.

Vice Chair Keith asked how many properties with recommended exclusions are awaiting Mills Act approval.

Ms. Olsen said there are at least a few applicants with recommended exclusions on the waiting list.

Vice Chair Keith asked if it was the Commission's intent to apply Mills Act benefits to only the historic portion of the house.

Ms. Olsen said that the intent of the exclusion recommendation is to not give a benefit to non-historic portions.

Commissioner Gillingham said that some degree of consistency is necessary. He understands what was done in the past; however, this entire home has been designated historic. Mr. Gillingham said that although it is not consistent with the Secretary of the Interiors Standards, it appears that the entire house was constructed decades ago. He stated this is a great-looking house and the changes are a great addition to the community. He said he does not want to do anything to discourage people from applying for Mills Act.

Commissioner Ryan said his philosophy is to do what you can do to save the houses because once they are gone, they are gone.

AYES:	Gillingham, Keith, McGowen, Ryan, Wilson.
NAYS:	None.
ABSENT:	None.
ABSTAIN:	None.

The motion passed with a vote of 5-0.

Total deliberation time: 17 minutes.

NOI 2013-22 **DONNA ELIZABETH MILANO** – Request for a Notice of Intent to Demolish Permit for the single family residence addressed as 931 J Avenue and located in the R-1A(E) (Single Family Residential) Zone.

Chairperson McGowen asked members to disclose any ex parte prior to considering the item.

There were no disclosures.

Commissioner Ryan said it is sad to even think about doing this. He said he has issues with the request.

Vice Chair Keith said she cannot support tearing it down.

Commissioner Gillingham asked Vice Chair Keith what criteria her decision was based on.

Vice Chair Keith said it meets Criterion C for its architectural history and Criterion D for contractor S.D. Chapin. She understands that many people find it a challenge to rehabilitate these types of structures. She knows the easier way to do it is to tear it down and start again and she understands they are not supposed to consider what it does to a neighborhood but she is taking this information into consideration in her decision. She said the 900 block of J is a wonderful block and this request would disrupt the architectural history of that entire area.

Commissioner Ryan said he would support the request even though he is not happy about doing so.

COMMISSION ACTION

COMMISSIONER WILSON MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 931 J AVENUE (NOI 2013-22) DOES NOT MEET THE CRITERIA TO BE DESIGNATED AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

THE PROPERTY DOES MEET THE 75-YEAR AGE REQUIREMENT;

A. IT DOES NOT EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S MILITARY, CULTURAL, SOCIAL, ECONOMIC, POLITICAL, AESTHETIC, ENGINEERING, OR ARCHITECTURAL HISTORY;

B. IT IS NOT IDENTIFIED WITH A PERSON(S), OR AN EVENT(S) SIGNIFICANT IN LOCAL, STATE, OR NATIONAL HISTORY;

C. IT DOES NOT POSSESS DISTINCTIVE CHARACTERISTICS OF AN ARCHITECTURAL STYLE, AND IS NOT VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED;

D. IT IS REPRESENTATIVE OF THE NOTABLE WORK OF A BUILDER, S.D. CHAPIN;

E. IT HAS NOT BEEN LISTED OR FORMALLY DETERMINED ELIGIBLE FOR THE CALIFORNIA REGISTER AS SET FORTH IN SECTION 50241.1 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

Ms. Olsen said the reason the item is being heard by the Commission is because the applicant is applying for a demolition permit for the entire property which includes the building that is over 75 years old.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Gillingham said the structure is not historic.

COMMISSION ACTION

COMMISSIONER GILLINGHAM MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 700 SEVENTH STREET (NOI 2013-23) DOES NOT MEET THE CRITERIA TO BE DESIGNATED AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

THE PROPERTY DOES MEET THE 75-YEAR AGE REQUIREMENT;

A. IT DOES NOT EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S MILITARY, CULTURAL, SOCIAL, ECONOMIC, POLITICAL, AESTHETIC, ENGINEERING, OR ARCHITECTURAL HISTORY;

B. IT IS NOT IDENTIFIED WITH A PERSON(S), OR AN EVENT(S) SIGNIFICANT IN LOCAL, STATE, OR NATIONAL HISTORY;

C. IT DOES NOT POSSESS DISTINCTIVE CHARACTERISTICS OF AN ARCHITECTURAL STYLE, AND IS NOT VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED;

D. IT IS REPRESENTATIVE OF THE NOTABLE WORK OF A BUILDER, WALTER VESTAL;

E. IT HAS NOT BEEN LISTED OR FORMALLY DETERMINED ELIGIBLE FOR THE CALIFORNIA REGISTER AS SET FORTH IN SECTION 50241.1 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

THE FOLLOWING CONDITION WAS ADDED:

1. OWNER SHALL NOTIFY THE CITY AT LEAST 10 DAYS PRIOR TO DEMOLITION TO ALLOW CITY AND/OR THE CORONADO HISTORICAL ASSOCIATION AN OPPORTUNITY TO PREPARE A PHOTOGRAPHIC, FILM, VIDEO, OR OTHER APPROPRIATE RECORD OF THE EXTERIOR/INTERIOR OF THE STRUCTURES.

COMMISSION DISCUSSION

Commissioner Ryan said there may be a case made that is sufficient to preserve this home; however, he did not feel that City Council would agree with it.

Commissioner Keith said the request meets Criterion C because the architectural style is valuable for the study of its type and period. However, she does not feel it meets any other criterion.

COMMISSION ACTION

COMMISSIONER WILSON MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 756 I AVENUE (NOI 2013-24) DOES NOT MEET THE CRITERIA TO BE DESIGNATED AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

THE PROPERTY DOES MEET THE 75-YEAR AGE REQUIREMENT;

A. IT DOES NOT EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S MILITARY, CULTURAL, SOCIAL, ECONOMIC, POLITICAL, AESTHETIC, ENGINEERING, OR ARCHITECTURAL HISTORY;

B. IT IS NOT IDENTIFIED WITH A PERSON(S), OR AN EVENT(S) SIGNIFICANT IN LOCAL, STATE, OR NATIONAL HISTORY;

C. IT DOES POSSESS DISTINCTIVE CHARACTERISTICS OF THE SPANISH BUNGALOW ARCHITECTURAL STYLE, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED;

D. IT IS NOT REPRESENTATIVE OF THE NOTABLE WORK OF A BUILDER, DESIGNER, ARCHITECT, ARTISAN OR LANDSCAPE PROFESSIONAL;

E. IT HAS NOT BEEN LISTED OR FORMALLY DETERMINED ELIGIBLE FOR THE CALIFORNIA REGISTER AS SET FORTH IN SECTION 50241.1 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

THE FOLLOWING CONDITION WAS ADDED:

1. OWNER SHALL NOTIFY THE CITY AT LEAST 10 DAYS PRIOR TO DEMOLITION TO ALLOW CITY AND/OR THE CORONADO HISTORICAL ASSOCIATION AN OPPORTUNITY TO PREPARE A PHOTOGRAPHIC, FILM, VIDEO, OR OTHER APPROPRIATE RECORD OF THE EXTERIOR/INTERIOR OF THE STRUCTURES.

COMMISSIONER GILLINGHAM SECONDED THE MOTION.

CORONADO HISTORIC RESOURCE COMMISSION

AGENDA ITEM
Public Hearing

Regular Meeting **October 16, 2013**

HRPA 2013-06 ANTARES PROPERTIES LLC: REQUEST FOR HISTORIC PRESERVATION MILLS ACT AGREEMENT FOR THE HISTORICALLY DESIGNATED RESIDENCE ADDRESSED AS 708 A AVENUE AND LOCATED IN THE R-1A(E) (SINGLE FAMILY RESIDENTIAL) ZONE

ISSUE: Whether to support the Mills Act Agreement application and associated list of improvements.

RECOMMENDATION: The Commission should review the application, determine whether to support the application, make recommendations on the list of improvements, and make recommendations regarding any exclusions from the Mills Act tax benefit.

PUBLIC NOTICE: A public notice was published in the *Coronado Eagle & Journal* and were mailed to all property owners within 300' of the subject property.

BACKGROUND: On August 21, 2013, the Historic Resource Commission adopted Resolution No. HR 30-13 (attachment 1), designating the residence as a Historic Resource.

ANALYSIS: One of the benefits of having the residence designated as a Historic Resource is that the property owner is then eligible to apply to the City of Coronado for a Historic Resource Preservation (Mills Act) Agreement. The Mills Act Agreement is not an automatic entitlement; rather it is a benefit the City is provides to owners of historic properties. Each application is evaluated on its own merits. On September 24, 2013, the property owner filed an application to enter into a Mills Act Agreement with the City in accordance with Section 84.10.100 of the Municipal Code.

A Mills Act Agreement is a contract between the property owner and the City, wherein the property owner agrees to preserve, and when necessary, restore and rehabilitate a designated historic resource throughout the term of the annually renewable ten (10) year agreement. In exchange, the property owner receives a reduction in property taxes intended to help offset the cost of preserving and maintaining a Historic Resource. The Mills Act Agreement is administered as set forth in Sections 50280 et seq. of the Government Code and Sections 439 et seq. of the Revenue and Taxation Code.

Once an application for a Mills Act Agreement has been determined to be complete, the City staff forwards it to the Historic Resource Commission for review at a noticed public hearing. The role of the Historic Resource Commission at today's public hearing is to review the application and make a recommendation to the City Council regarding the proposed list of improvements included in the application (attachment 2); as well as any exclusions that should be written into

RESOLUTION NO. HR 30-13

A RESOLUTION OF THE HISTORIC RESOURCE COMMISSION OF THE CITY OF CORONADO DETERMINING THE RESIDENCE ADDRESSED AS 708 A AVENUE LOCATED IN THE R-1A (SINGLE FAMILY RESIDENTIAL) ZONE MEETS THE CRITERIA TO BE DESIGNATED AS A CORONADO HISTORIC RESOURCE

WHEREAS, Antares Properties LLC is the owner of the building addressed as 708 A Avenue;

WHEREAS, On July 18, 2013, the property owner applied for the historic designation of the property addressed as 708 A Avenue in accordance with Chapter 84.10 of the City of Coronado Municipal Code;

WHEREAS, on August 21, 2013, the Historic Resource Commission of the City of Coronado held a public hearing on HR 2013-07 at which time all persons desiring to be heard were heard;

WHEREAS, evidence was submitted and considered to include without limitation:

1. Historic Resource Application submittal dated July 18, 2013;
2. Oral testimony;
3. Historic Resource Commission staff report dated August 21, 2013;
4. Additional written information and photographs provided by the applicant;

NOW, THEREFORE, BE IT RESOLVED that the Historic Resource Commission of the City of Coronado finds the property as described in the application submittal dated July 18, 2013, shall be designated as a "Coronado Historic Resource" because it meets four of the following criteria:

a) It exemplifies or reflects special elements of the City's social and architectural history as the location of many fundraising events, and as a property recognized by the Coronado Historical Association;

b) It is identified with person(s) significant in local, state, or national history, specifically the original owner Frederick S. Sherman and subsequent owners Louise Holterhoff, Leila Mosher, and Jim Darnell;

c) It possesses distinctive characteristics of the Italian Renaissance architectural style, and is valuable for the study of a type, period, or method of construction and has not been substantially altered;

d) It is representative of the notable work of an architect, Reginald Johnson;

e) It has not been listed or formally determined eligible for the California Register as set forth in Section 5024.1 of the California Public Resources Code.

CITY OF CORONADO

DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
1825 STRAND WAY, CORONADO, CA 92118
(619) 522-7328 / (619) 522-2418 (FAX)
COMMDEV@CORONADO.CA.US

[illegible]

PURPOSE: To request to enter into a Mills Act Agreement, for a property tax reduction for Historic Resources.

AUTHORITY: Coronado Municipal Code Title 84, Historic Preservation, Chapter 84.20; and California Government Code Sections 50281 through 50290; and California Revenue and Taxation Code Section 439.

NOTES:

1. A Historic Resource Preservation (Mills Act) Agreement provides a 50% reduction in property taxes for owners of qualified historically designated properties who agree to preserve, and when necessary restore and rehabilitate, the property according to the Secretary of the Interior's Standards.
2. Application packages shall be submitted to the City of Coronado Community Development Department. Faxed applications will not be accepted.
3. Applications packages must be complete inclusive of all attachments. Incomplete applications will not be accepted.
4. Please see the Planning Department Fee Schedule for the current fee for this application.
5. Complete applications will be docketed for the earliest available hearing, unless a specific date is requested by the applicant. Incomplete applications will not be docketed.
6. Historic Resource Commission hearings are held the first and third Wednesday of each month at 3:00 p.m., in the Council Chambers of City Hall.

APPLICANT DATA:

Address of Property: 708 'A' AVENUE CORONADO, CA 92118 Assessor Parcel No.: 537-100-17-00

Owner: ANTARES PROPERTIES, LLC Applicant: KEVIN PUGEE ARCHITECT, INC.

Mailing Address: 708 'A' AVE, CORONADO Mailing Address: 1024 ISABELLA AVE, CORONADO

Phone #: 972) 386-5563 Phone #: (619) 522-9504

Email: HSPATTY@aircmail.net Email: KHP@ARCHITECTPUGEE.com

Signature: [illegible] Signature: [illegible]

Please initial to acknowledge the following:

X I understand that submittal of a Mills Act Application does not result in an automatic entitlement. Each application is evaluated on its own merits and final approval of a Mills Act Agreement rests with the City Council.

REQUIRED ATTACHMENTS:

- ☑ Completed and signed application form.
- ☑ Copy of Grant Deed.
- ☑ Current color photographs of the street view of the property, and each exterior elevation of all structures on the property. Include these photographs digitally as jpg files, on a CD or emailed to tolsen@coronado.ca.us, with the application.
- ☑ Prioritized list of anticipated exterior restoration and maintenance which will take place during the first 10 years of the contract.

CITY STAFF USE:

Case #: _____ Date Received _____ Date Application Complete _____ Hearing Date: _____

CORONADO HISTORIC RESOURCE COMMISSION

AGENDA ITEM
Public Hearing

Regular Meeting **October 16, 2013**

NOI 2013-25 UNION BANK TRUSTEE: REQUEST FOR A NOTICE OF INTENT TO DEMOLISH PERMIT FOR THE SINGLE FAMILY RESIDENCE ADDRESSED AS 1004 TENTH STREET AND LOCATED IN THE R-3 (MULTIPLE FAMILY RESIDENTIAL) ZONE

ISSUE: Determination by the Historic Resource Commission whether the structure intended to be demolished meets the criteria to be deemed a Historic Resource in accordance with Chapters 84.10 and 84.20 of the Municipal Code.

RECOMMENDATION: The Commission should consider the request along with oral testimony provided at the public hearing and modify the attached resolution (Attachment 1) to either approve or deny the request with appropriate findings.

PUBLIC NOTICE: A public notice was published in the *Coronado Eagle & Journal* and mailed to all property owners within 300 feet of the boundaries of the project.

BACKGROUND: In accordance with Chapter 84.20 of the Municipal Code, a "Notice of Intent to Demolish" Permit application is required to be filed with the City for the proposed demolition of a structure that is 75 years of age or older. The applicant has requested this determination of historic significance in order to gain certainty regarding options for future preservation or demolition of the dwelling. The Notice of Intent (NOI) to Demolish Permit Application for the property is included as attachment 2.

ANALYSIS: The subject property is located at 1004 Tenth Street. The site contains a single story dwelling on an approximately 5,700 square foot lot. The dwelling was constructed in 1898 by the Coronado Beach Company. The permit history for the property is as follows:

1898	Construction date based on Lot Book and Residential Building Record, property owner Coronado Beach Company
May 11, 1943	Reroof, property owner Katherine Rhodes
August 22, 1944	New foundation under house, property owner Katherine Rhodes
August 18, 1978	New water heater, property owner Ver-Hulst
June 8, 2006	Replace water heater, property owner Horton Family Trust
December 4, 2002	Change out water heater, property owner Union Bank Trustee
February 26, 2004	Replace furnace (expired permit), property owner Union Bank Trustee

The Historic Resource Inventory completed in the 1980s by Source Point gave the building a historical value rating of 2. A rating of 2 indicated the structure was on, or should be a candidate for inclusion on, the Coronado Historical Register; that it was built before 1942; was in excellent physical condition; was almost entirely unmodified from original exterior appearance; has

substantial architectural significance; and would qualify as a contributing structure to a potential historic district.

The Coronado Property Review (CPR) List completed in 2008 identified the property as potentially historically significant. It should be noted that the Source Point rating and Coronado Property Review status are provided for informational purposes only. The Source Point survey was not officially adopted for use as a survey document and is known to have some factual errors; however, it does provide a snapshot of what the historic condition of the dwelling was considered to be in 1986. The Coronado Property Review survey was, also, not adopted by City Council and is used as an informational resource only.

In accordance with Chapter 84.20 of the Municipal Code, in order for the structure to be designated a Historic Resource by the Historic Resource Commission, it must be at least seventy-five (75) or more years old and meet two or more of the adopted eligibility criteria. Following is a brief analysis of the property under each criterion.

CRITERION A – It exemplifies or reflects special elements of the City's military, cultural, social, economic, political, aesthetic, engineering, or architectural history.

The application submitted by the property owner states that the property is not significant under Criterion A.

According to information obtained from the 1892 Assessors Lot Book, and from the Residential Building Record, the dwelling was constructed in 1898. At that time that the dwelling was constructed in 1898, the property was owned by the Coronado Beach Company. In the years following the completion of the Hotel del Coronado in 1888, the Coronado Beach Company built many small Victorian homes on lots that the company owned on the island. These homes were built on spec, and also as worker housing for employees of the Coronado Beach Company and Hotel del Coronado. The first deed of sale for the subject property, in 1911, is signed by W. Clayton, Vice President of the Coronado Beach Company, to Herbert C. Rhodes, who was an employee of the Coronado Beach Company. Therefore it appears that the subject dwelling was constructed in this manner, as employee housing built by the Coronado Beach Company. The dwelling was clearly built during the early Victorian development of the island; examination of the 1906 Sanborn map shows that only eleven dwellings were present on the block bounded by 10th Street, Isabella Avenue, and E Avenue. Three of these dwellings remain today.

This information suggests that dwelling may be historically significant under Criterion A as a special element of Coronado's architectural and economic history, because it exemplifies the early period of Victorian development in Coronado and is an extant example of employee housing constructed by the Coronado Beach Company.

In order to designate the dwelling under Criterion A, the Commission would need to determine that the dwelling possesses aesthetic, engineering or architectural properties surpassing others of its kind; or significant military, cultural, economic, or political associations such that it exemplifies or reflects special elements of the City's history.

have taken place early on. The dwelling appears to be in good condition and retains architectural integrity from its 1898 construction date.

In order to be designated the dwelling under Criterion C, the Commission would need to determine that the subject dwelling possesses distinctive characteristics of an architectural style, is valuable for the study of a type, period, or method of construction, and has not been substantially altered.

CRITERION D – It is an example of the notable work of a builder, designer, architect, artisan or landscape professional.

The application submitted by the property owner states that the property is not significant under Criterion D. The dwelling was constructed by the Coronado Beach Company, but no specific information is known about the carpenters that constructed the dwelling.

In order to be significant under Criterion D, the Commission would need to determine that the property is a notable work of a builder, designer, architect, artisan, or landscape professional.

CRITERION E – It has been listed or formally determined eligible for the California Register as set forth in Section 5024.1 of the California Public Resources Code (as amended from time to time).

The subject property is not listed or determined eligible for the California Register, and therefore does not appear to be historically significant under Criterion E.

If the Commission determines through the public hearing process that the property meets, or does not meet, the criteria to be designated as resource, the Commission should modify the attached resolution making the appropriate findings for said determination, and address each of the adopted designation criteria. The decision of the Commission shall become final 10 days after the adoption of the resolution unless a notice of appeal to the City Council is filed with the City Clerk.

A designated Historic Resource is entitled to all of the benefits and restrictions of historic designation as outlined in Chapter 84.10 and in Chapter 84.20 of the Municipal Code and must comply with the requirements of the California Environmental Quality Act. If the property is deemed a "Historic Resource", the applicant must file a Historic Alteration Permit with the City to proceed with the demolition of the property.

Attachments:

1. Resolution
2. Notice of Intent to Demolish application
3. Staff Research

e) It has/has not been listed or formally determined eligible for the California Register as set forth in Section 5024.1 of the California Public Resources Code.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Historic Resource Commission of the City of Coronado hereby determines the property addressed as 1004 Tenth Street does/does not meet the required criteria to be designated as a Coronado Historic Resource, and therefore a demolition permit can be issued by the Building Division of the Community Development Department for the dwelling with the following conditions:

1. Owner shall notify the City and the Coronado Historical Association at least 10 days prior to demolition to allow an opportunity to prepare a photographic, film, video, or other appropriate record of the exterior/interior of the structure.

PASSED AND ADOPTED by the Historic Resource Commission of the City of Coronado, California, this 16th day of October, 2013, by the following vote, to wit:

AYES:
NAYS:
ABSENT:
ABSTAIN:

_____
Courtenay C. McGowen, Chair

Attest:

_____
Rachel A. Hurst
Director of Community Development

PROPERTY INFORMATION:

ARCHITECTURAL DETAILS

Architectural Style: See Report

Description of Property/Resource (building type, condition, exterior materials, window type, etc), attach additional pages as needed:

CONSTRUCTION DETAILS See Report

Original Construction Date_____

Original Architect_____ Original Builder_____

Prior location (if relocated): _____ Date of Relocation: _____

Construction History of Property/Resource (additions, alterations, modifications, repairs, etc.) attach additional pages as needed:

OWNERSHIP/OCCUPANCY DETAILS See Report

Original Owner_____ Original Occupant_____

Ownership and occupant history (names, occupations, known details, etc.) attach additional pages as needed:

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI #_____
Trinomial_____
NRHP Status Code 6Z

Other Listings _____
Review Code_____Reviewer_____Date_____

***Page** 1 of 27 ***Resource Name or #:** 1004 Tenth Street, Coronado, CA
***P1. Other Identifier:**
***P2: Location:** Not for publication Unrestricted X a. County: San Diego
And (P2b and P2c or P2d. Attach a location map as necessary.)
***b. USGS Quad** Point Loma ***Date:** 1996 T; R; ¼ of ¼ of Sec. _____ B.M._____
c. Address: 1004 Tenth Street City: Coronado Zip: 92118
d. UTM: (Give more than one large or linear resources) Zone: Me/ mN
e. Other Locational Data (e.g. parcel #, directions to resource, elevation, etc. as appropriate);
APN: 537-440-25, Block 16, Lot 6, Map 375 Coronado Beach South Island
***P3a. Description** (Describe resource and its major elements, include design, materials, condition, alterations, size, setting and boundaries.)

The subject property is a two-story, rectangular shaped, asymmetrical, Folk Victorian, single family residence located on a standard sized lot in the center of the City of Coronado. The building has a concrete foundation, horizontal and diagonal wood shiplap siding, and a front gable roof with a narrow eave overhang constructed in two parts. The building has a brick chimney in the center of the structure. The property is landscaped with large trees and bushes in the rear of the property. The building appears to be in good condition.

***P3b. Resource Attributes:** (List attributes and codes) HP2
P4. Resources Present: Building X Structure Object Site District Element of District Other
P5b. Description of Photo: (View, date accessions #) View: S 9/2013
***P6. Date Constructed/Age and Source** Historic X Prehistoric Both c. 1898, Assessor's Building Record
***P7. Owner and Address:** Horton Family Credit Trust c/o Union Bank Trustee, 530 B Street, #920, San Diego CA 92101
***P8: Recorded by:** (Name, Affiliation, Address) Kathleen Crawford/Marie Burke Lia, 427 C Street, #416 San Diego, CA 92101
***P9. Date Recorded:** September 2013

P10. Type of Survey:** Intensive ***P11: Report Citation** (Cite Survey Report and other sources: NoneAttachments:** Location Map Sketch Map **Continuation Sheet X Building, Structure and Object Record X** Archaeological Record District Record Linier Resource Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

P3a. Building Description

The subject property is a two-story, rectangular shaped, asymmetrical, Folk Victorian, single family residence located on a standard sized lot in the center of the City of Coronado. The building has a concrete foundation, horizontal and diagonal shiplap wood siding, and a front gable roof with a narrow eave overhang constructed in two parts. The building has a brick chimney in the center of the structure. The property is landscaped with large trees and bushes in the rear of the property. The building appears to be in good condition.

North façade

The north façade is the primary façade on the structure. The building contains a small porch accessed by a short flight of stairs with a wood railing. The entrance is recessed into the main mass of the structure and includes a wood door with a modern metal screen door. The porch roof is supported by turned wood posts. The north side of the porch area includes an enclosed porch section that is accessed by a single wood door. This porch section may have been originally open on the structure. The porch contains wood framed, multi-lite, fixed pane windows. The porch area includes turned wood detailing and carved wood filigree detailing at the upper corners of the façade.

The second floor contains two small windows set under the highest point of the front gable. The windows are wood framed, multi-lite, casement style windows set side by side. The flat surface of the wall contains wood siding placed in a diagonal pattern.

East and West Facades

The east and west facades are basically the same. Both facades have horizontal shiplap siding and contain several windows that vary in size, shape and placement. The windows are wood framed, double hung sash or casement style windows. The south end of the west façade contains the rear porch. The walls of the porch are wood board and batten siding. The wall contains one small, wood framed window with a metal screen.

South Façade

The south façade contains the above-referenced rear porch of the residence. The entrance is located on the west end of the porch area includes a single wood door. A short flight of stairs with a railing provides access to the porch. The rear porch area contains a separate gabled roof that is set slightly lower than the roof on the main section of the house. Wood framed windows are placed in a row across the rear façade and are shaded by aluminum shades. The area of the porch that contains the window sections is constructed of horizontal shiplap siding.

churches, streets and water, sewer, and gas lines. The opening of the Hotel Del Coronado attracted many famous visitors and the success of the project seemed assured. Unfortunately, the boom years of San Diego were over by 1888 and land values dropped, newcomers left, and the city slowed down for many years.[3]

Coronado dropped out of the city of San Diego city limits in 1890 over a tax dispute and two months later, Coronado decided to incorporate as a city. Elisha Babcock was elected president of the board of trustees. John D. Spreckels, financier and entrepreneur, came to Coronado in the late 1800s and proceeded to buy much of San Diego and the island property. He purchased Hampton L. Story's shares in the Hotel Del Coronado and by 1903, Spreckels was the sole owner of the hotel, the water system, North Island and numerous vacant lots. In 1906, he moved to the Island and built a residence for his family. He became a prime force in the development of San Diego but he put enormous investments into developing Coronado as well. He created the Bank of Coronado, invested heavily in real estate and local businesses, and created the transportation systems that linked Coronado to downtown San Diego.[4]

During the first three decades of the twentieth century, the nation faced economic recessions, boom periods and in 1914, entered World War I on the side of the Allies. The war effort would bring major changes to Coronado with the development of San Diego and the surrounding areas as important centers for the American military. North Island became the home of various U.S. Navy activities, including pioneering military aviation activities, and the population of the island swelled as servicemen and their families moved to the town of Coronado. New construction of homes, as well as creating rental properties for transitory military families, was very important to Coronado's economy and growth. Tent City was built just south of the Hotel, becoming a very popular vacation spot for families during the summer months. The "Roaring Twenties" came to Coronado, as it did everywhere else in the country. Oldtimers say that during Prohibition you could get a drink at the Hotel Del Coronado if you knew the right people and rumor has it that the concrete reservoirs in the basement of the hotel stored many a bottle of bathtub gin.[5]

Upon reading the papers from the period, life in Coronado continued at a pretty normal pace. People were concerned with the newest fashions, new businesses began in the city, and new organizations attested to the growth of the community. The Coronado Realty Club was created in 1924; the Rotary Club of Coronado was organized in 1926; the Coronado 20-30 Club in 1936; the Coronado Chamber of Commerce in 1937; and the Lions Club in 1939. During the golden years of the twenties, movies stars and famous people came to Coronado for tennis and polo and the results of their competitions were

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[3] *Coronado Historic Resources Inventory*, 1986.

[4] *The Southern California Rancher*, September-October, 1962.

[5] *Coronado Journal*, August 23, 1979.

B10. Significance Evaluations

Integrity

To determine the significance of a property under the City of Coronado's *Historic Designation Criteria Guidelines,* the integrity of the resource must be evaluated. Integrity is the ability of a property to convey and maintain its significance. In order to retain historic integrity, a resource must possess several, and usually most, of the seven key aspects of integrity, i.e. location, design, setting, materials, workmanship, feeling and association. [7]

Location:

Location is the place where the historic property was constructed or the place where the historic event occurred. This building has remained in its original location since it was constructed. Therefore, it retains its location element for integrity purposes.

Design:

Design is the combination of elements that create the form, plan, space, structure, and style of a property. No major alterations were recorded other than a possible porch enclosure and a new foundation in 1944. Therefore, the building has retained its design element for integrity purposes.

Setting:

Setting is the physical environment of a historic property. As indicated by the Sanborn Fire Insurance Maps in Exhibit F, the setting in and around the resource originally consisted of small single family residences as late as 1949, with the exception of the commercial uses on Orange Avenue. By 1958, a large multi-family residential complex was in place just west of the property. And, as indicated by current aerial maps, the setting has changed to host large residential and commercial properties on surrounding parcels. Therefore, the building as not retained its setting element for integrity purposes. The current aerial map is attached as Exhibit G.

Materials:

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The majority of the original construction materials used at the subject property remain in place. Therefore, the building retains its materials element for integrity purposes.

[7] City of Coronado's Historic Designation Criteria Guidelines, pages 21-22.

lot and residential siting in this particular neighborhood. The building is part of the overall pattern of residential construction in Coronado in the late 19th and early twentieth centuries. The Folk Victorian style was very popular and many fine examples were constructed in Coronado during this period. The facet of history this resource represents is Folk Victorian architecture, the geographical limits are the city of Coronado, and the time period is the 1890s era in its overall design and placement.

2. Is that facet of history important?

Coronado was first developed in the late 1800's as a small community by the Coronado Beach Company. This residential building was originally constructed in 1898 as one of the many small homes for residents that the Coronado Beach Company hoped to attract to the island. Gradually the city grew, city services began to be developed, schools were built, and the population expanded with new homes under construction that reflected the architectural trends of the period. By the 1920s and 1930s, Coronado had become a viable residential and commercial community with many fine homes designed in early Twentieth Century styles, The Hotel del Coronado brought fabled visitors to the island, polo grounds were built for their entertainment and boating facilities were developed. Major milestones in aviation history and military history began in the early twentieth century and have continued to be a critical and important use of the island. The use of the island for important military activities led to an increase in residential and commercial development. The development of the area rose to new heights after World War II as the area continued to attract residents and new construction. Coronado has experienced periods of growth and decline in accordance with the variations of the local economy.

The subject property was constructed as part of the original development of the island by the Coronado Beach Company in the 1890s. It has long been a common practice for a land owner hoping to develop their properties to construct spec homes for future residents and this pattern was followed in early Coronado. Folk Victorian architecture was a common building style of this era. The subject property represents this facet of Coronado's history as do other surviving residential properties from the early twentieth century.

3. Is the type of resource under study relevant and important in illustrating that history?

The property type is a single-family residence. The construction of single-family homes was a prime element of the overall economic and social development of Coronado as a community and in the late 1800s and into the twentieth century. The subject property is a standard, typical example of a c. 1890s Folk Victorian style structure. The building is not important in representing the historic context, as it is one of dozens of small residential buildings in this area and many of those buildings are much more indicative of the Folk Victorian design concepts. It is also one of hundreds of single family homes in the Coronado area and has not played any significant role in the overall development of the Coronado community.

reflect special elements of local history. It is important to note that Criterion A states that a resource must exemplify or reflect *special elements* of local history. It is not enough for a resource to simply exemplify or reflect local history in general, as all buildings, structures and objects do. A *special element* of history refers to an element of history that is distinct among others of its kind and surpasses the usual in significance." [10]

No historical evidence was identified that would support the determination that the subject property exemplifies or reflects *special elements* of Coronado's *military, cultural, social, economic, political, aesthetic, engineering, or architectural* development. The building is not associated with any of these identified special elements of Coronado's history any more than any other single family residence in the City. It was built as a spec house by an early developer and was owned and occupied by two families until it was purchased as a rental property and used in that fashion ever since. It is not distinct among other buildings of this nature and it does not surpass the usual in significance. Therefore, it does not exemplify or reflect special elements of the City's economic history. It is a standard example of Folk Victorian architecture, but there are other examples of that style throughout the City. It is not distinct among other buildings of this style and it does not surpass the usual in significance. Therefore, it does not exemplify or reflect special elements of the City's architectural history, It does not exemplify or reflect any of the other special elements of the City's history. Therefore, the property is not eligible for local designation under Criterion A.

Criterion B: Person or Events: *It is identified with persons or events significant in local, state, or national history;*

No historical evidence was identified that would support the determination that the subject property was identified or associated with persons or events significant in local, state, or national history. No information about the previous owner occupants could be found in published histories or periodicals about Coronado. If the current owners have achieved individual historical significance, that significance would be associated with their primary residence or other sites associated with their productive lives, rather than with an investment property. Nor has it been established that any historically significant event was associated with this residence.

Criterion C: Architecture: *It possesses the distinctive characteristics of an architectural style, and is valuable for the study of a type, period or method of construction and has not been substantially altered.*

The c. 1898 residential building on the subject property was identified in the current investigation as having been designed in the Folk Victorian architectural style.

According to McAlester and McAlester, noted authorities on residential architecture, "The style is defined by the presence of Victorian decorative detailing on simple folk house forms, which are generally much less adorned than the Victorian styles that they attempt to mimic. The details are usually of either

[10] City of Coronado's Historic Designation Criteria Guidelines, page 8.

method of construction. "Distinctive characteristics" are physical features or traits that are frequently present in architectural styles, types, periods, or methods of construction. Type, period, method of construction are separate aspects of construction that refer to the function of a resource (type), the date of construction (period), or building materials and technology used (construction).

Applying Criterion C

Establishing historic significance under Criterion C is a three-step process:

1. A resource must clearly exhibit enough distinct characteristics to be truly representative of an architectural style.
2. The resource must be valuable for the study of a particular aspect of the construction (type, period, or method of construction)
3. The resource must not be substantially altered from its historic condition." [12]

The Folk Victorian style was popular in the 1890s in the United States. During this period, many Folk Victorian style residences were built in Coronado. The subject property residential building was designed in the Folk Victorian style in 1898, The subject property contains a majority of the character defining features of the Folk Victorian style and is an example of the type of structure built during the formative period of Coronado's early development. The building has undergone alterations on the front porch by the enclosure of the original open spaces. However, the overall design has been retained as the original open spaces were in-filled without removing the other key elements of the porch design. The building embodies the distinctive characteristics of the Folk Victorian architectural style, it is valuable for its period of construction, and it is not substantially altered from its historic condition, therefore it is architecturally significant under Criterion C.

Criterion D: Master Architect: *Is representative of the notable work of a builder, designer, architect, artisan, or landscape professional;*

The builder of designer of this residence is unknown. Therefore, this Criterion cannot be met.

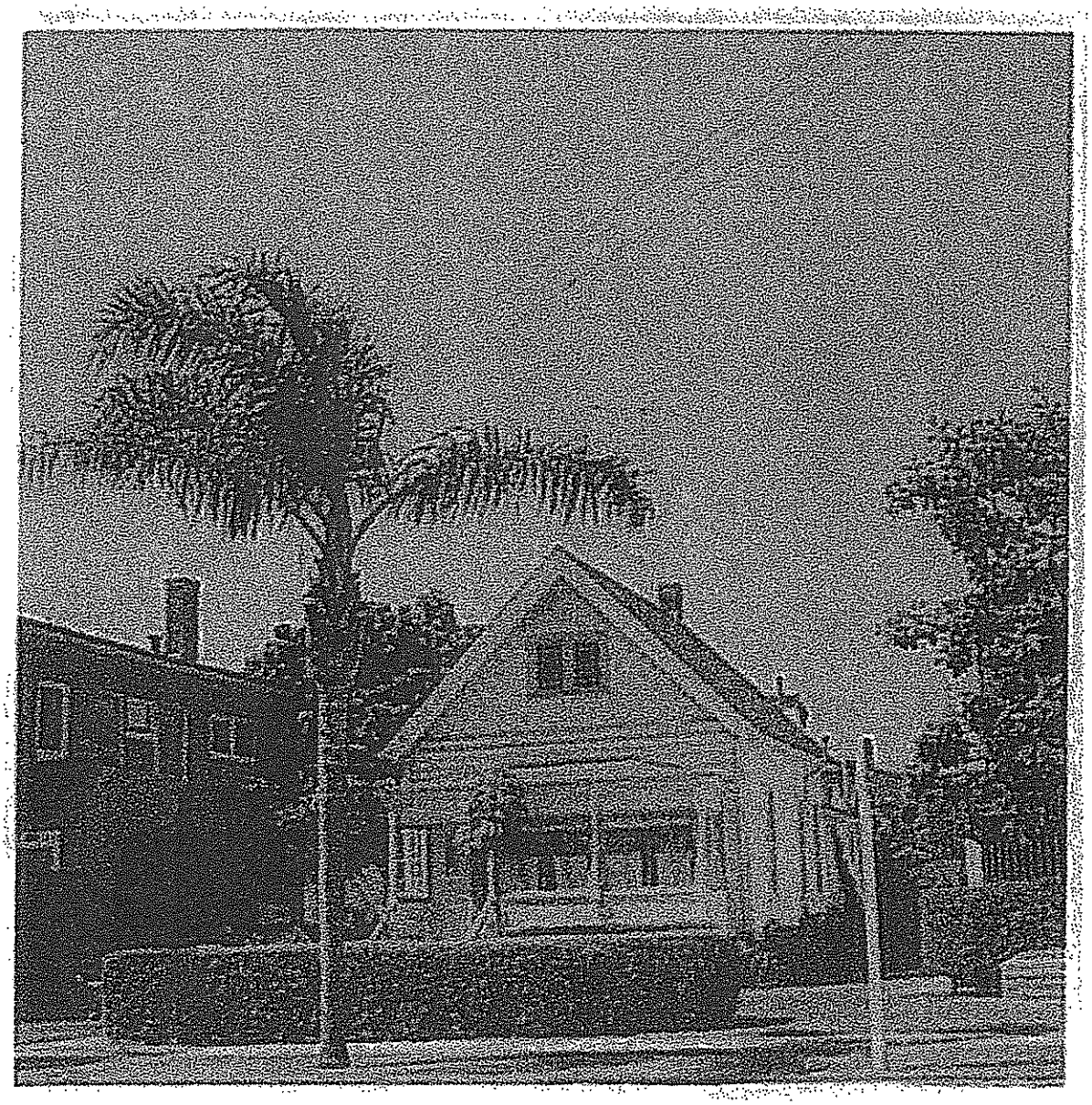
Criterion E: National or California Register: *It has been listed on or formally determined eligible for the California Register as set forth in Section 5024.1 of the California Public Resources Code (as amended from time to time);*

The subject property has not been listed or determined eligible for listing on the California or National Register by any appropriate official. Therefore, this Criterion cannot be met.

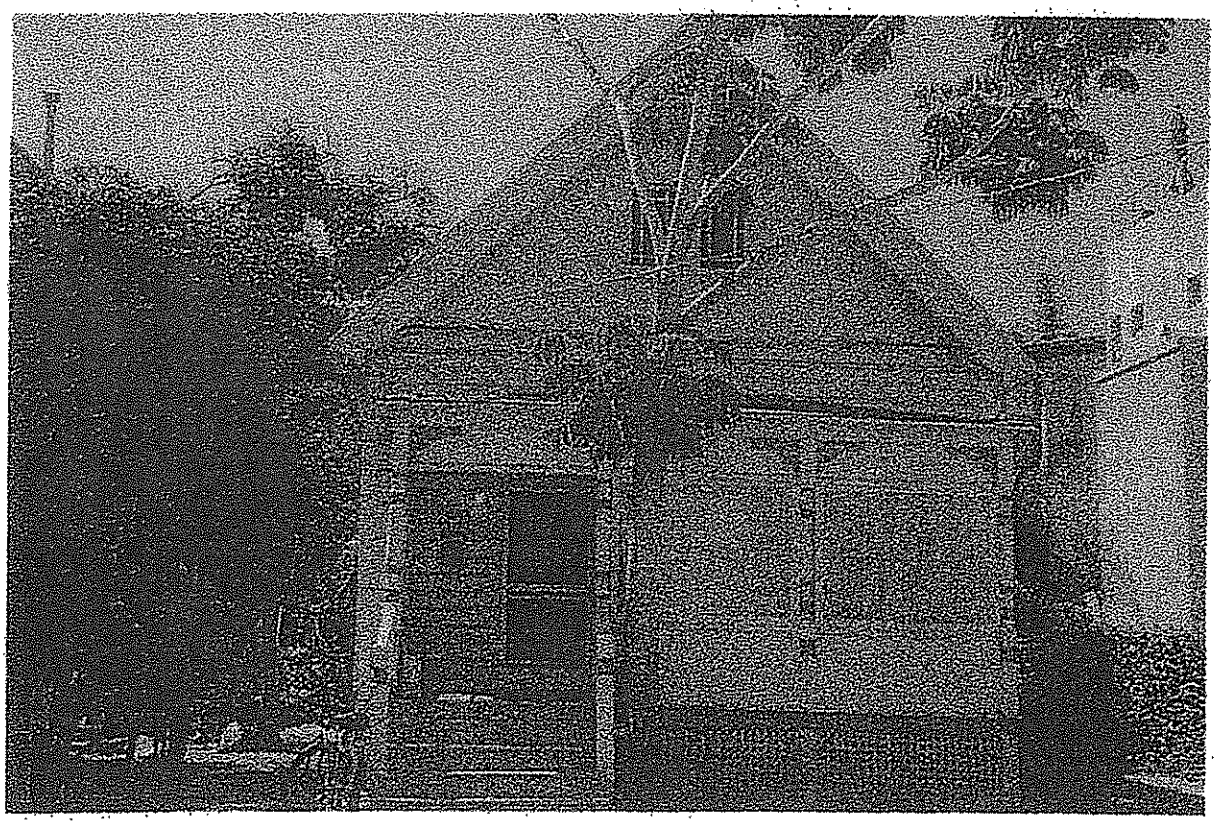
Criterion F: Historic District: *In the case of historic districts. . . .* This building is not a historic district.

[12] City of Coronado's Historic Designation Criteria Guidelines, page 13.

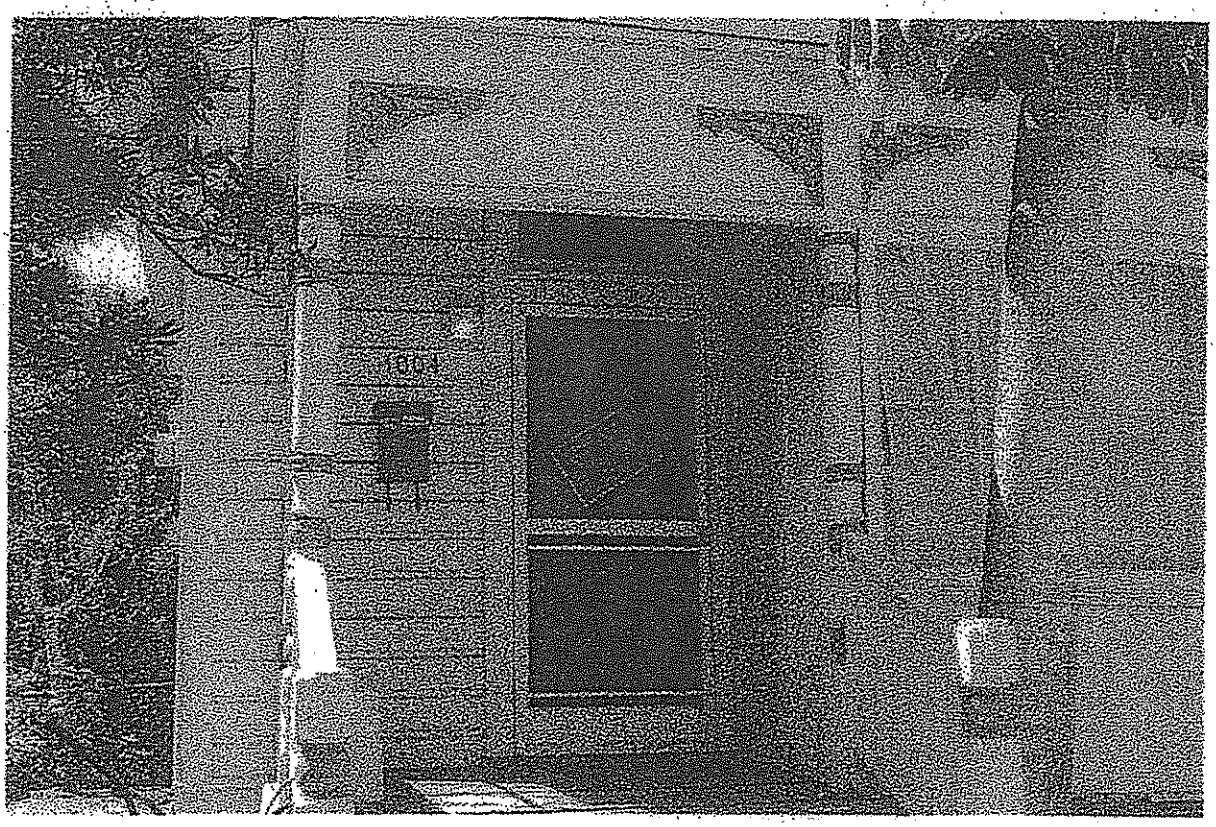
1004 Tenth Street, Coronado, CA
View South/North Façade
Historic Photograph - 1975



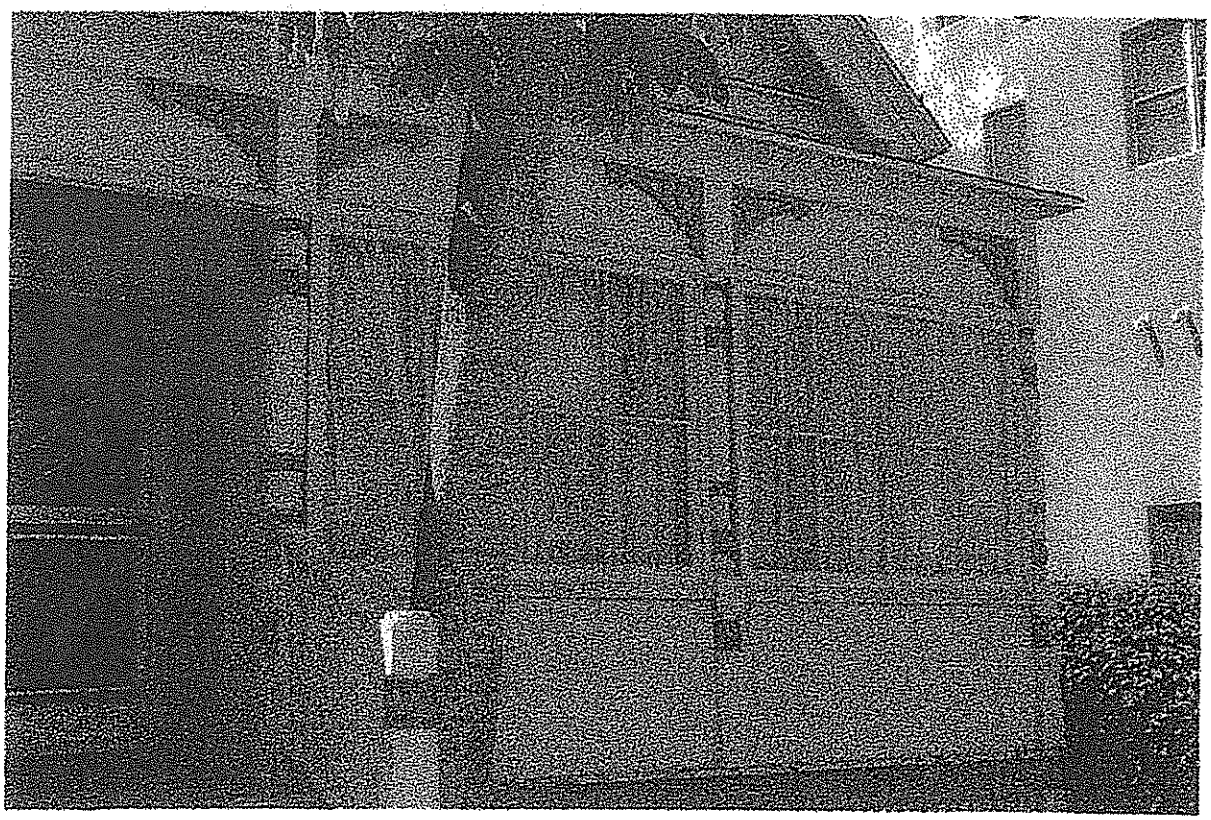
1004 Tenth Street, Coronado, CA
View South/North Façade
September 15, 2013



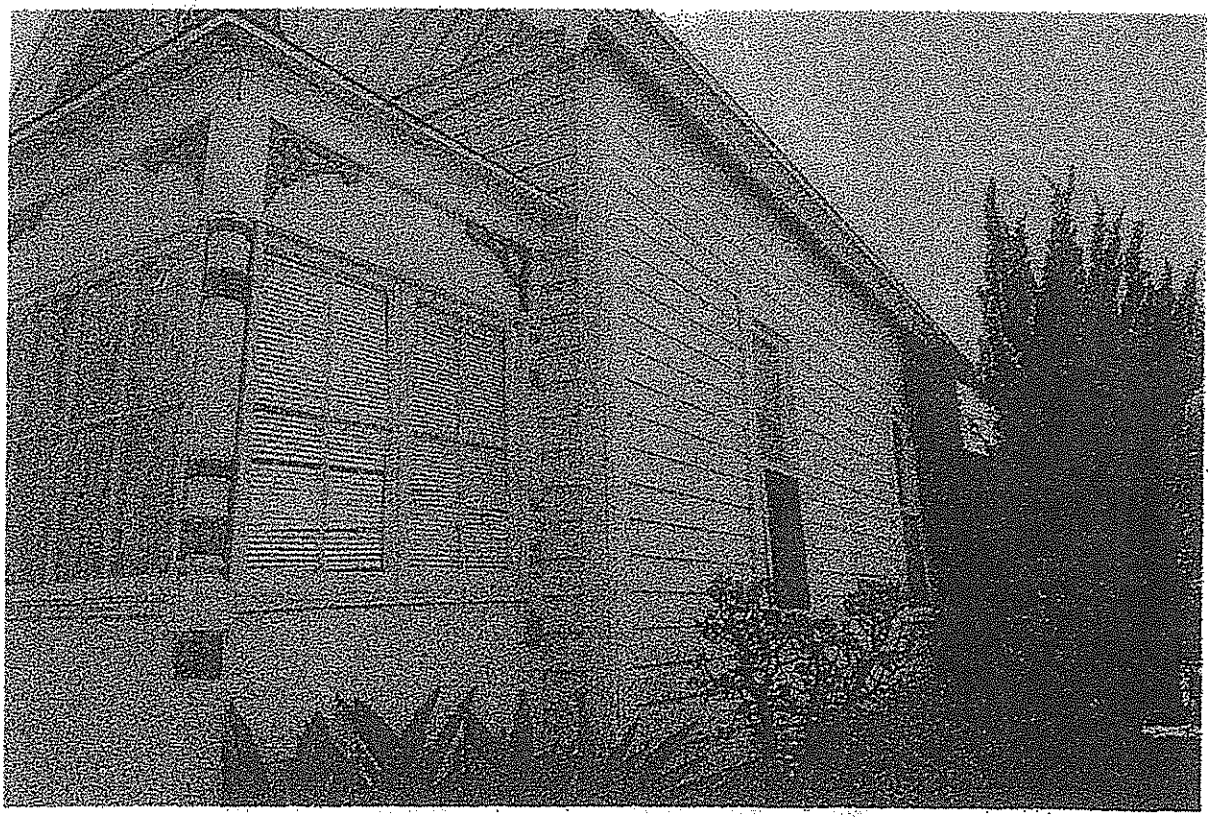
1004 Tenth Street, Coronado, CA
View South/North Façade
September 15, 2013



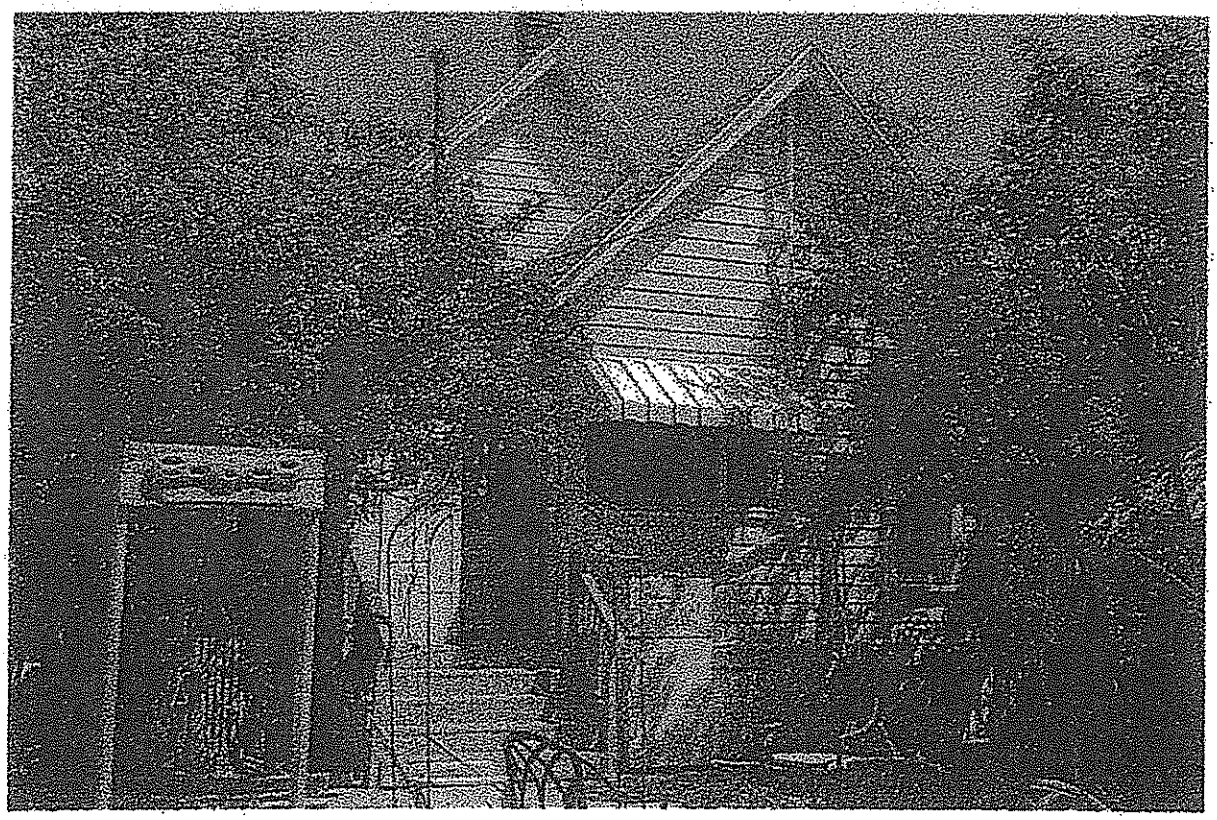
1004 Tenth Street, Coronado, CA
View Southwest/North Façade
September 15, 2013



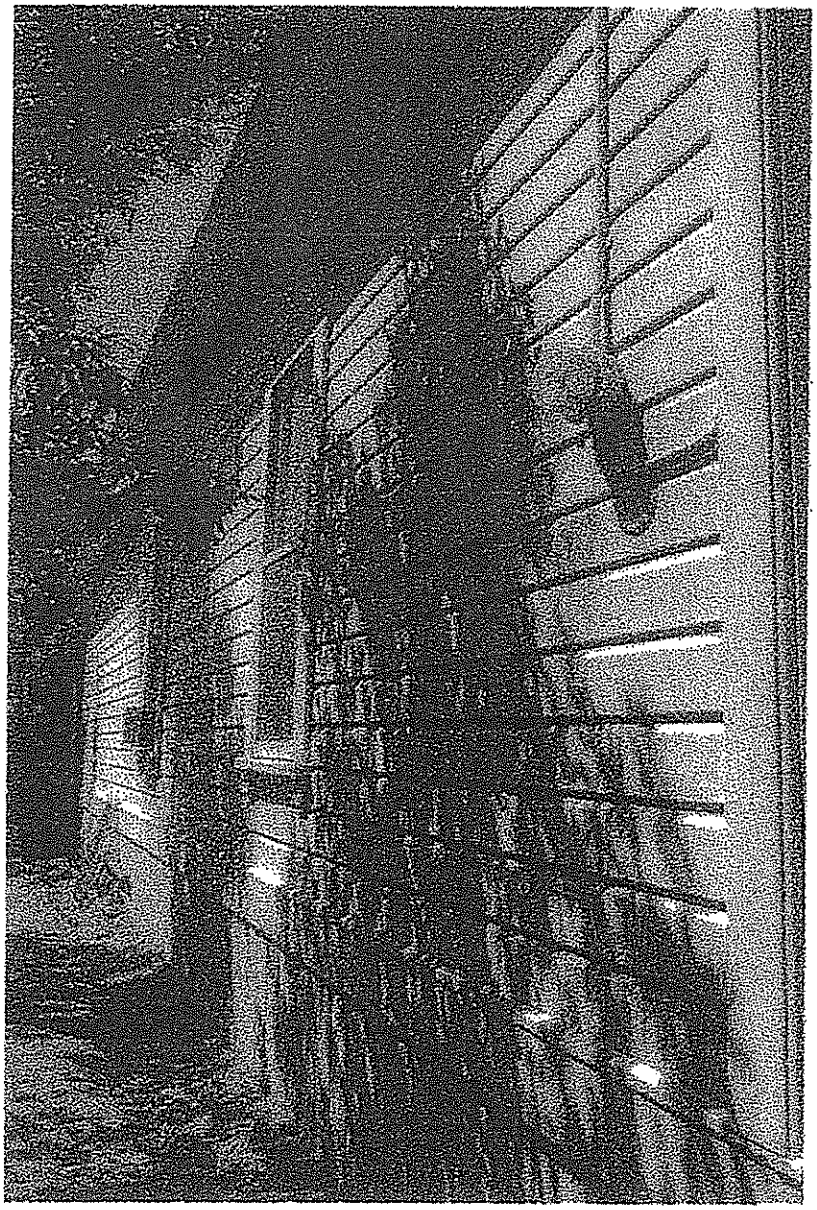
1004 Tenth Street, Coronado, CA
View Southeast/North and West Facades
September 15, 2013

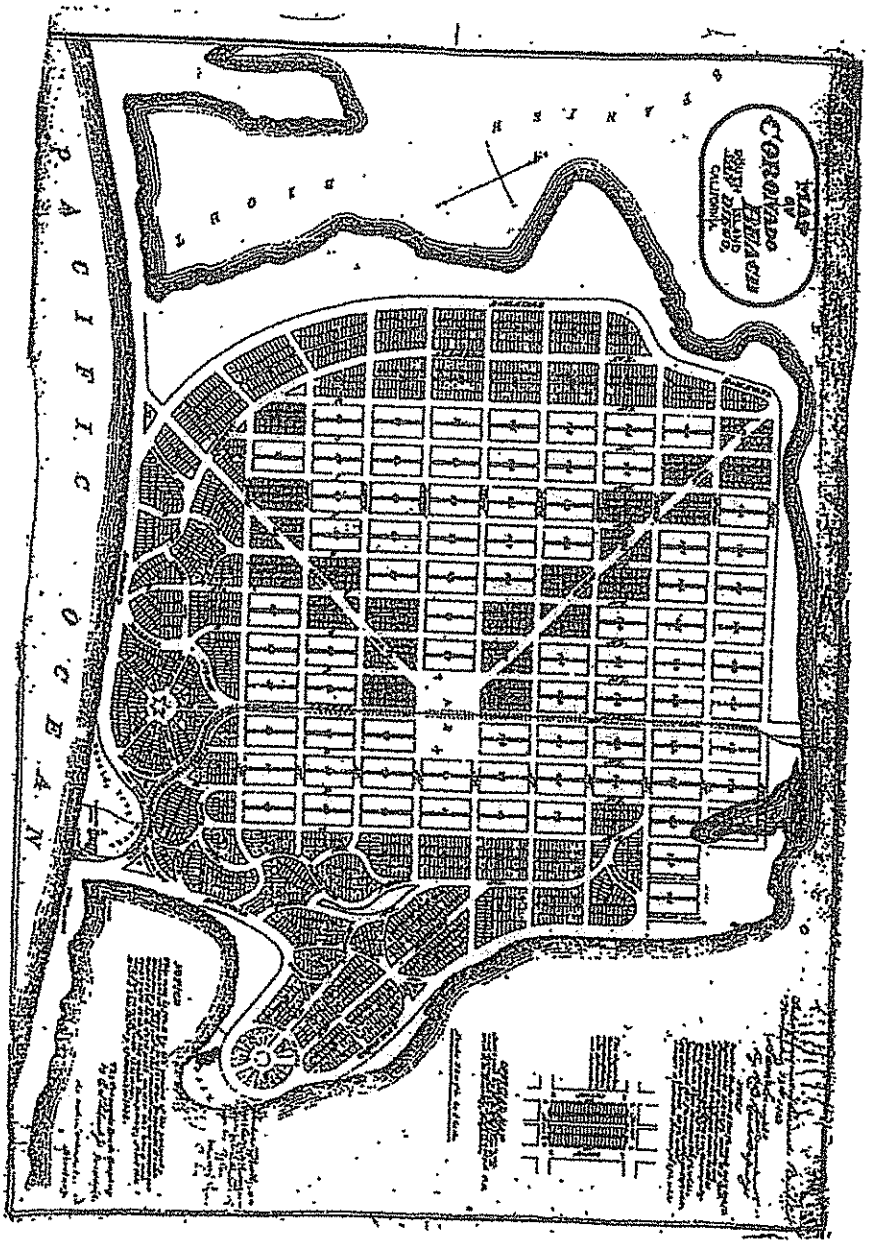


1004 Tenth Street, Coronado, CA
View North/West Facade
September 15, 2013



1004 Tenth Street, Coronado, CA
View South/East Façade
September 15, 2013





Description: San Diego,CA Tract Map - DocID 376 Page: 1 of 1
Order: a Comment:

000057

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EXHIBIT B

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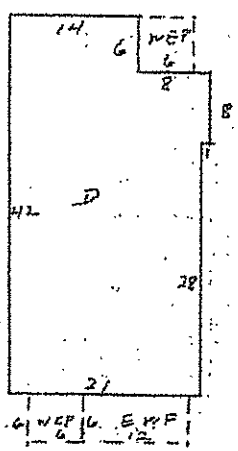
MISCELLANEOUS STRUCTURES

Structure	Found.	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
Shed							300
Misc. Fences		Frame	wd.	(Pickets (1" c.s.))			150

COMPUTATIONS

28 x 21	588	131	720
8 x 22	176	2 x 2	14
6 x 14	84		734
	848 / 1.8		



Remarks: [illegible]

09497

BUILDING INSPECTION

No. 7904 Date Aug. 22, 1944

Address 1004 10th Street

Lot 6 Block 16

Owner Katherine Rhodes

Contractor Self

Use of Building New Foundation

Type Group Zone

Cost of Building $ 160.00

CONSTRUCTION

	No.	Date
Foundation		
Frame		
Chimney		
Exterior Lathing		
Interior Lathing		
Ext. Plastering, 1st Coat		
" " 2d "		
" " 3d "		
Interior Plastering		
Roofing		
Plumbing		
Gas		
Electrical		
Sewer Connection		
Gas Service		
Electric Service		
Driveway		
Certificate of Occupancy		

H. R. Fuller
Building Inspector

EXHIBIT D

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EXHIBIT E

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the day secured.

In Witness whereof the said Trustees have hereunto set their hands and seals, and the said company hath authorized its President to hereunto affix its name and corporate seal (a private seal being adopted and used as such on this occasion) the day and year first above written

Josephus Collett
Heber Ingle
E. S. Babcock Jr
J. Truendike
H. E. Story

The Coronado Beach Company
[illegible] Babcock Jr
Pres.

Sealed and delivered by all persons parties hereto in the presence of

State of [illegible]
County of San Diego } ss

On this 17th day of April in the year one thousand eight hundred and eighty six [illegible] Notary Public in and for said County, residing therein, duly commissioned and sworn personally appeared Josephus Collett, Heber Ingle, H. E. Story, E. S. Babcock Jr and J. Truendike known to me to be the persons described in, whose names are subscribed to, and who executed the within instrument; and they each acknowledged to me that they executed the same

In Witness whereof, I have hereunto set my hand and affixed my official seal, at my office in the said County of San Diego, the day and year in this certificate first above written

E. Wadham
Notary Public

(SEAL)

Photographed By M. DULAC, Deputy Recorder

Order: QuickView Doc: CASAND:RDED 58-00269-06073 Page 2 of 2 Created By: WHAMILTON

Photographed By P. G. SHELLEY, Deputy Recorder

tain all railroads upon the streets and avenues laid out. All as a own and delineated upon the map of "Coronado Beach" on file in the office of the Recorder of the County of San Diego in said County.

PROVIDED ALWAYS, and this conveyance is made upon the express conditions, to-wit:

The said grantee, his heirs or assigns, shall not at any time manufacture, sell or dispose of, to be used as a beverage, any intoxicating liquors of any kind, distilled or fermented, or permit the same to be done in any place of public resort upon said land.

That the said grantee shall not erect or suffer to be erected upon said land any building nearer than twenty-five feet from the side line of the street or avenue in front thereof, so that the residences or buildings on said street or avenue shall be of a uniform distance therefrom.

AND IT IS EXPRESSLY AGREED that in case the foregoing conditions, or any thereof, be broken by the grantee, his heirs or assigns or legal representatives, this conveyance shall become and be null and void, and the title to the premises herein conveyed shall revert to the grantor, and the said grantor, its legal representatives or assigns, shall have the right to re-enter upon and possess said premises with their privileges and appurtenances and hold the same forever. And that the said grantee, his heirs and assigns in accepting this conveyance or any mesne conveyance founded upon it, agrees to all and every of the foregoing conditions.

WITNESS the hand of said corporation by its Vice President and corporate seal this seventeenth day of April, 1911.

Coronado Beach Company

CORONADO BEACH COMPANY
By W. Clayton, Vice President
Attest: Harry L. Titus, Secretary

State of California, }
County of San Diego } SS.

On this 21st day of April, 1911, before me, Fred G. Whitehead, a Notary Public in and for the County of San Diego, State of California, personally appeared W. Clayton, known to me to be the Vice President, and Harry L. Titus known to me to be the Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said corporation, and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal at my office in said County, the day and year in this certificate first above written.

Fred G. Whitehead

Fred G. Whitehead
Notary Public in and for the County of San Diego
State of California

Recorded at request of Herbert C. Rhodes, Feb. 2, 1915, at 44 min. past 4 o'clock P.M.

John H. Ferry, County Recorder
By W. Howard Ferry, Deputy

Fee $1.40

Compared
P. G. Parsons

8171

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

NAME Mr. Eugene A. Horton
ADDRESS 703 Bank of America Building
CITY & STATE San Diego, California 92101

Title Order No. A425948 Escrow No. 425948 JL

FILE/PAGE NO. 15678
RECORDED REQUEST OF
SECURITY TITLE INSURANCE COMPANY
JAN 29 9:00 AM '68
SERIES 9 BOOK 1968
OFFICIAL RECORDS
SAN DIEGO COUNTY CALIF.
A. S. GRAY, COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

NAME Grantee : address above
ADDRESS
CITY & STATE

$4.95	$5.50	$11.00
SAN DIEGO COUNTY	SAN DIEGO COUNTY	SAN DIEGO COUNTY
DOCUMENTARY STAMP TAX	DOCUMENTARY STAMP TAX	DOCUMENTARY STAMP TAX

Grant Deed

AFFIX I.R.S. $ 21.45

THIS FORM FURNISHED BY SECURITY TITLE INSURANCE COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MAY L. ADAMSON, a widow

hereby GRANT(S) to EUGENE A. HORTON, a married man

the following described real property in the City of Coronado
county of San Diego, state of California:

Lot 6 in Block 16 of CORONADO BEACH SOUTH ISLAND, in the City of Coronado, County of San Diego, State of California, according to the Map thereof No. 376, filed in the office of the County Recorder of San Diego County, November 12, 1886.

Dated November 14, 1967

May L. Adamson
May L. Adamson

STATE OF CALIFORNIA
COUNTY OF San Diego } ss.
On November 22, 1967 before me, the undersigned, a Notary Public in and for said County and State, personally appeared May L. Adamson

known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

Mary E. Jensen
Signature of Notary
MARY E. JENSEN
NOTARY PUBLIC in and for the County of
Name (Typed or Printed) of California
My Commission Expires May 13, 1968

FOR NOTARY SEAL OR STAMP

MARY E.
NOTARY PUBL
COUNTY OF

No. 15678

8

L-1 (GS) (Rev. 8-65) 6 pt.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

[redacted]

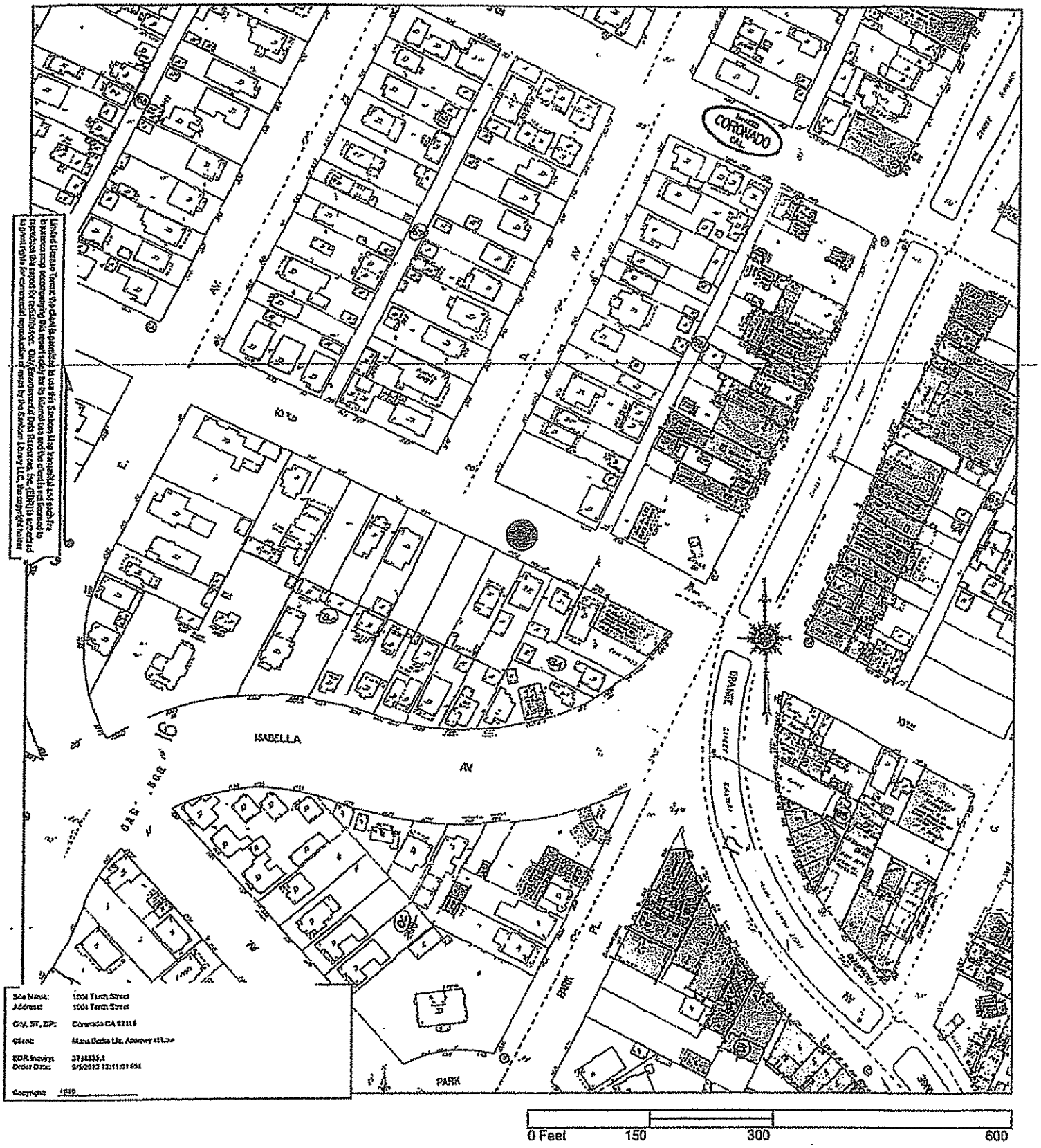
000073

[redacted]

Order: Non-Order Search Doc: SD:1968 00015678 Page 1 of 1 Created By: Wendy Hamilton Printed: 9/18/2013 1:12:57 PM PST

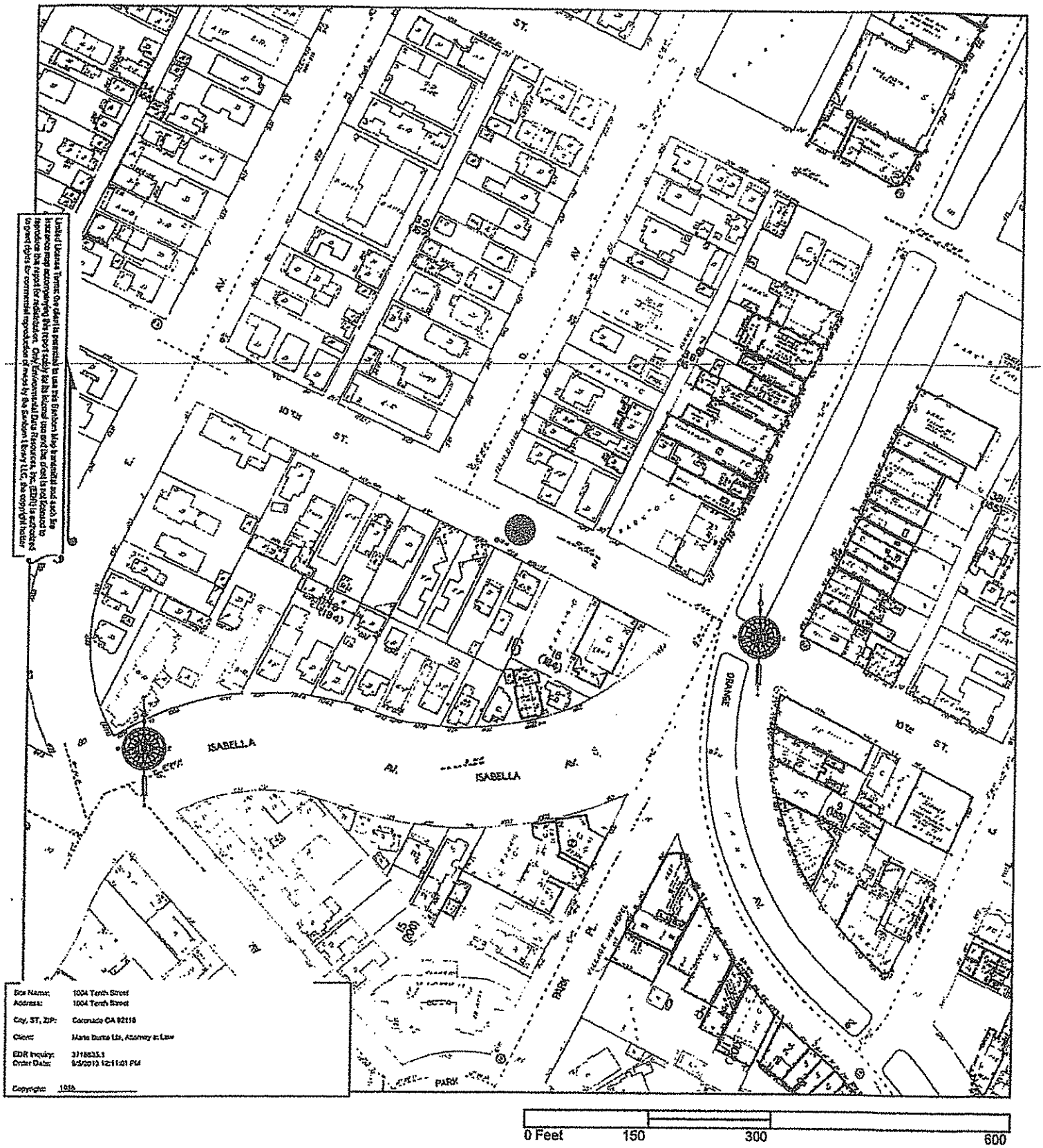
1906

1949



Site Name: 1004 Tenth Street
Address: 1004 Tenth Street
City, ST, ZIP: Coronado CA 92118
Client: Mana Burke Llp, Attorney at Law
EDR Inquiry: 3714335.1
Order Date: 9/5/2013 12:11:01 PM
Copyright: 1949

1988



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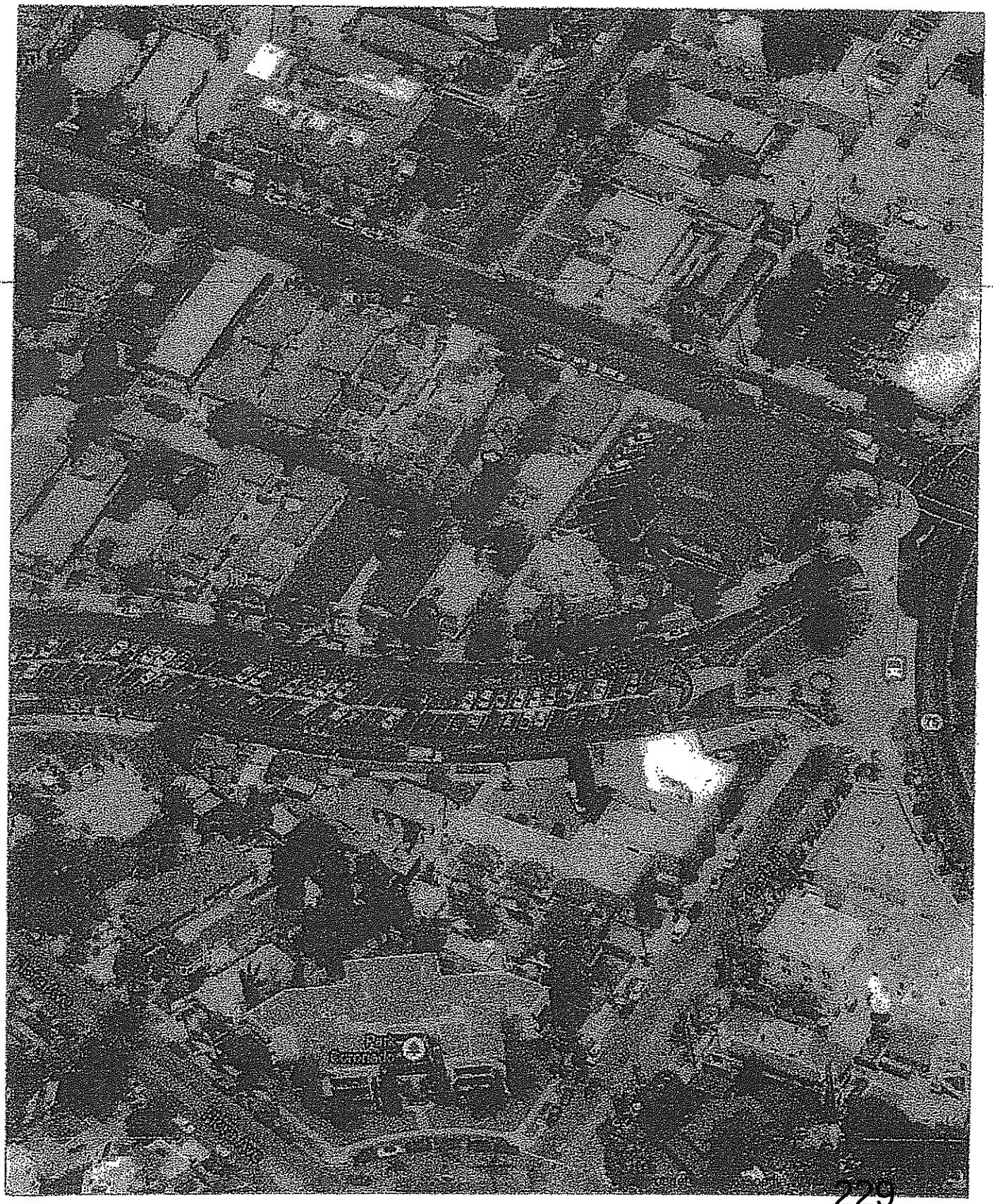
To see all the details that are visible on the screen, use the "Print" link next to the map.

Google



IDENTIFICATION

1. COMMON NAME: Not Determined
2. HISTORIC NAME: Rhodes Home
3. ADDRESS: 1004 Tenth Street CITY: Coronado
   ZIP: 92118 COUNTY: San Diego 4. PARCEL #: 537-440-25
5. PRESENT OWNER: California First Bank (Corp)
   ADDRESS: 1118 Glorietta Blvd. CITY: Coronado
   ZIP: 92118 OWNERSHIP IS: PUBLIC: PRIVATE: X
6. PRESENT USE: Residence
   ORIGINAL USE: Residence

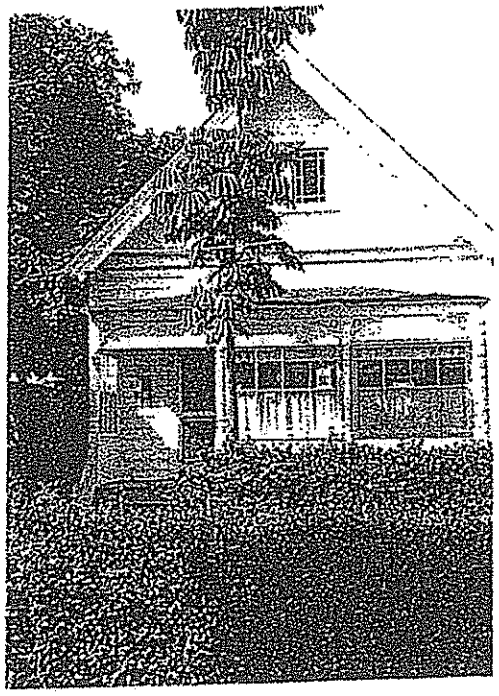
DESCRIPTION

7A. ARCHITECTURAL STYLE: Victorian Cottage

7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Coronado Beach South Island, Block 16, Lot 6.

This rectangular home is one and one half stories in height and has shiplap siding and a high gable roof. There is diagonal shiplap and fishscale shingles in the gables. The front porch is hooded by a gable roof supported by decorative columns with stickwork cornice brackets. Part of the porch is enclosed with fixed-pane windows.



8. CONST. DATE:
   EST: 1887 FACT:
9. ARCHITECT:
   unknown
10. BUILDER:
    unknown
11. APPROX. PROP. SIZE (FT):
    FRONT. 40 DEPTH. 140
    OR APPROX. ACREAGE

12. DATE OF PHOTO: 1985

Herbert Rhodes
Settled Out of Court - Coronado Strand
p4c1, 06/21/1913

Settled Out of Court

What promised to be an interesting session at Judge John's court was settled without the Judge's aid on Saturday morning.

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and the dove of peace is again hovering over the City Hall. As nearly as we could gather, W. Davidson, a painter, who is employed at Tent City, painted H. C. Rhodes' house at 1004 10th street, collected the money, $15, and failed to pay his workmen, who filed a lien on the property, forcing Rhodes to pay the amount over again, tho the men agreed to look to Davidson for their money when asked whether Davidson should be paid. It cost Davidson $5 for attorney's fees, and he paid Rhodes part of the money back, giving an order on the Tent City management for the balance. There are other cases of a like nature, it is said, that he will have to settle.

Kitty Rhodes
Spreckels Companies Employees Pensioned –
Coronado Journal, p4c1, 04/10/1929

CORONADO JOURNAL

Spreckels Companies Employees Pensioned

Announcement is made of the retirement of four well-known employees of the Spreckels companies in Coronado: Homer MacNutt, superintendent of construction of the properties of the company; Major Colin G. Ross, for many years secretary of the Coronado Country Club; Mrs. Kitty Rhodes, for 28 years employed at Hotel del Coronado; Ernest A. Swanson, during the last seven years resident manager of Coronado Tent City. The first three named, it is stated, having served for twenty or more years, are to receive pensions from the Spreckels Companies.

Manager Mel S. Wright of Hotel del Coronado will, it is stated, also assume the management of Coronado Tent City, which is now being actively put in shape for the coming summer season.

The foregoing changes, it is reported, are made at this time as the result of a recent visit here of F. E. Sullivan, president of the Spreckels Companies, who succeeded W. H. Hannam in that position about a year ago. Mr. Sullivan resides in San Francisco.

Frances Wilson Horton

Posted: Thursday, February 7, 2013 2:06 pm

Frances Wilson Horton: January 26, 1916 — December 31, 2012

Frances Wilson Horton passed away peacefully on December 31, 2012 in Sonoma, California. Frances was born January 26, 1916 in Whitney, Nebraska, the sixth of seven children and the youngest of five girls. At age four, her family moved to California and settled in Riverside where her father became a successful citrus grower and builder.

Although Fran's father believed that college was wasted on girls, her mother insisted that higher education was equally important for her sons and daughters. In order to give her husband time to reconsider, she took Fran and her younger brother for an extended stay with relatives in the Midwest. As a direct result, her father changed his mind and Fran and her four sisters all earned college degrees. Fran graduated from UC Berkeley in 1937 and took a position as a social worker in San Francisco.

Fran met Eugene Horton when she was a student at Cal and he was studying at Stanford. They were married in 1947 and settled in Coronado, which became home for 56 years while Gene practiced law in San Diego. Fran was active in Coronado's AAUW chapter, and numerous community organizations. She enjoyed playing bridge, singing, and playing guitar. She swam regularly at the municipal pool well into her 80s. She loved to sew and was an accomplished seamstress, creating designer quality clothes for family and friends. Weaving, hanging wallpaper, making curtains, drapes and furniture upholstery were other hobbies.

Of Fran's many interests, family was the priority. She and Gene raised four children, all of whom are Coronado High School graduates. When the four children were older and had settled away from home with their families, she organized many summer gatherings with apparent ease, often accommodating several dozen family members along with their friends. The Horton children and grandchildren fondly remember beach picnics, hand cranking ice cream, watching fireworks across the street on the golf course, back yard barbecues, and all of the Fourth of July celebrations in Coronado. Fran enjoyed the get-togethers as much as the kids did.

After Gene passed away in 2003, Fran moved to a retirement community in Sonoma to be near family. She last returned to Coronado two years ago for a three-day 95th birthday celebration attended by more than 40 immediate and extended family members from all over the United States.

Fran is survived by son Tony Horton (Nana) of McCall, Idaho, daughters Leslie Tuttle (Owen) of Sonoma, California and Holly Kreb (Mel) of Scotia, California, nine grandchildren, and four great grandchildren. She was preceded in death by her loving husband Eugene and son Geno Horton.

EXHIBIT 4

CORONADO HISTORIC RESOURCE COMMISSION MINUTES
OCTOBER 16, 2013

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HISTORIC RESOURCE COMMISSION

MEETING MINUTES

Regular Meeting October 16, 2013

The regular meeting of the Coronado Historic Resource Commission was called to order at 3 p.m., Wednesday, October 16, 2013, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson McGowen.

MEMBERS PRESENT:	Gillingham, Keith, McGowen, Ryan, Wilson
MEMBERS ABSENT:	None
STAFF PRESENT:	Tricia Olsen, Associate Planner Nancy Reynolds, Recording Secretary Laura Ramos, Minutes Preparer
CITY ATTORNEY:	Lisa Foster

APPROVAL OF MINUTES

The minutes of the regular meeting of September 18, 2013, were approved as submitted.

DIRECTOR'S REPORT

Ms. Olsen provided the Commission with copies of written communication from the applicant at 1004 Tenth Street and 1008 Tenth Street.

Ms. Olsen also provided the Commission with copies of the 2013 Mills Act Waiting List that was provided to City Council yesterday. She said the list gives some background information on exclusions and improvements that the Commission has recommended approval in the past.

Ms. Olsen reported that the City Council approved seven Mills Act agreements yesterday at their City Council meeting. The following homes were granted the Mills Act: 1025 E Avenue, 160 G Avenue, 465 G Avenue, 731 C Avenue, 300 First Street, 1000 Glorietta Blvd, and 1427 Fifth Street.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

PUBLIC HEARING

HRPA 2013-06 **ANTARES PROPERTIES LLC** – Request for Historic Preservation Mills Act Agreement for the historically designated residence addressed as 708 A Avenue and located in the R-1A(E) (Single Family Residential) Zone.

Chairperson McGowen asked members to disclose any ex parte prior to considering the item.

There were no disclosures.

Ms. Olsen introduced the staff report as outlined in the agenda and gave a summary of the addition to the home that was constructed in 2013.

The applicant's representative, Kevin Rugee, made himself available to answer questions of the Commission.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

None.

COMMISSION ACTION

VICE CHAIR KEITH MADE A MOTION TO RECOMMEND TO CITY COUNCIL APPROVAL OF THE REQUEST FOR HISTORIC PRESERVATION MILLS ACT AGREEMENT FOR THE HISTORICALLY DESIGNATED RESIDENCE ADDRESSED AS 708 A AVENUE AND LOCATED IN THE R-1A(E) (SINGLE FAMILY RESIDENTIAL) ZONE, WITH NO EXCLUSIONS.

COMMISSIONER WILSON SECONDED THE MOTION.

Commissioner Gillingham said he does not feel that the new addition should be excluded from the Mills Act and that the entire property should qualify for the Mills Act savings.

Vice Chair Keith agreed.

AYES: Gillingham, Keith, McGowen, Ryan, Wilson.
NAYS: None.
ABSENT: None.
ABSTAIN: None.

The motion passed with a vote of 5-0.

Total deliberation time: 6 minutes.

NOI 2013-25 **UNION BANK TRUSTEE** – Request for a Notice of Intent to Demolish Permit for the Single Family Residence addressed as 1004 Tenth Street and located in the R-3 (Multiple Family Residential) Zone.

Chairperson McGowen asked members to disclose any ex parte prior to considering the item.

There were no disclosures by Commission members.

Ms. Olsen introduced the staff report as outlined in the agenda.

Vice Chair Keith asked for clarification of the wording "surpassing others of its kind" under Criterion A and whether it applied to the early period of Victorian development and the employee housing of the Coronado Beach Company.

Ms. Olsen said its kind could be considered a development of the early Victorian era. If it surpasses other development of that era, it could be considered a special element. She said there are a few designated early Victorian resources, e.g. 760 B Avenue, which was designated last year; however, she is not aware of any existing designated resources that were constructed as employee housing.

Vice Chair Keith asked if the Commission would need to know if there are other examples of employee housing in order to make a decision.

Ms. Olsen replied that if the Commission requires additional information in order to make a decision, it should be requested of the applicant.

Vice Chair Keith stated that if this is the only house in Coronado that represents employee housing built by the Coronado Beach Company, that's significant, but the Commission doesn't have that information.

Ms. Olsen reiterated that if additional information is needed to make a decision, the Commission should ask the applicant to provide that information.

Commissioner Ryan commented that the Commission has previously approved historic designation and Mills Act for two homes, one located at 1116 Loma Avenue, and the other home located on Churchill Place.

The applicant's representative, Marie Lia, read into the record a statement on behalf of the property owners (Attachment A), and answered questions of the Commission.

Commissioner Ryan asked for clarification about the statement "It would be pure speculation."

Ms. Lia replied that the statement means she does not have the factual information in the record that would justify a finding that this building either is distinct among others of its kind or surpasses the usual insignificance. She said she has limited information to factually support finding, whether it is based on the Victorian Development era or whether it is based on the employee housing issue.

Commissioner Ryan also asked for clarification about Ms. Lia's comment related to the structure having to be distinctive above all others. He stated that the subject property is clearly a small cottage, one of the few remaining examples from the early development of Coronado when there were probably less than a hundred homes on the island. He stated that there is documentation in the record that shows the property was owned by the Coronado Beach Company, and that the

house was built by the Coronado Beach Company, which was a very significant company in the early history of Coronado.

Ms. Lia clarified that the City's guidelines state that in order to be designated under Criterion A, the property must represent a special element of history that is distinct among others of its kind or that surpasses the usual insignificance. The question is whether this structure is distinct among other surviving Victorian cottages of that era that still exist in the City. She said she does not have that information.

Commissioner Ryan said that the structures are reviewed on a case-by-case basis and determination is based on whether it meets the criteria. In this case, the home was built by the Coronado Beach Company, which is probably the most important builder the island has ever had.

Ms. Lia stated that the requirement only applies to Criterion A.

Commissioner Gillingham said he shares Commissioner Ryan's concerns. Mr. Gillingham agreed that the special element portion of the criterion sometimes is overlooked; however, he asked if circumstances can make the structure significant. He said this structure appears to be the last of its kind which should set it out as a special element.

Ms. Lia said there is insufficient information to determine whether this structure is the last of its kind.

Chairperson McGowen said it is very sad that the Commission must deal with yet another example of a nice little Victorian home that is remaining in the middle of an R-3 multiple family residential zone. She said she would prefer to see the home moved to another lot instead of having it demolished.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Wilson said the fact that the structure is one of the few that remains is not as material as the fact that it is an example of a specific type of architecture during a specific period in Coronado's history. He said the Commission should not make a determination based on the fact that there is one or 100 left—the structure should be judged on its own merit. Mr. Wilson said the structure is worthy of designation under Criterion A.

Commissioner Ryan said that it meets Criterion D as the Coronado Beach Company is considered a notable builder; it meets Criterion C as it possesses distinctive characters of an architectural style distinctive to the Coronado early Victorian cottages; it meets Criterion B as it is identified with the Coronado Beach Company, which was the largest employer and largest construction company, and took very good care of its employees by providing them with pension plans and an opportunity to live in the same homes they built; it meets Criterion A as the structure is considered part of the City's architectural history and economic history as the small lots that exist today were in response to selling lots for tents so that the company could finance

the building of the Hotel Del. He said he would support designating the structure as historic.

Vice Chair Keith agreed with the aforementioned comments. She said the structure does surpass others of its kind. She commented that in 1966, there were other similar structures and as time has passed, there are few examples of Beach Company Buildings and Victorian style cottages which were located close to the downtown area. She said this represents a period of our history which is quite significant. She said she would support historic designation.

Commissioner Gillingham said he agreed with Criteria A and C. He communicated his concern about Criterion D as he understands that this criterion is normally associated with a person as opposed to a company.

Vice Chair Keith said Criterion can be associated with a person, architect, or builder. She said it could be an architectural firm.

Ms. Olsen stated there have been notable works of a building company designated in the past.

Commissioner Ryan stated that there were significant personages associated with the Coronado Beach Company, including John D. Spreckels, and Babcock & Story.

COMMISSION ACTION

COMMISSIONER RYAN MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 1004 TENTH STREET (NOI 2013-25) MEETS THE CRITERIA TO BE DESIGNATED AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

THE PROPERTY DOES MEET THE 75-YEAR AGE REQUIREMENT;

A. IT EXEMPLIFIES SPECIAL ELEMENTS OF CORONADO'S ECONOMIC HISTORY BECAUSE IT REFLECTS THE BEGINNING OF ECONOMY IN CORONADO WHEN SPECULATORS KNOWN AS THE CORONADO BEACH COMPANY DEVELOPED A RESORT AND WERE THEN HELPED OUT OF THEIR INVESTMENT BY JOHN D. SPRECKELS; AND THE SUBJECT DWELLING IS AN EXAMPLE OF EMPLOYEE HOUSING BUILT BY THE CORONADO BEACH COMPANY. THE DWELLING EXEMPLIFIES A SPECIAL ELEMENT OF CORONADO'S ARCHITECTURAL HISTORY BECAUSE THE DESIGN OF THE HOTEL DEL CORONADO, SEVERAL OTHER LARGE BUILDINGS AROUND THE HOTEL DEL CORONADO AND A LOT OF SMALL COTTAGES, SUCH AS THE SUBJECT DWELLING, WERE SIGNIFICANT TO CORONADO'S ARCHITECTURAL HISTORY; AND

B. IT IS IDENTIFIED WITH AN EVENT SIGNIFICANT IN LOCAL HISTORY, THE FORMATION OF THE CORONADO BEACH COMPANY, THE FIRST COMPANY IN CORONADO WHICH PROCEEDED TO BUILD HOTEL DEL CORONADO AND OTHER BUILDINGS ON THE ISLAND; AND

C. IT POSSESSES DISTINCTIVE CHARACTERISTICS OF THE FOLK ARCHITECTURAL STYLE, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED;

D. IT IS REPRESENTATIVE OF THE NOTABLE WORK OF A BUILDER, THE CORONADO BEACH COMPANY;

E. IT HAS NOT BEEN LISTED OR FORMALLY DETERMINED ELIGIBLE FOR THE CALIFORNIA REGISTER AS SET FORTH IN SECTION 50241.1 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

THE FOLLOWING CONDITIONS WERE ADDED:

1. THAT THE EXTERIOR OF THE HISTORIC RESOURCE SHALL NOT BE ALTERED WITHOUT APPROVAL FROM THE HISTORIC RESOURCE COMMISSION IN ACCORDANCE WITH CHAPTER 84.20 OF THE MUNICIPAL CODE;
2. THAT THE HISTORIC RESOURCE SHALL NOT BE DEMOLISHED OR REMOVED FROM THE SITE WITHOUT APPROVAL BY THE HISTORIC RESOURCE COMMISSION IN ACCORDANCE WITH CHAPTER 84.20 OF THE MUNICIPAL CODE;
3. THAT THE EXTERIOR OF THE HISTORIC RESOURCE SHALL BE ADEQUATELY MAINTAINED TO AVOID THE LOSS OF EXTERIOR BUILDING MATERIALS, ROOFING MATERIALS AND PAINT; AND
4. THAT THE SITE, LANDSCAPING, AND MISCELLANEOUS IMPROVEMENTS SURROUNDING THE HISTORIC RESOURCE SHALL BE ADEQUATELY MAINTAINED TO PROVIDE FOR THE VISIBILITY OF THE STRUCTURE FROM PUBLIC RIGHTS-OF-WAY.

VICE CHAIR KEITH SECONDED THE MOTION.

AYES: Gillingham, Keith, McGowen, Ryan, Wilson
NAYS: None.
ABSENT: None.
ABSTAIN: None.

The motion passed with a vote of 5-0.

There is a 10-day appeal period.

Total deliberation time: 31 minutes.

NOI 2013-06 **UNION BANK TRUSTEE** – Request for a Notice of Intent to Demolish Permit for the Single Family Residence addressed as 1008 Tenth Street and located in the R-3 (Single Family Residential) Zone.

Chairperson McGowen asked members to disclose any ex parte prior to considering the item.

There were no disclosures by Commission members.

Ms. Olsen introduced the staff report as outlined in the agenda.

The applicant's representative, Maria Lia, answered questions of the Commission.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Vice Chair Keith said she agreed with staff in that the structure does not meet any of the criteria to be designated as historic.

Commissioners Wilson and McGowen agreed.

COMMISSION ACTION

VICE CHAIR KEITH MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 1008 TENTH STREET (NOI 2013-26) DOES NOT MEET THE CRITERIA TO BE DESIGNATED AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

THE PROPERTY DOES MEET THE 75-YEAR AGE REQUIREMENT;

A. IT DOES NOT EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S MILITARY, CULTURAL, SOCIAL, ECONOMIC, POLITICAL, AESTHETIC, ENGINEERING, OR ARCHITECTURAL HISTORY;

B. IT IS NOT IDENTIFIED WITH A PERSON(S), OR AN EVENT(S) SIGNIFICANT IN LOCAL, STATE, OR NATIONAL HISTORY;

C. IT DOES NOT POSSESS DISTINCTIVE CHARACTERISTICS OF AN ARCHITECTURAL STYLE, AND IS NOT VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED;

D. IT IS NOT REPRESENTATIVE OF THE NOTABLE WORK OF A BUILDER, DESIGNER, ARCHITECT, ARTISAN OR LANDSCAPE PROFESSIONAL;

E. IT HAS NOT BEEN LISTED OR FORMALLY DETERMINED ELIGIBLE FOR THE CALIFORNIA REGISTER AS SET FORTH IN SECTION 50241.1 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

THE FOLLOWING CONDITION WAS ADDED:

1. OWNER SHALL NOTIFY THE CITY AT LEAST 10 DAYS PRIOR TO DEMOLITION TO ALLOW CITY AND/OR THE CORONADO HISTORICAL ASSOCIATION AN OPPORTUNITY TO PREPARE A PHOTOGRAPHIC, FILM, VIDEO, OR OTHER APPROPRIATE RECORD OF THE EXTERIOR/INTERIOR OF THE STRUCTURES.

COMMISSIONER WILSON SECONDED THE MOTION.

AYES: Gillingham, Keith, McGowen, Ryan, Wilson
NAYS: None.
ABSENT: None.
ABSTAIN: None.

The motion passed with a vote of 5-0.

There is a 10-day appeal period.

Total deliberation time: 10 minutes.

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:50 p.m.

Tricia Olsen, Associate Planner

EXHIBIT 5

CORONADO REGISTER OF DESIGNATED HISTORIC RESOURCES

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City of Coronado
Designated Historic Resources

	C	D	E	F	G	H	I	J	K	N	V
1	Address	Street Name	Street Suffix	Built	Criteria	A - Special Element	Event/Individual - B	Architectural Style - C	Architect/Builder - D	Reso #	Zone
2	450	A	Avenue	1929	A, B, C	Previous owners political and military importance	Art Chytrus Colonel Rifenberick Vice Admiral Arthur C. Miles Rear Admiral Guy Clark Admiral James Richardson	Tudor	Builder: J.W. Enstin	HR 25-08	R-1B
3	509	A	Avenue	1908	A, C, D			Craftsman Bungalow	Builder: F.A. Noyes, Jr	HR 19-09	R-1A
4	526	A	Avenue	1925	A, C			English Revival	Builder: Oscar W. Dorman	HR 1-04	R-1A(E)
5	536	A	Avenue	1920	A, C			Moderne	Builder: E.D. Park	HR 11-04	R-1A(E)
6	550	A	Avenue	1913	A, B, C, D	Cultural, social, aesthetic, architectural	Edgar Rice Burroughs	Craftsman Bungalow	Builder: P.M. Holt, A.W. Woods	HR 11-07	R-1A(E)
7	575	A	Avenue	1928	A, B, C	Social and economic: C.S. Holzwasser Architectural: Moderne	Al Laing	Moderne	Builder: Walter Trepte	HR 24-05	R-1A
8	600	A	Avenue	1912	A, B, C		Etta Sieblen R.G. Dilworth	Craftsman Bungalow	Builder: R.G. Dilworth	HR 39-05	R-1A(E)
9	611	A	Avenue	1908	A,B,C,D			Tudor	Architect: William Sterling Hebbard Builder: Johnstone, Son and Co.	HR 3-01	R-1A
10	623	A	Avenue	1909	A, B, C, D	Political and Architectural	City Treasurer W.E. Ingelow	Craftsman Bungalow	Builder: Fred Heilbron	HR 10-07	R-1A
11	625	A	Avenue	1926	A, B, C, D		McCain Family	Spanish Moderne	Architect: Charles Frederick Herresho	HR 6-04	R-1A
12	629	A	Avenue	1925	A, B, C, D		Cornelia Frenaye	Spanish Moderne	Architect: Charles Frederick Herreshoff	HR 7-04	R-1A
13	631	A	Avenue	1926	A, B, C, D	architectural, military, social: part of unique development of three single family homes, Mrs. Elizabeth Hewitt Scudder Capehart	Captain Wadleigh Capehart, President and Mrs. Franklin Roosevelt visited.	Spanish Moderne	Architect: Charles Frederick Herreshoff	HR 1-13	R-1A
14	723	A	Avenue	Circa 1906	A, C, D	Aesthetic, architectural		Tudor	Architect: Hebbard and Gill	HR 22-10	R-1A
15	917	A	Avenue	Circa 1894	A, B, C		Deputy City Treasurer J.H. Quartly	Craftsman Bungalow	Builder P.F. Parker	HR 7-07	R-1A
16	921	A	Avenue	Circa 1896	A, B, C		David Lacy - Pharmacy Manager Ken Short - Shell Station operator Mike and Donna Rutter - active in civic and social life	Craftsman Bungalow		HR 54-07	R-1A
17	710	Adella	Avenue	1936	A, B, C	Previous owners political and military importance	Vice Admiral Lloyd Mustin and Family Mayor Kier Brooks	Beach Cottage		HR 18-07	R-1A
18	803	Adella	Avenue	1915	A, B, C, E		Percival Thompson Gale Thompson Sterling Judson	English Revival		HR 50-07	R-1A
19	824	Adella	Avenue	1915	B, C, D		Charles Frederick Herreshoff	Italianate	Architect: Charles Frederick Herreshoff	HR 14-11	R-1A
20	1000	Adella	Avenue	1901	A, B, D	Cultural and Architectural - the home was moved as a result of the 1905 storm that destroyed Ocean Boulevard.	William L. Kneedler		William Sterling Hebbard	HR 12-12	R-1A
21	1005	Adella	Avenue	1903	A, C, D			English Tudor	Architects: Pond and Pond	HR 8-04	R-1A
22	1013	Adella	Avenue	1926	A, C, D	Aesthetic, architectural		English Eclectic	Builder: O.W. Dorman	HR 24-04	R-1A
23	1015	Adella	Avenue	1926	A, C, D			Spanish Colonial Revival	Builder: Chris Cosgrove	HR 33-04	R-1A

	C	D	E	F	G	H	I	J	K	N	V
24	1021	Adella	Avenue	1933	A, B, C		Senn Family Flynn Family	Spanish Colonial Revival	Builder: Paul McCoy	HR 53-06	R-1A
25	1022	Adella	Avenue	1898	A, C, D			Craftsman Bungalow	Architect: Hebbard and Gill	HR 2-00 CC 7733	R-1A
26	1027	Adella	Avenue	1923	A, B, C, D	Military, cultural, social, architectural	Chris Cosgrove, Abigail Dickson	Spanish Colonial Revival	Builder: Chris Cosgrove Builder: L.R. Dilley	HR 40-06	R-1A
27	1033	Adella	Avenue	1924	E		Jerauld Ingle	Prairie	Builder: Jerauld Ingle	(A)	R-1A
28	1060	Adella	Avenue	1906	A, B, C, D, E		William Hebbard F.C. Winchester	Italianate	Architect: William Hebbard	HR 33-05	R-3
29	633	Alameda	Boulevard	1935	A, B, C, D		Architect: Cliff May	Spanish Colonial Revival	Architect: Cliff May	HR 3-05	R-1A
30	757	Alameda	Boulevard	1926	A, B, C, D		Commander Frank Manock	Spanish Colonial Revival	Builder: Oscar W. Dorman	HR 10-02	R-1A
31	815	Alameda	Boulevard	1928	B, C, D		Duncan H Cameron Leonard Kaine	Spanish Eclectic	Richard Requa	HR 7-12	R-1A
32	1015	Alameda	Boulevard	1915	C, D			Spanish Eclectic	Architect: Richard Requa & Frank Mead Builder: S. D. Chapin Designer of front doors: Irving Gill	HR 16-12	R-1A
33	1135	Alameda	Boulevard	1921	A, C	Cultural and architectural: seasonal beach cottage		Colonial Craftsman Cottage	Builder: L.P. Larsen	HR 9-11	R-1A
34	1236	Alameda	Boulevard	1912	B, D			Italian Renaissance	Architect: William Templeton Johnson	HR 7-02	R-1A
35	1241	Alameda	Boulevard	1925	B, C			Spanish Colonial Revival	Architect: Elmer Gray Builder: William L. Carr	HR 6-02	R-1A
36	1244	Alameda	Boulevard	1925	A, B, C, D		Architects: Requa & Jackson	English Tudor	Architects: Requa & Jackson Builder: B.D. Larsen	HR 2-04	R-1A
37		Alameda	Boulevard	1976	A, B	community open space	Louis C. Bandel			CC 8029	OS
38	455	B	Avenue	1919	A, C	Aesthetic, architectural		Colonial Revival Bungalow	Builder: J.R. Allen	HR 3-10	R-1B
39	520	B	Avenue	1927	B, C			Spanish Colonial Revival	Builder: Chris Cosgrove	HR 4-02	R-1A(E)
40	550	B	Avenue	1926	A, B, C		Carl E. Hemenway	Tudor	Builder P.M. Holt	HR 2-03	R-1A(E)
41	566	B	Avenue	1925	A, C, D			Tudor	Builder: Oscar W. Dorman	HR 42-05	R-1A(E)
42	700	B	Avenue	1911	A, B, C, D		F.C. Winchester	Craftsman Bungalow	Builder: F.C. Winchester	HR 19-07	R-1A(E)
43	738	B	Avenue	1911	A, B, C, D		F.C. Winchester	Craftsman Bungalow	Builder: F.C. Winchester	HR 31-05	R-1A(E)
44	744	B	Avenue	1911	A, B, C, D		F.C. Winchester	Craftsman Bungalow	Builder: F.C. Winchester	HR 49-05	R-1A(E)
45	754	B	Avenue	1910	A, B, C, D		F.C. Winchester	Craftsman Bungalow	Builder: F.C. Winchester	HR 44-07	R-1A(E)
46	760	B	Avenue	1892	A, B, C	Early development of Coronado	Charles Jefferson Parrish	Queen Anne Victorian		HR 20-11	R-1A(E)
47	975	B	Avenue	1913	A, C			Craftsman Bungalow		HR 23-05	R-1A(E)
48		Bay	Circle	1925	A, B	community open space				CC 8029	OS
49	208	C	Avenue	1927	A, C			Craftsman Bungalow	Builder: Matt Stora	HR 3-07	R-3
50	279	C	Avenue	1888	A, B, C			Queen Anne		CC 7672	R-3
51	476	C	Avenue	1912	A, B, C, E	Cultural, social, aesthetic, architectural		Craftsman Bungalow	Builder: A.W. Woods	HR 40-88 CC 6889	R-1B

City of Coronado
Designated Historic Resources

	C	D	E	F	G	H	I	J	K	N	V
52	561	C	Avenue	1927	A, C			Spanish Colonial Revival	Builder: G.L. Stone	HR 52-05	R-A(E)
53	731	C	Avenue	1911	A, B, C, D	Architecture: Craftsman	F.C. Winchester	Craftsman Bungalow	Designer: R.H. Reed Builder: F.C. Winchester	HR 11-09	R-1B
54	749	C	Avenue	1909	A, B, C, D		F.C. Winchester	Craftsman Bungalow	Builder: Smith & Reed	HR 9-04	R-1B
55	763	C	Avenue	1911	A, B, C, D		F.C. Winchester	Craftsman Bungalow	Builder: F.C. Winchester	HR 40-07	R-1B
56	765	C	Avenue	1909	B, C, D		F.C. Winchester	Craftsman Bungalow	Builder: Reed & Smith	HR 13-02	R-1B
57		Cajon	Place	1984	A, B	community open space	Dr. William Paul Vetter			CC 8029	OS
58	1112	Churchill	Place	Circa 1888	A, B, C		Mr. Furnald: Pharmacy owner	Queen Anne		HR 33-07	R-1A
59	108	D	Avenue	Circa 1892	A, B, C,	Social, Economic, Aesthetic, Architectural	Quinlan Family	Craftsman Bungalow		HR 37-06	R-1A(E)
60	350	D	Avenue	1937	A, B, C, D	Military: Roof deck lookout Landscape: Alfred Jaeger	Alfred Jaeger	Spanish Mission Revival	Landscape Architect: Alfred Jaeger Builder: Emil Johnson	HR 8-06	R-1B
61	848	D	Avenue	1930	A, B, C, D		Walter Vestal Kate Sessions	Mediterranean	Designer: Chris Cosgrove Builder: Walter Vestal Landscape: Kate Sessions	HR 2-05	R-3
62	909	D	Avenue	1926	A, C			Mission Revival		HR 46-07	R-3
63	927	D	Avenue	1924	A, C, D			Tudor	Builders: Bryant & Ledyard	HR 21-04	R-3
64	948	D	Avenue	Circa 1913	A, B, C		Charles W. Carr William Blizard	Colonial Revival		HR 3-03	R-3
65	721-727	D	Avenue	1939	A,B,C,D		Architect: Paul Hathaway Builder: Walter Vestal	French Normandy	Architect: Paul Hathaway Builder: Walter Vestal	HR 4-04	R-3
66	576	E	Avenue	Circa 1892	A, C			Foursquare	Builder: P.M. Holt	HR 37-05	R-3
67	824	E	Avenue	1908	A, C, D	Architecture- Small, middle income housing of early 1900's		Craftsman Bungalow	S.D. Chapin	HR 1-06	R-3
68	900	E	Avenue	1930	A, B, C, D	Architecture: Spanish Eclectic	Hans Tiedemann	Spanish Eclectic	Builder: Chris Cosgrove	HR 32-06	R-3
69	1025	E	Avenue	1919	A, B, C, D		Inga Orner J.E. Alcaraz	Craftsman Bungalow	Builder: J.E. Alcaraz	HR 22-04	R-1A
70	1000	Eighth	Street	Circa 1886	A,C			Queen Anne		HR 2-91 CC 7541	R-3/P
71	1127	F	Avenue	1924	A, C, D			Mission Revival	Architect: Richard Requa	HR 32-04	R-1A
72	904	Fifth	Street	1915	A, C	Social, aesthetic, architectural		Craftsman	Builder: Sparkes & Heale	HR 2-09	R-3
73	1427	Fifth	Street	1936	A, B, C		Lt. T.D. Tyre	Spanish Revival	Builder: R.P. Edmonston	HR 39-07	R-1B
74		First	Street	1986	A, B	community open space				CC 8029	OS
75	624	First	Street	1907	A, B, C, D		Jessop Family	Dutch Colonial Revival	Builder: Jessop & Sons	HR 35-06	R-1A
76		First	Street	1976	A, B	community open space				CC 8029	OS
77	1015	Flora	Avenue	Circa 1892	A, B, C, D	H.G. Down Synove Volkman	H.G. Down Synove Volkman	Victorian		HR 22-06	R-1A
78	1111	Flora	Avenue	1931	A, B, C	Architectural , cultural, social	Mayor Seavy Mr. Smith	Italianate	Builder: Gernandt Construction Co.	HR 44-05	R-1A
79	1119	Flora	Avenue	1925	C, D			Spanish Colonial Revival	Architect: Charles Frederick Herreshoff	HR 11-05	R-1A
80	1125	Flora	Avenue	Circa 1897	A, B, C, D		U.F Newton Harlow Sisters	Late Victorian	Architect: Irving Gill (?) (No evidence)	HR 17-04	R-1A

	C	D	E	F	G	H	I	J	K	N	V
81	160	G	Avenue	1938	A, B, C, D, E	Aesthetic, architectural	Walter Vestal Fred Hyde Cliff May	Spanish Hacienda	Architect: Cliff May Builder: Walter Vestal	HR 8-09	R-1A
82	329	G	Avenue	1916	A, C			Craftsman Bungalow		HR 2-07	R-1B
83	465	G	Avenue	1926	A, B, C, D	architectural	Builder Hakes	Mission Revival	Builder: Hakes Investment Company Builder: G.L. Stone	HR 7-09	R-3
84	471	G	Avenue	1926	A, C, D	Social, economic, architectural		Spanish Bungalow	Builder: Hakes Investment Company	HR 22-07	R-3
85	720	G	Avenue	Circa 1892	A, C			Folk Victorian		HR 48-07	R-3
86	777	G	Avenue	1936	A, B, C, D, E		Morgan Seligman	Spanish Colonial Revival	Architect: Cliff May	HR 8-05	R-3
87	941	G	Avenue	1904	A, B, C, D		Mary McCartin	Craftsman Bungalow	Builder: Nichols & Heilbron	HR 36-04	R-1B
88	1027	G	Avenue	1913	A, B, C			Craftsman Bungalow		HR 3-98 CC 7616	R-1A
89	1038	G	Avenue	1924	A, C, D			Craftsman Bungalow	Builder: J.E. Alcaraz	HR 42-06	R-1A
90	1111	G	Avenue	1914	A, B, C, D	Cultural, social, architectural	William Templeton Johnson	Craftsman Bungalow	Architect: William Templeton Johnson Builder: S.D. Chapin	HR 10-05	R-1A
91	1125	G	Avenue	1928	A, C			Spanish Colonial Revival	Builder: A.M. Southard	HR 35-04	R-1A
92	751-761	G	Avenue	1937	A, C			Spanish Colonial Revival	Builder: Walter Vestal	HR 9-02	R-3
93	600	Glorietta	Boulevard	1921	B, C			Neoclassic	Builder: A.P. Kruger	HR 3-02	R-1A(CC-1)
94	940	Glorietta	Boulevard	1925	A, B, C, D		A.F. Healy	Tudor	Builder: Oscar W. Dorman	HR 54-06	R-1A(CC-1)
95	1504	Glorietta	Boulevard	1927	A, C, D			Spanish Colonial Revival	Builder: Chris Cosgrove	HR 10-04	R-1A
96	848	Glorietta	Boulevard	1919	C			Mediterranean Villa	Builder: L.R. Dilley	HR 4-90 CC 6995	R-1A(CC-1)
97	1000	Glorietta	Boulevard	1916	A, B, C, D	Cultural, economic, architectural	William Templeton Johnson Kate Sessions	Pueblo Revival	Architect: William Templeton Johnson Builder: Winter & Nicholson Landscape: Kate Sessions	HR 37-07	R-1A(CC-1)
98	200	H	Avenue	1936	B, C		John W. "Black Jack" Reeves Jr.	Spanish Eclectic	Edward H. Depew Depew Building Company	HR 18-11	R-1B
99	928	H	Avenue	1930	A, B, C, D	Corrin Family Chris Cosgrove	Corrin Family Chris Cosgrove	Spanish Colonial Revival	Builder: Chris Cosgrove	HR 28-08	R-1A(E)
100	165	I	Avenue	1933	A, B, C, E	Cultural, economic, aesthetic, architectural	Dr. William Booth - Outstanding Citizen	Spanish Eclectic		HR 49-07	R-1A(E)
101	266	I	Avenue	1936	A, C, D	Architectural: Cliff May Military: Admiral Frank		Spanish Hacienda	Architect: Cliff May	HR 9-06	R-1A(E)
102	930	I	Avenue	1887	A, B, C		Robert Creel Dunn Family	Folk Victorian		HR 45-05	R-1A
103	1100	Isabella	Avenue	1913	A, B, C, D	Military, Cultural, architectural	A.W. Woods Commander William Newton Captain Michael Iverson	Craftsman Bungalow	Builder A.W. Woods	HR 13-09	R-1A
104	1156	Isabella	Avenue	1910	A, B, C, D, E	Admiral Buchanan	Admiral Buchanan Percival Thompson	Tudor	Architect: Irving Gill	HR 13-05	R-1A

City of Coronado
Designated Historic Resources

	C	D	E	F	G	H	I	J	K	N	V
105	710	J	Avenue	1929	A,B,C,D	Social, aesthetic, architectural	Rear Admiral Kemp C. Christian	Spanish Colonial Revival	Builder: Chris Cosgrove	HR 4-10	R-1A(E)
106	740	J	Avenue	1928	A, B, C, D		Admiral Arnold & Mrs. Austin Chris Cosgrove	Mission Revival	Builder: Chris Cosgrove	HR 41-06	R-1A(E)
107	909	J	Avenue	1912	A, B, C		Captain William W. and Helen Lowrey	Craftsman Bungalow		Hr 14-06	R-1A(E)
108	941	J	Avenue	1928	A, B, C	Political: Mayor Harmon Architecture: Spanish Eclectic	Mayor Harmon	Spanish Eclectic		HR 27-06	R-1A(E)
109	961	J	Avenue	1919	A, B, C, D	Godfrey/Wells Family	Godfry/Wells Family	New Mexico Territorial	Builder: E.D. Park	HR 33-06	R-1A(E)
110	1015	Loma	Avenue	1926	A, B, C, D		The Scully Family The Pickford Family The Peltier Family	Mediterranean	Architect: Edgar Ulirich Builder: A.M Southard	HR 34-04	R-1A
111	1045	Loma	Avenue	1926	A, C, D			Mission Revival	Architect: Richard Requa Builder: A.E. Keyes	HR 16-04	R-1A
112	1110	Loma	Avenue	1913	A, B, C, D		James Lord Pierpont Admiral McCain	Victorian	Builder: M. Chapin	HR 34-06	R-1A
113	1111	Loma	Avenue	1888	A,B,C			Folk Victorian Cottage	Builder: S.D. Chapin	HR 1-98 CC 7571	R-1A
114	1115	Loma	Avenue	1925	A, B, C, D		Commander Stanley H.S. Woodman	English Country Cottage	Builder: Oscar W. Dorman	HR 23-07	R-1A
115	1116	Loma	Avenue	1906	A, B			Victorian		HR 5-02	R-1A
116	1118	Loma	Lane	1898	A, C, D			French Eclectic	Architect: Hebbard and Gill	HR 2-02	R-1A
117	1126	Loma	Avenue	Circa 1898	A, C	Architectural		Queen Anne		HR 3-90 CC 6981	R-1A
118	1135	Loma	Avenue	1898	A, B, C		Hizar Family Jennings Family	Craftsman Bungalow	Builder: Charles M. Anderson	HR 1-07	R-1A
119	535	Margarita	Avenue	1938	A, C, D	Military, cultural, social, architectural		Spanish Hacienda	Architect: Cliff May Builder: Walter Vestal	HR 7-06	R-1A
120	1807	Monterey	Avenue	1935	A, C			Spanish Colonial Revival	Builder: R.E. Erwin Building Co.	HR 16-08	R-1A(CC-1)
121	300	Ninth	Street	1924	A, B, C, D	Architecture: Richard Requa Distinguished military	Richard Requa Capt. Allen Buchanan RA Charles Buchanan Cmdr William Rennie	Mediterranean	Architect: Richard Requa Builder: Albert Laing	HR 26-05	R-1A
122	416	Ninth	Street	1929	A, C, D	Architecture	Owner: Edwin A. Peterson	Spanish Eclectic	Builder: Chris Cosgrove	HR 9-12	R-1A
123	1012	Ninth	Street	1913	A, C			Craftsman Bungalow		HR 46-07	R-3/P
124	1006-1008	Ninth	Street	1913	A, C			Craftsman Bungalow		HR 46-07	R-3/P
125	535	Ocean	Boulevard	1911	A, B, C, D		Admiral Sebree William Sterling Hebbard	Italian Renaissance	Architect: William Sterling Hebbard	HR 48-06	R-1A
126	541	Ocean	Boulevard	1919	A, B, C, D	Architecture	Dr. Frances Montalbano Dr. Patricia Montalbano	Foursquare	Architect: Ray Alderson Builder: S.D. Chapin	HR 46-05	R-1A
127	1015	Ocean	Boulevard	1902	A, B, C, D		Architect: Hebbard and Gill	Tudor	Architect: Hebbard and Gill	HR 4-01	R-1A
128	1043	Ocean	Boulevard	1907	A, B, C, D, E	John D. Spreckels Harrison Albright	John D. Spreckels	Italian Renaissance	Architect: Harrison Albright	HR 38-06	R-1A
129		Ocean	Boulevard	1960	A, B	community open space				CC 8029	OS

	C	D	E	F	G	H	I	J	K	N	V
130	1010	Olive	Avenue	1931	A, B, C, D		Alessio Family Architect: Richard Requa	Spanish Colonial Revival	Architect: Richard Requa	HR 45-04	R-1A
131	1030-1032	Olive	Avenue	1924	A, B, C, D		Vice Admiral A.E. Smith Cmdr John Christopher Mathews Corrine Mathews	Tudor	Builder: Oscar W. Dorman	HR 43-04	R-1A
132	640	Orange	Avenue	1909	A, B, C, D		John D. Spreckels Harrison Albright	Neo Classical	Architect: Harrison Albright	CC 8092 HR 30-05	CU
133	847	Orange	Avenue	1954	A			Sign (Night and Day Café)		HR 1-91	C
134	965	Orange	Avenue	1960	A,C			Sign (Danny's Palm Bar & Grill)		HR 1-90	C
135	1100	Orange	Avenue	1911	A, B, C, D	Economic: Coronado's First Bank	G. Aubrey Davidson	Neo-Classical	Architect: MacDonald & Applegarth	HR 5-12	C
136	1162	Orange	Avenue	1954	A, C			Neon Sign (Kippy's)		HR 10-89	C
137	1417	Orange	Avenue	1957	A, C			Neon Signs (Villa Capri)		HR 65-88	C
138	1417	Orange	Avenue	1957	A, C			Neon Signs (Villa Capri)		HR 2-98	C
139	1202-1206	Orange	Avenue	1937	A, C			Sign (Oriental Arts)		HR 56-88	C
140		Orange	Avenue	1890	A, B	community open space				CC 8029	OS
141		Orange	Avenue	1890	A, B	community open space				CC 8029	OS
142	200	Palm	Avenue	1935	C, D			Spanish Colonial Revival	Builder: R.E. Erwin Building Co.	HR 17-12	R-1A(E)
143	465	Palm	Avenue	1929	A, C	Aesthetic, architectural, cultural, social		Spanish Colonial Revival	Builder: Chris Cosgrove	HR 1-00 CC 7598	R-3
144		Palm	Avenue	1976	A, B	community open space				CC 8029	OS
145		Palm	Avenue	1976	A, B	community open space				CC 8029	OS
146		Palm	Avenue	1976	A, B	community open space				CC 8029	OS
147	1022	Park	Place	1896	A, B, C, E		Realtor B.L. Muir	Queen Anne		HR 13-08	R-3
148		Pomona	Avenue	1957	A, B	community open space				CC 8029	OS
149		Pomona	Avenue	1954	A, B	community open space	A. A. Mathewson			CC 8029	OS
150		Pomona	Avenue	1954	A, B	community open space	A. A. Mathewson			CC 8029	OS
151	320	Seventh	Street	1936	A, B, C	architectural, cultural	Molly McGowan	French Provincial	Builder: R.E. Erwin Building Co.	HR 1-10	R-1A
152	1212	Sixth	Street	1912	C, D			Prairie	Architect: Herbert Louis Jackson Builder: E. Cameron	HR 1-11	R-1B
153	1306	Sixth	Street	1927	A, B, C, D,		Charles Frederick Herreshoff	Italianate	Architect: Charles Frederick Herreshoff	HR 15-05	R-1B
154	1101	Star Park	Circle	Circa 1897	A, B, C		L. Frank Baum	Colonial Revival	Builder: W. Austin Goodman	HR 25-04	R-1A
155	1133	Star Park	Circle	1902	A, B, C		Walter Dupee	Decorative Brick Estate Wall		HR 4-07	R-1A
156		Star Park	Circle	1886	A, B	community open space				CC 8029	OS
157		Strand	Way	1971	A, B	community open space				CC 8029	OS

City of Coronado
Designated Historic Resources

	C	D	E	F	G	H	I	J	K	N	V
158	605	Tenth	Street	1925	A, B, C, D		Charlie Chaplin Robert E. Austin	Tudor	Builder: Oscar W. Dorman Developer: Mark Vilim	HR 6-03	R-1B
159	1313	Tenth	Street	1926	A, B, C, D	not specified in reso	not specified in reso	Spanish Colonial Revival	Architect: Richard Requa Builder: Gengle and Son	HR 5-03	R-1A(E)
160	801	Tolita	Avenue	1911	A, C, D			Tudor	Architect: Richard Requa Builder: P. Purcell	HR 1-02	R-1A
161	834	Tolita	Avenue	1913	A, C			Craftsman Bungalow	Builder: A.W. Woods	HR 6-06	R-1A
162	1704	Visalia	Row	1907	A, B, C, D		General Terry	Tudor	Builder: San Diego Construction Co	HR 17-05	R-1A(CC-1)
163	1710	Visalia	Row	1896	A, B, C, D	Cultural and architectural	Mary Cossitt	Craftsman	Architect: Irving Gill Builder: S.D. Chapin	HR 22-05	R-1A(CC-1)
164	1718	Visalia	Row	1896	A, B, C, D	Culture: Mary Cossitt Architecture: Irving Gill		Craftsman	Architect: Irving Gill	HR 16-05	R-1A(CC-1)
165		Ynez	Place	1989	A, B	community open space				CC 8029	OS

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EXHIBIT 6

CORONADO BUILDING INSPECTION SHEET
NO DATE

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BUILDING INSPECTION

No. Date

Address 1004 10th

Lot 6 Block 16

Owner

Contractor

Use of Building

Type Group Zone

Cost of Building $

CONSTRUCTION

	No.	Date
Foundation	This house	
Frame		
Chimney	appeared on the	
Exterior Lathing		
Interior Lathing	1898 Lot Book	
Ext. Plastering, 1st Coat		
" " 2d "		
" " 3d "		
Interior Plastering		
Roofing		
Plumbing		
Gas		
Electrical		
Sewer Connection		
Gas Service		
Electric Service		
Driveway		
Certificate of Occupancy		

Building Inspector

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EXHIBIT 7

**ELECTRONIC (E-MAIL) COMMUNICATION
FROM WENDY HAMILTON TO SCOTT A. MOOMJIAN
JANUARY 3, 2014**

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1004 10th Street, Coronado

From: Wendy Hamilton <wendy@lotbook.com>
To: smoomjian@earthlink.net
Subject: 1004 10th Street, Coronado
Date: Jan 3, 2014 10:47 AM

Scott,
Per your request, I did extensive research to locate the purported 1898 County Lot Book Page for the 1004 10th Street building but was unable to do so.

Wendy M. Hamilton
Senior Research Specialist
California Lot Book, Inc.
dba California Title Search Co.
Phone: (858) 278-8797
Fax: (858) 278-8393

DISCLAIMER
Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work is typically performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information that we provide. Also note that our searches are performed without the benefit of a Statement of Identification from the property owners, and if a search is performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information that we provide.

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CONSIDERATION OF REAPPOINTMENT OF ONE INCUMBENT TO THE PARKS AND RECREATION COMMISSION

ISSUE: Whether the City Council will reappoint an incumbent member to the Parks and Recreation Commission.

RECOMMENDATION: Reappoint Commissioner Jefferson Alison III to a second three-year term to expire on January 31, 2017.

FISCAL IMPACT: None.

STRATEGIC PLAN IMPACT: This recommendation supports the Strategic Plan Objective 9.3.1, Strategy 9.3.1.3 "Continue to attract involved and knowledgeable citizens to participate in and serve on designated committees and task forces."

CITY COUNCIL AUTHORITY: The Government Code provides that the Mayor is responsible for appointments to most commissions or committees, with the approval of the City Council. An appointment to vacancies on City commissions, therefore, is a legislative action. Generally, "legislative" actions receive greater deference from the courts, and persons challenging a legislative action must prove that the decision was arbitrary, capricious, or unlawfully or procedurally unfair.

PUBLIC NOTICE: None required.

BACKGROUND: City of Coronado Administrative Procedure #204 and Council policy limits the time an individual may serve on a board or commission to a maximum of two terms or eight years, whichever is less. City Council Policies #6 and #23 set forth the process for re-appointing eligible incumbents, and the competitive appointment process to fill vacancies on City boards, commissions, and committees.

ANALYSIS: Jefferson Alison III was appointed to the Parks and Recreation Commission on January 18, 2011, to a term to expire January 31, 2014. He is eligible for reappointment to another three-year term and has indicated that he is willing to serve if reappointed.

ALTERNATIVE: Decline reappointment and direct the City Clerk to advertise a vacancy on the Parks and Recreation Commission and to accept applications to be considered by the City Council for appointment.

Submitted by City Clerk/M. Clifford

CM	ACM	AS	CA	CC	CD	CDA	F	G	L	P	PS	R
BH	TR	NA	JNC	MLC	NA	NA	NA	NA	NA	NA	NA	LR

11b

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CONSIDERATION OF APPOINTMENT TO FILL ONE VACANCY ON THE PARKS AND RECREATION COMMISSION

ISSUE: Whether the City Council will make an appointment to fill one vacancy on the Parks and Recreation Commission.

RECOMMENDATION: Appoint one new member from the list of candidates to the Parks and Recreation Commission for a full three-year term ending January 31, 2017.

FISCAL IMPACT: None.

STRATEGIC PLAN IMPACT: This recommendation supports the Strategic Plan Objective 9.3.1, Strategy 9.3.1.3 "Continue to attract involved and knowledgeable citizens to participate in and serve on designated committees and task forces."

CITY COUNCIL AUTHORITY: The Government Code provides that the Mayor is responsible for appointments to most commissions or committees, with the approval of the City Council. An appointment to vacancies on City commissions, therefore, is a legislative action. Generally, "legislative" actions receive greater deference from the courts, and persons challenging a legislative action must prove that the decision was arbitrary, capricious, or unlawfully or procedurally unfair.

PUBLIC NOTICE: Vacancy notices were published in *The Coronado Eagle & Journal* on December 5, and December 18, 2013. Notices were posted at City Hall, the Public Library, and on the City website.

BACKGROUND: The Coronado Municipal Code and City Council Policies #6 and #23 set forth the appointment process to fill vacancies or re-appoint eligible incumbents to City boards, commissions, or committees, and set a limit on the time an individual may serve to a maximum of two terms or eight years, whichever is less.

ANALYSIS: Commissioner Mary Jane Clements has served two full terms beginning in January 2008, and, as a result, is not eligible for re-appointment. Her second term expires on January 31, 2014.

The following individuals have submitted an application for the Council's consideration:

Scott Chasin
Stacy Keszei

ALTERNATIVE: Decline to make an appointment and direct the City Clerk to advertise for additional applications.

Submitted by City Clerk/M. Clifford

11c

CM	ACM	AS	CA	CC	CD	EPD	F	G	L	P	PS	R
BK	TR	NA	JNC	MLC	NA	NA	NA	NA	NA	NA	NA	LR

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RECEIVED
JAN 8 2014
OFFICE OF CITY CLERK
CITY OF CORONADO

CITY OF CORONADO, CALIFORNIA

APPLICATION FOR COMMISSION, COMMITTEE, OR BOARD

The purpose of this application is to provide the Mayor and members of the City Council with background information on persons who wish to serve on a board, commission or committee of the City. Persons appointed must be citizens of the United States; an elector of the City; and if appointed, must reside in the City of Coronado throughout their tenure of office.

1/8/2014
(Date of application)

Scott Chasin
(Full Name, please print)

506 Palm avenue Coronado, Ca
(Home Address)

Same 92118
(Mailing Address)

760 805-2786
(Home Phone\Business Phone)

ScottChasin@sbcglobal.net
(Email Address)

Real Estate Investment - Self Employed
(Indicate business, profession or occupation)

Bachelor of Arts - Political Science - USC
(Educational qualifications, optional)

President - CEO 25 years, Licensed Real Estate Broker - Coach
(Professional experience, optional) Please give a brief resume of your qualifications on page 2

Parks and Recreation
(Indicate choice of board, commission or committee)

Scott Chasin
(Signature)

NOTE #1: Applicants must be United States citizens, registered to vote in the City of Coronado, and must have a residency fixed within the boundaries of the City of Coronado. All appointees must successfully pass a state mandated ethics training course biennially. The members of certain boards and commissions are also subject to financial disclosure reporting required by the Fair Political Practices Commission.

NOTE #2: This application will remain on file for one year from the date of submission.

AN APPLICATION ON FILE IN THE CITY COUNCIL SERVICES OFFICE IS A PUBLIC DOCUMENT.

Scott Chasin
506 Palm Ave
Coronado, Ca 92118
scottchasin@sbcglobal.net

January 8,2014

Re: Parks and Recreation Commission

My name is Scott Chasin and I would like to volunteer for the opening on the Coronado Parks and Recreation Commission. I moved to Coronado from Carlsbad California in 2012. I am a homeowner with a sixteen year old daughter who is a junior at Coronado High School. My personal and professional background has given me the experience to work with the city staff to make the Parks and Recreation Department a valuable asset to the residents and guests of Coronado. The parks and recreational facilities in Coronado are some of the best in all of San Diego. We have fabulous aquatics, great parks and game facilities, a wonderful beach and programs for people of all ages. As a board member, one of my goals would be to increase the awareness of all of the programs the city has to offer.

I graduated from USC with a degree in Political Science. I started my own retail business in 1971. For over 25 years, I owned and operated a chain of retail clothing stores throughout San Diego and Orange County. As President and CEO of one of the larger local retail chains in San Diego, my job included everything from buying and merchandising, to advertising, accounting and employee relations. Additionally, I was active in the Merchant's associations in the malls and in this capacity we worked with the developers to actively promote the respective shopping centers.

After retiring from this retail business in 1995, I began practicing real estate in 1997 and worked for Prudential California Realty until 2007. I am a Realtor and have been licensed as a real estate Broker since 2007. I am a member of CAR, NSDAR and other Professional agencies. I am currently President of several homeowner associations in which the owners must work together to minimize costs and maximize results.

I first began volunteer coaching my daughter's sports over ten years ago. I have been licensed to coach youth soccer, basketball and most recently cross country for the Coronado High School's CIF winning girl's team.

Sports and recreational activities are a huge part of both youth and adult lives. Coronado has some of the best recreational facilities in all of San Diego. I would like to volunteer to be part of the Parks and Recreation Commission to work with the city staff and the community in improving the public's enjoyment and further development of the features and programs now and in the future.

I believe that my business experience would be an asset to the commission. I believe that my youth sports volunteering would be beneficial to attracting more kids to the programs available within the city of Coronado. I would like to see kids and adults of all ages take advantage of the great Parks and Recreation options they have here in Coronado.

If you have any questions or concerns please feel free to contact me. I appreciate your consideration.

Sincerely

Scott Chasin

RECEIVED
DEC 23 2013
OFFICE OF CITY CLERK
CITY OF CORONADO

CITY OF CORONADO, CALIFORNIA

APPLICATION FOR COMMISSION, COMMITTEE, OR BOARD

The purpose of this application is to provide the Mayor and members of the City Council with background information on persons who wish to serve on a board, commission or committee of the City. Persons appointed must be citizens of the United States; an elector of the City; and if appointed, must reside in the City of Coronado throughout their tenure of office.

12/20/13
(Date of application)

Stacy Keszei
(Full Name, please print)

574 C. Ave Coronado, CA 92118
(Home Address) (Mailing Address)

~~513~~ 619 200 2702 skeszei7@gmail.com
(Home Phone\Business Phone) (Email Address)

Senior Sales Manager, Johnson & Johnson
(Indicate business, profession or occupation)

Masters
(Educational qualifications, optional)

See CV
(Professional experience, optional) Please give a brief resume of your qualifications on page 2

Park, Recreation Commission
(Indicate choice of board, commission or committee)

(Signature)

NOTE #1: A member of the Board of Appeals, Design Review Commission, Library Board of Trustees, Planning Commission, and Port Commissioner, must file a Financial Disclosure Statement upon appointment, annually, and upon termination of office.

NOTE #2: This application will be retired at the end of calendar year and a letter will be sent to you to determine if you are still available to serve. A new list will be prepared from those persons who resubmit their applications plus from those who apply from news releases in the press.

AN APPLICATION ON FILE IN THE CITY COUNCIL SERVICES OFFICE IS A PUBLIC DOCUMENT.

Stacy Keszei
(Full Name)

Provide a brief resume of qualifications on this page or attach Resume or CV:

See CV

AN APPLICATION ON FILE IN THE CITY COUNCIL SERVICES OFFICE IS A PUBLIC DOCUMENT.

Stacy S. Keszei

574 C. Ave.
Coronado, CA 92118
PH: 619-200-2702
Email: skeszei7@gmail.com

SENIOR SALES MANAGER PROFILE

Strong and internationally diversified leader qualified by numerous sales awards. Successful experience within the domestic and international MD&D industry in: field sales, new hire training development, program development, project management, capital equipment sales/marketing and business development. Formidable competitor with a proven track record of leading teams that consistently meet or exceed sales and profit goals in both the domestic and international markets. Extensive experience in developing and managing cross-functional teams, physician training, presenting and capital equipment sales cycles. Specific areas of expertise include:

Training	**Marketing**	**Sales**
New Hire Programs	National Presentation	MD&D (US)
Systems of Care	Field Training	MD&D (Europe)
Field Sales	New Product	Capital Equipment
Train the Trainer	Clinical Strategy	Contracts

PROFESSIONAL EXPERIENCE

Senior Territory Manager San Diego, CA and Hawaii
Acclarent (J&J) ***May 2012 – Present***

Successfully managed a highly geographically separated territory in the USA. Successfully brought territory from last to a "Top 3" position within the region within 10 months.

- **Successfully introduced new device line for ENT, (Ear, Nose and Throat), achieving 137% above forecast.**
- 120% above Quota 2013
- Territory ranked Top 1/3rd in 2012 and 2013
- Upgraded 95% of accounts with New SPIN
- Achieved above quota for both 2012 and 2013

Senior Territory Manager/ Regional Business Manager, Scotland
Ethicon Inc., BioSurgery Division (J&J), ***September 2010 – Apr 2012***

Chosen to fill a Global Mobility sales position within the UK. Served as Regional Business Manager (Interim); leading a sales team responsible for a territory consisting of the entire geographical area of Scotland and tasked with reversing a decade long trend of continuous revenue loss.

- **Developed and presented first ever UK international new hire training program.**
- **Field Sales Trainer: developed and led new hire training/programs, designed and implemented first ever FST structure for Northern U.K. region.**
- **Chosen by marketing team as EOnCALL project management representative to attend World Wide Marketing Summit in Paris, France, 2011.**
- Successful cross-functional team leadership reversed 10 years of losses within the Scotland territory.
- Innovative leadership led territory to 34% increase in revenue for 2010 (in territory September-December).
- 13% increase in new revenue for territory in 1st quarter 2011.
- 3rd in overall league standing for all categories, U.K./Ireland.
- 1st in Surgiflo flowable category U.K./Ireland.
- 2nd in Evicel fibrin sealant category U.K./Ireland.
- Responsible for day-to-day management of 3 direct reports.
- Successfully trained 3 new hire Training Territory Managers in 10 months.

Senior Executive Territory Manager, Cincinnati, Ohio
Ethicon Inc., Biosurgery Division (J&J) ***December 2008 - August 2010***

Managed a $4.5M territory and 38 accounts for a blue chip manufacturer of Biosurgery products.

- **Promoted to FST (Field Sales Trainer) October, 2008.**
- **Selected as marketing representative to launch EOnCall within the U.S., 2010.**
- **Accepted / Completed Phase 1 of MDP (Management Develop Program).**
- Ranked 5th nationwide in 2009. Successfully closed $745k of new business,
- Ranked 13th nationwide in 2008. Successfully closed $585k of new business.
- Responsible for day-to-day management of 1 direct report.

Dual Territory Manager, Central & Southern OH (Columbus, Cincinnati & Dayton)
Ethicon Inc., Biosurgery Division (J&J) ***April 2008 - December 2008***

Responsible for leading 2 metropolitan territories simultaneously while managing more than $8M in revenue and 74 accounts.

- **Developed lab training program** in conjunction with Ethicon Endo-Surgery, Women's Health; utilizing the Cincinnati facilities and resulting in the first ever, collaborative education initiative.
- Raised Cincinnati territory revenue ranking from bottom 10% to top 15%, nationwide.
- Generated $201k in new revenue for Cincinnati.
- Responsible for day-to-day management of 2 direct reports.

Executive Territory Manager, Columbus, Ohio
Ethicon Inc., BioSurgery Division (J&J) ***2005 – March 2008***

Managed a $3.5M territory and 36 accounts for BioSurgery products.

- Developed/organized/facilitated Prof. Ed. and porcine labs on Portfolio and Bio-Surgical Hemostatic agents.
- Successfully led territory to a nationwide ranking of 3rd in 2007.
- Columbus ranked 1st in Portfolio nationwide, 4th in Advanced nationwide and 11th in Flowable Bio-Surgical products nationwide.
- Created and closed $793k of new revenue for Columbus territory
- Finished 2006 ranked 6th nationwide. $460k of new revenue closed within Columbus territory.
- Won 2007, 1st quarter "Bring It On" contest.
- Realized all "Top Quarter High End" bonuses March 2006 - December 2007.
- Awarded 1st place for "Turn It Up" Contest, September 2006.
- Successfully collaborated with J&J counterparts to lead presentations resulting in $180k of new revenue.

Territory Assistant (Performed all duties and responsibilities of Territory Manager)
Sacramento, CA.
InScope, a Division of Ethicon Endo-Surgery, (J&J) ***2004 – 2005***

Responsible for the day-to-day management, selling and marketing of leading-edge Endoscopic capital and disposable equipment for the Gastrointestinal (GI) market.

- Conducted group professional presentations to Clinical Societies: GUTT Clubs (Sacramento and Reno), Journal Club (UC Davis) and ASGE (First Year Fellows Course).
- Ranked 8th out of 65 InScope sales representatives nationwide.
- Grew capital equipment (GDS systems) and PillCam SB/ ESO customer account base more than 200% in a 6 month period. Increased revenue 19% above company target forecast for 2005 Optical Dilator sales.
- Successfully trained (45) GI physicians, (110) RN's and other healthcare personnel on cutting edge medical devices within the GI industry.
- Designed and conducted professional training presentations resulting in $200k of new company revenue.

In-Flight Manager/On-Board Leader
Delta Air Lines, Inc. ***1997- 2004***

- "Sales Force Teams": Selected as sales support agent to lead new product marketing implementation in U.S. and Central America. Increased revenue 15% per flight. ($150k annually).

PROFESSIONAL HONORS / RECOGNITIONS

- President's Club- Scotland, UK 2012
- Northern Territory Sales Member of the Month, UK (August) 2011
- Encore Award Nominee (UK) 2011
- $1M Sales Club Award, BioSurgical (achieved less than 5 years from hire date) 2010
- "Top 3 Nationwide", Sales Award Q1-Q4, 2010
- Encore Award Recipient 2009
- Glamour Award Recipient, BioSurgical 2009
- Glamour Award Recipient, BioSurgical 2008
- Encore Award Recipient 2008
- "Tores Challenge", Award Recipient 2008
- "Top 3 Nationwide", Sales Award Q1-Q4, 2008
- "Kick it Up" Bonus Awards, BioSurgical Q1-Q3, 2007
- Glamour Award Recipient, BioSurgical, 2006, 2007
- $425k Club Winner, BioSurgical, 2006
- "Turn It Up" Contest Winner, 1st Place, BioSurgical 2006
- "CAN-DO" Award, InScope 2005
- Most New Clinician Leads Nationwide (AAFP, ACG), InScope 2005
- High Performance Sales Leader Award, Delta Air Lines 1998-2004

EDUCATION

Professional Diploma of Marketing, Oxford College, Oxford, UK	Present
J&J Management Development Program	2008 - Present
M.Ed, Master of Education, Xavier University, Cincinnati, OH	2000
B.S., California State University, Chico, CA	1995

COMMUNITY INVOLVEMENT / PERSONAL ACHIEVEMENTS

- Olympic Torch Bearer - Salt Lake City 2002: Selected Torch Bearer out of Forty Thousand employees for 'Outstanding Service', Delta Airlines
- Organ Donation - Hood to Coast & Calistoga Relays
- RAAM - Race Across America Participant - Organ Donations
- Marathon Runner (43 completed)
- Private Pilot's License

AUTHORIZATION FOR THE DIRECTOR OF ENGINEERING AND PROJECT DEVELOPMENT TO REISSUE ENCROACHMENT PERMITS TO CONTINUE TO ALLOW OUTDOOR DINING AREAS AND OTHER AMENITIES IN THE PUBLIC RIGHT-OF-WAY AND AMEND THE CORRESPONDING COMMERCIAL USE PERMITS ADJACENT TO THE FOLLOWING PROPERTIES: 126 ORANGE AVENUE (CORONADO FIREHOUSE BAR & GRILL); 116-120 ORANGE AVENUE (SAPORI AND SAIKO SUSHI); AND 100-104 ORANGE AVENUE (NICKY ROTTENS BAR AND BURGER JOINT)

ISSUE: Whether to authorize the Director of Engineering and Project Development to reissue encroachment permits to the following property owners for existing outdoor dining areas:

126 Orange Avenue	Coronado Firehouse Bar & Grill (Permit No. 3-10)
116-120 Orange Avenue	Sapori and Saiko Sushi (Permit No. 10-09)
100-104 Orange Avenue	Nicky Rottens Bar and Burger Joint (Permit No. 8-10)

The outdoor dining areas, along with other structures constructed within the right-of-way, are detailed in the exhibits of the corresponding encroachment permits (Attachment 1).

RECOMMENDATION: Authorize the Director of Engineering and Project Development to reissue encroachment permits for the three properties listed above to allow the structures to remain in the public right-of-way as constructed (as previously approved) until plans for the Downtown Enhancement Phase IV (DTEP IV) project have been finalized. It is also recommended that the corresponding Permits for Use of City Property for Commercial Activity be reissued in conjunction with these encroachment permits.

FISCAL IMPACT: All three applicants paid the appropriate encroachment permit fee when they originally applied for the permit. Concurrent with the encroachment permits, the City also issued Commercial Use Permits (CUP) that apply to the businesses and provide remuneration to the City for the commercial use of the public right-of-way. The CUPs were issued for a standard five-year term with a built-in 3% annual inflation factor and generate approximately $700 per year per site (see attached CUPs). Any future costs for modifications to the private improvements associated with the design of DTEP IV would be the responsibility of the property owners.

STRATEGIC PLAN IMPACT: Approval of the encroachment permits is consistent with Strategic Plan Objective 6.1.2: Encourage the revitalization of downtown businesses to better serve residents and visitors and improve the City's sales tax base.

CEQA: All the encroachment permits are Categorically Exempt per Section 15305, Minor Alterations in Land Use Limitations (Encroachment Permits).

CITY COUNCIL AUTHORITY: Coronado Municipal Code Section 52.08.030 requires City Council approval for structures built over the public right-of-way. Such approval is an administrative action of the City Council, not affecting a fundamental vested right. When an administrative decision does not affect a fundamental vested right the courts give greater deference to decision makers in administrative mandate actions. The court will inquire (a) 11d

whether the city has complied with the required procedures; and (b) whether the city's findings, if any, are supported by substantial evidence.

PUBLIC NOTICE: For the benefit of neighbors' information, a courtesy notice of the consideration to reissue the encroachment permits was sent to property owners and residents within a three-hundred-foot (300') radius of the respective addresses.

BACKGROUND: The City Council granted a temporary encroachment permit to Sapori and Saiko Sushi on December 1, 2009, to encroach eight feet into the public sidewalk to construct a wrought iron railing for outdoor dining and other amenities. Similar encroachment permits were issued to the Coronado Firehouse (June 1, 2010) and Nicky Rottens Bar and Burger Joint (January 18, 2011). The temporary status of the encroachment permits was intended to give the public an opportunity to physically see the improvements, experience the impacts (if any) to pedestrians using the adjacent sidewalk, and give staff and Councilmembers time to evaluate the overall pedestrian corridor desired for the 100 block of Orange Avenue. With these goals in mind, the Council directed staff to bring the temporary encroachment permits back periodically for reconsideration.

During this time frame, the Council also received a presentation regarding the pedestrian corridor along the 100 block of Orange Avenue. Having reviewed the staff report and presentation, the Council directed staff to utilize a design guideline that plans for a seven-foot six-inch (7'-6") wide unobstructed linear path when considering potential encroachments and public improvements within the right-of-way. Accounting for the possibility of future street tree improvements within six feet six inches (6'-6") of the existing curb line, this design guideline requires encroachments into the public right-of-way to be limited to within five feet (5') of the property line; however, the Council has renewed the three temporary encroachments as they were originally constructed, six to eight feet beyond the property line. These renewals were issued on a temporary basis with the provision that they be renewed on an annual basis or until such time as the DTEP IV design has been approved by the Council.

ANALYSIS: An analysis of each of the individual encroachment permits is detailed below by location:

<u>126 Orange Avenue – Coronado Firehouse Bar and Grill</u> (Note: The Firehouse Bar and Grill has closed, but a new restaurant is planned for the existing space.)
The original encroachment permit application, as temporarily approved by the Council in June 2010, was for an eight-foot (8') wide encroachment to accommodate several improvements to the subject property. As originally proposed and now in place, the property at 126 Orange Avenue includes (see the attachments to the draft encroachment permit for architectural sketches of each):

1) A balcony which projects approximately one foot six inches (1'-6") into the public right-of-way for a distance of eleven feet (11') and has a minimum and maximum elevation of approximately nine feet eleven inches (9'-11") and fourteen feet six inches (14'-6"), respectively.
2) A tiled roof overhang that encroaches approximately three feet six inches (3'-6") into the Orange Avenue right-of-way along the frontage of the property thirty-nine feet

(39') and has a minimum and maximum elevation of twenty feet six inches (20'-6") and twenty-six feet nine inches (26'-9"), respectively.

3) An outdoor dining area surrounded by a wrought iron handrail that encroaches approximately eight feet (8') into the Orange Avenue right-of-way along the frontage of the property for twenty-eight feet (28').

116-120 Orange Avenue – Sapori and Saiko Sushi

The original encroachment permit application, as temporarily approved by the Council on December 1, 2009, was for an eight-foot (8') wide encroachment to accommodate several improvements to the subject property. As originally proposed and now in place, the property at 116-120 Orange Avenue includes (see the attachments to the draft encroachment permit for architectural sketches of each):

1) A balcony that encroaches approximately three feet (3') into the Orange Avenue right-of-way along the frontage of the property for twenty-four feet (24') and has a minimum and maximum elevation of approximately nine feet six inches (9'-6") and fourteen feet six inches (14'-6"), respectively.
2) Three raised landscaped planters projecting approximately six feet six inches (6'-6") into the public right-of-way.
3) An outdoor dining area surrounded by a wrought iron handrail that encroaches approximately eight feet (8') into the Orange Avenue right-of-way along the frontage of the majority of the property.
4) An awning which projects approximately three feet (3') into the public right-of-way for a distance of thirteen feet six inches (13'-6").

100-104 Orange Avenue – Nicky Rottens Bar and Burger Joint

The original encroachment permit, as temporarily approved by the Council in June 2011, was for a six-foot (6') wide encroachment to accommodate several improvements to the subject property. The encroachment permit for 100-104 Orange Avenue consists of the following (see the attachments to the draft encroachment permit for architectural sketches of each):

1. One continuous awning that projects into the Orange Avenue and First Street rights-of-way. The awning along Orange Avenue projects a maximum of six feet (6') into the Orange Avenue right-of-way along the frontage of the property for forty-four feet eight inches (44'-8") and has a maximum and minimum elevation of fifteen feet (15') and eight feet (8'), respectively. The awning wraps around the corner and onto First Street and projects into the Orange Avenue right-of-way a maximum of five feet (5') along the frontage of the property for fifty-six feet (56') along First Street. Five patio heaters are attached to the awning above the outdoor dining area along Orange Avenue.

2. The outdoor dining area is surrounded by a wrought iron handrail that encroaches a maximum of six feet (6') into the Orange Avenue right-of-way along the frontage of the property for forty-two feet (42') with a height of forty-two inches (42"). A 13" table ledge has also been added to the handrail to be used with stools rather than tables and chairs.

Generally, the curb-to-property line measurement in this area of Orange Avenue is nineteen feet (19'). The subject buildings, as with most of the buildings along Orange Avenue, were

constructed right to the property line. To maintain compliance with the Council's direction to implement a seven-foot six-inch (7'-6") wide, unobstructed, linear pedestrian path, all the encroachments will need to be limited to five feet (5') in width once the DTEP IV project has been constructed. While this will have no impact to the awnings, balconies and roof overhangs, it will require all three property owners to reduce the width of the outdoor dining to be within five feet of the property line. Currently, none of the existing encroachments negatively impact pedestrian travel in the area and all requirements of the Americans with Disabilities Act are being met.

As is typically the case for such encroachments, the encroachment permit would require that the property owners (or authorized representatives) maintain Permits for Use of City Property for Commercial Activity to allow for outdoor dining areas. The three commercial use permits being recommended to be reissued, along with their associated encroachment permits, have been standardized and are consistent with each other. The standardized conditions for the three CUPs include the following

8.1.1 Outdoor dining shall close at 10 p.m., Monday-Sunday, and no persons shall be permitted within the said area while closed.
8.1.2 At 10 p.m., Monday-Sunday, all windows and doors of the building shall be closed, including any skylights.
8.1.3 No televisions shall be placed outside in the patio dining area.
8.1.4 No indoor televisions shall be positioned directly facing the patio dining area so as to encourage customers to congregate in the patio area. The windows and doors shall be closed if noise from the televisions is audible outside.
8.1.5 The windows and doors shall be closed any time there is live entertainment and/or amplified music.

It is therefore recommended that the Council approve temporary encroachment permits for the three locations that are valid until the plans for the DTEP IV project have been finalized and approved by the Council. Once the design is approved, the applicants can apply for a final encroachment permit with any modifications required to conform to the DTEP IV plans. It is also recommended that the associated commercial use permits be reissued.

ALTERNATIVES: The Council may elect to (1) modify the existing improvements or (2) deny the issuance of any or all of the encroachment permits and require the applicant(s) to remove the existing encroachments from the right-of-way.

Submitted by Engineering & Project Development/Walton & Mendoza
Attachments: 1. Draft Encroachment Permits
2. Draft Commercial Use Permits

I:\Permits\Encroachment Permits\2014\Combined Report 1.21.14.doc

CM	ACM	AS	CA	CC	CD	EPD	F	G	L	P	PS	R
CK	TR	NA	JNC	MLC	NA	EW	NA	NA	NA	NA	NA	NA

ATTACHMENT 1
(Firehouse Restaurant)

RECORDATION REQUESTED BY:

City Clerk
City of Coronado
1825 Strand Way
Coronado, CA 92118

AMENDMENT TO ENCROACHMENT PERMIT NO. 3-10 (DOCUMENT NO. 2010-0473721)

An encroachment permit is hereby granted to the Permittee designated in paragraph one, Attachment A, as the owner of the Benefited Property described in paragraph two, Attachment A, to encroach as detailed in the diagram attached as Exhibits A, B and C. Attachment A and Exhibits A, B, and C are hereby incorporated herein by this reference as though fully set forth at length. In consideration of the issuance of this encroachment permit, Permittee hereby covenants and agrees, for the benefit of the City, as follows:

1. This covenant shall run with the land and be binding upon and inure to the benefit of the future owners, encumbrancers, successors, heirs, personal representatives, transferees, and assigns of the respective parties.

2. Permittee shall use and occupy the City Property only in the manner and for the purposes described in paragraph four, Attachment A.

3. By accepting the benefits herein, Permittee acknowledges title to the City Property to be in the City and waives all right to contest that title.

4. The term of this encroachment permit is temporary and valid until the completion and acceptance of the final Downtown Enhancement Project Phase IV (100 Block of Orange Avenue) and may be revoked by the City or abandoned by Permittee at any time. The City shall mail written notice of revocation to Permittee, addressed to the Benefited Property which shall set forth the date upon which the benefits of encroachment permit are to cease.

5. City is entitled to remove all or a portion of the improvements constructed by Permittee in order to repair, replace, or install public improvements. City shall have no obligation to pay for or restore Permittee's improvements.

6. Permittee agrees to indemnify and hold the City harmless from and against all claims, demands, costs, losses, damages, injuries, litigation, and liability arising out of or related to the use, construction, encroachment or maintenance to be done by the Permittee or Permittee's agents, employees or contractors on City Property.

7. Upon abandonment or revocation, Permittee shall, unless otherwise directed by the City and at no cost to the City, return City property to its pre-permit condition within the time specified in the notice of revocation or prior to the date of abandonment.

8. If Permittee fails to restore the City property, the City shall have the right to enter upon the City Property, after notice to the Permittee, delivered at the Benefited Property, and restore the City Property to its pre-permit condition to include the removal and destruction of any improvements and Permittee agrees to reimburse the City for the costs incurred.

9. If either party is required to incur costs to enforce the provisions of this covenant, the prevailing party shall be entitled to full reimbursement for all costs, including reasonable attorney's fees.

10. Permittee agrees that Permittee's duties and obligations under this covenant are a lien upon the Benefited Property. Upon 30-day notice, and an opportunity to respond, the City may add to the tax bill of the Benefited Property any past-due financial obligation owing to the City by way of this covenant.

11. Permittee waives the right to assert any claim or action against the City arising out of or resulting from the revocation of this permit or the removal of any improvement or any other action by the City, its officers, agents, or employees taken in a non-negligent manner, in accordance with the terms of this permit.

12. Permittee recognizes and understands that this permit may create a possessory interest subject to property taxation and that the Permittee may be subject to the payment of property taxes levied on such interest.

13. As a condition precedent to Permittee's right to go upon the City property, this permit must first be signed by the Permittee, notarized, executed by the City and recorded with the County Recorder of the County of San Diego. The recording fee shall be paid by Permittee.

DRAFT

APPROVED AS TO FORM AND CONTENT:

_____ Date_____

Ed Walton
Director of Engineering and Project Development
City of Coronado

ATTEST:

By:_____
Mary Clifford
City Clerk
City of Coronado

Date:_____

AGREED AND ACCEPTED:

By:_____
Stephen Biafora
Biafora Properties

Date:_____

NOTARIZATION REQUIRED-

STATE OF CALIFORNIA

COUNTY OF_____

On _____, before me, _____, Notary Public,

personally appeared _____,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

_____
Signature of Notary Public

DRAFT

ATTACHMENT A TO COVENANT
REGARDING ENCROACHMENT PERMIT NO. 3-10

PARAGRAPH ONE:

Permittee

Biafora Properties
126 Orange Avenue
Coronado, CA 92118

PARAGRAPH TWO:

Benefited Property

126 Orange Avenue
Coronado, CA 92118
A.P.N.: 536-092-23

PARAGRAPH THREE:

City Property

City of Coronado right-of-way at Orange Avenue, adjacent to the easterly property line of 126 Orange Avenue. The encroachment consists of approximately two hundred twenty-four square feet (224 sq. ft.) of public right-of-way in order to accommodate a wrought iron railing for outdoor dining, a balcony with a wrought iron railing and tile roof overhang.

Specifically, the wrought iron railing will be located no more than eight feet (8') from the property line for a distance of twenty-eight feet (28') with two entrances to the property. The tile roof overhang extends approximately three feet six inches (3'-6") onto City property for a distance of thirty-nine feet (39'). The balcony extends approximately one foot six inches (1'-6") for a distance of eleven feet (11').

PARAGRAPH FOUR:

Purpose

The purpose of this permit is to allow the Permittee to maintain at their expense a wrought iron railing for outdoor dining, a balcony with a wrought iron railing, and an existing tile roof overhang within the public right-of-way adjacent to 126 Orange Avenue.

DRAFT

PARAGRAPH FIVE:

Conditions

1. This permit has been approved on a temporary basis until such time as the final design for the 100 block of Orange Avenue (DTEP IV) has been approved by the City Council. At that time the encroachment permit shall be brought back to the City Council for approval with any modifications required to conform to the new plans.

2. Permittee shall not use the area for commercial activity without a valid "Permit for Use of City Property for Commercial Purposes" for outdoor dining from the City.

3. Any design changes in this area are subject to the approval of the Engineering and Project Development Department, Community Development Department, and Coronado Design Review Commission.

4. Permittee will maintain this encroachment at their expense for as long as the encroachment remains in existence.

5. All plantings adjacent to this property within the City right-of-way shall be maintained by the applicant to the satisfaction of the Director of Public Services.

6. Permittee shall keep the sidewalks around this improvement safe, clear and unobstructed for pedestrian traffic.

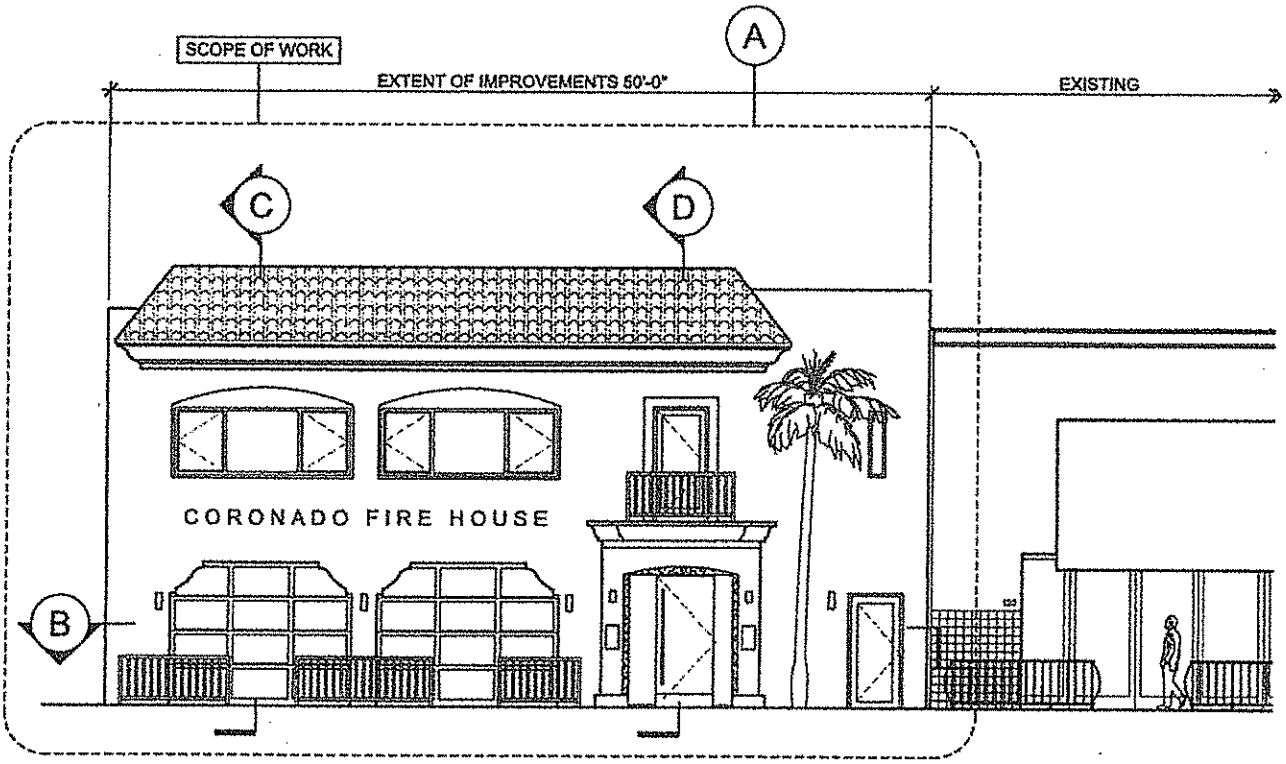
7. If any portion of the improvement is determined to be a pedestrian hazard, public nuisance or a public safety hazard in any way, as determined by the Director of Engineering and Project Development, then that portion of the encroachment shall be removed by Permittee at the Permittee's expense or the City shall remove all or any part of it at the Permittee's expense.

8. Should the private property owner/contractor add improvements to the public right-of-way where there is an existing street tree or a new or replacement tree is planted, the said private property owner/contractor shall assume any responsibility for repair and/or replacement of those private improvements, should those improvements be damaged by the adjacent tree.

9. If the applicant wishes to serve alcohol at the restaurant, including the patio area, they must be in possession of an alcohol license issued by the California Department of Alcoholic Beverage Control. The alcohol license must detail the area where alcohol may be served and must be approved by the Coronado Police Department.

DRAFT

EXHIBIT 'A'



CORONADO FIRE HOUSE

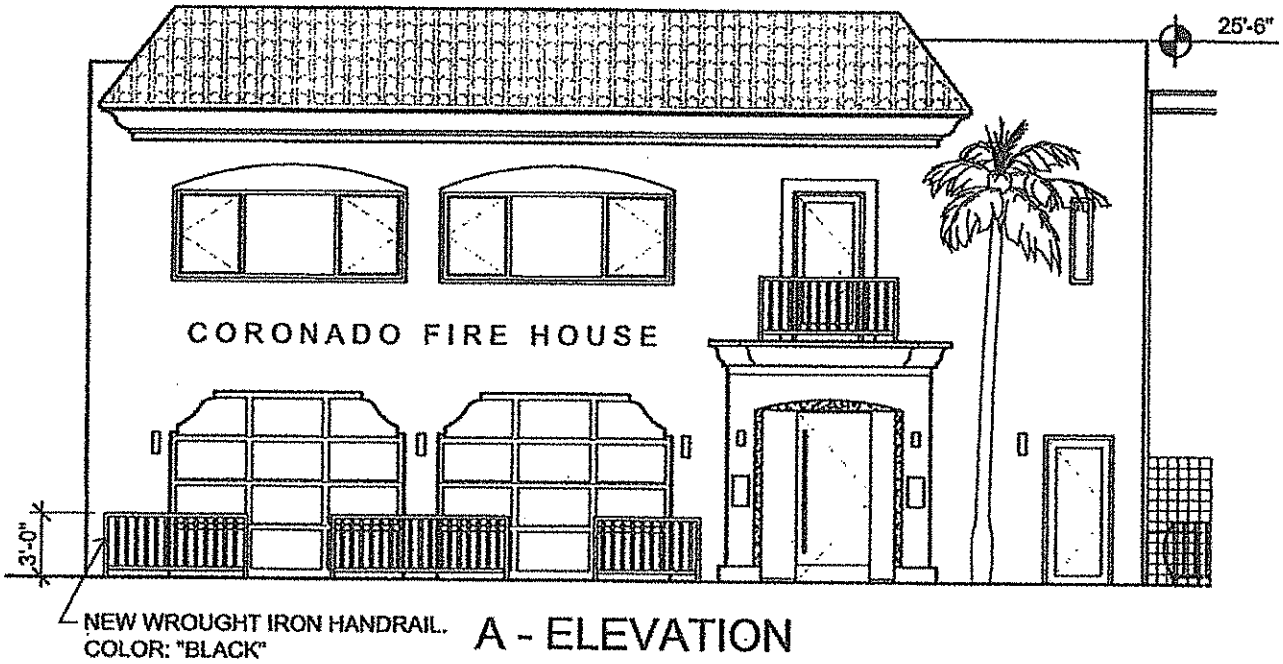
*Note: Openings in the railing for outdoor dining were closed per the City Council's direction.

H2A
CORONADO FIRE HOUSE
ENCROACHMENT EXHIBIT
1/8" = 1'-0"
05-06-2010

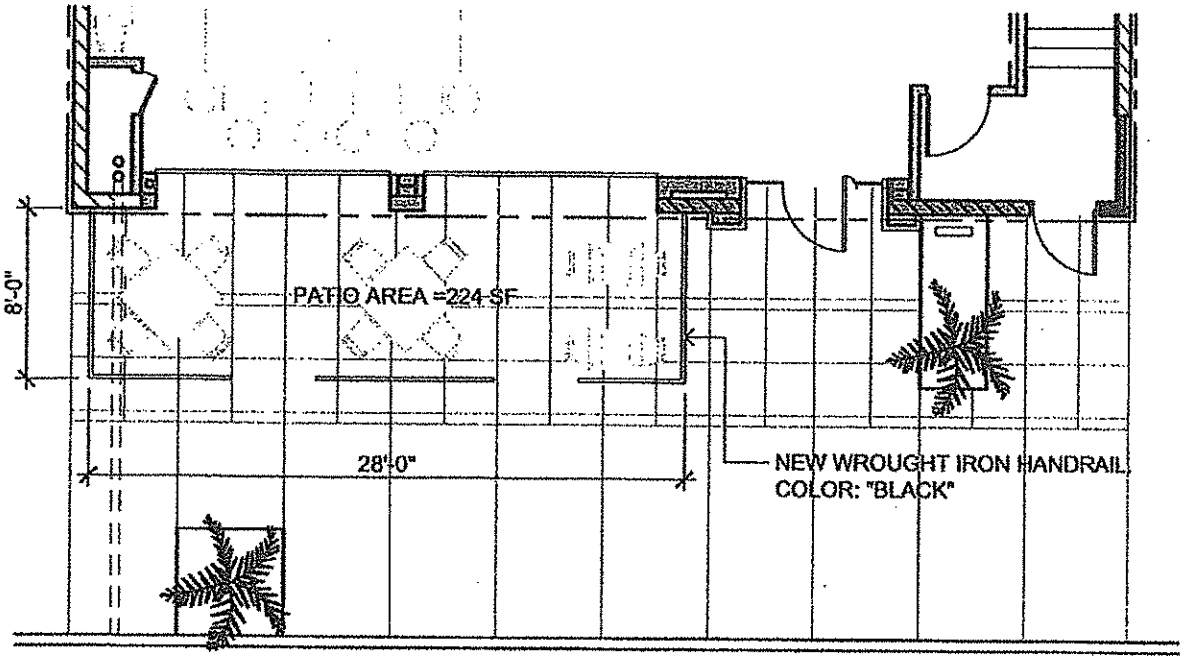
15157

EXHIBIT 'B'

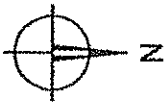
15158



A - ELEVATION



B - PARTIAL PLAN

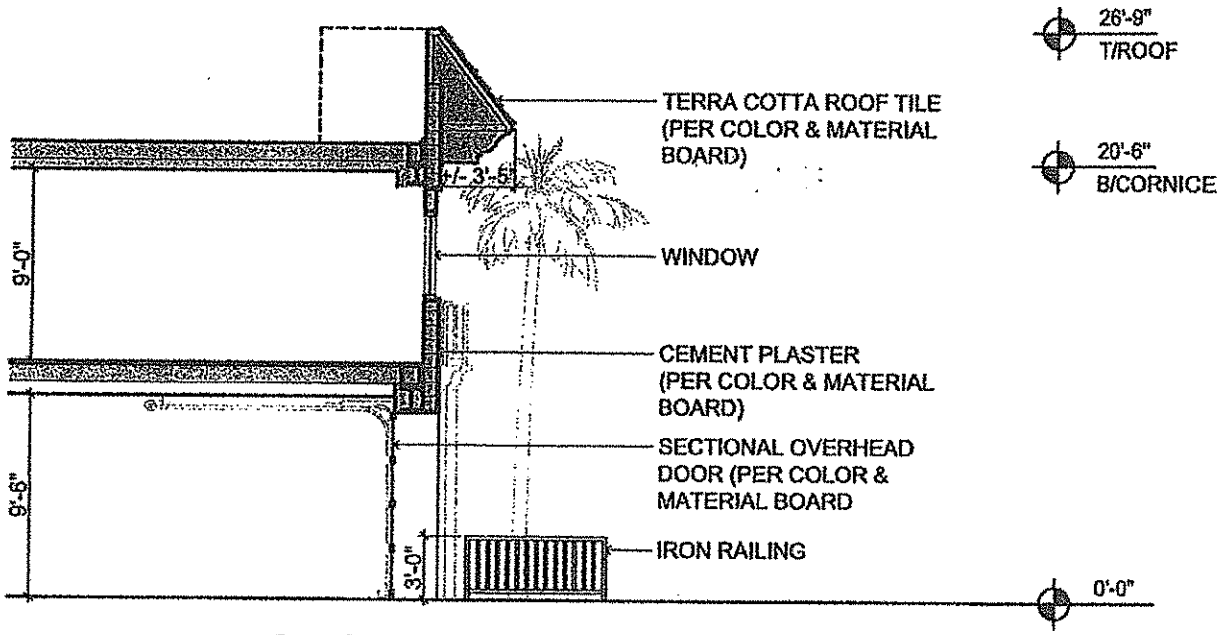


*Note: Openings in the railing for outdoor dining were closed per the City Council's direction.

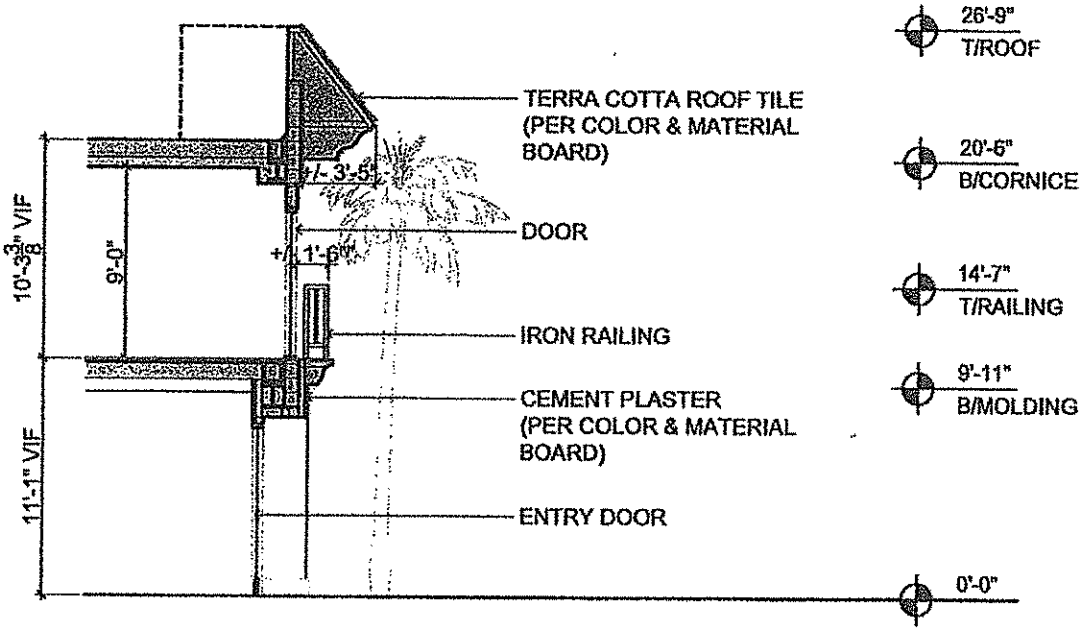
H2A
CORONADO FIRE HOUSE
ENCROACHMENT EXHIBIT
1/8" = 1'-0"
05-06-2010

EXHIBIT 'C'

15159



C - SECTION



D - SECTION

H2A
CORONADO FIRE HOUSE
ENCROACHMENT EXHIBIT
1/8" = 1'-0"
05-06-2010

ATTACHMENT 1
(Sapori/Saiko Sushi)

RECORDATION REQUESTED BY:

City Clerk
City of Coronado
1825 Strand Way
Coronado, CA 92118

AMENDMENT TO ENCROACHMENT PERMIT NO. 10-09 (DOCUMENT NO. 2010-0028788)

An encroachment permit is hereby granted to the Permittee designated in paragraph one, Attachment A, as the owner of the Benefited Property described in paragraph two, Attachment A, to encroach as detailed in the diagram attached as Exhibits A, B, C, D and E. Attachment A and Exhibits A, B, C, D and E are hereby incorporated herein by this reference as though fully set forth at length. In consideration of the issuance of this encroachment permit, Permittee hereby covenants and agrees, for the benefit of the City, as follows:

1. This covenant shall run with the land and be binding upon and inure to the benefit of the future owners, encumbrancers, successors, heirs, personal representatives, transferees, and assigns of the respective parties.

2. Permittee shall use and occupy the City Property only in the manner and for the purposes described in paragraph four, Attachment A.

3. By accepting the benefits herein, Permittee acknowledges title to the City Property to be in the City and waives all right to contest that title.

4. The term of this encroachment permit is temporary until the completion and acceptance of the final design of the Downtown Enhancement Project Phase IV (100 block of Orange Avenue) and may be revoked by the City or abandoned by Permittee at any time. The City shall mail written notice of revocation to Permittee, addressed to the Benefited Property which shall set forth the date upon which the benefits of encroachment permit are to cease.

5. City is entitled to remove all or a portion of the improvements constructed by Permittee in order to repair, replace, or install public improvements. City shall have no obligation to pay for or restore Permittee's improvements.

6. Permittee agrees to indemnify and hold the City harmless from and against all claims, demands, costs, losses, damages, injuries, litigation, and liability arising out of or related to the use, construction, encroachment or maintenance to be done by the Permittee or Permittee's agents, employees or contractors on City Property.

7. Upon abandonment or revocation, Permittee shall, unless otherwise directed by the City and at no cost to the City, return City property to its pre-permit

condition within the time specified in the notice of revocation or prior to the date of abandonment.

8. If Permittee fails to restore the City property, the City shall have the right to enter upon the City Property, after notice to the Permittee, delivered at the Benefited Property, and restore the City Property to its pre-permit condition to include the removal and destruction of any improvements and Permittee agrees to reimburse the City for the costs incurred.

9. If either party is required to incur costs to enforce the provisions of this covenant, the prevailing party shall be entitled to full reimbursement for all costs, including reasonable attorney's fees.

10. Permittee agrees that Permittee's duties and obligations under this covenant are a lien upon the Benefited Property. Upon 30-day notice, and an opportunity to respond, the City may add to the tax bill of the Benefited Property any past-due financial obligation owing to the City by way of this covenant.

11. Permittee waives the right to assert any claim or action against the City arising out of or resulting from the revocation of this permit or the removal of any improvement or any other action by the City, its officers, agents, or employees taken in a non-negligent manner, in accordance with the terms of this permit.

12. Permittee recognizes and understands that this permit may create a possessory interest subject to property taxation and that the Permittee may be subject to the payment of property taxes levied on such interest.

13. As a condition precedent to Permittee's right to go upon the City property, this permit must first be signed by the Permittee, notarized, executed by the City and recorded with the County Recorder of the County of San Diego. The recording fee shall be paid by Permittee.

DRAFT

APPROVED AS TO FORM AND CONTENT:

_____ Date_____

Ed Walton
Director of Engineering and Project Development
City of Coronado

ATTEST:

By:_____
Mary L. Clifford
City Clerk
City of Coronado

Date:_____

AGREED AND ACCEPTED:

By:_____
William M. Perkins, Owner

Date:_____

NOTARIZATION REQUIRED-

STATE OF CALIFORNIA

COUNTY OF _____

On _____, before me, _____, Notary Public,

personally appeared _____,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

_____
Signature of Notary Public

DRAFT

ATTACHMENT A TO COVENANT
REGARDING ENCROACHMENT PERMIT NO. 10-09

PARAGRAPH ONE:

Permittee

William Perkins
P.O. Box 180782
Coronado, CA 92118

PARAGRAPH TWO:

Benefited Property

116-120 Orange Avenue
Coronado, CA 92118
A.P.N.: 536-092-24

PARAGRAPH THREE:

City Property

City of Coronado right-of-way at Orange Avenue, adjacent to the easterly property line of 116-120 Orange Avenue. The encroachment consists of approximately four hundred square feet (400 sq. ft.) of public right-of-way in order to accommodate a wrought iron railing for outdoor dining, three planters, an awning, an existing balcony with a new wrought iron railing and an existing tile roof overhang.

Specifically, the wrought iron railings will be located approximately eight feet (8') from the property line with two entrances to the property. The awning will project approximately three feet (3') from the property line for a distance of thirteen feet six inches (13'-6") with a minimum and maximum elevation of eight feet six inches (8'-6") and seventeen feet eight inches (17'-8"). The existing tile roof overhang and balcony extend approximately three feet (3') onto City property for a distance of twenty-four feet (24').

PARAGRAPH FOUR:

Purpose

The purpose of this permit is to allow the Permittee to maintain at their expense three planters, a wrought iron railing for outdoor dining, an awning, an existing balcony with a new wrought iron railing, and an existing tile roof overhang as shown in Exhibits A, B, C, D and E of the encroachment permit, within the public right-of-way adjacent to 116-120 Orange Avenue.

DRAFT

PARAGRAPH FIVE:

Conditions

1. This permit has been approved on a temporary basis until such time as the final design for the 100 block of Orange Avenue (DTEP IV) has been approved by the City Council. At that time the encroachment permit shall be brought back to the City Council for approval with any modifications required to conform to the new plans.

2. Permittee shall not use the area for commercial activity without a valid "Permit for Use of City Property for Commercial Purposes" for outdoor dining from the City.

3. Any design changes in this area are subject to the approval of the Engineering and Project Development Department, Community Development Department, and Coronado Design Review Commission.

4. Permittee will maintain this encroachment at their expense for as long as the encroachment remains in existence.

5. All plantings adjacent to this property within the City right-of-way shall be maintained by the applicant to the satisfaction of the Director of Public Services.

6. Permittee shall keep the sidewalks around this improvement safe, clear and unobstructed for pedestrian traffic.

7. If any portion of the improvement is determined to be a pedestrian hazard, public nuisance or a public safety hazard in any way, as determined by the Director of Engineering and Project Development, then that portion of the encroachment shall be removed by Permittee at the Permittee's expense or the City shall remove all or any part of it at the Permittee's expense.

8. Should the private property owner/contractor add improvements to the public right-of-way where there is an existing street tree or a new or replacement tree is planted, the said private property owner/contractor shall assume any responsibility for repair and/or replacement of those private improvements, should those improvements be damaged by the adjacent tree.

9. If the applicant wishes to serve alcohol at the restaurant, including the patio area, they must be in possession of an alcohol license issued by the California Department of Alcoholic Beverage Control. The alcohol license must detail the area where alcohol may be served and must be approved by the Coronado Police Department.

DRAFT

Exhibit 'A'

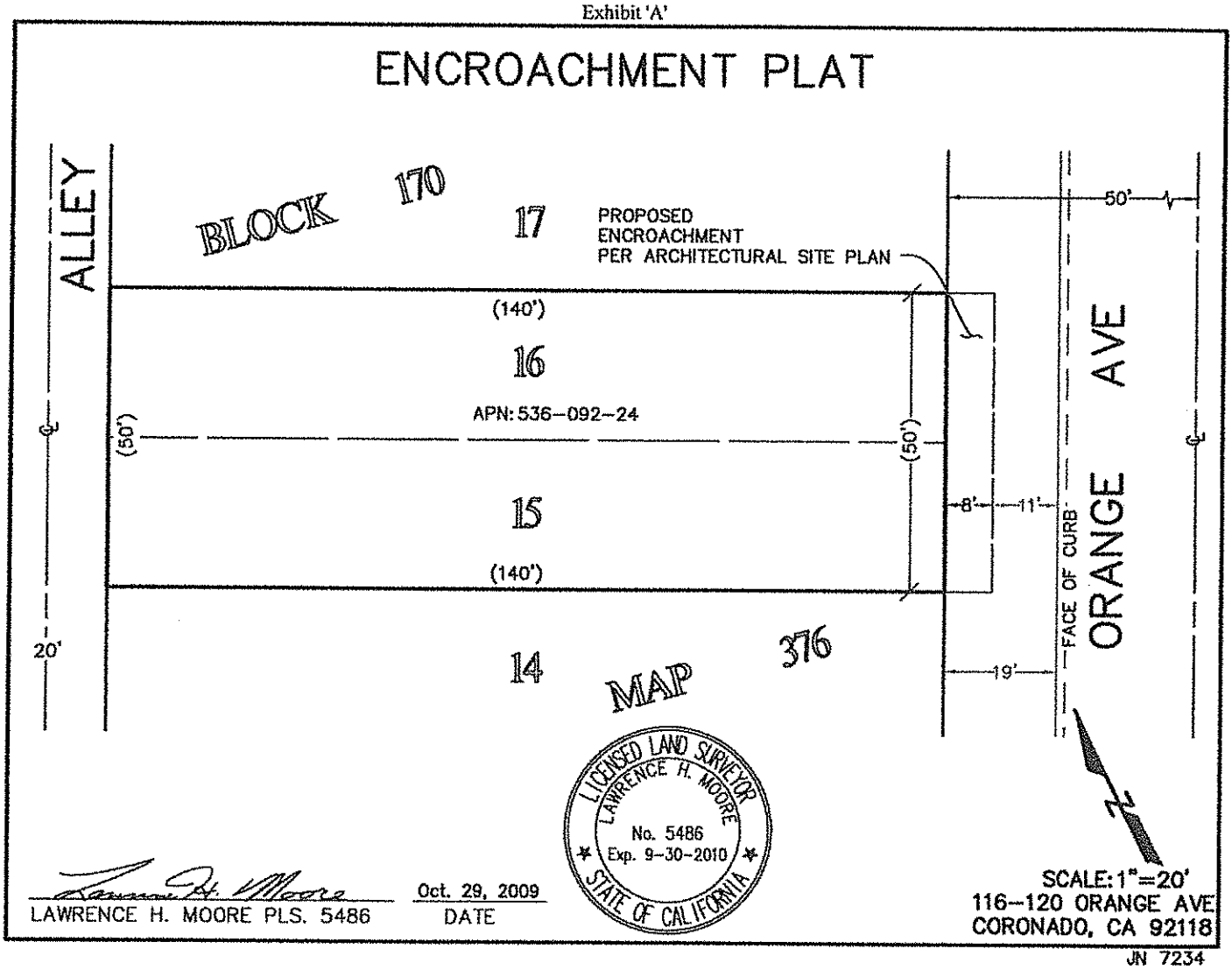

ENCROACHMENT PLAT
ALLEY
BLOCK 170
17
PROPOSED
ENCROACHMENT
PER ARCHITECTURAL SITE PLAN
(140')
16
APN: 536-092-24
(50')
(50')
15
(140')
20'
14
MAP 376
50'
8'
11'
19'
FACE OF CURB
ORANGE AVE
LICENSED LAND SURVEYOR
LAWRENCE H. MOORE
No. 5486
Exp. 9-30-2010
STATE OF CALIFORNIA
LAWRENCE H. MOORE PLS. 5486
Oct. 29, 2009
DATE
SCALE: 1"=20'
116-120 ORANGE AVE
CORONADO, CA 92118
JN 7234

Exhibit 'B'

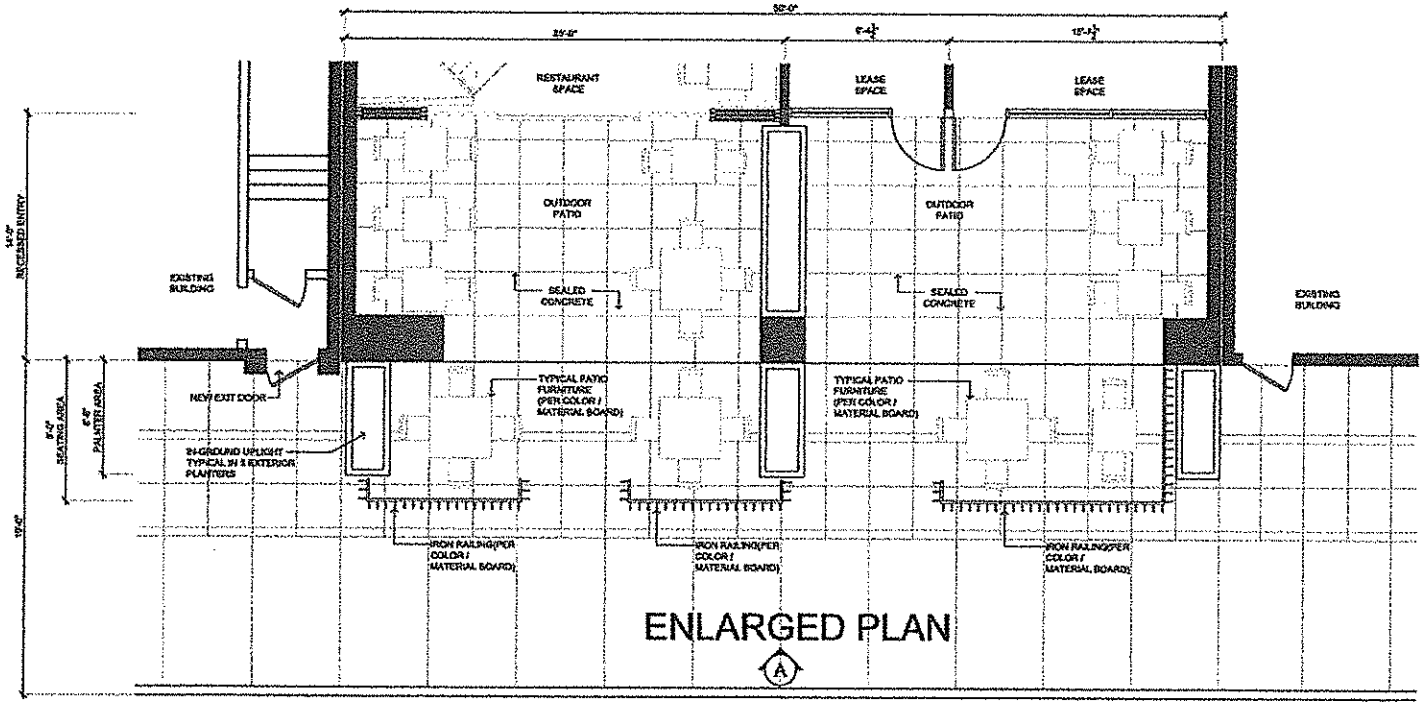
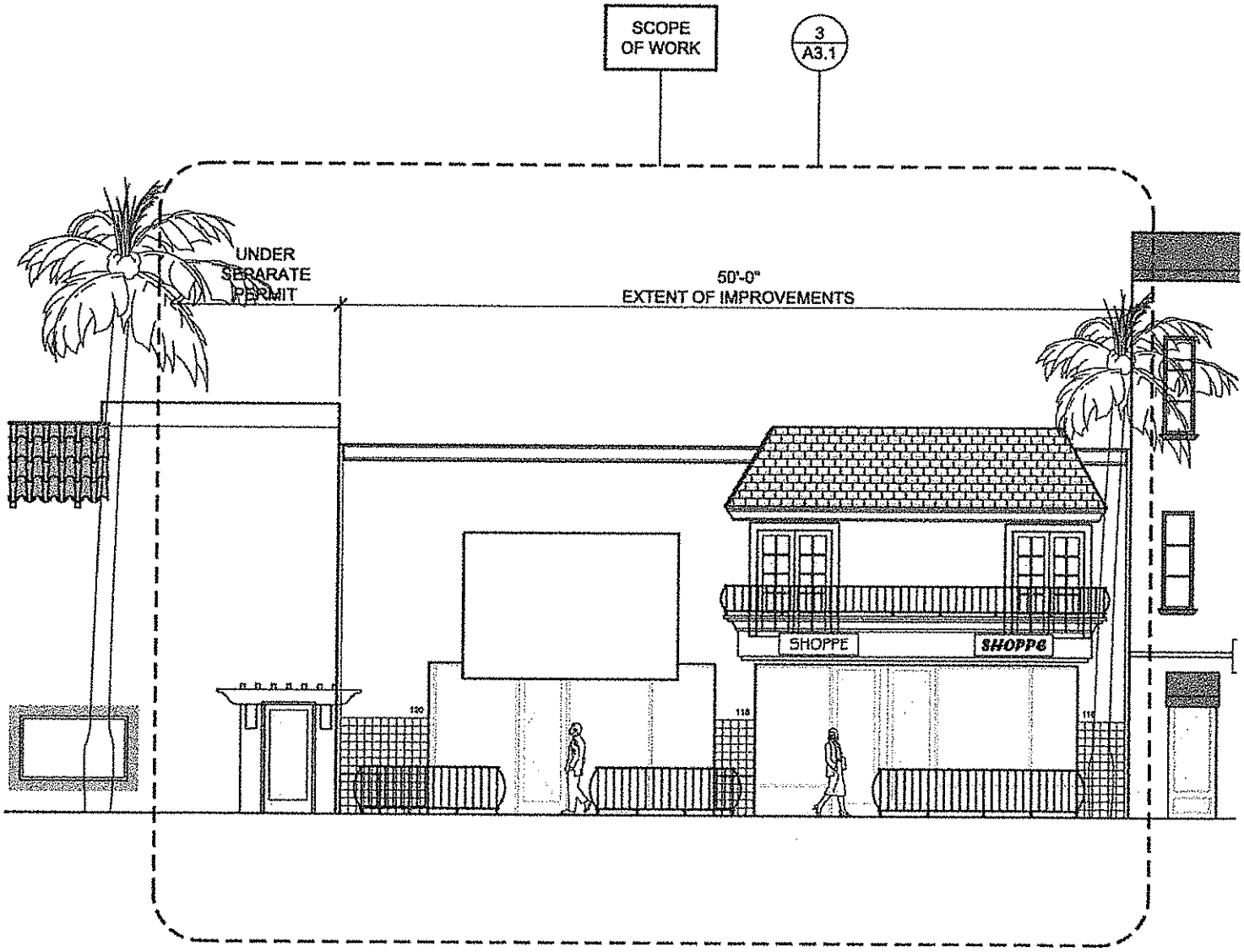
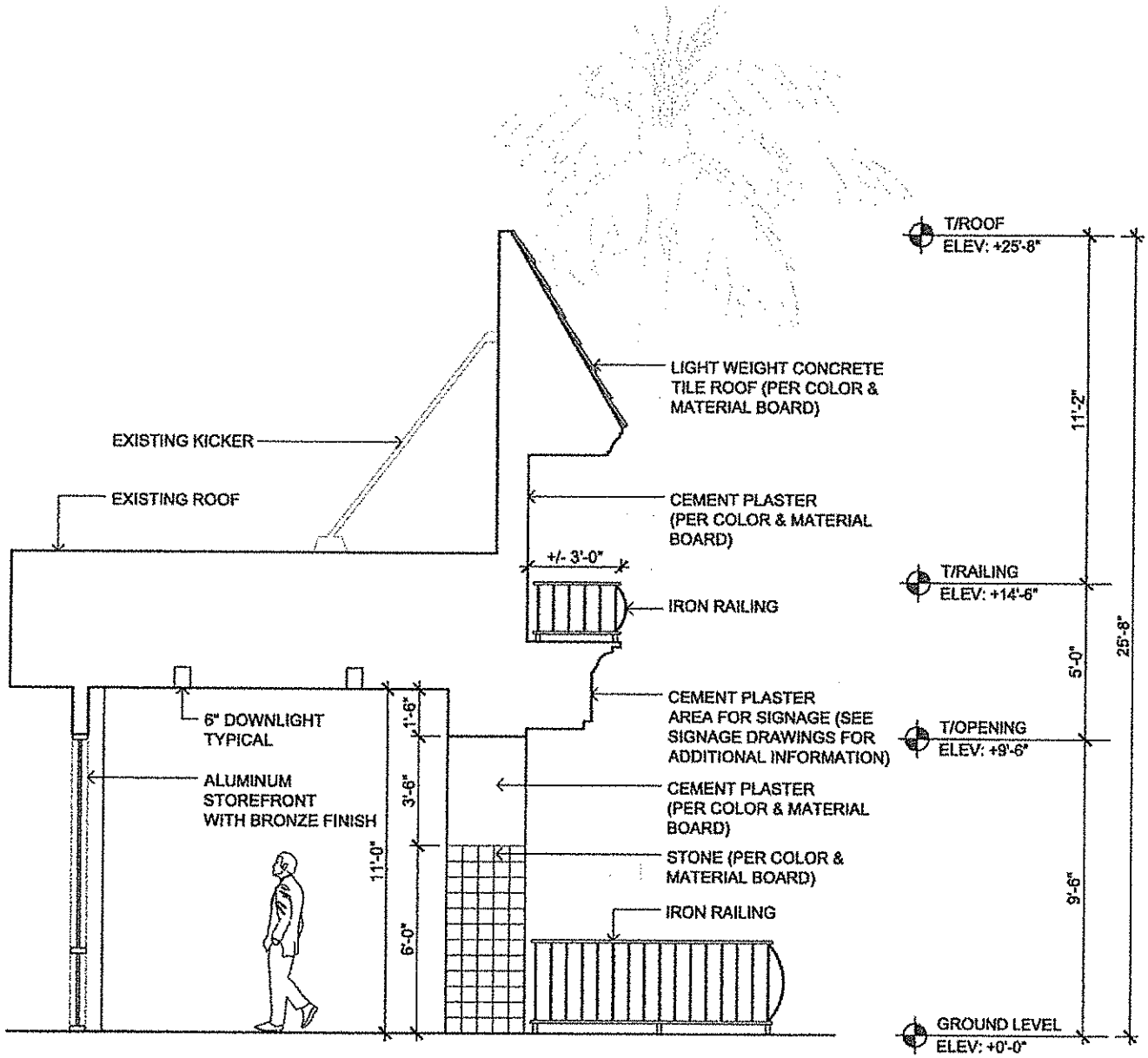

RESTAURANT SPACE
LEASE SPACE
LEASE SPACE
OUTDOOR PATIO
OUTDOOR PATIO
EXISTING BUILDING
SEALED CONCRETE
SEALED CONCRETE
EXISTING BUILDING
NEW EXIT DOOR
TYPICAL PATIO FURNITURE (PER COLOR / MATERIAL BOARD)
TYPICAL PATIO FURNITURE (PER COLOR / MATERIAL BOARD)
IN-GROUND UPLIGHT - TYPICAL IN & EXTERIOR PLANTERS
IRON RAILING(PER COLOR / MATERIAL BOARD)
IRON RAILING(PER COLOR / MATERIAL BOARD)
IRON RAILING(PER COLOR / MATERIAL BOARD)
ENLARGED PLAN
A

Exhibit 'C'



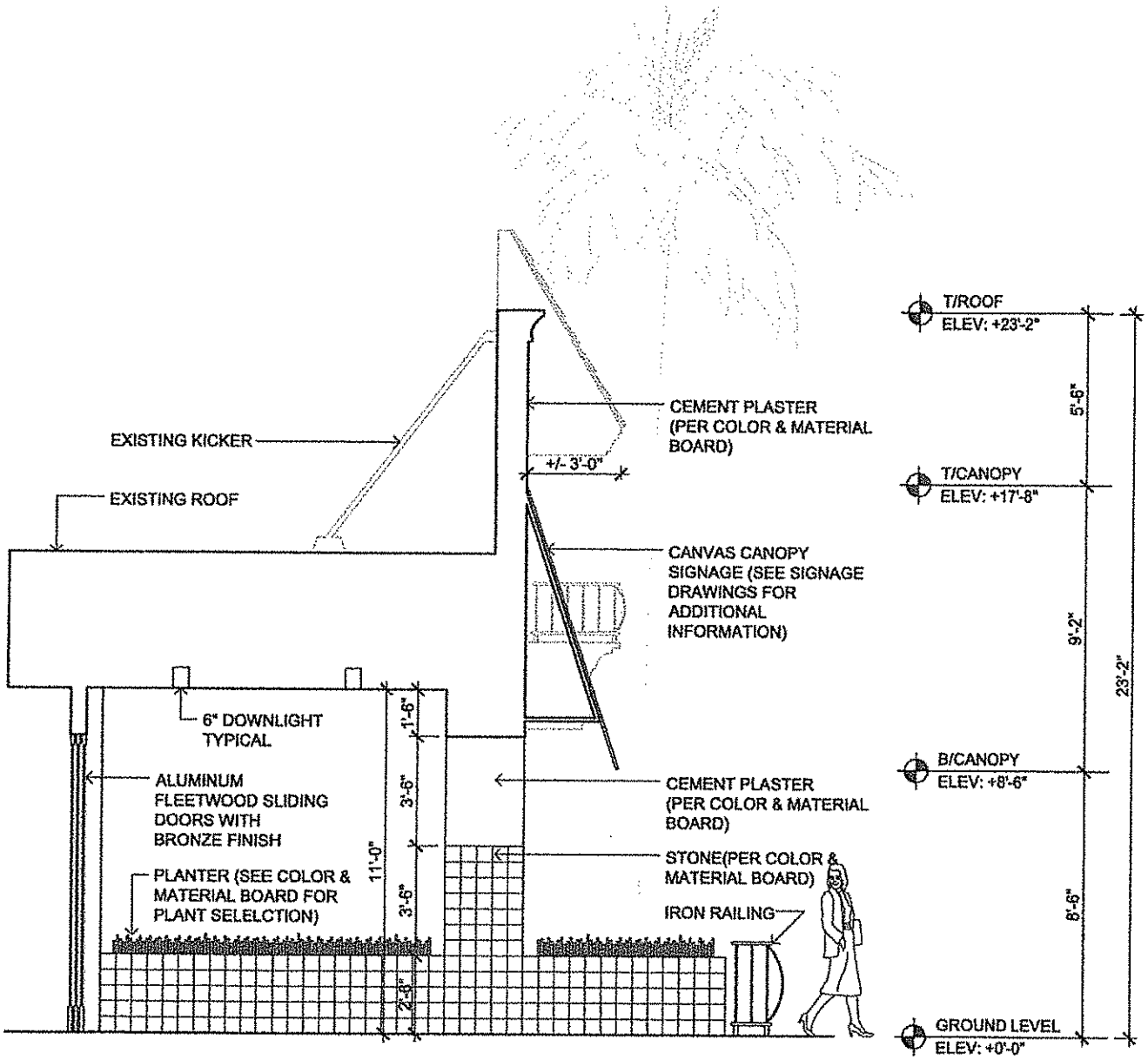
PROPOSED ELEVATIONS 2

SCALE: 1/8" = 1'-0"


T/ROOF
ELEV: +25'-8"
LIGHT WEIGHT CONCRETE TILE ROOF (PER COLOR & MATERIAL BOARD)
EXISTING KICKER
EXISTING ROOF
CEMENT PLASTER (PER COLOR & MATERIAL BOARD)
+/- 3'-0"
IRON RAILING
T/RAILING
ELEV: +14'-6"
CEMENT PLASTER AREA FOR SIGNAGE (SEE SIGNAGE DRAWINGS FOR ADDITIONAL INFORMATION)
6" DOWNLIGHT TYPICAL
T/OPENING
ELEV: +9'-6"
ALUMINUM STOREFRONT WITH BRONZE FINISH
CEMENT PLASTER (PER COLOR & MATERIAL BOARD)
STONE (PER COLOR & MATERIAL BOARD)
IRON RAILING
GROUND LEVEL
ELEV: +0'-0"
11'-2"
5'-0"
9'-6"
25'-8"
1'-6"
3'-6"
11'-0"
6'-0"

SECTION B

Exhibit 'E'



SECTION C

ATTACHMENT 1
(Nicky Rottens)

RECORDATION REQUESTED BY:

City Clerk
City of Coronado
1825 Strand Way
Coronado, CA 92118

ENCROACHMENT PERMIT NO. 8-10 (Document No. 2011-0272966 recorded on May 26, 2011)

An encroachment permit is hereby granted to the Permittee designated in paragraph one, Attachment A, as the owner of the Benefited Property described in paragraph two, Attachment A, to encroach as detailed in the diagrams included as Exhibits A, B, C and D. Attachment A and Exhibits A, B, C and D are hereby incorporated herein by this reference as though fully set forth at length. In consideration of the issuance of this encroachment permit, Permittee hereby covenants and agrees, for the benefit of the City, as follows:

1. This covenant shall run with the land and be binding upon and inure to the benefit of the future owners, encumbrancers, successors, heirs, personal representatives, transferees, and assigns of the respective parties.

2. Permittee shall use and occupy the City Property only in the manner and for the purposes described in paragraph four, Attachment A.

3. By accepting the benefits herein, Permittee acknowledges title to the City Property to be in the City and waives all right to contest that title.

4. The term of this encroachment permit shall be of limited duration and valid until completion and acceptance of the final design of the Downtown Enhancement Phase IV project (100 block of Orange Avenue) is complete. This permit may be revoked by the City or abandoned by Permittee at any time. The City shall mail written notice of revocation to Permittee, addressed to the Benefited Property which shall set forth the date upon which the benefits of the encroachment permit are to cease.

5. City is entitled to remove all or a portion of the improvements constructed by Permittee in order to repair, replace, or install public improvements. City shall have no obligation to pay for or restore Permittee's improvements.

6. Permittee agrees to indemnify and hold the City harmless from and against all claims, demands, costs, losses, damages, injuries, litigation, and liability arising out of or related to the use, construction, encroachment or maintenance to be done by the Permittee or Permittee's agents, employees or contractors on City Property.

7. Upon abandonment or revocation, Permittee shall, unless otherwise directed by the City and at no cost to the City, return City property to its pre-permit condition within the time specified in the notice of revocation or prior to the date of abandonment.

8. If Permittee fails to restore the City property, the City shall have the right to enter upon the City Property, after sending notice to the Permittee delivered at the Benefited Property, and restore the City Property to its pre-permit condition which includes the removal and destruction of any improvements, and Permittee agrees to reimburse the City for the costs incurred.

9. If either party is required to incur costs to enforce the provisions of this covenant, the prevailing party shall be entitled to full reimbursement for all costs, including reasonable attorney's fees.

10. Permittee agrees that Permittee's duties and obligations under this covenant are a lien upon the Benefited Property. Upon 30-day notice, and an opportunity to respond, the City may add to the tax bill of the Benefited Property any past-due financial obligation owing to the City by way of this covenant.

11. Permittee waives the right to assert any claim or action against the City arising out of or resulting from the revocation of this permit or the removal of any improvement or any other action by the City, its officer, agents, or employees taken in a non-negligent manner, in accordance with the terms of this permit.

12. Permittee recognizes and understands that this permit may create a possessory interest subject to property taxation and that the Permittee may be subject to the payment of property taxes levied on such interest.

13. As a condition precedent to Permittee's right to go upon the City property, this permit must first be signed by the Permittee, notarized, executed by the City and recorded with the County Recorder of the County of San Diego. The recording fee shall be paid by Permittee.

DRAFT

APPROVED AS TO FORM AND CONTENT:

_____ Date_____

Ed Walton
Director of Engineering and Project Development
City of Coronado

ATTEST:

By:_____
Mary Clifford
City Clerk
City of Coronado

Date:_____

AGREED AND ACCEPTED:

By:_____
100-104 Orange Avenue, LLC
Owner/Authorized Representative

Date:_____

(Signature of owner, owners or Authorized representative)

-NOTARIZATION REQUIRED

STATE OF CALIFORNIA

COUNTY OF_____

On _____, before me, _____, Notary Public, personally appeared

_____,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

_____
Signature of Notary Public

DRAFT

ATTACHMENT A TO COVENANT REGARDING ENCROACHMENT PERMIT NO. 8-10 (Document No. 2011-0272966) (AMENDMENT 3)

PARAGRAPH ONE:

Permittee

100-104 Orange Avenue, LLC
100-104 Orange Avenue
Coronado, CA 92118

PARAGRAPH TWO:

Benefited Property

100-104 Orange Avenue
Coronado, CA. 92118
A.P.N.: 536-092-29

PARAGRAPH THREE:

City Property

Orange Avenue Frontage: (a) An outdoor dining area enclosed by a forty-two-inch (42") high wrought iron handrail that encroaches into the public right-of-way a maximum of six feet (6') for a distance of forty-two feet (42'); (b) a canvas awning with outdoor gas heaters to cover the outdoor dining a minimum of eight feet (8') and a maximum of fifteen feet (15") above the finished ground elevation encroaching into the public right-of-way a maximum of six feet (6') for a distance of forty-four feet eight inches (44'-8"). Said canvas awning shall be attached to the building without support poles located in the right-of-way.

First Street Frontage: (a) A canvas awning a minimum of eight feet (8') and a maximum of fifteen feet (15') above the finished ground elevation encroaching into the right-of-way a maximum of five feet (5') for a distance of fifty-six feet (56'). Said canvas awning shall be attached to the building without support poles located in the right-of-way

The encroachment consists of approximately five hundred ninety-three square feet (593 sq. ft.) of public right-of-way to accommodate a wrought iron railing for outdoor dining and one continuous awning.

DRAFT

PARAGRAPH FOUR:

Purpose

The purpose of this permit is to allow the Permittee to maintain at their expense a wrought iron railing for outdoor dining and one continuous awning as shown in Exhibits A, B, C and D of the encroachment permit, within the public right-of-way adjacent to 100-104 Orange Avenue.

PARAGRAPH FIVE:

Conditions

1. Permittee shall not use the area for commercial activity without a valid "Permit for Use of City Property for Commercial Purposes" for outdoor dining from the City.

2. Any design changes in this area are subject to the approval of the Engineering and Project Development Department, Community Development Department, and Coronado Design Review Commission.

3. Permittee shall keep the sidewalks around this improvement safe, clear and unobstructed for pedestrian traffic.

4. Permittee will maintain this encroachment at their expense for as long as the encroachment remains in existence.

5. If any portion of the improvement is determined to be a pedestrian hazard, public nuisance or a public safety hazard in any way, as determined by the Director of Engineering and Project Development, then that portion of the facility shall be removed by Permittee at the Permittee's expense or the City shall remove all or any part of it at the Permittee's expense.

6. Any design changes to the encroachment area require the approval of the City Engineering Department, Community Development Department, and Coronado Design Review Commission.

7. The applicant shall have their current general liability insurance policy on file with the City, labeling the City of Coronado as *Additionally Insured* and including the Additional Insured Endorsement.

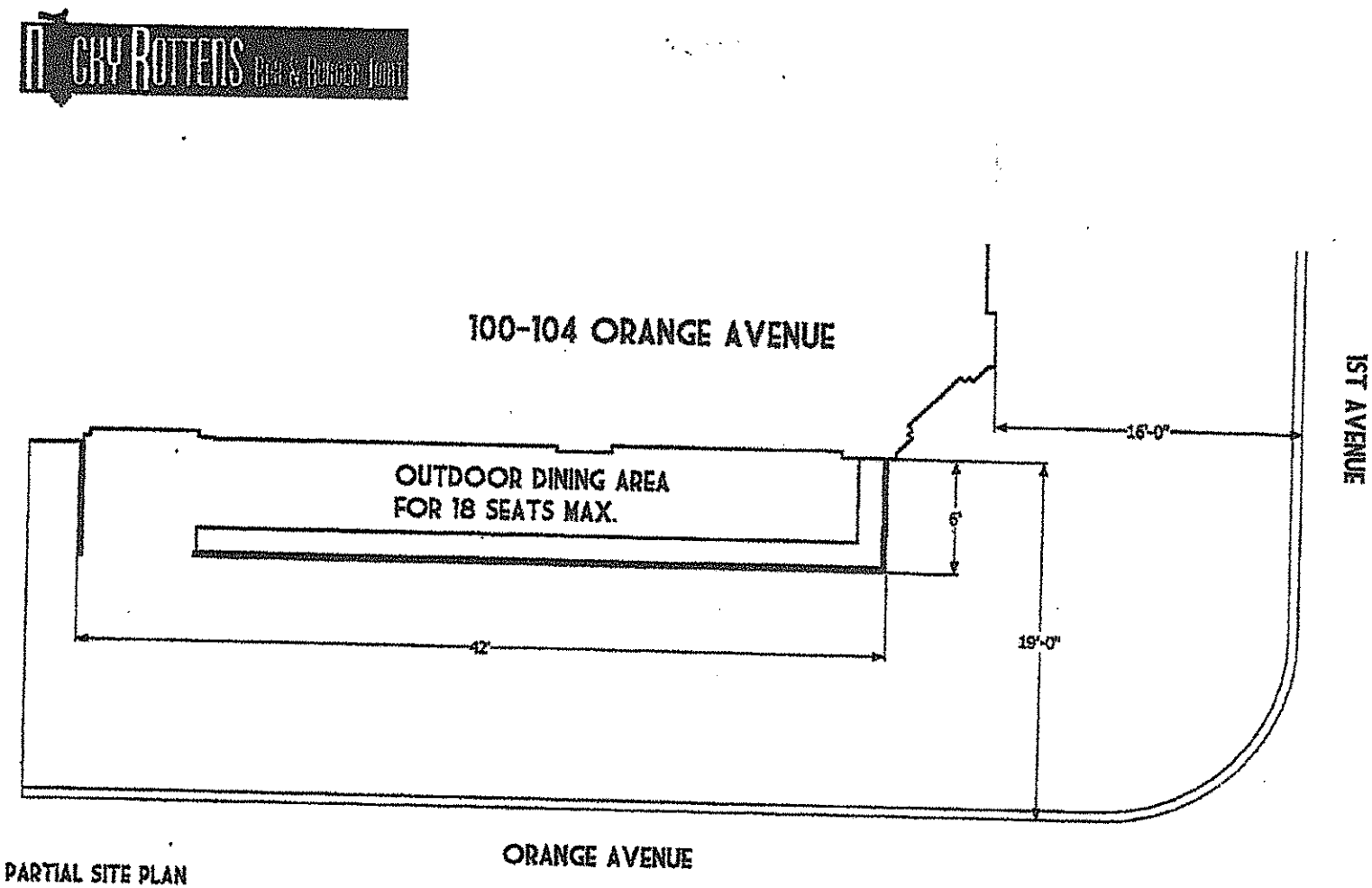
8. Should the private property owner/contractor add improvements to the public right-of-way where there is an existing street tree or a new or replacement tree is planted, the said private property owner/contractor shall assume any responsibility for repair and/or replacement of those private improvements, should those improvements be damaged by root intrusion, or for any other cause, by the City street tree.

9. If the applicant wishes to serve alcohol at the restaurant, including the patio area, they must be in possession of an alcohol license issued by the California Department of Alcoholic Beverage Control. The alcohol license must detail the area where alcohol may be served and must be approved by the Coronado Police Department.

10. The outdoor dining area shall not exceed a total of eighteen seats without providing required parking per the Orange Avenue Corridor Specific Plan.

DRAFT

EXHIBIT A



PARTIAL SITE PLAN

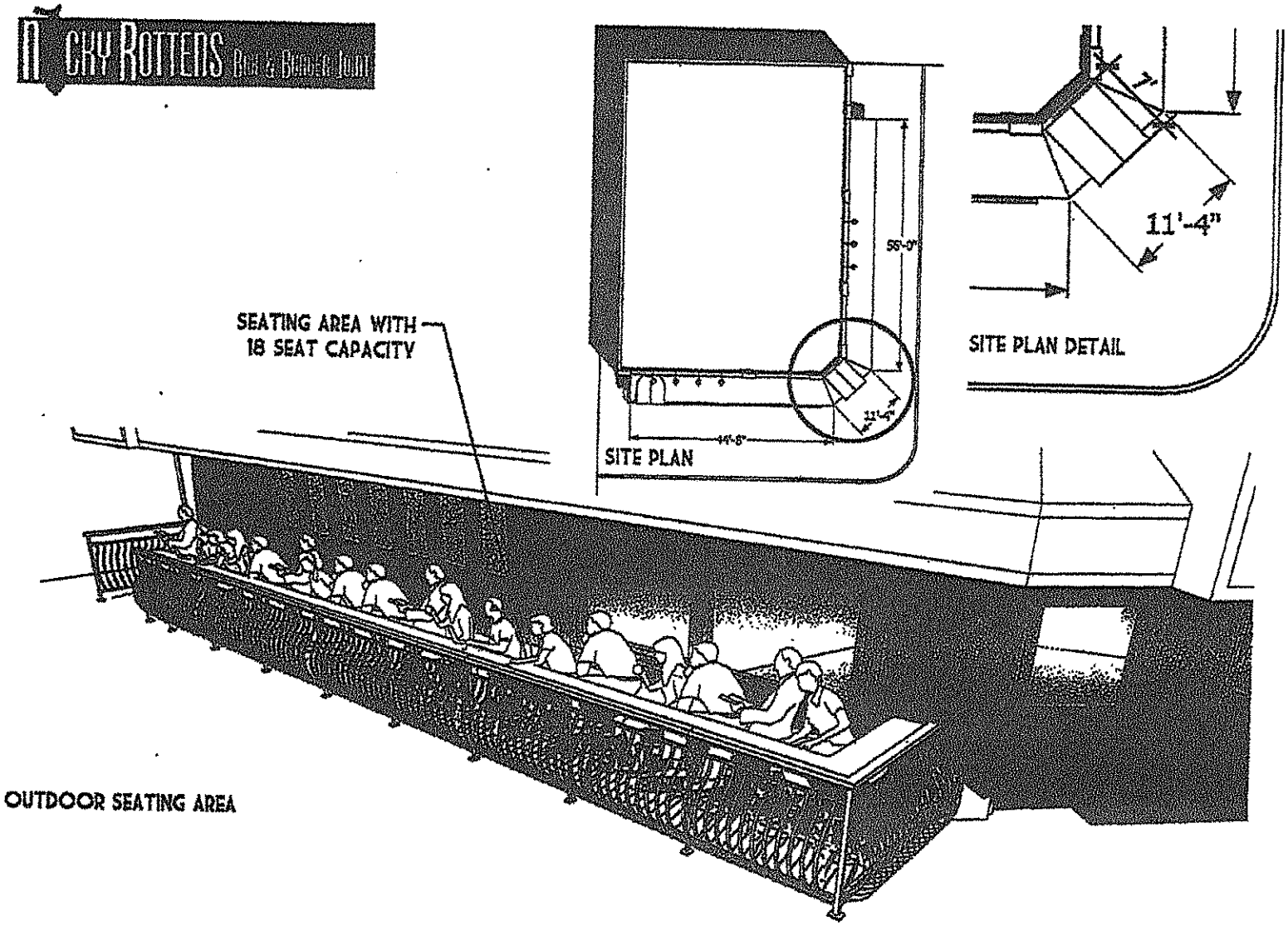
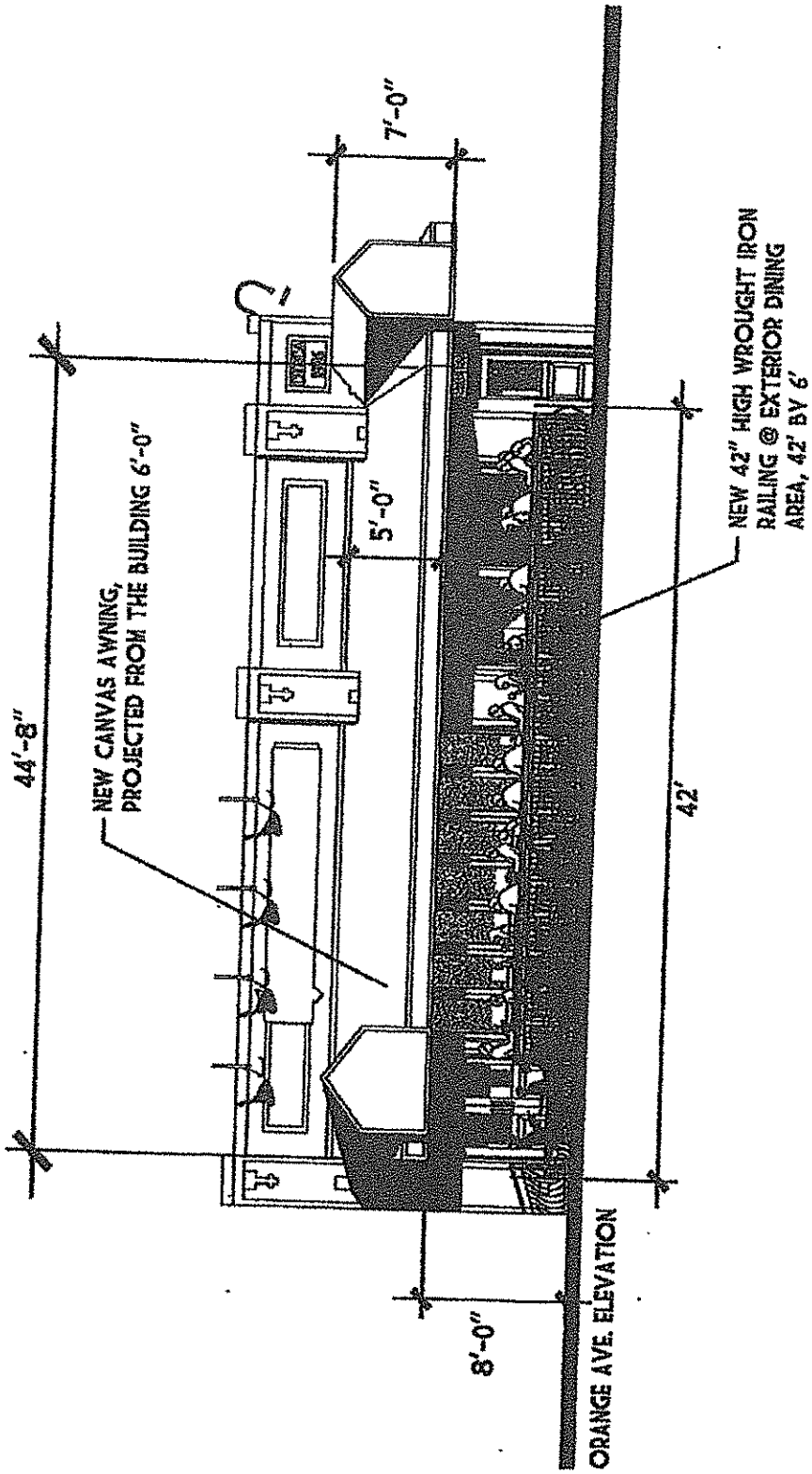
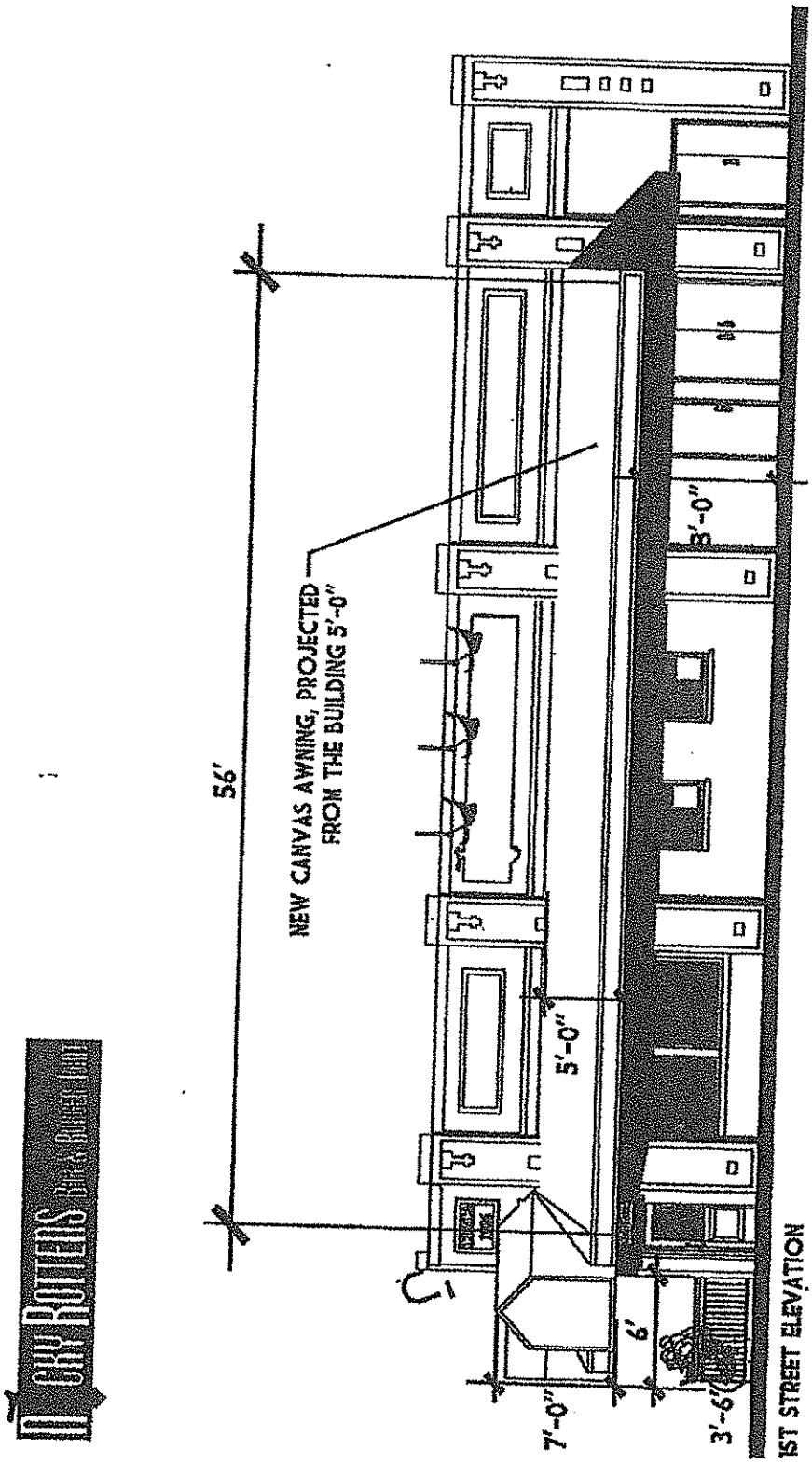

CRY ROTTENS
SEATING AREA WITH
18 SEAT CAPACITY
SITE PLAN
SITE PLAN DETAIL
11'-4"
OUTDOOR SEATING AREA

EXHIBIT B


7'-0"
44'-8"
NEW CANVAS AWNING, PROJECTED FROM THE BUILDING 6'-0"
5'-0"
NEW 42" HIGH WROUGHT IRON RAILING @ EXTERIOR DINING AREA, 42' BY 6'
42'
8'-0"
ORANGE AVE. ELEVATION


56'
NEW CANVAS AWNING, PROJECTED FROM THE BUILDING 5'-0"
5'-0"
3'-0"
7'-0"
6'
3'-6"
1ST STREET ELEVATION

ATTACHMENT 2
(Firehouse Restaurant)

CITY OF CORONADO

PERMIT FOR USE OF CITY PROPERTY FOR COMMERCIAL ACTIVITY (Amended)

In accordance with Title 20, Chapter 20.12 of the Coronado Municipal Code, this Permit for Use of City Property for Commercial Purposes is issued as follows:

1. **Permittee**: This permit is issued to ***Stephen Biafora, Owner, Biafora Restaurant, LLC*** (hereinafter referred to as Permittee), owner of the real property located at 126 Orange Avenue, Coronado, California, 92118.

2. **Property**: The Permittee may utilize no more than 224 square feet (8 feet x 28 feet) of that surface space located within the right of way of the 100 block of Orange Avenue in the City of Coronado as described in Encroachment Permit Number 3-10 (hereinafter referred to as the property).

3. **Commercial Activity**: Permittee may use the above-described property only for the purposes of outdoor dining, including the sale and serving of alcohol subject to the approval of the California Alcohol Beverage Control Board. The Permittee shall neither provide nor allow live music, recorded music, or other outdoor entertainment on the above-described property without the specific written consent of the City.

4. **Term of Permit**:

   4.1 The term defined herein shall supersede the term defined in prior permits issued to the Permittee.

   4.2 Subject to the conditions herein, this permit is approved on a temporary basis and shall expire on the date the City Council approves the final design for Phase IV of the Downtown Enhancement Project (DTEP).

   The term of this permit shall coincide with the term of the final encroachment permit issued to conform with DTEP Phase IV plans and shall remain in effect so long as the Permittee possesses a valid and conforming encroachment permit.

   4.3 Subject to the conditions herein, this permit may be extended at the discretion of the Office of the City Manager.

4.4 This permit may be terminated by the City in accordance with Chapter 20.02 of the Coronado Municipal Code, and may be terminated immediately if the Permittee fails to comply with any of the terms and conditions stated herein.

4.5 In general, this permit may be terminated upon sixty (60) days written notice by the City of Coronado if it is determined that the public health, welfare, safety or convenience requires that the property may be used for another purpose. However, in the case of an emergency, the permit may be suspended or terminated without prior notice to the Permittee. In such case, the City will endeavor to provide as much notice as is reasonably possible under the circumstances.

5. **Waiver of Claims**: Permittee hereby waives the right to assert any claim or action against the City of Coronado, its officers, agents or employees arising out of or resulting from the issuance or revocation of this permit or the restoration of the property or any other action taken in accordance with the terms of the permit by the City of Coronado, its officers, agents or employees.

6. **Fee**: For each year or portion thereof in which the Permittee occupies the property during such period a valid encroachment permit is in effect, the Permittee shall pay on or before July 1 of each year, the following amounts:

6.1 From July 1, 2013 to June 30, 2014, seven hundred thirty-four dollars ($734.00)

6.2 From July 1, 2014 to June 30, 2015, seven hundred fifty-six dollars ($756.00)

6.3 From July 1, 2015 to June 30, 2016, seven hundred seventy-nine dollars ($779.00)

6.4 From July 1, 2016 to June 30, 2017, eight hundred two dollars ($802.00)

6.5 From July 1, 2017 to June 30, 2018, eight hundred twenty-six dollars ($826.00)

6.6 If the encroachment permit of the Permittee is suspended or terminated after the Permittee has rendered payment of the required annual fees provided herein, the Permittee shall receive a prorated reimbursement for the months Permittee is not using the City's public property.

6.7 If the Permittee fails to pay the fees as required by July 31 of each year, a late payment penalty of ten percent (10%) of the amount due may be assessed by the Director of Administrative Services. If full payment, including late fees, is not paid by July 31 of the appropriate year, the City may, in its discretion, immediately terminate the permit with no additional notice to the Permittee. In addition, the City may take appropriate steps to commence termination of the corresponding encroachment permit. This section shall not in any way limit the City's ability to pursue other legal recourse against the Permittee.

7. **General Conditions**:

7.1 The general provisions of Chapter 20.02 of the Coronado Municipal Code shall apply to this permit to include, without limitation, the grounds for suspension and/or revocation provisions and the proper notice thereof contained in Section 20.02.170 through 20.02.190.

7.2 By accepting the benefits herein, the Permittee acknowledges title to the property to be in the City of Coronado and waives all rights to contest that title.

8. **Additional Conditions**:

8.1. Permittee shall comply with the following terms and conditions at all times during the term of this Permit:

8.1. Permittee shall comply with the following terms and conditions at all times during the term of this Permit:

8.1.1 Outdoor dining shall close at 10:00 p.m., Monday-Sunday, and no persons shall be permitted within the said area while closed.

8.1.2 At 10:00 p.m., Monday-Sunday, all windows and doors of the building shall be closed, including any skylights.

8.1.3 No televisions shall be placed outside in the patio dining area.

8.1.4 No indoor televisions shall be positioned directly facing the patio dining area so as to encourage customers to congregate in the patio area. The windows doors shall be closed if noise from the televisions is audible outside.

8.1.5 The windows and doors shall be closed any time there is live entertainment and/or amplified music.

8.2 The Permittee agrees to indemnify and hold the City and City's officers, officials, employees and agents harmless from, and against any and all liabilities, claims, demands, causes of action, losses, damages and costs, including all costs of defense thereof, arising out of, or in any manner connected directly or indirectly with, the construction, encroachment, maintenance or activity to be done by the Permittee, his/her/its agents, employees or contractors on the City property.

Upon demand, Permittee shall, at its own expense, defend City and City's officers, officials, employees and agents, from and against any and all such liabilities, claims, demands, causes of action, losses, damages and costs.

Permittee's obligation herein does not extend to liabilities, claims, demands, causes of action, losses, damages or costs that arise out of the City's intentional wrongful acts, violations of law, or negligence.

This provision shall not be limited by any provision of insurance coverage the Permittee may have in effect, or may be required to obtain and maintain, during the term of this Permit. This provision shall survive expiration or termination of this Permit.

8.3 At all times at which this permit is in effect the Permittee shall maintain a policy of liability insurance in an amount of not less than one million dollars ($1,000,000) per claim for personal injury and property damage. The Permittee shall also furnish a policy of Worker's Compensation Insurance as required by California law. Furthermore, in the event Permittee elects to serve alcohol in the outdoor dining area, the Permittee shall maintain liquor liability insurance coverage in an amount not less than one million dollars ($1,000,000). These policies shall also name the City of Coronado, its officers, employees, agents and members of its City Council as additional insureds. The Permittee shall furnish evidence of such coverages at all times during the term of this permit. All of the coverages described above shall provide that the City of Coronado be furnished at least 30 days written notice from the insurer before the policy is canceled, revoked or otherwise expires.

8.4 The Permittee shall not block or otherwise interfere with any established civic uses of City property.

8.5 The Permittee shall keep the City property clean from any litter, solid waste, or trash resulting from the Permittee's use of the City property. Spills, residues, and deposits on the property shall be closely monitored and cleaned up immediately. The property shall be monitored at least hourly during business hours to ensure that tables are cleaned (bussed) and surrounding areas shall be policed to ensure that trash receptacles are not overflowing. The Permittee shall maintain a trash receptacle on the property that shall be emptied at least once per day.

8.6 The Permittee shall comply with all applicable federal, state and local, laws, regulations and ordinances. Permittee shall provide documentation demonstrating compliance with Coronado Municipal Code Title 61 "Stormwater and Urban Run-off Management and Discharge Control" and the Standard Urban Stormwater Mitigation Plan (SUSMP) requirements as they relate to food establishments prior to the issuance of an occupancy permit.

8.7 The exercise of any privileges granted by this permit constitutes the acceptance of all of the conditions of this permit.

8.8 The Permittee shall use the property only for the purposes specified above.

8.9 The property shall not be used to support and/or oppose political candidates or causes.

9. **Restoration of Property**: Upon the abandonment, termination or expiration of this permit, the Permittee shall, at no cost to the City of Coronado, return the property to the City in its pre-permit condition within the time specified in the notice of revocation or prior to the date of abandonment or expiration. If the Permittee fails to restore the City property in a timely manner, the City shall have the right to enter upon the property and restore the property to its pre-permit condition, including the destruction or removal of any improvements thereon. The City of Coronado shall then mail written notice to the Permittee advising him/her/it that the City intends to restore the property and to recover its restoration costs from the Permittee. This notice shall advise the Permittee that he/she/it shall have an opportunity to appear before the City Council at a specified time to protest the intended action of the City of Coronado.

10. **Possessory Interest**: The Permittee recognizes and acknowledges that this permit may create a possessory interest subject to property taxation and that he/he/it may be subject to the payment of property taxes levy on such interest.

11. **Change of Ownership**: The permit shall not, nor shall any interest therein or thereunder, be assigned, mortgaged, hypothecated, or transferred by the Permittee, whether voluntarily or involuntarily or by operation of law, nor shall the Permittee let, sublet or grant any license or permit with respect to the use or occupancy of the subject property, or any portion thereof without the written consent of the Office of the City Manager. This provision shall not preclude the Permittee from having employees conducting the activities authorized by this permit.

This permit, together with each and every condition contained herein, is acceptable:

_____ _____

Stephen Biafora, Owner
Biafora Restaurant, LLC

Date

_____ _____

Tom Ritter
Assistant City Manager
City of Coronado

Date

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ATTACHMENT 2
(Sapori/Saiko Sushi)

CITY OF CORONADO

PERMIT FOR USE OF CITY PROPERTY FOR COMMERCIAL ACTIVITY (Amended)

In accordance with Title 20, Chapter 20.12 of the Coronado Municipal Code, this Permit for Use of City Property for Commercial Purposes is issued as follows:

1. **Permittee**: This permit is issued to ***William and Donna Clarice Trust*** (hereinafter referred to as Permittee), owners of real property located at 116-120 Orange Avenue, Coronado, California, 92118.

2. **Property**: The Permittee may utilize no more than 400 square feet (8 feet x 50 feet) of that surface space located within the right of way of the 100 block of Orange Avenue in the City of Coronado as described in Encroachment Permit Number 10-09 (hereinafter referred to as the property).

3. **Commercial Activity**: Permittee may use the above-described property only for the purposes of outdoor dining, including the sale and serving of alcohol subject to the approval of the California Alcohol Beverage Control Board. The Permittee shall neither provide nor allow live music, recorded music, or other outdoor entertainment on the above-described property without the specific written consent of the City.

4. **Term of Permit**:

   4.1 The term defined herein shall supersede the term defined in prior permits issued to the Permittee.

   4.2 Subject to the conditions herein, this permit is approved on a temporary basis and shall expire on the date the City Council approves the final design for Phase IV of the Downtown Enhancement Project (DTEP).

   The term of this permit shall coincide with the term of the final encroachment permit issued to conform with DTEP Phase IV plans and shall remain in effect so long as the Permittee possesses a valid and conforming encroachment permit

   4.3 Subject to the conditions herein, this permit may be extended at the discretion of the Office of the City Manager.

4.4 This permit may be terminated by the City in accordance with Chapter 20.02 of the Coronado Municipal Code, and may be terminated immediately if the Permittee fails to comply with any of the terms and conditions stated herein.

4.5 In general, this permit may be terminated upon sixty (60) days written notice by the City of Coronado if it is determined that the public health, welfare, safety or convenience requires that the property may be used for another purpose. However, in the case of an emergency, the permit may be suspended or terminated without prior notice to the Permittee. In such case, the City will endeavor to provide as much notice as is reasonably possible under the circumstances.

5. **Waiver of Claims**: Permittee hereby waives the right to assert any claim or action against the City of Coronado, its officers, agents or employees arising out of or resulting from the issuance or revocation of this permit or the restoration of the property or any other action taken in accordance with the terms of the permit by the City of Coronado, its officers, agents or employees.

6. **Fee**: For each year or portion thereof in which the Permittee occupies the property during such period a valid encroachment permit is in effect, the Permittee shall pay on or before July 1 of each year, the following amounts:

6.1 From July 1, 2013 to June 30, 2014, seven hundred thirty-four dollars ($734.00)

6.2 From July 1, 2014 to June 30, 2015, seven hundred fifty-six dollars ($756.00)

6.3 From July 1, 2015 to June 30, 2016, seven hundred seventy-nine dollars ($779.00)

6.4 From July 1, 2016 to June 30, 2017, eight hundred two dollars ($802.00)

6.5 From July 1, 2017 to June 30, 2018, eight hundred twenty-six dollars ($826.00)

6.6 If the encroachment permit of the Permittee is suspended or terminated after the Permittee has rendered payment of the required annual fees provided herein, the Permittee shall receive a prorated reimbursement for the months Permittee is not using the City's public property.

6.7 If the Permittee fails to pay the fees as required by July 31 of each year, a late payment penalty of ten percent (10%) of the amount due may be assessed by the Director of Administrative Services. If full payment, including late fees, is not paid by July 31 of the appropriate year, the City may, in its discretion, immediately terminate the permit with no additional notice to the Permittee. In addition, the City may take appropriate steps to commence termination of the corresponding encroachment permit. This section shall not in any way limit the City's ability to pursue other legal recourse against the Permittee.

7. **General Conditions**:

7.1 The general provisions of Chapter 20.02 of the Coronado Municipal Code shall apply to this permit to include, without limitation, the grounds for suspension and/or revocation provisions and the proper notice thereof contained in Section 20.02.170 through 20.02.190.

7.2 By accepting the benefits herein, the Permittee acknowledges title to the property to be in the City of Coronado and waives all rights to contest that title.

8. **Additional Conditions**:

8.1. Permittee shall comply with the following terms and conditions at all times during the term of this Permit:

8.1.1 Outdoor dining shall close at 10:00 p.m., Monday-Sunday, and no persons shall be permitted within the said area while closed.
8.1.2 At 10:00 p.m., Monday-Sunday, all windows and doors of the building shall be closed, including any skylights.
8.1.3 No televisions shall be placed outside in the patio dining area.
8.1.4 No indoor televisions shall be positioned directly facing the patio dining area so as to encourage customers to congregate in the patio area. The windows doors shall be closed if noise from the televisions is audible outside.
8.1.5 The windows and doors shall be closed any time there is live entertainment and/or amplified music.

8.2 The Permittee agrees to indemnify and hold the City and City's officers, officials, employees and agents harmless from, and against any and all liabilities, claims, demands, causes of action, losses, damages and costs, including all costs of defense thereof, arising out of, or in any manner connected directly or indirectly with, the construction, encroachment, maintenance or activity to be done by the Permittee, his/her/its agents, employees or contractors on the City property.

Upon demand, Permittee shall, at its own expense, defend City and City's officers, officials, employees and agents, from and against any and all such liabilities, claims, demands, causes of action, losses, damages and costs.

Permittee's obligation herein does not extend to liabilities, claims, demands, causes of action, losses, damages or costs that arise out of the City's intentional wrongful acts, violations of law, or negligence.

This provision shall not be limited by any provision of insurance coverage the Permittee may have in effect, or may be required to obtain and maintain, during

the term of this Permit. This provision shall survive expiration or termination of this Permit.

8.3 At all times at which this permit is in effect the Permittee shall maintain a policy of liability insurance in an amount of not less than one million dollars ($1,000,000) per claim for personal injury and property damage. The Permittee shall also furnish a policy of Worker's Compensation Insurance as required by California law. Furthermore, in the event Permittee elects to serve alcohol in the outdoor dining area, the Permittee shall maintain liquor liability insurance coverage in an amount not less than one million dollars ($1,000,000). These policies shall also name the City of Coronado, its officers, employees, agents and members of its City Council as additional insureds. The Permittee shall furnish evidence of such coverages at all times during the term of this permit. All of the coverages described above shall provide that the City of Coronado be furnished at least 30 days written notice from the insurer before the policy is canceled, revoked or otherwise expires.

8.4 The Permittee shall not block or otherwise interfere with any established civic uses of City property.

8.5 The Permittee shall keep the City property clean from any litter, solid waste, or trash resulting from the Permittee's use of the City property. Spills, residues, and deposits on the property shall be closely monitored and cleaned up immediately. The property shall be monitored at least hourly during business hours to ensure that tables are cleaned (bussed) and surrounding areas shall be policed to ensure that trash receptacles are not overflowing. The Permittee shall maintain a trash receptacle on the property that shall be emptied at least once per day.

8.6 The Permittee shall comply with all applicable federal, state and local, laws, regulations and ordinances. Permittee shall provide documentation demonstrating compliance with Coronado Municipal Code Title 61 "Stormwater and Urban Run-off Management and Discharge Control" and the Standard Urban Stormwater Mitigation Plan (SUSMP) requirements as they relate to food establishments prior to the issuance of an occupancy permit.

8.7 The exercise of any privileges granted by this permit constitutes the acceptance of all of the conditions of this permit.

8.8 The Permittee shall use the property only for the purposes specified above.

8.9 The property shall not be used to support and/or oppose political candidates or causes.

9. **Restoration of Property**: Upon the abandonment, termination or expiration of this permit, the Permittee shall, at no cost to the City of Coronado, return the property to the

City in its pre-permit condition within the time specified in the notice of revocation or prior to the date of abandonment or expiration. If the Permittee fails to restore the City property in a timely manner, the City shall have the right to enter upon the property and restore the property to its pre-permit condition, including the destruction or removal of any improvements thereon. The City of Coronado shall then mail written notice to the Permittee advising him/her/it that the City intends to restore the property and to recover its restoration costs from the Permittee. This notice shall advise the Permittee that he/she/it shall have an opportunity to appear before the City Council at a specified time to protest the intended action of the City of Coronado.

10. **Possessory Interest**: The Permittee recognizes and acknowledges that this permit may create a possessory interest subject to property taxation and that he/he/it may be subject to the payment of property taxes levy on such interest.

11. **Change of Ownership**: The permit shall not, nor shall any interest therein or thereunder, be assigned, mortgaged, hypothecated, or transferred by the Permittee, whether voluntarily or involuntarily or by operation of law, nor shall the Permittee let, sublet or grant any license or permit with respect to the use or occupancy of the subject property, or any portion thereof without the written consent of the Office of the City Manager. This provision shall not preclude the Permittee from having employees conducting the activities authorized by this permit.

This permit, together with each and every condition contained herein, is acceptable:

William M. Perkins Trustee	Date
Tom Ritter Assistant City Manager City of Coronado	Date

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ATTACHMENT 2
(Nicky Rottens)

CITY OF CORONADO

AMENDED PERMIT FOR USE OF CITY PROPERTY FOR COMMERCIAL ACTIVITY

In accordance with Title 20, Chapter 20.12 of the Coronado Municipal Code, this Permit for Use of City Property for Commercial Purposes is issued as follows:

1. **Permittee**: This permit is issued to Tim Aaron (hereinafter referred to as Permittee), co-owner of the Nicky Rottens Bar and Burger Joint located at 100 Orange Avenue, Coronado, California, 92118.

2. **Property**: The Permittee may utilize no more than 252 total square feet comprised of an area 42 feet x 6 feet of that surface space located within the right of way of the 100 block of Orange Avenue in the City of Coronado as described in Encroachment Permit Number 8-10 (Amendment 1) (hereinafter referred to as the property).

3. **Commercial Activity**: Permittee may use the above-described property only for the purposes of outdoor dining, limited to a seating capacity of 18 (as provided in Paragraph 5, Condition 12 of Amendment 1 to Encroachment Permit 8-10), including the sale and serving of alcohol subject to the approval of the California Alcohol Beverage Control Board, and further subject to any conditions contained herein. The Permittee shall neither provide nor allow live music, recorded music, or other outdoor entertainment on the above-described property without the specific written consent of the City.

4. **Term of Permit**:

   4.1 The term defined herein shall supersede the term defined in prior permits issued to the Permittee.

   4.2 Subject to the conditions herein, this permit is approved on a temporary basis and shall expire on the date the City Council approves the final design for Phase IV of the Downtown Enhancement Project (DTEP.
   The term of this permit shall coincide with the term of the final encroachment permit issued to conform with DTEP Phase IV plans and shall remain in effect so long as the Permittee possesses a valid and conforming encroachment permit.

   4.3 Subject to the conditions herein, this permit may be extended at the discretion of the Office of the City Manager.

4.4 This permit may be terminated by the City in accordance with Chapter 20.02 of the Coronado Municipal Code, and may be terminated immediately if the Permittee fails to comply with any of the terms and conditions stated herein.

4.5 In general, this permit may be terminated upon sixty (60) days written notice by the City of Coronado if it is determined that the public health, welfare, safety or convenience requires that the property may be used for another purpose. However, in the case of an emergency, the permit may be suspended or terminated without prior notice to the Permittee. In such case, the City will endeavor to provide as much notice as is reasonably possible under the circumstances.

5. **Waiver of Claims**: Permittee hereby waives the right to assert any claim or action against the City of Coronado, its officers, agents or employees arising out of or resulting from the issuance or revocation of this permit or the restoration of the property or any other action taken in accordance with the terms of the permit by the City of Coronado, its officers, agents or employees.

6. **Fee**: For each year or portion thereof in which the Permittee occupies the property, the Permittee shall pay on or before July 1 of each year, the following amounts:

6.1 From July 1, 2013 to June 30, 2014, seven hundred thirty-four dollars ($734.00)

6.2 From July 1, 2014 to June 30, 2015, seven hundred fifty-six dollars ($756.00)

6.3 From July 1, 2015 to June 30, 2016, seven hundred seventy-nine dollars ($779.00)

6.4 From July 1, 2016 to June 30, 2017, eight hundred two dollars ($802.00)

6.5 From July 1, 2017 to June 30, 2018, eight hundred twenty-six dollars ($826.00)

6.6 If the encroachment permit of the Permittee is suspended or terminated after the Permittee has rendered payment of the required annual fees provided herein, the Permittee shall receive a prorated reimbursement for the months Permittee is not using the City's public property.

6.7 If the Permittee fails to pay the fees as required by July 31 of each year, a late payment penalty of ten percent (10%) of the amount due may be assessed by the Director of Administrative Services. If full payment, including late fees, is not paid by July 31 of the appropriate year, the City may, in its discretion, immediately terminate the permit with no additional notice to the Permittee. In addition, the City may take appropriate steps to commence termination of the corresponding encroachment permit. This section shall not in any way limit the City's ability to pursue other legal recourse against the Permittee.

7. **General Conditions**:

7.1 The general provisions of Chapter 20.02 of the Coronado Municipal Code shall apply to this permit to include, without limitation, the grounds for suspension of revocation provisions contained in Section 20.02.170 through 20.02.190.

7.2 By accepting the benefits herein, the Permittee acknowledges title to the property to be in the City of Coronado and waives all rights to contest that title.

8. **Additional Conditions**:

8.1 Permittee shall comply with the following terms and conditions at all times during the term of this Permit:

8.1. Permittee shall comply with the following terms and conditions at all times during the term of this Permit:

8.1.1 Outdoor dining shall close at 10:00 p.m., Monday-Sunday, and no persons shall be permitted within the said area while closed.

8.1.2 At 10:00 p.m., Monday-Sunday, all windows and doors of the building shall be closed, including any skylights.

8.1.3 No televisions shall be placed outside in the patio dining area.

8.1.4 No indoor televisions shall be positioned directly facing the patio dining area so as to encourage customers to congregate in the patio area. The windows doors shall be closed if noise from the televisions is audible outside.

8.1.5 The windows and doors shall be closed any time there is live entertainment and/or amplified music.

8.2 The Permittee agrees to indemnify and hold the City and City's officers, officials, employees and agents harmless from, and against any and all liabilities, claims, demands, causes of action, losses, damages and costs, including all costs of defense thereof, arising out of, or in any manner connected directly or indirectly with, the construction, encroachment, maintenance or activity to be done by the Permittee, his/her/its agents, employees or contractors on the City property.

Upon demand, Permittee shall, at its own expense, defend City and City's officers, officials, employees and agents, from and against any and all such liabilities, claims, demands, causes of action, losses, damages and costs.

Permittee's obligation herein does not extend to liabilities, claims, demands, causes of action, losses, damages or costs that arise out of the City's intentional wrongful acts, violations of law, or negligence.

This provision shall not be limited by any provision of insurance coverage the Permittee may have in effect, or may be required to obtain and maintain, during

the term of this Permit. This provision shall survive expiration or termination of this Permit.

8.3 At all times at which this permit is in effect the Permittee shall maintain a policy of liability insurance in an amount of not less than one million dollars ($1,000,000) per claim for personal injury and property damage. The Permittee shall also furnish a policy of Worker's Compensation Insurance as required by California law. Furthermore, in the event Permittee elects to serve alcohol in the outdoor dining area, the Permittee shall maintain liquor liability insurance coverage in an amount not less than one million dollars ($1,000,000). These policies shall also name the City of Coronado, its officers, employees, agents and members of its City Council as additional insureds. The Permittee shall furnish evidence of such coverages at all times during the term of this permit. All of the coverages described above shall provide that the City of Coronado be furnished at least 30 days written notice from the insurer before the policy is canceled, revoked or otherwise expires.

8.4 The Permittee shall not block or otherwise interfere with any established civic uses of City property.

8.5 The Permittee shall keep the City property clean from any litter, solid waste, or trash resulting from the Permittee's use of the City property. Spills, residues, and deposits on the property shall be closely monitored and cleaned up immediately. The property shall be monitored at least hourly during business hours to ensure that tables are cleaned (bussed) and surrounding areas shall be policed to ensure that trash receptacles are not overflowing. The Permittee shall maintain a trash receptacle on the property that shall be emptied at least once per day.

8.6 The Permittee shall comply with all applicable federal, state and local, laws, regulations and ordinances. Permittee shall provide documentation demonstrating compliance with Coronado Municipal Code Title 61 "Stormwater and Urban Run-off Management and Discharge Control" and the Standard Urban Stormwater Mitigation Plan (SUSMP) requirements as they relate to food establishments prior to the issuance of an occupancy permit.

8.7 The exercise of any privileges granted by this permit constitutes the acceptance of all of the conditions of this permit.

8.8 The Permittee shall use the property only for the purposes specified above.

8.9 The property shall not be used to support and/or oppose political candidates or causes.

9. **Restoration of Property**: Upon the abandonment, termination or expiration of this permit, the Permittee shall, at no cost to the City of Coronado, return the property to the

City in its pre-permit condition within the time specified in the notice of revocation or prior to the date of abandonment or expiration. If the Permittee fails to restore the City property in a timely manner, the City shall have the right to enter upon the property and restore the property to its pre-permit condition, including the destruction or removal of any improvements thereon. The City of Coronado shall then mail written notice to the Permittee advising him/her/it that the City intends to restore the property and to recover its restoration costs from the Permittee. This notice shall advise the Permittee that he/she/it shall have an opportunity to appear before the City Council at a specified time to protest the intended action of the City of Coronado.

10. **Possessory Interest**: The Permittee recognizes and acknowledges that this permit may create a possessory interest subject to property taxation and that in accordance with California Revenue and Taxation Code Section 107.6 he/he/it may be subject to the payment of property taxes levy on such interest.

11. **Change of Ownership**: The permit shall not, nor shall any interest therein or thereunder, be assigned, mortgaged, hypothecated, or transferred by the Permittee, whether voluntarily or involuntarily or by operation of law, nor shall the Permittee let, sublet or grant any license or permit with respect to the use or occupancy of the subject property, or any portion thereof without the written consent of the Office of the City Manager. This provision shall not preclude the Permittee from having employees conducting the activities authorized by this permit.

This permit, together with each and every condition contained herein, is acceptable:

_____ _____

Tim Aaron, Co-Owner
Nicky Rottens Bar and Burger Joint

Date

_____ _____

Tom Ritter
Assistant City Manager
City of Coronado

Date

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CONSIDERATION OF REQUEST FROM COUNCILMEMBER BAILEY THAT THE CITY COUNCIL CONSIDER REVIEWING THE CITY BUSINESS LICENSE TAX AND THE APPLICATION/RENEWAL PROCESS

Please see attached request from Councilmember Bailey.

CM	ACM	AS	CA	CC	CD	EPD	F	G	L	P	PS	R
BK	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

13a

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Clifford, Mary

From: Richard Bailey <richard.patrick.bailey@gmail.com>
Sent: Wednesday, January 15, 2014 8:22 AM
To: Clifford, Mary
Cc: King, Blair
Subject: Fwd: City Council Agenda Request

Hi Mary-

I would like the Council to consider reviewing our business license tax and the application/renewal process.

Specifically I'd like to know the following information:

#1) The amount of revenue the tax generates annually.
#2) The annual cost to process business license applications.
#3) The current process to apply/ renew business license.
#4) The purpose of the business license –what is done with the information collected?
#5) Alternatives to an annual business license application and tax.

Can you please add this request to the upcoming agenda?

Thank you

Richard